

Chapter 3

Federal and Local Objectives

City of Austin Fiscal Year 2011-12 Action Plan

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FEDERAL OBJECTIVES

Federal regulations require that Participating Jurisdictions (PJs) include in their annual Action Plans how they will use HUD grant funds in conjunction with other HUD funding and local resources in order to improve the lives of low- and moderate-income households. Federally mandated guidelines are outlined below, along with a brief description of a best practice or an initiative underway or planned to begin in FY 2011-12 to meet the specific directive:

Federal Guideline - Describe other Actions in Strategic or Action Plan taken to: Address obstacles to meet underserved needs.

The City of Austin's Neighborhood Housing and Community Development (NHCD) Office launched the Investment Plan in FY 2009-10. This framework offers an array of housing, small business development programs and public services under seven priority categories: Homeless/Special Needs Assistance, Renter Assistance, Homebuyer Assistance, Homeowner Assistance, Housing Developer Assistance, Commercial Revitalization, and Small Business Assistance. All of these activities in these categories propose to serve very-low, low-, and moderate-income households, meeting the definition of addressing obstacles to meet underserved needs.

High Priority: Homeless/Special Needs

Persons experiencing homelessness or with special needs are Austin's most vulnerable populations and therefore are a high priority for the Consolidated Plan. This decision was made based on feedback from the public process, including stakeholder meetings that included homeless and special needs providers, public hearings, and a Consolidated Plan survey.

Objective 1: Assist persons experiencing homelessness or who are at risk of becoming homeless.

Strategy 1.1: Help low-income households avoid homelessness.

Strategy 1.2: Develop permanent and transitional housing for households earning at or below 30 percent of the Median Family Income (MFI).

Strategy 1.3: Provide financial support to organizations that work with persons experiencing homelessness and persons that are at risk of becoming homeless, including providing rental assistance under the Tenant Based Rental Assistance Program (TBRA)

Objective 2: Assist persons living with HIV/AIDS achieve stable housing and increase access to medical care and supportive services.

Strategy 2.1: Increase the number of homeless persons living with HIV/AIDS who move into permanent housing through the provision of supportive services and permanent housing placement assistance.

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Strategy 2.2: Increase the number of persons living with HIV/AIDS who access HIV medical care by providing housing assistance and supportive services.

Strategy 2.3: Provide tenant-based rental assistance and supportive services to persons living with HIV/AIDS and their families to prevent homelessness.

Strategy 2.4: Provide short-term rent, mortgage, and utility assistance to help maintain stable housing for persons living with HIV/AIDS and their families who are experiencing a financial crisis and the potential loss of permanent housing.

Strategy 2.5: Prevent homelessness among persons living with HIV/AIDS by providing temporary shelter and developing individualized housing and service plans for clients which links them to permanent housing.

Objective 3: Assist low-income and special needs populations with supportive services to increase self-sufficiency.

Strategy 3.1: Increase the supply of quality child care for families that make less than 200 percent of the Federal Poverty Guidelines.

Strategy 3.2: Assist low-income seniors to maintain independent living through home care services and provide guardianship and elder shelter programs to prevent and protect seniors from becoming victims of abuse, neglect, or exploitation.

Strategy 3.3: Assist at-risk youth and their families through wrap-around services that focus on basic needs, mental health services, educational support and social enrichment.

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High Priority: Renter Assistance

The City of Austin's 2009 Comprehensive Housing Market Study identifies the high need for affordable rental housing in Austin. This analysis was echoed in every aspect of the public input process from service providers, government partners, policy makers, and community members. Renter assistance is a high priority in the Consolidated Plan.

Objective 1: Provide tenant-based rental assistance, utility and security deposits to persons experiencing homelessness and low-income households who earn less than 50 percent of MFI.

Strategy 1.1: Provide tenant-based rental assistance for the purpose of transitioning homeless households out of emergency shelter and into permanent housing.

Strategy 1.2: Expand the tenant-based rental assistance program to serve low-income households that earn at or below 50 percent of MFI.

Objective 2: Retrofit or modify the rental units of low-income households and severely disabled renters to make their homes more accessible.

Strategy 2.1: Provide renter households that earn at or below 80 percent of MFI with the necessary physical improvements to their housing to assist with daily living.

Objective 3: Provide support services that educate renters and promote housing rights.

Strategy 3.1: Provide funding for mediation services between landlords and low-income tenants that result in necessary health and safety repairs to rental units.

Strategy 3.2: Provide funding for direct counseling and technical assistance to low-income renters regarding tenant/landlord issues.

Strategy 3.3: Provide funding for public education and information to the public regarding fair housing and tenant/landlord issues.

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High Priority: Homebuyer Assistance

The City placed assistance to homebuyers as a high priority in the Consolidated Plan. The housing market analysis illustrates the difficulty for low-to-moderate income households to transition from renting to buying a home with the rising real estate market in Austin. The public process also highlighted the need for financial literacy for new and current homebuyers to have the necessary tools to stay in their homes.

Objective 1: Expand the resources available for low- to moderate-income renters wanting to become homeowners through downpayment assistance.

Strategy 1.1: Provide downpayment assistance to first-time homebuyers earning at or below 80 percent of MFI to increase and preserve the number of homeowner households in Austin.

Strategy 1.2: Explore and utilize tools to preserve long-term affordability, including shared-equity and community land trusts.

Strategy 1.3: Coordinate with and train local lenders regarding first-time homebuyer programs available to low- and moderate-income households.

Objective 2: Provide homeownership, financial literacy, and foreclosure prevention counseling to low- and moderate-income households.

Strategy 2.1: Provide homeownership counseling to low-to-moderate income households to ensure households have the knowledge to become successful homeowners.

Strategy 2.2: Partner with existing agencies to continue to provide homeownership counseling in Spanish.

Strategy 2.3: Provide post-purchase education to homeowners at risk of losing their homes.

Strategy 2.4: Expand current program to provide foreclosure prevention counseling to households in mortgage default.

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High Priority: Homeowner Assistance

Preserving the safety and livability of the housing of low-income homeowners, allowing owners to stay in their homes, improving the City's aging housing stock, and repairing the lives of existing homeowners were highlighted as high priority needs by stakeholders and community members. Homeowner assistance is a high priority in the Consolidated Plan.

Objective 1: Assist low- and moderate-income homeowners with necessary home repairs to make their homes safe, habitable, and accessible.

Strategy 1.1: Retrofit or modify the homeowner units of low- and moderate-income households earning at or below 80 percent of MFI to make their home more accessible.

Strategy 1.2: Make necessary emergency home repairs to alleviate life-threatening living conditions and health and safety hazards for households earning at or below 80 percent of MFI.

Strategy 1.3: Rehabilitate or reconstruct homes of households earning at or below 60 percent of MFI in need of substantial repairs, such as foundation repair, roofing, plumbing, and electrical repair.

Strategy 1.4: Fund local non-profit organizations to cover the cost of materials used to repair the homes of low-income households earning at or below 60 percent of MFI.

Strategy 1.5: Continue to fund necessary repairs to income-eligible households in the Holly neighborhood.

Objective 2: Provide lead hazard reduction services to eligible low-income rental and ownership households.

Strategy 2.1: Continue to provide lead services to households earning at or below 80 percent of MFI.

Strategy 2.2: The Lead Hazard Control Grant¹ targets homes built prior to 1978 with children under the age of six.

¹ City of Austin's Lead Hazard Control Grant expired February 2011. For more information on potential new Lead Hazard Control funding sources, visit page [3-47](#).

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High Priority: Housing Developer Assistance

The need for affordable housing for low-to-moderate income renters, including special needs populations and homebuyers was reflected in the housing market analysis and public input received from the community. The City's main tool to create affordable housing is through financing to non-profit and for-profit developers. In addition, the City encourages the development of affordable housing through developer incentives. The City therefore, makes Housing Developer Assistance a high priority for the Consolidated Plan.

Objective 1: Create and retain affordable rental units for low-income households, including households with special needs.

Strategy 1.1: Provide below market rate financing to non-profit and for-profit developers for the acquisition, rehabilitation, or new construction of affordable rental projects. These projects are for households earning at or below 50 percent of MFI.

Strategy 1.2: Provide financing to non-profit partners to develop permanent and transitional housing for households earning at or below 30 percent of MFI and households experiencing homelessness.

Strategy 1.3: Assist in the preservation of market rate and federally subsidized affordable rental units at risk of losing affordability by providing financing for non-profit and for-profit developers.

Objective 2: Create new homeownership opportunities for low- and moderate-income households earning at or below 80 percent of MFI.

Strategy 2.1: Work with non-profit Community Housing Developer Organizations (CHDOs) and for-profit developers to leverage local and federal funds in order to acquire land, rehabilitate existing housing, and construct new housing to sell to low- and moderate-income households.

Strategy 2.2: Assist in the preservation of affordable homeownership through the expansion of long-term affordability tools, including shared equity and community land trust.

Strategy 2.3: Continue, through program design and marketing to expand homeownership opportunities for low- and moderate-income families.

Objective 3: Encourage development of affordable rental and homebuyer housing through developer incentives.

Strategy 3.1: Coordinate with City planning efforts to expand affordable housing incentives for developers throughout the City.

Strategy 3.2: Promote current affordable housing developer incentives including: S.M.A.R.T. Housing™, Vertical Mixed Use (VMU), Downtown Density Bonus, North Burnet/Gateway, University Neighborhood Overlay (UNO), Transit Oriented

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Development (TODs), the Robert Mueller Airport Redevelopment, and other mechanisms.

Strategy 3.3: Encourage density in order to increase affordability in efforts that will also leverage infrastructure costs, promote housing choice of location and styles, provide walk-able neighborhoods, expand transportation choices, support community development, and protect the environment.

Strategy 3.4: Continue to explore implementation of additional developer incentives including: expedited review and approvals, expanded fee waivers, and enhanced development entitlements.

Objective 4: Continue to assist and support Community Development Housing Organizations (CHDOs).

Strategy 4.1: Provide financial operating support to the City certified CHDOs.

Strategy 4.2: Enhance the capacity to develop sustainable projects through training and support.

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High Priority: Commercial Revitalization

Commercial Revitalization is a high priority for the City of Austin based on the feedback received at public hearings and the Consolidated Plan survey.

Objective 1: Provide funding and technical assistance to eligible organizations in order to improve the economic viability of neighborhoods and promote the creation of jobs.

Strategy 1.1: Promote public and private partnerships with businesses, financial institutions, and non-profit communities to spur quality investment, commercial development, and job creation throughout the East 11th and 12th Street Corridors.

Strategy 1.2: Continue to partner with the Urban Renewal Agency to achieve the revitalization goals of the East 11th and 12th Street Corridors.

Strategy 1.3: Conduct activities such as land acquisition, demolition of dilapidated structures, redevelopment of abandoned and/or substandard structures, improvement of infrastructure, construction of new mixed-use facilities, and gap financing to existing small businesses for the purpose of job creation to achieve the goals of the East 11th and 12th Street Corridors.

Strategy 1.4: Provide financial assistance to owners of eligible commercial buildings for renovation and rehabilitation to exterior facades.

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High Priority: Small Business Assistance

Recognizing that small businesses are important drivers of the Austin economy, assistance to small businesses is a high priority for the City of Austin. Feedback from the Consolidated Plan survey identified job creation as the highest community development need.

Objective 1: Help small businesses grow and prosper through financing and technical assistance in order to improve the economic viability of neighborhoods and promote the creation and/or retention of jobs.

Strategy 1.1: Provide gap financing and technical assistance to small businesses to expand their businesses for the purpose of creation or retention of low- and moderate-income jobs.

Strategy 1.2: Fund a Community Development Bank to provide loans to small and minority businesses that are expanding or relocating to low-income areas for the creation of or retention of low- and moderate-income jobs.

Strategy 1.3: Provide training and technical assistance to qualified microenterprises (HUD defines a microenterprise as a business with five or fewer employees).

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The City's FY 2009-14 Consolidated Plan identified special populations that are disproportionately more likely to be in poverty and are more likely than the general population to encounter difficulties finding and paying for adequate housing, and often require enhanced community services. These special populations include:

- elderly and frail elderly;
- persons with physical disabilities;
- persons with developmental disabilities;
- persons with severe mental illness;
- persons with substance abuse problems;
- persons living with HIV/AIDS;
- at-risk children and youth;
- victims of domestic violence;
- persons experiencing homelessness and risk of homelessness;
- Public Housing Authority residents;
- households with children in need of lead-based paint remediation; and
- person returning to the community from correctional institutions and/or with criminal histories.

Targeted to Address Underserved Needs - Investment Plan Activities

The following Investment Plan activities are specifically focused on addressing obstacles to meet underserved needs:

Tenant-Based Rental Assistance (TBRA)

The Tenant-Based Rental Assistance (TBRA) program provides rental housing subsidies and security deposits to eligible families who may otherwise be homeless. AHFC oversees the contracts with the TBRA subrecipients: Housing Authority of the City of Austin and the Salvation Army. The Comprehensive Housing Market Study, commissioned by the City of Austin in 2009, identified very low-income renters as one of the most underserved populations. The report found that there is a tremendous need for rental housing affordable to those earning 0-30% of the area's median family income—just one in 6 renters earning less than \$20,000 can find affordable housing in Austin.

During the FY 2011-12 community needs assessment period, the need for a continuation of TBRA services was identified. The City of Austin will continue funding the TBRA program to support self-sufficiency and address obstacles to meet underserved needs.

Architectural Barrier Program – Rental/Owner (Accessibility Modifications)

The Architectural Barrier Removal (ABR) Program modifies the homes of seniors and persons with disabilities who have limited income and would like their homes more accessible. These accessibility modifications help persons with disabilities remain in their homes longer and live with a greater degree of independence. All services are free to eligible persons. ABR Program services include: wheel chair ramps, handrails, door widening, buzzing or flashing devices (for people with visual/hearing impairment), accessible door and faucets handles, shower grab bars and shower wands, and accessible showers, toilets and sinks.

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Rental Housing Development Assistance (RHDA)/ Permanent Supportive Housing

The Austin City Council passed Resolution No. 20100325-053 on March 25, 2010, directing the City Manager to give priority to federal and local funding to permanent supportive housing (PSH), and to develop a comprehensive strategy for the construction and operation of 350 permanent supportive housing (PSH) units over the next four years. On September 30, 2010, the City's PSH strategy was presented to City Council. Implementation is underway to achieve the 350-unit goal. In FY 2010-11, the City funded 312 units through its RHDA program. Of those, approximately 28% (86 units) were designated for PSH. The City's PSH efforts will primarily focus on chronic homelessness.

On March 10, 2011, the City Council adopted the City of Austin Permanent Supportive Housing (PSH) Strategy as a working document and authorized the City Manager to facilitate the Leadership Committee on Supportive Housing Finance with the intent to "work" together to review and analyze the report provided to the City Council and recommend a comprehensive public and private financing strategy for the City Council.

East 11th and 12th Streets Revitalization

The City in partnership with the Urban Renewal Agency (URA) carries out the East 11th and 12th Streets Urban Renewal Project. The East 11th and 12th Streets Plan defines specific redevelopment projects and associated regulatory controls intended to assure quality, compatible, mixed-use development along the East 11th and 12th Street Corridors. East 11th Street is envisioned as a visitor-oriented destination with three to five story buildings that provide entertainment and office space, attracting local residents and customers from the Austin metropolitan area. East 12th Street is envisioned as a mixed-use area with a variety of small-scale, live-work environments with combined office, retail and residential uses that serve the immediate area.

In May 2010 the City of Austin NHCD office partnered with the Austin Revitalization Authority and the Urban Renewal Agency to host the Corridor Conversation Town Hall Meeting on East 11th and 12th Streets. The purpose of the meeting was to have a conversation with the community, gather community insights and respond to questions on the redevelopment efforts – past, present, and future. The event was attended by an estimated 125 community members including residents, business owners, developers, and property owners within the corridor. In summary, the residents of the Corridor want to see ongoing revitalization efforts, as well as a preservation of the rich culture of the area.

The City of Austin has commissioned a market study to provide a development strategy for the East 11th and 12th Street Corridors. The consultant will conduct a study of the area to evaluate what type of development the area can absorb and infrastructure needs in order to assist with future planning activities. The development strategy will provide the guidance in moving forward to complete revitalization efforts in the Corridors. The consultant will work with City staff, key stakeholders, and community members to engage and ensure the development strategy reflects the important goals of all parties. A community engagement component is set to be underway in FY 2011-12.

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Federal Guideline - Describe Other Actions in Strategic or Action Plan Taken to: Foster and maintain affordable housing.

Expand Alternate Funding Sources

The City of Austin will continue to seek opportunities to increase and expand funding sources in an effort to foster and maintain affordable housing. NHCD's programs and services rely on local funding sources to deliver many of the activities responsive to community priorities. In FY 2011-12 NHCD anticipates using the remaining G.O. Bond funds in the amount of \$6.6 million to address the City's affordable housing needs. Other alternate funding sources anticipated to be used in FY 2011-12 include: CDBG and HOME Program Income, CDBG Revolving Loan Funds, Housing Trust Funds (HTF), and Housing Assistance Funds (HAF). In addition, NHCD will continue to apply for competitive grant opportunities and certifications in an effort to increase its financial capacity. For more information on grant opportunities, visit [page 3-47](#).

Create and Retain Affordable Housing

Through the City of Austin's Acquisition and Development (A&D) and Rental Housing Development Assistance (RHDA) programs, NHCD has partnered with various lenders, non-profit and for-profit developers to increase the supply of affordable rental and homeownership opportunities that will benefit low- and moderate-income households. For more information about affordable housing projects and G.O. Bond funded projects, visit www.cityofaustin.org/housing/roi.

Community Housing Development Organizations (CHDOs)

Community Housing Development Organizations (CHDOs) are non-profit housing providers whose organizational mission includes the development of affordable housing for low- and moderate-income households. The City is able to work closely with CHDOs to help them meet their housing development goals by coordinating with the CHDO Roundtable, an organization comprised of local, non-profit affordable housing providers. The City meets with the CHDO Roundtable to discuss policy matters and provides CHDO Operating Expenses Grants to help increase organizational capacity.

NHCD will continue to work closely and support CHDOs in FY 2011-12 to increase opportunities that will foster and maintain affordable housing.

Home Repair Activities

Home Repair activities are a high priority and are considered critical for the City of Austin. These activities make units more accessible by alleviating life-threatening living conditions and health and safety hazards for low- and moderate-income homeowners.

NHCD is currently reviewing all home repair activities and plans to hold key stakeholder meetings in FY 2011-12 to discuss potentially revising programs and processes. NHCD administers the following home repair programs:

- Architectural Barrier Removal (ABR) – Rental and Owner
- Emergency Home Repair (EHR),
- Homeowner Rehabilitation Loan Program (HRLP),
- G.O. Repair! Program, and
- Holly Good Neighbor Program.

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Federal Guideline - Describe Other Actions in Strategic or Action Plan Taken to: Eliminate barriers to affordable housing.

Tenants' Rights Assistance

The City continues to support the Austin Tenants' Council (ATC) through the Tenants' Rights Assistance program. Through HUD's Fair Housing Initiatives Program (FHIP) funds, ATC is able to provide an array of services to Austin's renters. The City's Fair Housing Office also provides assistance to residents who believe they have been discriminated against as it relates to housing. The City will continue working closely with both agencies to help make strides in eliminating barriers to affordable housing and educating renters on fair housing choice. For more information about fair housing, visit Chapter 4.

Down Payment Assistance

The Down Payment Assistance (DPA) program through AHFC provides deferred payment 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. The program is offered to households earning at or below 80 percent MFI and is available in two options: Option 1) The amount of assistance per household will not exceed \$10,000 per household. 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. Option 2) DPA funds up to \$40,000, as a deferred payment, 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 30-year affordability period. Eligible income for DPA is at or below 80 percent of MFI.

Housing Smarts – Housing Counseling

The Housing Smarts program offers housing counseling class to residents who earn at or below of 80 percent of MFI. The counseling is offered in English and Spanish. Housing Smarts has two classroom curricula. Pre-purchase one-on-one counseling sessions will provide counseling to potential homebuyers to assist in the home buying process. Post-purchase counseling will assist current homeowners with maintaining homeownership, including necessary education regarding foreclosure prevention. The last component of Housing Smarts is the train-the-trainer scholarship offered to community non-profits that want to address housing financial literacy issues in their individual communities. Those completing all nine hours of instruction will receive a certificate of completion that satisfies the homebuyer education component for many local mortgage lenders.

AHFC will apply to become a HUD certified *Housing Counseling Agency*. By becoming certified, AHFC will have the opportunity to apply for additional funding that is specifically designated for certified agencies. The certification and potential funding will assist AHFC in furthering its financial and workforce capacity to provide expansive housing counseling services to low- and moderate-income households.

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S.M.A.R.T. Housing™

The City Council adopted the S.M.A.R.T. Housing™ Ordinance in April 2000 to encourage the development of reasonably priced, mixed-income housing units that meet accessibility standards. The S.M.A.R.T. Housing™ Ordinance ensures that new homes are **S**afe, **M**ixed-Income, **A**ccessible, **R**easonably Priced, and **T**ransit-Oriented and meet the City's Green Building minimum-energy efficiency rating.

The policy stipulates that all S.M.A.R.T. Housing™ certified single-family ownership units meet visitability standards reflected in the City's Visitability Ordinance. All multi-family 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 waivers 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.

Affordability Impact Statements

Chapter 25-1, Article 15 of the City of Austin's S.M.A.R.T. Housing™ Ordinance requires an Affordability Impact Statement (AIS) on proposed ordinances, rules or processes that could impact housing affordability. As part of the S.M.A.R.T. Housing™ Ordinance, staff prepares an Affordability Impact Statement (AIS) for all proposed city code amendments and other changes to identify any potential impacts on housing affordability. This analysis ensures that the City Council and the community are informed on an amendment's potential impact on housing affordability. To date, the City of Austin has issued more than 90 Affordability Impact Statements (AIS). For more information on Austin's Affordability Impact Statements (AIS), visit www.cityofaustin.org/ahfc/smart_afford.htm.

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Federal Guideline - Describe Other Actions in Strategic or Action Plan Taken to: Overcome gaps in institutional structures and enhance coordination.

City of Austin – Interdepartmental Coordination

Several City of Austin departments coordinate efforts to provide program services and projects outlined in the Action Plan. NHCD administers community and economic development, as well as public facility programs which require interdepartmental coordination.

The City of Austin contracts with the Austin Housing Finance Corporation (AHFC) to develop affordable rental and homeownership opportunities and housing rehabilitation of owner-occupied homes. HHSD provides support to Austin residents living with HIV/AIDS and their families through the use of HOPWA grant funds. HHSD also provides homeless and emergency shelter services using Emergency Shelter Grant (ESG) funds. HHSD and NHCD jointly administer public service programs. Numerous non-federally funded housing programs and activities offered by NHCD rely on the coordination of other City departments including: Austin Energy, Budget Office, City Manager's Office, Code Compliance Department, Contract and Land Management Department, Economic Growth and Redevelopment Services, Government Relations, HHSD, Law Department, Parks and Recreation Department, Planning and Development Review Department, Public Works, Solid Waste Services, Office of Sustainability, and Watershed Protection Review.

Additional Coordination

NHCD will continue to work closely with the following organizations to overcome gaps and enhance coordination efforts: African American Resource Advisory Commission (AARAC), Community Development Commission (CDC), Community Action Network (CAN), Community Housing Development Organizations (CHDOs), Ending Community Homelessness Coalition (ECHO), Housing Authority of the City of Austin (HACA), Housing Authority of Travis County (HATC), HousingWorks, the Urban Renewal Board (URB), as well as other key stakeholders and organizations.

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Federal Guideline - Describe Other Actions in Strategic or Action Plan Taken to: Improve public housing and resident initiatives.

The City of Austin boundaries are served by two Public Housing Authorities (PHAs), the Housing Authority of the City of Austin (HACA) and the Housing Authority of Travis County (HATC). The agencies are not departments of the City or County, respectively, but work independently of the City of Austin and Travis County. Both HACA and HATC share updates on agency progress through regular contacts and meetings with City staff.

Housing Authority of the City of Austin (HACA)

Created in 1937, the Housing Authority of the City of Austin (HACA) is a major provider of affordable housing for lower-income families, disabled persons and seniors in the Austin area. There are 1,929 public housing units and more than 5,171 Housing Choice Vouchers administered by HACA. HACA administers five additional voucher programs under the Housing Choice Voucher program for qualified applicants: the Tenant Based Rental Assistance (TBRA), Single Room Occupancy (SRO), Shelter Plus Care, Veterans Affairs Supportive Housing (VASH) and Family Unification Program (FUP). HACA continues to be successful with over 70 families who have qualified to become homeowners through its down payment assistance program. The program provides assistance to qualified families participating in either the Public Housing or Housing Choice Voucher programs to 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.

HACA was recently awarded the 2009 Resident Opportunity and Self-Sufficiency (ROSS) grant to provide additional supportive services to the youth and residents of public housing properties. These combined programs enable public housing residents to receive tutoring and youth drop-out prevention services, computer and job training, and other enhanced services to help the residents achieve self-sufficiency. HACA received three American Recovery and Reinvestment Act (ARRA) grants to provide major modernization and energy efficiency improvements at Booker T. Washington, Gaston Place and North Loop apartments. Annually, HACA receives resident input to address capital improvements and resident initiatives through an annual series of meetings with the 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 Travis County (HATC)

The Housing Authority of Travis County (HATC) was created in 1975 as an administrator of two HUD housing programs, the Housing Choice Voucher Program and Public Housing. HATC administers 8 housing services programs, the largest of which is 566 units of Housing Choice Vouchers, with approximately 800 individuals and families on a waiting list to receive a voucher. 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, as well as interlocal agreements with two other counties that allow for services in those areas. HATC owns and manages 105 units of public housing in Austin, 33 units of non-HUD affordable housing for seniors in Manor, and 16 affordable duplex units for families in Del Valle, TX. An affiliate of HATC, the Strategic Housing Finance Corporation, operates three tax credit/bond financed multifamily affordable

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housing developments in Austin: two elderly developments providing 278 units and a multi-family development with 192 units.

The City of Austin is committed to continuing the support of partnership and efforts that will improve public housing and resident initiatives and will continue coordinating with both HACA and HATC in FY 2011-12 to inform public housing residents of affordable housing programs and opportunities.

Federal Guideline - Describe Other Actions in Strategic or Action Plan Taken to: Evaluate and reduce lead-based paint hazards.

Austin was awarded a \$3.7 million Lead Hazard Control Grant from the U.S. Department of Housing and Urban Development (HUD) in March 2007 to identify and control lead-based paint hazards in eligible low-income rental and owner-occupied housing for a three-year grant period. 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 to households with a high incidence of lead poisoning and older rental housing. The Lead Hazard Control Grant for the City of Austin expired in February 2011.

The City applied for Lead Hazard Control Grant Funding in 2010; however, was not a successful applicant for funding. The City met with HUD's Washington D.C. Office to discuss how the City of Austin may proceed in applying for future funding and modifying programmatic processes to enhance future applications. The City of Austin applied for another Lead Hazard Control Grant in summer 2011.

Federal Guideline: Describe Other Actions in Strategic or Action Plan Taken to: Ensure compliance with program and comprehensive planning requirements.

NHCD's Planning, Policy and Outreach (PPO) Division is responsible for overseeing the comprehensive planning and development of federal and local plans and reports. Another NHCD area, the Compliance Division ensures compliance with all program and planning requirements, which includes a review of current program guidelines with the activities undertaken through these programs. The Compliance Division ensures the review of programs is compliant with mandated federal and local regulations, established program guidelines, and written contract requirements. Staff is required to be trained on federal and local requirements. Both Divisions are dedicated to technical assistance for compliance with HUD regulations.

Federal Guideline - Describe Other Actions in Strategic or Action Plan Taken to: Reduce the number of persons living below the poverty level.

All programs administered by the City of Austin aim to provide housing, community development, and small business development services to benefit eligible residents so they can have access to livable neighborhoods and increase their opportunities for self-sufficiency which includes persons in poverty. HOPWA, ESG, CDBG, and HOME activities assist several persons that fall under the special populations category outlined in the FY 2009-14 Consolidated Plan.

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Housing Opportunities for People with AIDS (HOPWA) Activities

The Austin/Travis County Health and Human Services Department (HHSD) administers all HOPWA activities for the City of Austin. These programs provide housing assistance for income-eligible persons living with HIV/AIDS and their families. The goals of these programs are to prevent homelessness and to support independent, self-sufficient living among persons living with HIV/AIDS. The services ensure clients have improved access to primary medical care and other supportive services.

Emergency Shelter Grant (ESG) Activities

The Austin/Travis County Health and Human Services Department (HHSD) administers all ESG activities for the City of Austin. These programs provide persons experiencing homelessness with basic shelter and essential supportive services (i.e. case management, physical and mental health treatment, substance abuse counseling, childcare, etc.). ESG can also assist with the operational costs of the shelter facility, and for the administration of the grant. ESG also provides short-term homeless prevention assistance to persons at imminent risk of losing their own housing due to eviction, foreclosure, or utility shutoffs.

Federal Guideline - Describe Other Actions in Strategic or Action Plan Taken to: Enhance coordination between public and private housing and social services agencies.

Community Action Network (CAN)

CAN is a public/private partnership between 15 major community organizations that work to achieve sustainable social, health, educational, and economic outcomes for Austin and Travis County. CAN supports 12 Issue Area Groups (IAGs) that range from housing, health, and elderly services to workforce development. The Issue Area Groups bring together stakeholders from throughout the community to collaborate with organizations that provide social services. CAN maintains a listserv of more than 2,000 community contacts, which is a key resource for NHCD's outreach efforts to provide information to the public, community non-profits and small businesses.

NHCD will collaborate with CAN and several agencies to move forward in participating in the Housing Stakeholders Group in FY 2011-12. CAN is working with the City of Austin, Travis County, the Travis County Housing Authority, the Housing Authority of the City of Austin and other agencies to explore opportunities to enhance local affordable housing planning efforts and incorporate this planning initiative into the CAN framework.

Ending Community Homelessness Coalition (ECHO)

The Ending Community Homelessness Coalition (ECHO) is charged with providing dynamic proactive leadership that engages policy makers and the community in ending homelessness. In order to accomplish this, ECHO engages in a variety of activities. City staff from both the Austin/Travis County Health and Human Services Department (HHSD) and NHCD serve on ECHO committees: the Executive Committee, Planning & Evaluation Committee, and Exiting Committee. City staff also serve as institutional members on the Continuum of Care (CoC) Independent Review Team, which evaluates and scores local CoC applications.

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Leadership Committee on Supportive Housing Finance

On March 10, 2011, the City Council adopted the City of Austin Permanent Supportive Housing (PSH) Strategy as a working document and authorized the City Manager to facilitate the Leadership Committee on Supportive Housing Finance with the intent to work together to review and analyze the report provided to the City Council and recommend a comprehensive public and private financing strategy for the City Council. The Leadership Committee on Supportive Housing Finance includes, but is not to be limited to, designated representatives from: the City of Austin, Ending Community Homelessness Coalition (ECHO), Travis County, Seton Hospital Network, the St. David's Foundation, Central Health, Austin-Travis County Integral Care, the Housing Authority of the City of Austin (HACA), Housing Authority for Travis County (HATC), and the U.S. Department of Veterans Affairs.

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. NHCD contracts with the Housing Authority of the City of Austin (HACA) for tenant-based rental assistance through Passages Program referrals. For more information about local PHAs, visit [page 3-16](#).

Public – Private Partnerships

The City of Austin partners with for-profit and non-profit developers to disperse affordable housing geographically throughout the community and to preserve and create long-term affordability. For more information about projects, visit [page 3-68](#).

Affordable Housing Forums

The City will continue hosting quarterly Affordable Housing Forums in FY 2011-12 to enhance coordination and dialogue between industry experts, stakeholders, private developers, housing providers, and public policy makers. These forums serve to address barriers and solutions to affordable housing. Four forums are planned for FY 2011-12. Topics will include Fair Housing, Design of Affordable Housing, and Asset Building/Financial Empowerment. For more information about NHCD's Affordable Housing Forums, visit www.cityofaustin.org/housing.

Chief of Staff Roundtable

In 2010, the City's Chief of Staff, who oversees the NHCD Office, started a quarterly roundtable as an opportunity for Austin housing and community development stakeholders to meet with representatives from the City Manager's Office. The roundtable meetings have focused on key topics including: Permanent Supportive Housing (PSH), East 11th and 12th Streets redevelopment, G.O. Bond funding, and the annual Action Plan process. The Chief of Staff will continue hosting quarterly roundtable meetings in FY 2011-12.

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ACTIVITIES TO ADDRESS HOMELESSNESS

This section outlines homeless activities provided by the community at large as well as the specific homeless activities funded in the 2011-12 Action Plan.

Community Framework for Addressing Homelessness

The Ending Community Homelessness Coalition (ECHO) is charged with providing dynamic proactive leadership that engages policy makers and the community in ending homelessness. ECHO serves as the lead planning entity on homeless issues in Austin/Travis County. As part of this responsibility, ECHO coordinates and completes Austin's Continuum of Care (CoC) application and Community Plan to End Homelessness. ECHO also administers Austin's biennial homeless count and survey, which is a HUD prerequisite for CoC funding.

Continuum of Care

HUD adopted the Continuum of Care (CoC) process in 1994 to accommodate a "complete" system of care philosophy to address homelessness based on identified needs, the availability and accessibility of existing housing and services, and opportunities to integrate non-homeless mainstream housing and service resources. To compete for these funds, eligible regions (defined as a locality - city, county, or state – that receives Community Development Block Grants) are required to complete a CoC application that coordinates the needs of all the homeless service providers in the region.

For more information about Continuum of Care funding and 2010 allocations, visit the McKinney-Vento section in Chapter 2.

Austin's Community Plan to End Homelessness (2010)

Homelessness Plans are a national best practice recommended by the United States Interagency Council on Homelessness, the National Alliance to End Homelessness, and the U.S. Department of Housing and Urban Development. Plans have been adopted by all but one or two of the fifty largest cities in the United States.

ECHO released The Community Plan to End Homelessness 2010 in May 2010 which updates and expands upon Austin's 2004 Plan to End Chronic Homelessness. The 2010 Plan substantially expands the scope of planning to include the entire continuum of the homeless population, from those at immediate risk of becoming homeless to the chronically homeless. The Plan recommends establishing a sustainable structure to implement community-wide strategies to end homelessness by incorporating ECHO as a 501(c)3 coordinating entity with a re-designed governing structure; securing funding for staffing and program activities to ensure implementation of the Plan; moving Homeless Management Information System (HMIS) management and lead applicant status for the HUD Continuum of Care grant to ECHO; and continuing to evaluate organizational efficiency and effectiveness. This process began in summer 2010 and will continue with the creation of two-year action plans focused on specific implementation strategies. For more information about ECHO, visit www.austinecho.org.

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Strategic Planning Goals

ECHO will achieve the strategic planning goals by providing leadership, coordination, information, and advocacy and creating two-year action plans that include specific strategies. In order to address the challenges a continuum of care needs to be established that addresses:

Prevention

People at risk of becoming homeless will be identified early and receive the assistance they need to maintain appropriate housing:

- Develop community-wide strategies to prevent homelessness,
- Expand on-going efforts that provide housing and financial stability for populations at-risk of homelessness,
- Enhance community collaboration and partnerships to address prevention strategies, and
- Educate the community about homelessness and advocate for evidence-based practices and solutions.

Short-term Homelessness

People who become homeless will be able to move quickly back into housing and receive appropriate support services to maintain housing:

- Continue to improve and expand rapid re-housing strategies,
- Continue to improve and expand intervention services,
- Expand job training, employment, and access to mainstream programs (SSI, SNAP, etc), and
- Enhance community collaboration to improve and redesign current programs.

Long-term Homelessness

People experiencing long-term homelessness will have stable housing and effective supportive services, including treatment for persistent mental illness and substance abuse issues:

- Implement pilot projects and expand effective strategies serving targeted populations,
- Increase housing and service capacities to serve people who experience long-term homelessness,
- Enhance community partnerships to address long-term homelessness strategies,
- Expand job training, employment and access to mainstream programs (SSI, SNAP, etc),
- Expand access to and coordination with mental health, health and substance abuse services,
- Expand family support services, i.e., child care.

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Highly Effective Coordination

Enhanced strategic planning and the federal Continuum of Care management, data performance, reporting, policy development, and funding coordination at the local level:

- Establish a sustainable structure to implement community-wide strategies to end homelessness which includes incorporation of ECHO into a 501(c)3 coordinating entity with a redesigned governing structure that increases the effectiveness of the following:
 - a. Communication
 - b. Data Management & Reporting
 - c. Strategic Planning & Policy Development
 - d. Funding Coordination
- Develop a mechanism to strengthen policy development and advocacy efforts to end homelessness,
- Continue to manage and improve the annual HUD Continuum of Care process, and
- Improve data quality and reporting.

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HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA) REPORT SPECIAL REQUIREMENTS, FISCAL YEAR 2011-12

Federal Guideline - Describe how the proposed activities will be used to meet the urgent needs of persons living with HIV/AIDS and their families that are not being addressed by public and/or private resources.

The City of Austin'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 collaboration with other HIV case management service providers. This process has proven to support HOPWA activities effectively and in a timely manner.

AIDS Services of Austin (ASA) manages the Short-Term Rent, Mortgage, & Utility Assistance (STRMU), Tenant-Based Rental Assistance (TBRA), Permanent Housing Placement (PHP) and Short-Term Supported Housing (STSH) programs. These programs meet the urgent needs of eligible persons living with HIV/AIDS and their families.

- The goals of the STRMU and TBRA programs are to prevent homelessness and to support the housing stability of program participants. To participate in these programs, clients are required to receive case management services. Through case management services, HOPWA clients are referred to and are able to access other housing options such as Public Housing and Section 8 housing.
- The goal of Permanent Housing Placement (PHP) services is to help individuals establish permanent residence when continued occupancy is expected. To ensure eligible clients are able to establish a new residence, funding from PHP is used to provide clients reasonable costs to move into a safe and stable living environment. Payments covering first month's rent have been identified as an urgent need and are not eligible under STRMU and TBRA.
- People residing in homeless shelters, living on the street and in places not meant for human habitation may receive assistance through the Short-Term Supported Housing Program (STSH). Short-term facilities are intended to provide temporary shelter to eligible individuals to prevent homelessness and provide an opportunity for case managers to develop an individualized housing and service plan to guide the client's linkage to permanent housing.

In an effort to address the needs of underserved clients who have criminal histories and housing eviction histories, HOPWA provider agencies have explored transitional housing resources. HOPWA provider agencies will continue to refer to a limited number of transitional housing resources that accept clients with criminal and eviction histories in fiscal year 2011-12.

HIV case managers also provided services that address the urgent needs of persons living with HIV/AIDS and their families including referral, assistance, and follow-up for permanent housing placement, rent and utility deposits, mental health and substance abuse treatment/counseling services, primary medical care, and assisting with budgeting and life skills management.

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Project Transitions addresses the needs of the HIV/AIDS community through the provision of Transitional Facility-Based Housing. Many of the clients accessing this HOPWA program have secondary and tertiary co-morbidities, such as mental health diagnoses and substance abuse, and consequently face a number of challenges that affect their ability to access necessary services. With adequate support many of these individuals have the potential, ability and willingness to transition to independence. The move to independence and self-sufficiency is facilitated through the provision of Supportive Services. The residential supportive services program helps program participants stabilize their living situations and help address their medical care needs. A variety of Supportive Services are offered to all clients including: facility-based meals, life skills management counseling, substance abuse relapse prevention support, client advocacy, transportation and assistance with obtaining permanent housing.

Federal Guideline - Describe the public and private resources expected to be made available in connection with the proposed activities being funded.

Because housing needs far exceed the supply of affordable housing, other funding sources have been sought. Resources have come from the following:

In partnership with the City, AIDS Services of Austin (ASA), will receive funding from Best Single Source, and the HOME Investment Partnerships Program (HOME), a collaborative project with other Austin community agencies, both of which provide rent, mortgage and utility assistance. ASA and Austin Travis County Integral Care have a collaborative contract with the Austin Housing Authority's Shelter Plus Care Program that serves clients who are homeless. ASA participates in the Customer Assistance Program (CAP) through Austin Energy for payment of utility bills. Funds are most frequently used for individuals who, due to income eligibility limitations, do not qualify for HOPWA or qualify for small amounts of HOPWA assistance. The goals of these programs are to maximize financial support for eligible clients in order to ensure housing stability and 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-fee scale. 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 Care Program. Clients usually occupy these slots for up to five years. ASA refers, on average, two new clients per year to fill slots when clients exit the program. The City also provides housing assistance through the Homeless Prevention Rapid Re-housing Program (HPRP). This program provides housing placement and short-term rental and utility assistance services to achieve housing stability for program participants.

HOPWA program Supportive Housing staff make contacts and referrals as needed with case managers at ASA, Austin Travis County Integral Care, Community Action Inc., Wright House Wellness Center and the City of Austin's Communicable Disease Unit. Case managers provide transportation assistance for HOPWA clients who need help accessing HIV core medical and supportive services. To identify client resources, a directory that contains information about available community resources including

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food, clothing, education, employment, children's needs (schools, immunizations, etc), transportation options, housing options, mental health resources, etc. was developed and is used by HOPWA case managers. Staff and interns also coordinate services with Child Protective Services, the Housing Authority of the City of Austin (HACA), Texas Rehabilitation Commission, Capital Area Workforce and members of the legal system.

The City's HOPWA program is one of five HIV-related grants 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); and HOPWA-HUD. Additional services are provided through support from the State of Texas HIV Health and Social Services funding, and City of Austin and Travis County general revenue funding. The Austin/Travis County Health and Human Services Department (HHSD) administers the Ryan White Part A, C, MAI, and HOPWA-HUD programs that represent HIV program services valued at almost \$7 million annually. 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.

Based on information from a five-county "transitional grant area" wide comprehensive needs assessment, the Austin Area Comprehensive HIV Planning Council generates an HIV services Priority List. By allocating grant funds according to this community-wide priority list, additional community resources such as grant awards, private funds, and in-kind contributions are effectively targeted, and duplication or gaps in services are minimized. Leveraging of funds occurs in several ways. Housing case managers also leverage local City, County and Ryan White grant funds, as well as private funding and donations to pay housing deposits, for documents (e.g. identification) required to secure low-income housing; and for transportation services including the use of agency vehicles and taxi vouchers to transport clients to appointments when applying for housing-related resources. The State of Texas provides additional State HOPWA and general revenue funds through contracts 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.

Federal Guideline - 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 HOPWA activities independently or, in the case of TBRA, STRMU, STSH, and PHP, collaboratively with other housing case management providers. This process has proven to support HOPWA activities effectively and in a timely manner.

As noted earlier, the HHSD along with project sponsors ASA and Project Transitions have created and maintained a long-standing community collaborative effort with four other community-based HIV case management service providers. Case management service staff provide eligibility screenings, develop housing service plans, and assist clients in navigating essential housing, medical and support service programs helping to ensure clients living with HIV/AIDS and their families are engaged in medical care and maintain safe and stable housing.

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LOCAL OBJECTIVES

The City of Austin continues its local policy and program initiatives in FY 2011-12 that will support its mission to provide housing, community development, and small business development services to benefit eligible residents so they have access to livable neighborhoods and increase their opportunities for self-sufficiency. The following are key policy strategies that the City utilizes to meet its mission during the Consolidated Plan period. These include:

1. Promote affordable housing core values: Long-term Affordability, Geographic Dispersion, Deeper Levels of Affordability,
2. Encourage private sector development of affordable housing and commercial revitalization,
3. Expand alternate revenue sources,
4. Provide leadership and education for affordable housing and community development,
5. Promote sustainable practices.

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The following highlights how Austin will apply each policy initiative.

1) PROMOTE AFFORDABLE HOUSING CORE VALUES: LONG-TERM AFFORDABILITY, GEOGRAPHIC DISPERSION, DEEPER LEVELS OF AFFORDABILITY

a) Long-term Affordability

Shared Equity Tools

The City of Austin, through the Austin Housing Finance Corporation (AHFC), uses a shared equity ownership model to preserve affordable housing. AHFC programs that apply the shared equity model include: the Down Payment Assistance Program, the Home Rehabilitation Loan Program, and the Acquisition and Development (A&D) program. The Shared Equity model allows income-eligible homebuyers and homeowners to obtain substantial mortgage assistance or 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 its appraised value.
2. Homeowners are required to share the proportional amount of appreciation realized at resale with AHFC and to repay the Down Payment Assistance funds originally received at purchase.

The recaptured funds will allow AHFC to assist another low- to moderate-income buyer to purchase the home.

Community Land Trust

The City Council directed staff to move forward with implementation of a Community Land Trust (CLT) in 2005. A CLT is a tool to preserve the public investment in affordability and preserve 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. CLT homeowners will receive a share of the appreciation when the affordable unit is re-sold. This model provides future opportunities for low- to moderate-income households to buy the home at an affordable price. The City recognizes that homeownership is an important avenue of wealth creation for many low-income households. Without this type of mechanism in areas in which housing prices are increasing rapidly, the subsidy given to low-income households is lost to future residents when the house is sold. In addition, a CLT would allow the City to reach deeper levels of affordability for lower-income homeowners.

There is currently a lack of availability of CLT mortgages for consumers in Central Texas. Identifying a mortgage lender for a CLT mortgage product is a key factor for successfully implementing this initiative, and NHCD will continue to seek partnerships with lending institutions to provide CLT mortgages. Locally, the Housing Authority of the City of Austin and PeopleTrust are also planning to utilize the CLT model in efforts to promote homeownership. NHCD will also consider strategic partnerships with local organizations that successfully implement the CLT model in Austin. The Colony Park development may offer an opportunity to move forward with the planned CLT initiative. For more information on Colony Park, view [page 3-73](#).

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Publicly-Owned Land/ Public Property Tax Exemption

The Austin Housing Finance Corporation (AHFC), as a tax-exempt public entity, receives a 100 percent tax exemption on all land it owns. AHFC occasionally chooses to partner with an affordable housing developer through purchase of the land and a long-term leasehold deed of trust held by AHFC. The benefit of AHFC's property tax exemption helps sustain the project's viability and affordability. This structure is typically used when the affordable housing development meets several key criteria, among them: location on/near a transit-oriented development or core transit corridor, near critical services and amenities, in a high-opportunity area, and serving very low-income residents. Exhibit 22 provides a list of the properties AHFC owns and leases back to the development's operating entity.

Exhibit 22: AHFC Long-Term Lease Projects

Name	Operated by	Location	Population Served	Units
Villas on Sixth*	Campbell-Hogue & Associates	2011 East 6 th St.	50 % MFI and below, but also includes 24 market-rate units	160
Oak Springs Villas	Volunteers of America	2901 Oak Springs (former City Surplus)	Seniors at or below 50 % MFI	56
Spring Terrace	Foundation Communities	7101 N. IH-35	50 % MFI and below	140
Primrose at Shadow Creek*	Cascade Affordable Housing	1036 Clayton Lane	Seniors at or below 60 % MFI	176
Glen Oaks Corner	Green Doors	900 Neal St. (former City Surplus)	50 % MFI and below	6
Franklin Gardens	Chestnut Neighborhood Revitalization Corporation	MLK and E. M. Franklin Blvd. (former City Surplus)	Seniors at or below 50 % MFI	22
Retreat at North Bluff	Village on Little Texas, LLC	2912 Crow Ln.	Mixed income development with 6 PSH units, and 50 units for 30 % and 50 % MFI	240

*Owned in part by an AHFC-affiliated entity either through a Limited Partnership or Limited Liability Company.

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Preservation of Affordable Housing

NHCD issued a report, *Affordable Housing in Austin, A Platform for Action* in April 2008 to proactively address the loss of existing affordable housing stock in the community. Other City of Austin studies that have addressed the importance of preserving Austin's affordable housing stock includes the Comprehensive Housing Market Study (March 2009) and the ROMA/HR&A Downtown Affordable Housing Strategy (July 2009). In addition, community feedback provided throughout the FY 2009-14 Consolidated Plan stakeholder meetings identified preservation as a priority for Austin's affordable housing efforts.

The Preservation Report highlights the following key facts and recommendations regarding preservation of affordable housing 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. Developments financed with federal housing tax credits reach the end of their affordability requirements after 15 years. Therefore, affordability in tax credit developments completed after 1994 will begin to expire, and owners will no longer be required to offer affordable units. The number of units financed with tax credits in Austin is currently more than 8,000. *Recommendation:* Develop and share data and strengthen intergovernmental coordination to increase opportunities for preservation in high opportunity areas.
- *Most of Austin affordable housing is privately-owned and not subsidized.* Austin has more than 156,000 multi-family housing units; 79 percent (123,678) are in small complexes with 2 to 49 units. *Recommendation:* Maximize use of partnerships by promoting existing programs and services to affordable housing targeted for preservation.
- *Most of multi-family 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. *Recommendation:* Explore education and outreach initiatives to help ensure low-income residents have reasonable avenues through education to remain in affordable housing.
- *Redevelopment is underway.* There was a 30 percent increase in the number of multi-family units built from 1995 through 2007. More than 2,000 rental units were converted to condominiums in 2007 and 2008. *Recommendation:* Pursue new strategies to bring forward alternative resources and incentives, expanding efforts to increase long-term, permanent affordability.
- *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. *Recommendation:* Create a preservation funding pool, making available crucial revenue streams to developers in need of new resources.

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Below is an update on the status of NHCD's preservation efforts and continued plans for FY 2011-12:

1. Intergovernmental Coordination

The City of Austin works closely with the Housing Authority of the City of Austin (HACA), which founded the Southwest Housing Compliance Corporation (SHCC) in 2000 to oversee project-based Section 8 properties. SHCC has won competitive contracts to administer all such properties in Texas and Arkansas. Nationwide this program is administered by the Federal Housing Administration (FHA). The City will identify opportunities where Austin can preserve project-based Section 8 properties by working closely with key agencies that are instrumental in preservation efforts.

Intergovernmental coordination is also underway through the Community Action Network (CAN), with a goal to bring together representatives from the city, county, state, and federal housing agencies along with additional housing experts to identify actions needed to address housing issues locally and regionally. Provisionally named the Housing Stakeholders Group, the CAN will take the lead on convening this group. NHCD is a member of the group, and partners with other local and regional housing agencies to more comprehensively address short-term and long-range housing needs in the Austin area.

2. Preservation Partnerships

NHCD's Rental Housing Development Assistance (RHDA) program has provided funding to assist with efforts in preserving and retaining affordability through the preservation of existing housing stock. In the past 2 fiscal years, RHDA has assisted with the following preservation developments: Elm Ridge Apartments, Malibu Apartments, Pecan Springs Commons, Sierra Vista Apartments, Marshall Apartments and the Treaty Oaks Apartments.

NHCD would like to highlight the following two preservation developments that have been recently approved in the last fiscal year:

Marshall Apartments

The City, through the Austin Housing Finance Corporation (AHFC), provided funding to and affiliate of Summit Housing Partners in December 2009 to acquire, rehabilitate, and preserve 100 affordable units of multi-family housing located at the Marshall Apartments. Summit Housing Partners will partner with Caritas of Austin to provide 20 units of permanent supportive housing at the complex. The Marshall Apartments is a Project-based Section 8 property - this means that the property receives a subsidy from HUD to make up the difference between the actual rent and what the resident can afford to pay. Eligible households earn at or below 30 percent of MFI.

Treaty Oaks Apartments

AHFC also provided funding to Green Doors, a non-profit organization dedicated to providing affordable housing with a focus on serving formerly homeless populations, to acquire and rehabilitate Treaty Oaks Apartments in south Austin. Treaty Oaks will be a 47-unit complex, and will provide housing to formerly homeless persons, homeless veterans, and very low-income working families.

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In addition to the partnerships mentioned above, NHCD has strengthened its collaborations with other City departments to leverage resources. NHCD continues collaborative efforts with Austin Energy's (AE) Weatherization Program staff to coordinate packaging AE services with NHCD's home repair and rehabilitation programs. Eligible clients receive maximum benefits from the City. Cross promotion of programs help reduce utility costs for property owners and ease certain on-going maintenance issues.

3. Education and Outreach

The Analysis of Impediments to Fair Housing report, a statutory requirement for the City of Austin's FY 2009-14 Consolidated Plan, cites affordability and discrimination as significant fair housing problems in Austin. NHCD administers several programs to help promote and raise awareness of these issues, from Tenants' Rights Assistance to Homebuyer Education and Foreclosure Prevention services.

o Tenant and Consumer Protections

1. NHCD contracts with Austin Tenants' Council (ATC) to administer a Tenants' Rights Assistance program to Austin renters. The program includes the following components:
2. Facilitates mediation services between landlords and low to moderate-income tenants to complete health and safety related repairs in rental units, which will help maintain reasonable habitability standards.
3. Provides direct counseling and technical assistance to low-income renters regarding tenant/landlord issues.
4. Provides public education and information through workshops and public forums on landlord/tenant relationships and educates renters on their rights as well as their responsibilities under the law.
5. Identifies fair housing complaints that can be investigated and may assist in resolving, reducing, or minimizing discriminatory housing practices.

o Housing Smarts - Housing Counseling and Financial Education

The Housing Smarts program offers housing counseling to residents who earn at or below of 80 percent of MFI. The counseling is offered in English and Spanish. Housing Smarts has two classroom curricula. Pre-purchase one-on-one counseling sessions will provide counseling to potential homebuyers to assist in the home buying process. Post purchase counseling will assist current homebuyers maintain homeownership, including necessary advocacy regarding foreclosure prevention. The last component of Housing Smarts is the train-the-trainer scholarship offered to community non-profits that want to address housing financial literacy issues in their individual communities. Those completing all nine hours of instruction will receive a certificate of completion that satisfies the homebuyer education component for many local mortgage lenders.

o Foreclosure Prevention

As a part of the Housing Smarts program, NHCD also contracts with Business Community Lenders of Texas (BCL) to administer foreclosure prevention counseling to Austin homeowners who may find themselves at risk of losing their homes.

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4. Case Study for Preservation: East Riverside Corridor Regulatory Plan

East Riverside Drive is a highly traveled corridor located a few minutes from downtown Austin. There has been significant interest in redevelopment of several large properties in the area due to its proximity to downtown and Lady Bird Lake. East Riverside Drive has a wide right-of-way, which could provide locations for future pedestrian, bicycle, or transit-friendly improvements. The corridor presents a significant opportunity to transform an undertutilized commercial corridor into a more sustainable, mixed-use, and transit-oriented neighborhood.

Along with the City's Planning and Development Review Department (PDR), Consultants A. Nelessen and Associates, Inc. developed a master plan for the East Riverside Corridor from Interstate 35 to State Hwy 71/Ben White Boulevard. The Master Plan provides land use and urban design recommendations to improve the character and function of the environment along the East Riverside Corridor. The plan includes transportation recommendations and identifies infrastructure improvements that may be required to implement the plan. The City Council voted unanimously to adopt the East Riverside Corridor Master Plan on February 25, 2010, as the vision for the area. The City Council also voted unanimously to reclassify East Riverside Drive between Pleasant Valley Road and Highway 71/Ben White Boulevard from an Urban Roadway to a Core Transit Corridor.

Currently, the City has moved into the second phase of the planning process for the East Riverside Corridor Master Plan, which is the Regulatory Planning stage. The housing components of the Regulatory Plan include a Density Bonus program for redevelopment in the Corridor, as well as a Preservation Strategy for how to maintain affordable housing in the Corridor and mitigate displacement of current low-income residents. During this process, the City has received a considerable amount of feedback about the need for affordable housing and preservation of existing housing stock in the Corridor. NHCD is working with stakeholders to create a preservation action plan.

The East Riverside Corridor has traditionally been an area of a large number of market-rate affordable housing units; unfortunately, much of this housing is 30-40 years old and in need of rehabilitation and repair. The Density Bonus program provides a mechanism for more responsible redevelopment by incentivizing developers to build affordable housing in exchange for more density and more flexible development standards. However, because a bonus program must be financially attractive and feasible to developers, this program will mostly likely provide affordability to households earning at or below 60 percent to 80 percent of MFI. NHCD recognizes that there must be other preservation strategies in place to ensure that the East Riverside Corridor continues to provide affordable options for extremely-low and very low-income households (those at or below 30 percent to 50 percent MFI).

The City of Austin has solicited feedback from the public in various stakeholder meetings on these strategies, and has recently convened a East Riverside Corridor Housing Action Group comprised of key community stakeholders to identify specific preservation strategies for implementation. Among the strategies being considered are the following:

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1. Preserve subsidized and market-rate affordable housing,
2. Increase affordable homeownership opportunities,
3. Promote affordable housing development,
4. Reduce regulatory barriers to development, and
5. Target public services for low-income area residents, including potentially displaced low-income residents.

In accompaniment to these strategies are a collection of specific tools for implementation of each strategy. These tools range from preserving Section 8 project-based housing, to setting up a Tax Increment Financing (TIF) option that helps fund affordable housing developments, to funding more tenants' rights assistance.

b) Geographic Dispersion

The City supports providing affordable housing in areas outside of low-income neighborhoods; thereby reducing race and ethnic segregation, deconcentrating poverty, and providing for more economic opportunities for low-income households. NHCD currently provides funding preference through a scoring matrix system to projects that assist in the dispersion of affordable housing stock throughout the community, to focus on areas in Austin where there is a shortage of affordable housing.

As a result of this focus, NHCD has achieved greater geographic dispersion in the units it has funded in recent years. The City of Austin has achieved significant geographic dispersion in the units funded through the City's G.O. Bond funding. At the time of this report, 1,696 total units have been created, of which 877 units (52 percent) were created west of IH-35. 357 of those units (21 percent) were created west of Lamar Blvd. 819 of the total units (48 percent) were created east of IH-35. NHCD will continue to explore ways to develop and encourage the development of affordable housing that is geographically dispersed throughout the city.

FY 2011-12 projects are outlined in the NHCD Projects by Neighborhood Planning Area section on [page 3-68](#). AHFC-funded housing for persons experiencing homelessness is displayed through a map titled, AHF-Funded Housing for Homeless Persons. This map includes shelters, transitional housing and permanent supportive housing. To view this map, visit [Appendix V](#).

c) Deeper Levels of Affordability

The Housing Market Study showed a gap of 37,600 units of affordable housing for households making less than \$20,000 a year. To assist in closing that gap the City will continue to prioritize resources to affordable housing projects that serve very-low income households.

Permanent Supportive Housing

On March 25, 2010, the City Council passed Resolution No. 20100325-053, directing the City Manager to give priority to federal and local funding for permanent supportive housing (PSH), and to develop a comprehensive strategy for the construction and operation of 350 permanent supportive housing units over the next four years. On September 30, 2010, the City's PSH strategy was presented to City Council. Implementation is underway to achieve the 350-unit goal.

City of Austin-funded PSH will serve individuals or families in the following categories:

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- Headed by individuals that are chronically homeless as established in the HEARTH Act;
- Households that would otherwise meet the HUD definition as above, but have been in an institution for over 90 days, including a jail, prison, substance abuse facility, mental health treatment facility, hospital or other similar facility;
- Unaccompanied youth or families with children that demonstrate housing instability and have other barriers that will likely lead to continued instability, as detailed in the plan; and
- Youth aging-out of state systems, whether homeless or at-risk of homelessness.

Among those served, priority will be given to at least 225 households identified as frequent users of public systems, and at least 75 households identified using a method linked to 'vulnerability,' as described in the plan that can be viewed online at www.cityofaustin.org/housing. To view a map of AHFC-funded housing for person experiencing homelessness, visit [Appendix V](#). This map includes shelters, transitional housing and permanent supportive housing.

PSH Unit Pipeline

In FY 2010-11, the City Council approved \$7.2 million in General Obligation (G.O.) Bond funding for the creation and retention of affordable rental housing, of which \$1.475 million was recommended to fund permanent supportive housing. Of those proposed, the following applicants have identified serving PSH sub-populations in the City's Strategy presented to Council on September 30, 2010.

- Foundation Communities, Arbor Oaks (Suburban Lodge SRO), 25 PSH units
- Green Doors, Treaty Oaks Apartments, 25 PSH units
- Summit Housing Partners, Marshall Apartments, 20 PSH units

Exhibit 23 represents the estimated PSH pipeline of units (as of June 2011) with capital, operating and service components funded through the City of Austin and a variety of other funding sources.

NHCD will continue to prioritize the creation of permanent supportive housing units through scoring criteria in the Rental Housing Development Assistance (RHDA) Program in FY 2011-12. For more information on the RHDA program, see [page 3-11](#).

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Exhibit 23: Austin PSH Pipeline

Sponsor Name	Project Name	Total PSH Units	Additional Affordable Units (excluding PSH units)	Total Units	Project Status
Caritas	2011 Continuum of Care (CoC) Bonus: (leased units)	20	0	20	Pipeline
Foundation Communities	Arbor Terrace	25	95	120	Pipeline
FrontSteps	2010 Continuum of Care (CoC) Bonus (leased units)	26	0	26	Occupied
Green Doors, Inc.	Pecan Springs Commons	25	45	70	Construction/ Occupied
Green Doors, Inc.	Treaty Oaks	25	22	47	Construction
LifeWorks	Works at Pleasant Valley	36	0	36	Pipeline
Summit Housing Partners	Marshall Apartments	20	80	100	Pipeline
Village on Little Texas, LLC	Retreat at North Bluff	6	110	240	Construction/ Occupied
Total		183	352	659	

In addition, NHCD and HHSD will continue to collaborate on a number of ancillary activities to support the implementation of the PSH strategy, including support for the formation of a Leadership Committee on Permanent Supportive Housing Finance, training and technical assistance for PSH providers, an evaluation component, and community engagement and education.

Leadership Committee on Supportive Housing Finance

On March 10, 2011, the City Council adopted the City of Austin Permanent Supportive Housing Strategy as a working document and authorized the City manager to facilitate the Leadership Committee on Supportive Housing Finance with the intent to “work together to review and analyze the report given to Council; and recommend a comprehensive public and private financing strategy for the City Council to consider for action; and provide Council with quarterly updates on their progress beginning in May 2011 (Resolution 20110310-025). The first meeting of the Leadership Committee was held on May 5, 2011, and regular meetings will be held monthly with the intent of reporting back to the City Council on progress made by August 30, 2011.

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Community Engagement Plan

In January 2011, City Council requested that the City Manager offer an overview of the “best practices from other cities on engaging communities and building support for permanent supportive housing projects.” The resulting presentation, offered to the Comprehensive Planning and Transportation Subcommittee on March 7th, outlined strategies for a Community Engagement Plan to inform and involve stakeholders.

In order to expand on the March presentation, build on the best practices identified in it, and offer detailed action steps and timelines to ensure that the goal of establishing 350 units of PSH by 2014 is realized with strong community support, a team from HHSD, NHCD, and CPIO is now meeting regularly to design and implement a community education campaign on supportive housing as well as a dialogue on community engagement in supportive housing.

Goals

As Austin works towards this 350 unit goal, the City and its other partners feel that it is important to take a proactive approach to building awareness and understanding of:

- the role of PSH in the City’s larger efforts to address chronic homelessness,
- key characteristics of PSH, and
- the decision making process behind client selection, unit location, and service provision.

In its request for the March Community Engagement presentation, the City Council recognized “community outreach, education, and collaborative two-way communication as critical components to the success of Austin’s permanent supportive housing strategy.” Maximizing these critical components of outreach, education, and communication are guiding principles of this Community Engagement Plan. Additionally, this PSH Community Engagement Plan embraces the best practice components of a “No Loser” approach, comprehensive community campaign, and neighborhood-level engagement.

Objectives

The PSH Community Engagement Plan will be a comprehensive document developed by City of Austin staff and refined with the active participation of stakeholders. This plan lays out the steps that the City and its partners will take to achieve the following objectives:

- educate stakeholders about PSH and increase understanding of its objectives and operations,
- empower key groups to tell the story of PSH,
- increase opportunities for stakeholders to participate in ongoing efforts to achieve the City’s PSH targets and end homelessness, and
- build long-term goodwill and support for PSH in Austin.

Approach and Activities

The City of Austin, its city-wide and local partners, will achieve these goals and objectives with the following strategies:

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- *Key messages:* create, distribute and use key messages so that each messenger can explain PSH to diverse audiences;
- *Educational materials:* create and distribute materials that describe PSH's important role in ending homelessness in Austin, including a media kit;
- *Proactive Community Outreach:* cultivate and utilize new and existing relationships to build awareness and strengthen support for Austin's PSH plan, through briefing meetings, discussions with key community leaders, meetings with city and neighborhood groups, and well-defined opportunities for continuing participation in the evaluation and refinement of Austin's PSH strategy.

Stakeholder input will inform the execution of the Community Engagement Plan at all times.

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2) ENCOURAGE PRIVATE SECTOR DEVELOPMENT OF AFFORDABLE HOUSING

a) Developer Incentives

The City of Austin has created several key developer incentive programs to encourage the development of affordable housing and target affordable housing to create denser developments located close to transit and other amenities. There are several programs in place that offer various incentives or entitlements in exchange for community benefits, including affordable housing. They include:

1. *S.M.A.R.T. Housing™*

The City Council adopted the S.M.A.R.T. Housing™ Ordinance in April 2000 to encourage the development of reasonably priced, mixed-income housing units that meet accessibility standards. The S.M.A.R.T. Housing™ Ordinance 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 S.M.A.R.T. Housing™ certified single-family ownership units meet visitability standards reflected in the City's Visitability Ordinance. All multi-family 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.

In 2008, recommendations from the Council-appointed Affordable Housing Incentives Task Force (AHITF), some of which applied to S.M.A.R.T. Housing™, were incorporated into the City of Austin's Land Development Code. 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 to fund affordable housing in or near the downtown area.

2. *Vertical Mixed-Use (VMU)*

The City Council adopted changes to the Commercial Design Standards regarding Vertical Mixed Use in 2007. Developers who want exemptions from certain dimensional and parking standards must provide 10 percent of the units as affordable housing for 40 years for rental and 99 years for ownership.

3. *North Burnet/Gateway*

This low-density neighborhood is being transformed into a high-density bonus neighborhood with incentives, whereby developers can receive a density bonus and must provide 10 percent affordable housing or pay a fee-in-lieu (currently \$6/square foot).

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4. *University Neighborhood Overlay (UNO)*

The City Council adopted Ordinance No. 040902-58 on September 2, 2004, establishing the University Neighborhood Overlay (UNO) zoning district, which includes a density bonus based on the provision of affordable housing. The ordinance allows for the adoption of an "opt-in" zoning overlay in the West campus area to allow for greater density and development entitlements in exchange for a set-aside of affordable housing units.

UNO requires two tiers of affordability, 10 percent of units for households earning at or below 80 percent of MFI and another 10 percent at or below 65 percent of MFI. The developer has the option to pay a fee-in-lieu of providing the units at or below 65 percent of MFI. In addition, units at or below 80 percent of MFI must be on-site. This funding source is one of several identified in this annual Action Plan that allows for the creation and retention of affordable housing, specifically in the UNO zoning district.

To date, UNO is one of the City of Austin's most successful density bonus programs. Since inception, \$1,058,253 has been collected as fees-in-lieu for the UNO program. These funds are available to develop affordable units within UNO boundaries. To date, a total of 117 units have been constructed at 50 percent MFI, 10 units at 65 percent MFI, and 357 units at 80 percent MFI.

◦ *UNO Fee-in-Lieu Potential Adjustment*

While the UNO program has been successful in creating affordable units and generating funds for the Housing Trust Fund, it also has lower fee-in-lieu compared to other density bonus programs in the City. The City Council directed the City Manager in December 2009, through Resolution No. 20091210-044 to work with stakeholders to make recommendations on a potential revision to the calculation of the fee in-lieu and initiate the necessary code amendments.

◦ *Stakeholder Process*

As a first step to the potential revision process, there were two stakeholder meetings held in September 2010. These were hosted by NHCD and the City's Planning and Development Review Department (PDR) and focused on possible revisions to the fee-in-lieu within the UNO district, as well as a possible provision for annual adjustment based on current and future market conditions. NHCD staff provided a summary of the public input to both the Community Development Commission (CDC) and the Planning Commission. Both, CDC and Planning Commission requested that the City hire a consultant for an economic analysis of how adjustments to the fee-in-lieu would impact the feasibility and production of the UNO density bonus program before both boards make an official recommendation on revising the fee-in-lieu.

The City contracted with the firm Economic & Planning Systems (EPS) for this economic analysis. EPS worked with key stakeholders and commissioners, and presented the findings and recommendations on the fee-in-lieu to the CDC and Planning Commission, as well as City Council subcommittee members. If it is determined that there will be a revision to the fee-in-lieu, the new fee-in-lieu will be implemented in FY 2011-12.

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5. *Transit-Oriented Development (TOD)*

In 2005, the City Council adopted the Transit-Oriented Development (TOD) Ordinance, establishing station areas for the Capital Metro commuter rail line. The ordinance set affordable housing goals for new development or redevelopment in the half-mile areas surrounding the commuter rail stations. In late 2008 and early 2009 Council adopted three station area plans that implement the goals set forth in the original ordinance. The overall goal is for 25 percent of all new housing units in the TOD areas to be occupied by households earning at or below 80 percent of MFI for homeownership or at or below 60 percent of MFI for rental. Other sub-goals also apply, including a goal to serve lower-income levels within the Central East Austin Community Preservation and Revitalization Zone (CP&R), also established by the 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 feasibility review that describes the potential strategies for achieving affordable housing goals. NHCD hired a consultant to produce a housing affordability analysis and feasibility study for these sites. In addition, City Council directed staff to develop illustrative development scenarios that reach deep affordability on city-owned land within TODs. The City Council adopted the following three station area plans:

1) Saltillo Station Area Plan – The Saltillo TOD district is located close to downtown Austin, between Interstate 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. Saltillo Station Area's Neighborhood Planning Areas: Cesar Chavez, Central East Austin, and Holly Neighborhood.

On December 9, 2010, the City Council approved the Bonneville Mixed Use project, which is located within the Saltillo TOD district. The project is expected to include townhome condominiums with ground floor retail on a site a little over half an acre in size. In lieu of providing affordable housing units on-site, the developers of the Bonneville Mixed Use project have agreed to pay the fee-in-lieu of \$10.00 per bonus square foot that the developer is receiving from the TOD Density Bonus program (also approved by City Council on December 9, 2010). This fee totals \$114,000, and will be put into the city's Housing Assistance Fund and administered by NHCD. This fund will go towards providing affordable housing in Austin citywide.

2) Martin Luther King, Jr. (MLK) Station Area Plan – 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. City analysis shows that due to high land prices and a lack of publicly-owned properties in the area, the affordable housing goals will be challenging to achieve in the MLK TOD. With strong support from City Council and staff, Foundation Communities, a

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nonprofit affordable housing provider, secured a commitment Low Income Housing Tax Credits and substantial local funding to acquire 8.5 acres and build a 150-unit mixed-income apartment complex within the MLK TOD boundaries. The development will also include an on-site daycare. MLK Station Area's Neighborhood Planning Areas: Chestnut and Rosewood, Upper Boggy Creek, and MLK Neighborhood.

3) Lamar/Justin Station Area Plan – The Lamar/Justin TOD district is located at the intersection of Justin Lane, Airport Blvd. and North Lamar Blvd. Austin Energy is a landowner of a property at Lamar/Airport that provides a possibility to meet the city's goals for the station area, including housing affordability. Lamar/Justin Station Area's Neighborhood Planning Areas: Crestview, Brentwood, and Highland Neighborhoods.

TOD Catalyst Study

During the plan adoption process, the City Council directed staff to report on the potential for creating high quality, mixed-use, affordable development within TOD sites, in order to bring more housing affordable to a mix of incomes in close proximity to transit and other destinations. In response to Council's direction, NHCD hired and worked closely with a consultant in 2010 to prepare a report on scenarios for affordable housing opportunities for city-owned sites in the Plaza Saltillo and Lamar/Justin TODs.

The report, "Multifamily Housing Development Evaluation for Transit Oriented Development: Catalyst Projects," provides estimates on the number and type of affordable housing units that could be developed on the two City-owned sites; determines the financial feasibility of various projects; and addresses the City's ability to meet/exceed the TOD affordability goal of 25 percent of new housing units. It also outlines tradeoffs in various scenarios and shares estimates of the public financial investment that would be required. The full report can be viewed at www.cityofaustin.org/housing/publications. Because development of affordable housing on City-owned sites would require significant funding from multiple City departments, the City has recommended further study and community dialogue, as well as identifying the necessity for additional public and private funding, before existing city services on these sites are relocated and development plans move forward.

b) Incentive Programs Under Creation

In addition to the developer incentive programs already in place, there are two more that are in the process of being created in the City of Austin. These are the Downtown Density Bonus program and the East Riverside Corridor Density Bonus program.

1. Downtown Density Bonus

The City Council adopted Resolution 20051215-056, directing the City Manager in December 2005 to initiate the process of creating a Downtown Austin Plan. The City's Planning and Development Review Department (PDR) is the lead department for the Downtown Austin Plan. PDR staff has completed a draft of the Downtown Austin Plan, and it is ready for final public review before it goes for final City Council consideration in the late spring of 2011. As part of the plan, there will be a Downtown Density Bonus program that includes an affordable housing component. It is a city priority that

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downtown Austin remains affordable for a diverse range of incomes and household types, including low to moderate-income households that make up much of the critical workforce that works downtown. Although the details of the density bonus program are not yet finalized, the following six fundamental principals have been established by the Downtown Austin Plan:

- 1) Density should be encouraged, not penalized.
- 2) Existing zoning should be retained as the base for the density bonus program.
- 3) High quality urban design should be required of all development.
- 4) There should be one administrative and predictable pathway to a density bonus.
- 5) Additional density should be allowed only where appropriate and compatible.
- 6) Community benefits derived from density bonuses should be focused on the most “at-risk” elements.

NHCD will continue to assist PDR staff and affordable housing advocates from the community to create a density bonus program in an effort to incentive affordable housing development for low- to moderate-income households. Once the City Council formally adopts the Downtown Austin Plan, PDR staff will request direction to move ahead with code amendments that would put in place the Density Bonus Program.

2. East Riverside Corridor Density Bonus

East Riverside Drive is a highly traveled corridor located a few minutes from downtown Austin. The corridor presents a significant opportunity for redevelopment into a more sustainable, mixed use, transit-oriented neighborhood that can provide opportunities for a diverse range of Austinites, including low to moderate-income households. Currently, the City has moved into the Regulatory Planning stage of the East Riverside Corridor plan, which includes a Density Bonus program for redevelopment in the Corridor. PDR staff is working with consultants, community stakeholders, and NHCD to develop this Density Bonus program. Although the details are not yet finalized, the proposed development bonus program will likely allow additional building height (potentially up to 120’ in some areas and 160’ in others) on properties within designated ‘hubs’ in the East Riverside Corridor in exchange for the provision of affordable housing and open space.

The East Riverside Regulatory Plan, which includes the details of the Density Bonus program, is scheduled to be reviewed by Planning Commission late summer or early fall of 2011. Pending no delays, it is expected to go before the City Council for final approval in Fall 2011.

c) Affordability Impact Statements (AIS)

Chapter 25-1, Article 15 of the City of Austin’s S.M.A.R.T. Housing™ Ordinance requires an Affordability Impact Statement (AIS) on proposed ordinances, rules or processes that could impact housing affordability. As part of the S.M.A.R.T. Housing™ Ordinance, staff prepares an Affordability Impact Statement (AIS) for all proposed city code amendments and other changes to identify any potential impacts on housing affordability. This analysis ensures that the City Council and the community are informed on an amendment’s potential impact on housing affordability. To date, the City of Austin has issued more than 90 Affordability Impact Statements (AIS).

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d) Public/Private Partnerships

In FY 2011-12 the City will continue to explore partnerships with private entities to develop affordable housing. Partnerships with private developers can offer multiple public benefits, such as mixed-use, mixed-income developments, and increased density. Such partnerships can allow low-income households to locate near schools, amenities, employment opportunities, and public transportation.

East 11th and 12th Streets Urban Renewal Plan

Under Chapter 374 of the Texas Local Government Code, the City in partnership with the Urban Renewal Agency (URA) carries out the East 11th and 12th Streets Urban Renewal Project. URA was created on December 7, 1959, to serve six urban renewal areas. Two plans which remain active are the East 11th and 12th Streets Plan and the University East Plan.

The East 11th and 12th Streets Plan defines specific redevelopment projects and associated regulatory controls intended to assure quality, compatible, and mixed-use development along the East 11th and 12th Street Corridors. East 11th Street is envisioned as a visitor-oriented destination with three to five story buildings that provide entertainment and office space, attracting local residents and customers from the Austin metropolitan area. East 12th Street is envisioned as a mixed-use area with a variety of small-scale, live-work environments with combined office, retail and residential uses that serve the immediate area.

East 11th and 12th Streets Neighborhood Conservation Combining District

The City of Austin created two Neighborhood Conservation Combining Districts (NCCD) to assist with the implementation of the East 11th and 12th Streets redevelopment. The NCCD's purpose is to establish development regulations for unique neighborhoods in order to preserve their traditional character. The NCCD defines boundaries and sets standards for redevelopment that are compatible with the unique character of each neighborhood. In addition, the NCCD is a zoning tool that modifies the City's Land Development Code, customizing development standards and waives certain development fees for the East 11th and 12th Street Corridors.

East 11th and 12th Streets Development Study

The City of Austin has commissioned a market study to provide a development strategy for the East 11th and 12th Street Corridors. The consultant will conduct a study of the area to evaluate what type of development the area can absorb and infrastructure needs in order to assist with future planning activities. The development strategy will provide the guidance in moving forward to complete revitalization efforts in the Corridors. The consultant will work with City staff, key stakeholders, and community members to engage and ensure the development strategy reflects the important goals of all parties. A community engagement component is set to be underway in FY 2011-12.

Robert Mueller Municipal Airport Redevelopment

A key public/private partnership for the City has been the Robert Mueller Municipal Airport Redevelopment (RMMA). The RMMA Master Plan was the result of years of planning by the City of Austin, stakeholders, and neighborhood residents. In 1996, a task force representing a broad spectrum of Austin interests defined a vision, as well as

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a set of redevelopment goals that set the stage for the RMMA master plan. The master plan outlines aggressive affordable housing requirements for the development. 25 percent of all housing units at Mueller, or approximately 1,200 units, will be affordable for residents making below Austin's MFI. In 2004, the City Council, directed Catellus, the master developer, to semi-annually report its progress on the Mueller affordable housing program. Catellus makes semi-annual presentations to the Community Development Commission (CDC). Resolution No. 041202-59 also directs Catellus to report progress of affordable housing development in the City's Consolidated Planning process. **Appendix IV** includes these reporting requirements with the inclusion of the Mueller Affordable Housing Plan and the current semi-annual update from May 2011.

City Redevelopment Efforts

The City will explore opportunities to provide and encourage development of affordable housing in other City redevelopment efforts. Initiatives underway include the redevelopment of the former Green Water Treatment Plant, the Austin Energy Control Center, and the Waller Creek Master Plan. As of May 1, 2011, the development agreement for the Green Water Treatment Plant redevelopment is under negotiation.

Private Developer Agreements

The City continues to negotiate the inclusion of affordable housing in developer agreements with market-rate developers. Development agreements have included Gables West Avenue (5 percent, or 13 units, at 80 percent MFI); Robertson Hill Apartments (10 percent, or 29 units, at 80 percent MFI); the Domain (10 percent, or 42 units, at 65 percent MFI); AMLI on 2nd (5 percent, or 12 units, at 80 percent MFI); AMLI on East Riverside (5 percent, or 3 units, at 80 percent MFI), and AMLI on Burnet Road (5 percent, or 9 units, at 80 percent MFI). These units must remain affordable through 2020. These projects have brought affordable housing into developments that would otherwise be unaffordable to low- and moderate-income households.

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3) EXPAND ALTERNATE REVENUE SOURCES

a) General Obligation (G.O.) Bonds: Affordable Housing Program

The City of Austin voters approved a \$55 million bond package for affordable housing in November 2006. These resources have enabled Austin to make great strides in addressing the City's core values: reaching deeper levels of affordability in order to serve lower-income residents; preserving affordability for the long-term; and dispersing affordable housing geographically throughout the City of Austin.

As of March 2011, \$48.3 million has been expended or committed to further the development of affordable rental and ownership housing opportunities for Austin's low-to moderate-income citizens. The City of Austin's return on investment has resulted in 1,779 affordable units for rental and homeownership opportunities. A web site highlighting the committed G.O. Bonds allocated to affordable housing and the community's Return On Investment (ROI) related to its G.O. Bond funds dedicated to the affordable housing program was designed and launched in 2010. The site demonstrates the community return on investment and features award applicant information and development profiles (units created or retained for low-income residents), as well as a description of affordable housing impact, term and depth of affordability, and geographic dispersion of project. Summaries of all G.O. Bond projects can be found at the City's Return on Investment (ROI) Web site: www.cityofaustin.org/housing/roi.

In FY 2011-12, NHCD will request the remaining \$6.6 million balance of G.O. Bonds funds.

b) Tax Increment Financing

The City considers Tax Increment Financing (TIF) to be an important tool to create new revenue for public benefit, including affordable housing. During the Consolidated Plan period, the City will continue to explore opportunities to use TIFs to increase opportunities for new funding for affordable housing. The Homestead Preservation District (HPD) proposes to utilize TIF funding for the creation and preservation of affordable housing .

Homestead Preservation District

Authored by State Representative Eddie Rodriguez, the Texas Legislature passed House Bill (HB) 525 during the 79th Legislative Session in 2005. This bill authorized the creation of a Homestead Preservation District (HPD) in order to "prevent the displacement of working and retired, lower-income individuals and families from East Austin." The bill was encoded in state statute as Chapter 373A. The legislation provides for tools preserving housing affordability, including a Community Land Trust (CLT), a land bank and a Tax Increment Financing (TIF) reinvestment zone. HB 470, passed by the 80th Legislative Session in 2007, amended 373A per requests from City of Austin and stakeholders to create a more usable tool.

The City Council directed staff to explore a city-wide homestead land bank In October 2008. Based on the requirements of the initial legislation, only a limited number of parcels met the qualifications of property to be included in the proposed land bank.

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In the 82nd Legislative Session, HB 2197 was proposed that would increase the potential properties eligible for the HPD land bank by including unoccupied structures and modifying the formula to determine eligible properties. The City of Austin testified in support of this bill. The bill passed the House but stalled in the Senate and was not finally passed.

Another bill, HB 990, was also proposed in the 82nd Legislative Session. This bill involves the Tax Increment Fund (TIF) component of the Homestead Preservation District (HPD), and directs the county to pay into the fund for the zone the same percentage of the tax increment produced by the county that the municipality pays into the fund. The bill also forms a Board of Directors of the Homestead Preservation Reinvestment Zones, of which the participating municipality and county may each appoint an equal number of members. The City of Austin supported this bill, and NHCD staff was available to serve as a resource witness for the bill. This bill was finally passed by both Chambers and has been sent to the Governor to be signed, allowed to pass into law without signature, or to be vetoed.

c) Housing Trust Fund

The Housing Trust Fund is another key source of local funding. The City Council directed \$8.8 million in local funds to the Housing Trust Fund (HTF) since 2000. The City dedicates to this fund 40 percent of all incremental tax revenues derived from developments that are built on city-owned property located in the Desired Development Zone and were not on the Travis Central Appraisal District property tax rolls in June 1997. This policy is anticipated to generate revenues in perpetuity to the HTF. The two projects underway that will potentially support the HTF are the Green Water Treatment Plant redevelopment and Block 21 located in downtown Austin on 2nd Street and Lavaca Street.

d) Shared Equity

The City will generate funds from the use of the shared equity model of homeownership. When a low- to moderate-income homebuyer purchases a home from the City using the shared equity model, the homeowner agrees to share with a City a portion of the equity increase of the home at resale and to repay the Down Payment Assistance funds originally received at purchase. The homeowner gets a fair return on its investment, and the funds generated will assist future low- to moderate-income homebuyers. A "Right of First Refusal" allows AHFC the first option to buy the home at resale for the appraised value.

AHFC programs that apply the shared equity model include: Down Payment Assistance Program (DPA), Home Rehabilitation Loan Program (HRLP), and the Acquisition and Development (A&D) Program.

e) Fee-In-Lieu

Several key developer incentive programs in the City of Austin require development of affordable housing in exchange for density and/or height bonuses. These programs can allow for the payment of a fee-in-lieu of the requirement to develop affordable housing on-site.

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Current districts/corridors allow for density incentives in S.M.A.R.T. Housing™ developments, Vertical Mixed-Use, Downtown, North Burnet/ Gateway, University Neighborhood Overlay (UNO) District, and Transit-Oriented Developments (TODs). UNO has raised approximately \$1 million in funds for affordable housing development around the University of Texas. While the UNO program has been relatively successful in creating affordable units and generating funds for the Housing Trust Fund, it also has a relatively low fee-in-lieu compared to other density bonus programs in the city. In December, 2009, the City Council directed the City Manager through Resolution No. 20091210-044 to work with stakeholders to make recommendations on a potential revision to the calculation of the fee in-lieu and initiate the necessary code amendments. For more information on UNO, view [page 3-39](#).

f) Revolving Loans

The City uses revolving loans for several loan programs that provide a revolving funding source. When a loan is repaid by the borrower, the funds are recycled back into the program creating a fiscally responsible model for asset creation for the City.

g) Program Income

HUD entitlement grants CDBG and HOME provide funding to the NHCD/AHFC to fund program activities that create and retain affordable housing. These activities generate Program Income.

CDBG and HOME Program Income is gross revenue received by the City of Austin that is directly generated by the use of CDBG and HOME funds. CDBG Program Income is available to activities that do not have established revolving loan funds. The City of Austin will continue in FY 2011-12 to report all Program Income received and used in future reports to HUD.

h) Revenue-Generating Partnerships with other City Departments

As part of the Austin Clean Water Program, the Austin Water Utility tests for deficient sewer lines including private laterals. Property owners are required to repair deficient sewer lines on private property. In FY 2011-12, NHCD will explore a partnership with the Austin Water Utility to administer a private lateral repair program to assist income-eligible households with these repairs as a component of NHCD's other home repair programs.

i) Potential New Funding Sources

NHCD has and will continue to increase its efforts to apply for competitive grant opportunities to increase its financial capacity. Through additional grant funding, NHCD will be able serve expand offerings for very-low to moderate-income individuals and households. As of May 1, 2011, the City has applied or plans to apply for the following grants:

U.S. Department of Housing and Urban Development (HUD)

- ***Healthy Homes Production Grant***

The City of Austin applied for the Healthy Homes Production Program grant funding through the U.S. Department of Housing and Urban Development, Office of Healthy Homes and Lead Hazard Control. The Healthy Homes Production

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Program (HHP) is part of HUD's overall Healthy Homes Initiative launched in 1999. The program takes a comprehensive approach to addressing multiple childhood diseases and injuries in the home by focusing on housing-related hazards in a coordinated fashion, rather than addressing a single hazard at a time. The program builds upon HUD's successful Lead Hazard Control programs to expand the Department's efforts to address a variety of high-priority environmental health and safety hazards. Authorization to apply for a FY 2011 grant award will benefit vulnerable residents (children, persons with disabilities, and the elderly) from housing-related environmental health and safety hazards and promote housing that is healthy, safe, affordable and accessible. Health hazards include lead exposure sources for children with elevated lead blood levels, non-working smoke alarms and carbon monoxide detectors, mold, dust mites and pest infestations.

- *Lead Hazard Reduction Demonstration Grant Program*
The City of Austin applied for grant funding through HUD for Lead Hazard Reduction Demonstration Grant Program. This grant will fund the City's LeadSmart program. The LeadSmart Program began in 2003, when the City received its first grant award of \$1,851,741 from HUD for lead remediation services. A total of 117 houses occupied by low-income households received services between February 1, 2003 and December 31, 2005. In 2007, HUD awarded \$3,761,662 to the City to re-start the Lead Hazard Control Program. From this grant award, a total of 200 houses occupied by low- to moderate-income households received services between March 2007 and February 2011.

Authorization to apply for a Fiscal Year 2011 grant award will benefit children under the age of six who have tested positive for lead poisoning. During the grant period, approximately 150 houses occupied by low- to moderate-income households would receive lead abatement services to eliminate lead and other hazards. This funding will also stimulate private sector investment in lead hazard control and educate the public about the dangers of lead-based paint.

- *HUD Counseling Agency Certification*
The Austin Housing Finance Corporation (AHFC) will apply to become a HUD-certified *Housing Counseling Agency*. By becoming certified, AHFC will have the opportunity to apply for additional funding that is specifically designated for certified agencies. The certification and potential funding will assist AHFC in furthering its financial and workforce capacity to provide expansive housing counseling services to low- and moderate-income households. Currently, the City's Housing Smarts Program offers housing counseling to City of Austin residents who earn at or below of 80 percent of MFI. Counseling is offered in English and Spanish. The course consists of two classroom curricula: pre-purchase and post-purchase. The pre-purchase counseling that provides financial literacy skills such as budgeting and credit, and mortgage finance; and the post-purchase class provides foreclosure prevention counseling to homeowners who may find themselves at risk of losing their homes.

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- *Family Business Loan Program – Section 108 of Title I of the Housing and Community Development Act of 1974, as amended.*

The City of Austin's Economic Growth and Redevelopment Services Office (EGRSO) will apply for funding under Section 108 of Title I of the Housing and Community Development Act of 1974, as amended, through the U.S. Department of Housing and Urban Development (HUD) in FY 2011-12. The funds will be used as the City's contribution to the Family Business Loan Program (FBLP), a public-private partnership loan program that provides fixed-asset and working capital loans to qualified small-business borrowers in Austin and its extra-territorial jurisdiction (ETJ). The lending partners are a private bank member of the Federal Home Loan Bank, an SBA Certified CDC Section 504 community lender, and the City of Austin EGRSO. The City will provide the working capital portion of the loan. The FBLP's goals are to: foster business expansions in low- and moderate-income neighborhoods, stimulate low- to moderate-income job creation on a city wide basis, and increase Austin's tax base. The FBLP is targeted to Austin business owners that are ready to expand their business and create jobs.

U.S. Department of Health and Human Services

- *National Assets for Independence demonstration grant for Individual Development Accounts (IDA)*

The City of Austin applied for federal grant funding through the U.S. Department of Health and Human Services, Administration for Children and Families for a National Assets for Independence (AFI) demonstration grant establishing Individual Development Accounts (IDA) in May 2011.

IDAs are special savings accounts designed to assist low-income individuals and families move toward asset ownership through matched savings and financial education. An IDA can be used to buy a first home, pay for college or other training, and start or expand a small business. Participants receive financial training and coaching on family budgeting, consumer issues, debt and credit counseling, using mainstream financial products, accessing refundable tax credits, and accessing other benefits and services. The goal of the demonstration grant is to learn about the extent to which this approach enables individuals and families with low incomes to become financially stable over the long term. NHCD will use these funds to administer projects that provide IDAs and related services to low-income individuals and families. Because the participants' deposits are matched, the account can grow substantially in proportion to the amount deposited on a regular basis.

- *Healthy Homes and Lead Poisoning Prevention Program*

The City of Austin applied for the Healthy Homes and Lead Poisoning Prevention Program (HHLPP) grant funding in March 2011. The competitive grant is provided by the U.S. Department of Health and Human Services, Centers for Disease Control and Prevention, and the purpose of this grant is to reduce or eliminate housing-related health hazards and to promote housing that is healthy, safe, affordable and accessible. Health hazards include lead exposure sources for

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children with elevated lead blood levels, non-working smoke alarms and carbon monoxide detectors, mold, dust mites and pest infestations.

If the City is awarded the grant, requirements dictate that the first year will focus on planning and program implementation. The City expects one Full-Time Equivalent (FTE) employee to spearhead the process.

j) Build Partnerships to Increase Financial Capacity for Affordable Housing

The City will continue to work with local, regional and national partners to build its financial capacity as well as the capacity of non-profit and private developers to create affordable housing. This will include working with lenders and foundations to strengthen financial partnerships and encouraging the development of a strong Community Development Financial Institution (CDFI) in Austin. The City will continue to look at financially viable recommendations including those identified in the Housing Market Study and in the Downtown Affordable Housing Strategy Report, 2009.

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4) PROVIDE LEADERSHIP AND EDUCATION FOR AFFORDABLE HOUSING AND COMMUNITY DEVELOPMENT

The City of Austin's Neighborhood Housing and Community Development (NHCD) Office provides leadership and education for affordable housing and community development through City initiatives, education, community engagement, and marketing and outreach of programs that NHCD offers.

a) City of Austin Initiatives

Imagine Austin Comprehensive Plan

The City Council identified funding for staff and a consultant to work with the public to create a new Comprehensive Plan for Austin in September 2008. The City selected the consultant, Wallace Roberts & Todd, through a public input process. The current plan, the Austin Tomorrow Comprehensive Plan, which the City currently operates, was adopted in 1979. The most recent updates to the plan occurred in 2008.

The process of developing the City's Comprehensive Plan is expected to be a two-year process. This process has been divided into three phases: the Plan Kickoff, completed in October 2009; the Vision and Plan Framework process, which began in November 2009 and is on-going; and the Comprehensive Plan itself, which began in early 2011. This process will focus on three key themes: Community Engagement, Sustainability, and Implementation.

To date, the City, in collaboration with the community and key stakeholders, has developed a vision statement for the Comprehensive Plan, as well a preferred growth scenario. The City Council has formally endorsed the vision statement, and has moved the preferred growth scenario forward for Phase III of the Imagine Austin planning process. The City's Planning and Development Review (PDR) Department will continue with Phase III in FY 2011-12. For Phase III, staff at PDR has identified 7 main building blocks that will be addressed in the Comprehensive Plan document. For each building block, a set of strategies and action items have been developed using feedback from past public meetings and recommendations from the consultants. At the beginning of FY 2011-12, the City with assistance from Wallace Roberts & Todd, plans to be ready to begin drafting the Comprehensive Planning document itself.

NHCD provided input to PDR on components related to affordable housing in the Vision and Plan Framework process, and will continue providing housing affordability information to contribute to the development of the plan. NHCD's Planning, Policy, and Outreach staff serves as members of the Housing and Neighborhoods Building Block Working Group, and regularly attend meetings to provide input on any action items needed to address Austin's critical housing issues.

NHCD will continue to assist as needed in the Housing and Neighborhoods component of the Imagine Austin Comprehensive Plan, and will review and provide input on the Housing and Neighborhoods component as the plan further develops in FY 2011-12.

Quality of Life Initiatives

The City of Austin continues to explore ways to improve the quality of life for all residents. The City has initiatives underway to improve the quality of life for African

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American and Hispanic residents. NHCD will continue to participate in planning processes for these initiatives and implement Council-approved recommendations related to housing and community development.

African American Quality of Life

The City of Austin launched the African American Quality of Life Initiative (AAQL) in 2005 to improve African American quality of life, identifying areas for improvement and resulting in a number of significant recommendations. The African American Resource Advisory Commission (AARAC) recommended to the City Council in April 2008 that the City conduct a public hearing on the use of federal economic development funding. NHCD held a joint public hearing before the Community Development Commission (CDC) on March 8, 2011. NHCD enhanced outreach for this public hearing and the NHCD Outreach Coordinator performed door-to-door canvassing along East 11th and 12th Streets inviting small business owners, local partners, and the community.

NHCD provided a progress report to the AARAC in May 2011 addressing ten items under the Neighborhood Sustainability Initiative outlined in the 2008 *Addressing Community Needs Together* report. NHCD will continue to support the AARAC in FY 2011-12 as they continue to move forward with their efforts in improving quality of life for the African American community.

Hispanic/Latino Quality of Life Initiative

On May 8, 2008, the City Council approved Resolution No. 20080508-050 initiating the Hispanic/Latino Quality of Life (HQL) Initiative. This became a multi-phased process and includes demographic research, trend and data analysis; community engagement and understanding through public forums; community input using print and online surveys; and oversight team review culminating in a final recommendations report. The City of Austin contracted with consulting firms Adelante Solutions Inc. and Estilo Communications to assist in the process. The firms presented recommendations to the City Council on August 27, 2009. A recommendation under the Economic Development category addressed the lack of affordable housing, suggesting that the City develop policies to encourage developers to provide additional affordable housing opportunities and evolve traditional housing to meet the needs of multi-generational families. The study also recommended increased information sharing on current affordable housing programs and services. The City Council approved Resolution No. 20100422-037 creating the Hispanic/Latino Community Oversight Team and appointed members on April 22, 2010. NHCD will continue to provide assistance and information related to affordable housing and community development to support both initiatives in FY 2011-12.

Mobility Deterrence Task Force

In April 2009, the City, Travis County and Austin Independent School District (AISD) Joint Subcommittee created two work groups to address major issues affecting student success. The Truancy Plus and Student Mobility workgroups focused on causes of student attendance problems, and developed strategies for student and family interventions. NHCD participated in the Student Mobility working group with the recognition that the issues of affordable housing and student mobility are inextricably linked.

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In 2010, the Joint Subcommittee passed a resolution creating a new Child and Youth Leadership Council to work on a plan to ensure that all children attending Austin Independent School District (AISD) successfully complete high school. The Leadership Council, created by the three agencies, established four task forces with the intent to provide recommendations in advance of the 2011-12 academic year. These task forces are: Mobility Deterrence; Judicial Supports; Workforce Development; and Academics.

NHCD will continue participating in the Mobility Deterrence Task Force and will work with partners in this arena to develop recommendations that can assist in achieving housing stability in order to strengthen families and improve student achievement and overall school performance.

Housing Market Study

The City of Austin's Housing Market Study serves as a key policy document for the City and its partners. The study serves as a catalyst for future housing policy and educates the community on affordable housing needs, provides detailed housing data, and is the first comprehensive housing gap analysis conducted for the City of Austin. The study will assist NHCD in community decision making on affordable housing through the FY 2009-14 Consolidated Plan period. To view the study, visit: www.cityofaustin.org/housing.

b) Education and Community Engagement

Affordable Housing Forums

The City will continue hosting quarterly Affordable Housing Forums in FY 2011-12 to enhance coordination and dialogue between industry experts, stakeholders, private developers, housing providers, and public policy makers. These forums serve to address barriers and solutions to affordable housing. Four forums are planned for FY 2011-12. Topics will include Fair Housing, Design of Affordable Housing, and Asset Building/Financial Empowerment. For more information about NHCD's Affordable Housing Forums, visit www.cityofaustin.org/housing.

Joint Education Efforts with the City's Planning and Development Review Department

NHCD works closely with the Planning Development and Review (PDR) Department's planning team to participate in neighborhood plan meetings and facilitate affordable housing education. Recent neighborhood meetings include those related to the East Riverside Corridor Regulatory Plan, Imagine Austin Comprehensive Plan, Neighborhood Plans, and meetings with various boards, commissions and subcommittees to promote affordable housing education.

These initiatives will require significant continued education and outreach on crucial housing issues affecting the Austin community. NHCD anticipates assisting in this educational effort, including providing data and research to help the community reach housing goals and strategies for achieving those goals in the next 30 years.

PSH Community Engagement Plan

In January 2011, the City Council requested that the City Manager offer an overview of the "best practices from other cities on engaging communities and building support for permanent supportive housing projects." The resulting presentation, offered to the

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Comprehensive Planning and Transportation Subcommittee on March 7, 2011, outlined strategies for a Community Engagement Plan to inform and involve stakeholders.

As of May 1, 2011, a team from NHCD, HHSD, and the Corporate Public Information Office are meeting regularly to design and implement a community education campaign on supportive housing as well as a dialogue on community engagement in supportive housing, in order to expand on the March presentation, build on the best practices identified, and offer detailed next steps and established timelines to ensure that the goal of establishing 350 units of PSH by 2014 is realized with strong community support.

East 11th and 12th Street Development Study

The City of Austin has commissioned a market study to provide a development strategy for the East 11th and 12th Street Corridors. The consultant will conduct a study conduct a market study of the area to evaluate what type of development the area can absorb and infrastructure needs in order to assist with future planning activities. The development strategy will provide the guidance in moving forward to complete revitalization efforts in the Corridors. The consultant will work with City staff, key stakeholders, and community members to engage and ensure the development strategy reflects the important goals of all parties. A community engagement component is set to be underway in FY 2011-12.

NHCD Quarterly Newsletter

In an effort to increase transparency and awareness of affordable housing issues, NHCD will be introducing a Quarterly Newsletter to the board and commissions, key stakeholders, and the general public. This newsletter will include information on program production, highlight key programs that have experienced successes or challenges, announce upcoming events, and will provide selected public feedback received at meetings. The newsletter will also celebrate upcoming Groundbreakings and Ribbon-cuttings for developments that NHCD has helped fund, and showcase different NHCD divisions and staff efforts. The first issue is anticipated to be released late August 2011, and will continue quarterly into FY 2011-12.

Public Speaking Engagements

NHCD receives regular requests for keynote presentations and panel representation on economic development and affordable housing topics. Key groups in which NHCD will target in its community engagement plan for FY 2011-12 include: preservation officials representing multiple municipalities; housing industry professionals; and professionals representing the lending community. Targeted engagement will include membership and attendees with industry-related association and agencies including: the Austin Area Interreligious Ministries (AAIM); The *Texas Association of Local Housing Finance Agencies*, the *Real Estate Council of Austin*, and the *Home Builders Association of Greater Austin*.

c) Marketing & Outreach

Resources for marketing, educational outreach, and overall special events planning remain limited – a challenge when many of NHCD’s clientele require targeted outreach efforts and initiatives. Due to many of the communication barriers in reaching low-income residents, majority of whom are elderly or low-income residents who do not

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have access to the Internet or other modern communications tools, NHCD will continue to explore partnerships that are vital vehicles to disseminating information to specific subpopulations that can benefit from housing and economic development services offered by the department.

NHCD Housing Program staff regularly participates in workshops, fairs and seminars to promote housing services.

Technical Assistance Work Sessions

As part of the strategy to create and retain affordable housing the NHCD/AHFC development team provides ongoing technical assistance to non-profits and for-profit developers as needed. Each year, more than 100 face-to-face meetings, as well as responses to numerous phone calls and e-mails give NHCD/AHFC development staff the opportunity to assist and inform current and potential funding applicants about various aspects of affordable housing development. Assistance can be provided at any stage in a project life cycle: pre-application, during development, and in post-development. Just a few examples of the types of assistance provided are: how the requirements of different funding sources may affect a project; complying with federal requirements; assistance with City of Austin development regulations and processes; and suggestions for alternate fund sources. Development team members will continue providing technical assistance in response to individual developers' needs and may provide larger work sessions and trainings in FY 2011-12 as needed.

Media and Outreach Contacts

NHCD will continue to utilize its web site as a key educational tool receiving more than 52,000 unique page views annually, and over 100,000 page views overall to the NHCD/AHFC site for housing and community development information. NHCD Housing Information Referral services offers customers responsive information to direct inquiries made by phone and the web site. This service is essential in providing ongoing outreach and information about housing and community development programs. NHCD also has a listserv that it uses to send out updates on all affordable housing news in the City of Austin, as well as notices about public meetings and events. There are currently over 550 people signed up on the NHCD listserve to receive NHCD information distributed regularly by the City.

d) Partnerships and Community Involvement

NHCD coordinates and maintains relationships with neighborhood groups, policy groups, non-profit and for-profit developers, businesses, and service providers in low-to moderate-income communities in order to reach its affordable housing and economic development goals. NHCD anticipates partnering with the following organizations/initiatives in FY 2011-12:

African American Resource Advisory Commission (AARAC)

NHCD works with members on the African American Resource Advisory Commission (AARAC) to target outreach and marketing efforts on NHCD programs and services to the African American community. The AARAC advises the City Council on issues relating to the quality of life for the City's African American community and recommends programs designed to alleviate any inequities that may confront African Americans in social, economic and vocational pursuits, including; health care; housing,

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affordable housing, home ownership and homelessness; entertainment opportunities for professionals and students; employment; and cultural venues, including museums, theaters, art galleries and music venues.

NHCD provided a progress report to the AARAC in May 2011 addressing ten items under the Neighborhood Sustainability Initiative outlined in the 2008 *Addressing Community Needs Together* report. NHCD will continue to support the AARAC in FY 2011-12 as they continue to move forward with their efforts in improving quality of life for the African American community.

Austin Mayor's Committee for People with Disabilities

NHCD regularly presents and coordinates with this committee whose mission is to carry out a program to encourage, assist and enable persons with disabilities to participate in the social and economic life of the City of Austin and achieve maximum personal independence; to become gainfully employed; and to enjoy fully and use all the public and private facilities available within the community.

Community Action Network (CAN)

Community Action Network (CAN) is a public/private partnership between 15 major community organizations that work 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. The Issue Area Groups bring together stakeholders from throughout the community to collaborate with organizations that provide social services. CAN maintains a listserv of more than 2,000 community contacts, which is a key resource for NHCD's outreach efforts to provide information to the public, community non-profits and small businesses.

CAN developed the CAN Community Dashboard 2011 Report which outlines and addresses community needs. This report along with other community reports was a key tool and component of the City's data analysis in developing the FY 2011-12 Action Plan framework. NHCD will continue attending regular CAN meetings to provide reports and departmental updates to inform CAN affiliates about housing and community development activities.

In addition, NHCD will collaborate with CAN and several agencies to move forward in participating in the Housing Issue Area Group in FY 2011-12. CAN is working with the City of Austin, Travis County, the Travis County Housing Authority, the Housing Authority of the City of Austin and other agencies to explore opportunities to enhance local affordable housing planning efforts and incorporate this planning initiative into the CAN framework.

Central East Austin Weed and Seed Initiative

Weed & Seed is a community-based strategy sponsored by the U.S. Department of Justice (DOJ). It is an innovative, comprehensive multi-agency approach to law enforcement, crime prevention, and community revitalization. Currently, there are more than 250 Weed and Seed sites nationwide.

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NHCD staff serves on the Weed & Seed Steering Committee and attends monthly meetings. This assists in the collaboration and partnership with many community groups for the coordination of activities and events.

Community Housing Development Organizations (CHDOs)

Community Housing Development Organizations (CHDOs) are non-profit housing providers whose organizational mission includes the development of affordable housing for low- and moderate-income households. The City is able to work closely with CHDOs to help them meet their housing development goals by coordinating with the CHDO Roundtable, an organization comprised of a local, non-profit affordable housing providers. The City meets with the CHDO Roundtable to discuss policy matters and provides CHDO Operating Expenses Grants to help increase organization capacity.

The CHDO Roundtable released “Meeting Austin’s Affordable Housing Needs Across the Spectrum” at the beginning of 2011 which was another key tool used in developing the FY 2011-12 Action Plan framework.

Ending Community Homelessness Coalition (ECHO)

The Ending Community Homelessness Coalition (ECHO) is charged with providing dynamic proactive leadership that engages policy makers and the community in ending homelessness. In order to accomplish this, ECHO engages in a variety of activities including:

- Coordinating the annual HUD Continuum of Care (CoC) application;
- Conducting the annual homeless count;
- Providing outreach through the annual Homeless Fair and Women’s Homeless Fair;
- Serving as the homeless planning entity for the community; and
- Advocating for homeless issues.

City staff from both the Austin/Travis County Health and Human Services Department (HHSD) and NHCD serve on ECHO committees: the Executive Committee, Planning & Evaluation Committee, and Exiting Committee. City staff also serves as institutional members on the CoC Independent Review Team, which evaluates and scores local CoC applications.

Austin Housing Repair Coalition

The Austin Housing Repair Coalition is a collaboration of more than 17 governmental and non-profit organizations. The Housing Repair Coalition helps maximize the community’s resources by coordinating the delivery of an array of housing repair and weatherization services to help low-income households who may also be elderly or disabled remain safely in their homes. The Housing Repair Coalition released “Housing Repair Needs Assessment” in February 2011 which is another key report that was considered when developing the FY 2011-12 Action Plan.

HousingWorks

HousingWorks is a non-profit organization endeavoring to keeping homes affordable for Austinites, through research, education and public policy change. NHCD meets regularly with HousingWorks and collaborates to keep homes affordable in Austin.

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Texas Association of Local Housing Finance Agencies (TALHFA)

The City of Austin maintains its membership with TALHFA, a statewide non-profit organization established in 1989 for the purpose of informing, planning and supporting the needs of local housing finance agencies in its delivery of affordable housing in the State of Texas. TALHFA has a membership of over 300 professionals in all areas of affordable housing.

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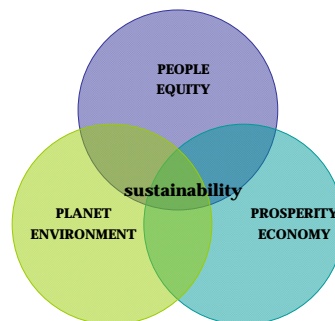
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5) PROMOTE SUSTAINABLE PRACTICES

“A sustainable community is one that has more housing and transportation choices, helps people live closer to jobs, shops and schools, is more energy independent and helps protect clean air and water.” - *U.S. HUD-DOT-EPA Partnership for Sustainable Communities*

The City of Austin launched its Office of Sustainability in September 2010. The objective of the office is to assist in aligning and connecting “green” initiatives, opportunities and programs across City’s departments and the city at large. The Office defines sustainability as finding a balance among three sets of goals: 1) prosperity and jobs, 2) conservation and the environment, and 3) community health, equity and cultural vitality. It means taking positive, proactive steps to protect quality of life now, and for future generations. Exhibit 24 displays the three sets of goals. Over time, the Office will incorporate the pillars of sustainability in the categories of its economy, environment and social equity. The concept of city shaping and mobility is an additional critical consideration related to sustainability.

Exhibit 24: Sustainability Balance



The concept of sustainability is not new to NHCD. Energy efficiency, green building, and transit-oriented housing initiatives have long been incorporated into the spectrum of NHCD’s housing activities, and low- and moderate-income households have for years enjoyed benefits of such efforts, including lower utility bills, healthier home environments, increased mobility and reduced transportation costs. With the advent of the City’s Sustainability Office, NHCD is committed to building upon previous efforts to improve and further refine NHCD’s business models to achieve sustainability outcomes. NHCD is dedicated to being a local and national green business leader in the fields of affordable housing and community development

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a) Economy

The City of Austin believes that by investing in its residents, local businesses and innovations, we can begin to cultivate our own prosperity. Economic sustainability is based on a thriving regional economy that emphasizes green business leadership, clean technology, and expanding opportunity for all. The core concepts include:

- Promote prosperity, job growth, and affordable housing at all levels in the community,
- Support local businesses and buying local to keep our economy thriving, and
- Encourage creativity, resiliency, innovation, and collaboration.

Affordable Housing Return on Investment

While the primary goal of the creation of affordable housing is lower the cost of housing for low- and moderate-income households, another vital outcome of affordable housing is economic growth. Affordable housing creates jobs both during the construction phase and after the units are constructed. NHCD believes that housing and economic development activities in Austin can and should support the economic objectives above, and seeks to quantify participation in economic sustainability through a return on investment model.

A 2011 report from the Center for Housing Policy¹ outlines the role of affordable housing in creating jobs and stimulating local economic development in five main areas: (1) job creation during and after affordable housing development; (2) attracting new employers and a skilled workforce; (3) increasing revenue for states and localities; (4) reduction in foreclosures and better stability for participants in affordable homeownership programs; and (5) an increase in household discretionary income when housing and associated costs such as transportation and utilities are affordable. NHCD has begun to attempt to quantify the return on investment that affordable housing activities contribute to the Austin community, and will continue to seek methods to quantify this investment in the categories defined above. NHCD's initial research has focused on job creation and increased revenue for local entities, as outlined below:

Job Creation

Based on formulas provided by HUD, NHCD calculates that the City has invested approximately \$81 million in creating or retaining affordable housing over the past 10 years, while leveraging an additional \$296 million in other private or government funding. From that investment, NHCD estimates that 4,100 units of affordable rental and ownership housing have been developed. In turn, the development supported the creation of approximately 5,000 construction-related jobs which collectively resulted in \$182 million of wages earned to be spent in the local economy. Additionally, \$86 million in combined federal, state, and local tax revenues and fees were produced through the creation of these units.

NHCD is further expanding its efforts to collect job creation information by collecting the same information for applicable projects funded with non-federal dollars as well as for CDBG and HOME-funded activities. NHCD primarily uses the HUD "Section 3"

¹ Wardrip, Keith, Laura Williams, and Suzanne Hague. "The Role of Affordable Housing in Creating Jobs and Stimulating Local Economic Development." Center for Housing Policy. January 2011. Online at http://www.nhc.org/media/files/Insights_HousingJobs_Factsheet_Jan_103.pdf.

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Program for reporting job creation activities related to housing development projects. The Section 3 program requires that recipients of certain HUD financial assistance, to the greatest extent possible, provide job training, employment, and contract opportunities for low- or very-low income residents in connection with projects and activities in their neighborhoods. NHCD staff will ensure that contractors and subcontractors are properly trained in reporting this information. In addition, NHCD may report on the multiplier effect, developed by HUD, that illustrates the impact to the local economy in terms of jobs created, wages paid, and federal, state and local tax revenues generated.

Increased Revenue from Taxes and Utilities

NHCD generates revenue for the City of Austin and other local taxing jurisdictions through the Acquisition and Development (A&D) and Rental Housing Developer Assistance (RHDA) programs. Newly constructed affordable housing developed through these programs increases the taxable value of the properties, thereby generating revenue for the City of Austin, Travis County, the Austin and Del Valle Independent School Districts, Central Health, and Austin Community College. In addition, new affordable housing expands the City-owned electric and water utility customer base. A portion of revenues generated by Austin Energy and the Austin Water Utility is transferred to the City's General Fund each year. In FY 2011-12 NHCD will continue exploring ways to generate additional revenue for the department and the City and seek methods to quantify this investment.

Small Business and Commercial Revitalization Return on Investment

In addition to affordable housing activities, NHCD offers a range of services for small businesses in Austin ranging from technical assistance to loan services to enhance and foster the success of growing small businesses. In addition, NHCD promotes neighborhood revitalization efforts through activities that fall under the East 11th and 12th Street Revitalization initiative. Both small business and commercial revitalization efforts support greater opportunities for job creation for low- and moderate-income households.

In FY 2011-12, NHCD will continue to offer opportunities and resources to Austin residents that will provide economic sustainability to improve the overall health, vitality, and sustainability of the City's economy. NHCD administers the following programs under Small Business Assistance: Community Development Bank (CBD), Microenterprise Technical Assistance, Neighborhood Commercial Management Program (NCMP), and Community, Preservation & Revitalization (CP&R). Under Commercial Revitalization, NHCD administers the East 11th and 12th Street Revitalization program. For a description of these activities, visit Chapter 5. The City of Austin offers community development opportunities and small business assistance through multiple departments.

NHCD collaborates with the following city departments and initiatives to provide activities and services that stimulate Austin's economic health.

Economic Growth and Redevelopment Services Office

As a vital component of the city's economic development program, the Economic Growth and Redevelopment Services Office (EGRSO) manages the City's economic

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development policies to promote and facilitate sustainable growth in the Desired Development Zone, in partnership with the community, developers and other City departments. The goal is to enhance livability and economic viability in a manner that preserves the character of Austin and its environment. EGRSO's Small Business Development Program (SBDP) provides counseling and assistance to small businesses. The mission of SBD is to develop and empower small businesses in order to strengthen their business capability and survivability. For more information on EGRSO's visit: www.cityofaustin/redevelopment.

- *Family Business Loan Program – Section 108 of Title I of the Housing and Community Development Act of 1974, as amended.*
The City of Austin's Economic Growth and Redevelopment Services Office (EGRSO) will apply for funding under Section 108 of Title I of the Housing and Community Development Act of 1974, as amended, through the U.S. Department of Housing and Urban Development (HUD) in FY 2011-12. The funds will be used as the City's contribution to the Family Business Loan Program (FBLP), a public-private partnership loan program that provides fixed-asset and working capital loans to qualified small-business borrowers in Austin and its extra-territorial jurisdiction (ETJ). The lending partners are a private bank member of the Federal Home Loan Bank, an SBA Certified CDC Section 504 community lender, and the City of Austin EGRSO. The City will provide the working capital portion of the loan. The FBLP's goals are to: foster business expansions in low- and moderate-income neighborhoods, stimulate low- to moderate-income job creation on a city wide basis, and increase Austin's tax base. The FBLP is targeted to Austin business owners that are ready to expand their business and create jobs.
- *Small Business Workforce Development Pilot Program*
On June 24, 2010, the City Council directed the City Manager to develop a workforce development program which would incorporate classroom learning and on-the-job training in Austin's small businesses and to research funding opportunities to implement such a program. The EGRSO in partnership with the Austin/Travis County Health and Human Services Department (HHSD) provided a report to the Council on December 9, 2010 on the progress of the program. The departments outlined three goals for the workforce development program: connect individuals to employment opportunities with small businesses, provide small businesses with a motivated workforce, and make available business education curriculum to individuals interested in self-employment.

During the developing phase of the workforce development program, EGRSO and HHSD gathered key stakeholder input from local small business owners and alliances, City of Austin Workforce Development Contractors, Local Workforce Boards, Austin Community College, and unemployed job seekers. From the feedback received the departments identified the following recommendations as essential components for the pilot program:

- A common assessment tool at workforce development organizations,

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- Pre-employment training in general competencies leading to Workplace Readiness Certification,
- Certified job seekers placed into paid internship in local small businesses that are selected for the pilot,
- Internship wages paid by project - no requirement for businesses to permanently hire the job seekers,
- Job seekers also matched with a small business mentor, and
- Job seekers' connections to workforce development agency maintained throughout program, including post-employment support if funding allows.

To date, the workforce development program plan is contingent upon City Council approval and identification of specific funding sources. Both departments will continue to hold activities related to this pilot until after the current Social Services Self-Sufficiency Request for Proposal (RFP) is complete in late May 2011. The City will continue to evaluate pilot results to determine needed program adjustments and/or larger-scale feasibility and if considered effective, the City will seek and secure long-term, larger-scale funding

◦ *Elevate Austin – Taking Small Business to New Heights*

The City of Austin recognizes that small businesses are the foundation of its local economy and in March 2010, the City embarked on a city-wide project with a mission to encourage organizational changes that establish Austin as the Best Managed City with regard to small business development. The City Council, the Small Business Development Program (SBDP), and the Austin Independent Business Alliance (AIBA) invited fifty small business owners to a summit to share their insight of how the City of Austin serves the needs of area entrepreneurs. Based on this feedback, the City Council passed Resolution No. 20100624-084 on June 24, 2010, requiring the City Manager to develop policy recommendations. The SBDP was tasked with leading the ElevateAustin initiative and developed a policy recommendation with the following goals:

- Achieve savings and efficiencies for both small business owners and City government;
- Enhance City processes and procedures to facilitate the opening, operation, and expansion of small businesses; and
- Create an overall environment that values the economic and cultural role of small businesses.

In response to the concerns raised by the small business community through ElevateAustin, the City is enhancing current practices and launching new initiatives. SBDP provided a report to the City Council in January 2011 that highlighted the how the initiative will address the needs of business owners. Through these combined efforts the City of Austin will continue to embrace this opportunity to inspire continued economic growth and raise the bar on small business development in FY 2011-12.

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Small & Minority Business Resources Department

The Small & Minority Business Resources Department (SMBR) assists small, minority-owned and women-owned business enterprises (MBE and WBE) while pursuing contracting opportunities with the City of Austin. SMBR's programs encourage business enterprises to participate in City contracts by establishing special procurement goals for each contract type. For more information on SMBR's services visit: www.cityofaustin.org/snbr

b) Environment

The Office of Sustainability has identified the core concepts in preserving Austin's environment to include:

- Live within our means - meet today's needs responsibly, without exhausting more than our share of resources.
- Protect, and restore Austin's "green infrastructure" – trees, open spaces, waterways, parks, etc.,
- Conserve all resources and operate from the principle of reduce, reuse, and recycle, take action to reduce our climate and environmental "footprint."

The following are City of Austin initiatives impacting environmental sustainability that NHCD will continue to support and collaborate with in FY 2011-12:

S.M.A.R.T. Housing™

NHCD supports the goals of the Austin Energy Green Building (AEGB) Program through the S.M.A.R.T. Housing™ program. S.M.A.R.T. Housing™ requires that all units meet Austin Energy Green Building (AEGB) Program minimum standards and obtain AEGB approval of plans prior to commencement of construction and final inspection prior to occupancy. Using the Green Building Program Rating as a guide throughout design, construction, and planning, ensures green and sustainable practices are pursued during the development of S.M.A.R.T Housing™ projects.

Austin Energy Green Building Program

Austin Energy, the City's electric utility department, created the Austin Energy Green Building (AEGB) Program, the country's first green home rating system in 1991. The framework of the program promotes progressive changes to national and international energy conservation codes which has led to Austin being recognized by the National Association of Homebuilders, U.S. Green Building Council, and as the United Nations Earth Summit Rio Conference on Sustainable Development's Local Government Honor Award.

The AEGB Program promotes the design, construction, purchase, and operation of green homes. The AEGB staff help identify project's sustainability goals; share information about green materials, products, and techniques; assist client determine financial incentives; and provide marketing materials and opportunities.

Environmental Review Process

The City of Austin recognizes the critical importance of minimizing the impact on the natural environment when housing and community development projects and activities

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are proposed. In 1969, the National Environmental Policy Act (NEPA) was established as a broad national framework for protecting our environment. NEPA's *purpose* is *"To declare a national policy which will encourage productive and enjoyable harmony between man and his environment; promotes efforts which will prevent or eliminate damage to the environment and biosphere and stimulates the health and welfare of man; to enrich the understanding of the ecological systems and natural resources important to the Nation; and to establish a Council on Environmental Quality."* NEPA's basic policy is to assure that all branches of government give proper consideration to the environment prior to undertaking any major federal action that could significantly affect the environment.

NHCD complies with NEPA and other related environment regulations before undertaking an activity or a project using federal funds, NHCD staff is required to determine whether the proposed activity will have an impact on the environment. In order to document the environmental review process and demonstrate compliance with the applicable federal regulations, staff creates an Environmental Review Record (ERR) for each proposed activity. The type of activity or project determines how extensive the environmental review process must be. For example, a proposed subdivision requires a more extensive review than does the rehabilitation of a single house. Typically, NHCD activities are found to have no significant impact on the environment. Proposed activities that have been found to have significant impacts on the environment would not be funded. Administrative activities funded with federal dollars are exempt from the environmental review process.

Austin Climate Protection Program

The City Council passed Resolution No. 20070215-023 in February 2007 directing the City to begin taking action on climate change. The five main components of the Austin Climate Protection Plan are listed below. Click on each component for a more detailed description of the goals in that area. The 5 main components of the plan are:

- Municipal Plan – all City of Austin facilities, vehicles, and operations carbon-neutral by 2020. Also, all City departments complete create a custom climate protection plan outlining departmental efforts to achieve carbon neutrality; all City departments completed their own climate protection plans. To view NHCD's Climate Protection Plan, visit www.cityofaustin.org/acpp/department_plans.htm.
- Utility Plan – expand conservation, energy efficiency, and renewable energy programs to reduce Austin Energy's carbon footprint; cap carbon dioxide emissions from existing power plants; and make any new electricity generation carbon-neutral.
- Homes and Buildings - update building codes for new buildings to be the most energy-efficient in the nation, pursue energy efficiency upgrades for existing buildings, and enhance Austin Energy's Green Building program.
- Community Plan – engage Austin residents, community stakeholders, and businesses to reduce greenhouse gas emissions.
- "Go Neutral" Plan – provide tools and resources for residents, businesses, organizations, and visitors to measure and reduce their carbon footprint.

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Star Community Index™

ICLEI-Local Governments for Sustainability USA, a leading national sustainability organization chose Austin as one of the ten U.S. cities/counties (other participating cities include Atlanta, Georgia; Boulder, Colorado; Chattanooga, Tenn.; Cranberry Township, Pa.; Des Moines, Iowa; Washington, D.C.; King County, Washington; New York City; and St. Louis) as a STAR Beta Community to help in refining the rating system's metrics. The rating system includes 81 goals and ten guiding principles to define community efforts toward sustainability.

The tool will allow local governments to measure, analyze, store and manage sustainability data and efforts. Once finalized, the tool will be set-up as a standard system for allowing the cities and counties to rank themselves and is expected to evolve into a nationally recognized rating system, allowing cities to rank themselves on sustainability using national sustainability standards.

HUD's Sustainable Communities Regional Planning Grant - Capital Area Texas Sustainability (CATS) Consortium

The Capital Area Council of Governments (CAPCOG) was selected as one in 45 nationwide grant recipients for the Sustainable Communities Grant. The highly competitive grant in the amount of \$3.7 million was awarded in late 2010. The grant was a partnership effort launched by U.S. Department of: Economic Development Administration (EDA), Environmental Protection Agency (EPA), Housing and Urban Development (HUD), Transportation (DOT), and Agriculture (USDA).

CAPCOG is partnering with local agencies: the Capital Area Metropolitan Planning Organization (CAMPO), Capital Area Rural Transportation Systems (CARTS), CapMetro, Envision Central Texas (ECT), City of Austin, City of Round Rock, City of San Marcos, along with several stakeholders.

CAPCOG will contract with the City of Austin, specifically, to oversee the development of an Analytical Tool by IBM, and with the University of Texas Sustainable Development Center to assist in developing and testing the tool. The expectation is that the tool can analyze transportation, land use, economic development, and housing related issues together, and show local leadership the impact of making investment decisions in their community. The broader goal for the project is to use the tool to analyze what impact decisions at the local levels are having on the region.

c) Equity

In order to sustain Austin's quality of life, the City must promote community health and a shared sense of vitality. Social equity is a value for the City of Austin. The community's sustainability – and commitment to social equity – is reliant upon wellness, public safety, local fresh food, and active daily lifestyles. It requires compassionate help for our most vulnerable neighbors. Core concepts include:

- Define sustainable "progress" as advancements in the health and well-being of all Austinites, including healthy eating and daily exercise to "keep Austin

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- moving.”
- Take positive, proactive steps to equitably protect everyone’s quality of life, now and over time.
- Protect against toxic pollution of our air, water and soil to safeguard everyone’s health, including the next generation of children.

NHCD fully supports efforts to incorporate the value of equity throughout City of Austin activities and programs, and aims to achieve the aim of an equitable Austin through all programs and activities administered through NHCD; through core values of reaching deep affordability levels, ensuring geographic dispersion of affordable housing, and maintaining long-term affordability in the city’s housing stock; and through the commitment to affirmatively further fair housing.

Through its annual Action Plan, HUD requires PJs to utilize performance measures that evaluate how HUD-funded programs seek to improve access and affordability for low- and moderate-income households. In FY 2011-12 NHCD in partnership with HHSD will continue to fund and administer programs and services that assist in promoting wellness for special populations and low- and moderate-income households.

d) City Shaping/Mobility

Sustainable regions and communities feature neighborhoods that are linked to jobs and have an array of transportation/mobility choices. By shaping the city and region with green building practices, streets that offer “drive-walk-bicycle” options and promoting transit-oriented developments while, preserving the environment, the City becomes more sustainable. Core concepts for city shaping/mobility include:

- Sustainability is an overarching goal and is key in all City planning; specifically, the East Riverside Corridor Master Plan, Imagine Austin Comprehensive Plan, Strategic Mobility Plan, Downtown Austin Plan, Colony Park Master Planning, and more.
- As we reduce time and distance spent on driving, and encourage mobility alternatives, we advance the quality of life and energy independence.
- Dense growth patterns are more sustainable than sprawl: less expensive to service, consume less natural acreage, and create more vibrant mixed-use neighborhoods.

In FY 2011-12 NHCD will continue to work closely with PDR and other departments as the City moves forward with efforts on the East Riverside Corridor Master Plan, Imagine Austin Comprehensive Plan, Strategic Mobility Plan, and Downtown Austin Plan. NHCD will provide assistance and information related to affordable housing components as well as offer collaborative support in identifying key strategies to define mobility alternatives.

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NHCD PROJECTS BY NEIGHBORHOOD PLANNING AREA

Through the City of Austin's Acquisition and Development (A&D) and Rental Housing Development Assistance (RHDA) programs, the following neighborhood projects are planned or are underway in FY 2011-12. The City allocates funding to these projects based on the following: type of project (e.g., transitional housing, single-family housing, ownership opportunities, etc.), level of affordability, feasibility, and evidence of leveraged funding. In addition to funding, the City offers technical assistance and benefits to developers through the City's S.M.A.R.T. Housing™ program and through the A&D and RHDA programs to all affordable housing developers on projects located within city limits.

To view these projects, refer to **Appendix V**. You will also find the City's Neighborhood Planning Areas Map in this section. Neighborhoods have been grouped according to Neighborhood Planning Areas established by the City of Austin Planning and Development Review (PDR) Department.

Central East Austin Neighborhood Planning Area

Project: 24 Rental Units

The Austin Housing Finance Corporation (AHFC) will partner with Anderson Community Development Corporation (ACDC) to construct at least 24 rental units for households earning at or below 50 percent of MFI.

Project: 1113 Myrtle

The Anderson Community Development Corporation (ACDC) will undertake the demolition and reconstruction of 1113 Myrtle Street to be sold to a low- to moderate-income buyer.

Project: Marshall Apartments

AHFC provided G.O. Bond financing and issued multi-family private activity bonds to assist with the acquisition and rehabilitation of the Marshall Apartments by an affiliate of Summit Housing Partners. The Marshall Apartments consists of 100 Project-based Section 8 units whose Housing Assistance Program (HAP) contract with HUD was set to expire in August 2011. Preservation of Project-based Section 8 units has been identified as a key initiative in the City's 2008 Affordable Housing Preservation Study. The owner has committed to provide 20 units of Permanent Supportive Housing at Marshall.

Project: East 11th and 12th Streets Revitalization

The Acquisition, Development and Loan Agreement (the "Tri-Party") that identified the roles and responsibilities of the City of Austin, Urban Renewal Agency of the City of Austin and the Austin Revitalization Authority as it related to the redevelopment activities of the area expired on September 30, 2010. The City of Austin and the Urban Renewal Agency have entered into an interim agreement to continue moving the revitalization efforts forward for the area. A long-term agreement between these two parties is planned to be completed by summer 2011.

This revitalization combines federal, local and private resources to improve the economic well-being and quality of life in the neighborhood. Public and private

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partnerships with businesses, financial, and non-profit entities are key to spurring quality investment, commercial development, and job creation throughout the East 11th and 12th Street Corridors. The City achieves this revitalization through activities including, but not limited to, land acquisition, demolition of dilapidated structures, relocation of displaced individuals/businesses, preservation of historic structures, redevelopment of abandoned and/or substandard structures, improvement of infrastructure, construction of new mixed-used facilities, and new community parking facilities to assist the businesses in the area.

The City facilitated a “Corridor Conversation” Town Hall Meeting in May 2010 at the George Washington Carver Museum and Cultural Center. The purpose of the meeting was to have a conversation with the community in order to gather community insights and respond to questions on the redevelopment efforts of the past, present and future. The City of Austin has commissioned a market study to provide a development strategy for the East 11th and 12th Street Corridors. The consultant will conduct a market study of the area to evaluate what type of development the area can absorb and infrastructure needs in order to assist with future planning activities. The development strategy will provide the guidance in moving forward to complete revitalization efforts in the Corridor. The consultant will work with City staff, key stakeholders, and community members to engage and ensure that the development strategy reflects the important goals of all parties. A community engagement component is set to be underway in FY 2011-12.

The City of Austin will break ground on the African American Cultural and Heritage Facility (AACHF) located at 912 East 11th Street, on June 17, 2011. The project includes a restoration of the historic Dedrick-Hamilton House and new construction. For more information on the AACHF visit Chapter 5.

Project: Juniper-Olive District

Planning efforts continue in FY 2011-12 for the renovation and the dismantling/reconstruction of the remaining AHFC owned homes in the Juniper-Olive District. Two of the homes are zoned Historic while another will be renovated while maintaining the historical character of the neighborhood. Future plans for the area include construction of several new homes. Salvaged materials for some of the dismantled homes will be used in the reconstructed homes.

Project: 1313 Willow and 807 Waller Streets

Located in the Guadalupe Neighborhood, funding has been approved for construction of new homes at 1313 Willow Street and 807 Waller Street.

Project: 1803 East 20th

The Blackland Community Development Corporation (BCDC) has acquired an 8-unit apartment complex that will serve households earning incomes at or below 50 percent of MFI.

Project: Blackshear Rental Housing

Blackshear Neighborhood Development Corporation (BNDC) is constructing six units of affordable rental housing for low-income families in the Blackshear neighborhood. Three of the units will be developed on former City surplus land. Two of the six units

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will serve households earning at or below 60 percent MFI, three units will serve households earning at or below 50 percent of MFI, and one unit will serve a household earning at or below 30 percent of MFI.

Project: 2106 Chestnut

The Blackland Community Development Corporation (BCDC) will also construct one new single-family home at 2106 Chestnut to serve as a rental for a household earning at or below 50 percent of MFI.

East Riverside/Oltorf Neighborhood Planning Area

Project: Arbor Terrace

Foundation Communities acquired a former extended-stay hotel located at 2501 South Interstate 35 and will convert it into a Single Room Occupancy (SRO) facility to house individuals earning incomes at or below 50 percent of MFI. The development is known as Arbor Terrace. AHFC has taken title to the land and is leasing it back to an affiliate of Foundation Communities. The property tax savings realized by AHFC's ownership will be put back into resident services. Foundation Communities has committed to provide 25 units of Permanent Supportive Housing at Arbor Terrace.

Montopolis Neighborhood Planning Area

Project: Frontier at Montana

The Frontier at Montana single-family ownership subdivision is in the Montopolis neighborhood. In Frontier at Montana, the City has partnered with several non-profit housing builders to construct 81 homes that provide homeownership opportunities for households earning at or below 80 percent of MFI. Austin Habitat for Humanity completed 30 single-family homes in Frontier at Montana, and American Youthworks is scheduled to construct nine single-family homes, the fifth of which was completed in FY 2010-11. The AHFC homes use a shared equity model with a "right of first refusal" to preserve long-term affordability.

AHFC used Neighborhood Stabilization Program (NSP) funds to construct the remaining 12 vacant lots in FY 2010-11. These homes are expected to be completed and sold in FY 2011-12.

Pecan Springs/Springdale Combined Neighborhood Planning Area

Project: Pecan Springs Commons

The City partnered with Green Doors (formerly Community Partnership for the Homeless) in FY 2009-10 to provide affordable housing in the Pecan Springs/Springdale neighborhood. Green Doors used both federal funds and G.O. Bond funds to acquire 70 units of rental housing. The 6 four-plexes and a 46-unit apartment complex, all on Sweeney Circle, are in the process of leasing up. This development has already had a transforming effect in this pocket area which had previously experienced a high crime rate and poor property conditions due to absentee landlords. The development is known as Pecan Springs Commons and serves the chronically homeless, homeless veterans, persons or families exiting shelter, and low-income working families.

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St. John/Coronado Hills Combined Neighborhood Planning Area

Project: St. John Neighborhood

The City has partnered with Neighborhood Housing Services (NHS) of Austin to provide affordable housing in the St. John neighborhood. In FY 2010-11, work was underway by NHS to finish the second of two planned single-family rental units.

University Hills/Windsor Park Combined Neighborhood Planning Area

Project: Devonshire Village

Austin Habitat for Humanity, in partnership with the City, completed infrastructure work on its subdivision, Devonshire Village, in the Windsor Park/University Hills neighborhood. The subdivision will be comprised of 43 new construction single-family homes that will be sold to low- and moderate-income buyers. Home construction has been underway since FY 2008-09 and more than half of the homes have been sold. Home construction and sales will continue in FY 2011-12. In order to provide diversity in the style of homes built in Devonshire Village, Austin Habitat for Humanity is making a portion of the 43 lots available to other affordable housing providers.

Govalle/Johnston Terrace Combined Neighborhood Planning Area

Project: Guadalupe-Saldaña Subdivision

The Guadalupe Neighborhood Development Corporation (GNDC) has completed pre-development work on the 11-acre Guadalupe-Saldaña subdivision in the Govalle/Johnston Terrace Neighborhood. The Guadalupe-Saldaña Subdivision will contain a total of 90 units of affordable rental and ownership housing. In FY 2010-11, funding was approved for the first phase of infrastructure development supported the first 32 units constructed and in FY 2011-12, construction will be underway.

Robert Mueller Municipal Airport Redevelopment Neighborhood Planning Area

Project: Wildflower Terrace

AHFC provided funding for the acquisition and development of a 201-unit senior development, Wildflower Terrace. This development was also financed through Low Income Housing Tax Credits awarded by the State. Construction is currently underway and is scheduled for completion in FY 2011-12.

Rosewood Neighborhood Planning Area

Project: M Station

The City provided Foundation Communities with G.O. Bond funding for the development of a 150-unit mixed-income apartment facility. This development is the first affordable housing located in a transit-oriented development (TOD). Ninety percent of the units in the development will serve households with yearly incomes of no more than 60 percent of MFI, including 75 units for households earning at or below 50 percent of MFI, and 15 units for households earning at or below 30 percent of MFI. The remaining 15 units will serve households earning at or below 80 percent of MFI, and a portion of those will have no income restrictions. M Station was awarded a commitment of Low Income Housing Tax Credits by the State, and is currently under construction with completion expected in FY 2011-12.

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West Campus Neighborhood Planning Area

Project: University Neighborhood Overlay (UNO)

The City Council adopted the University Neighborhood Overlay (UNO) in FY 2004-05 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 on-site to households at or below 80 percent of MFI for at least 15 years. Participating developers must also provide an additional 10 percent of on-site units for households earning at or below 65 percent of MFI or pay a fee-in-lieu.

South Lamar Combined Neighborhood Planning Area

Project: Treaty Oaks Apartments

Green Doors partnered with the City to acquire and rehabilitate a 47-unit apartment complex on Manchaca Road. The units will be leased to individuals and families with incomes at or below 50 percent of MFI. Treaty Oaks will house formerly homeless individuals, including veterans, persons at risk of becoming homeless, and very low-income working families. Green Doors has committed to providing 24 units of Permanent Supportive Housing at Treaty Oaks

Project: The Legacy Apartments

The City partnered with Mary Lee Community, an affiliate of the Mary Lee Foundation, to acquire property that will eventually become a new 40-unit complex providing affordable rental units to individuals and families with disabilities. Construction of the units is expected to begin in FY 2011-12.

South Congress Combined Neighborhood Plan Area

Project: Sierra Vista Apartments

G.O. Bond funding was provided to Foundation Communities to acquire and rehabilitate the former Sierra Vista Apartments. Seven percent (or 15 units) of the 238-unit complex will be reserved for households earning at or below 30 percent of MFI, and another fifty-three percent will be reserved for households earning at or below 50 percent of MFI. The acquisition of the property was completed in FY 2009-10. The project received a forward commitment of 2011 Low Income Housing Tax Credits from the State. Renovations are expected to be completed in FY 2011-12.

Project: Retreat at North Bluff (formerly Village on Little Texas)

G.O. Bond funding was provided to create a unique public/private partnership between AHFC and Captuity Investments III to develop a 240-unit, mixed-income multi-family community in which an affiliate non-profit corporation of AHFC will have an ownership interest. AHFC retains ownership of the land and leases it to Village on Little Texas LLC, and the AHFC non-profit affiliate has a 30 percent ownership stake in the development. This unique partnership offers AHFC the opportunity to earn revenue that can be used for other affordable housing developments. The property is expected to be fully leased in FY 2011-12 and has committed 5 PSH units.

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North Lamar/Georgian Acres Combined Neighborhood Plan Area

Project: Malibu Apartments

The Mulholland Group, in partnership with AHFC, acquired and is in the process of renovating the Malibu Apartments, 476 rental housing units with 215 units at 99 percent affordability. Out of the 476 units, 22 units are designated for families earning at or below 30 percent MFI and 193 units are designated for families earning at or below 50 percent MFI. This tax credit development offers residents proximity to the Capital Metro North Lamar Transit Center. Malibu contains the largest number of housing units within one development that was gap financed through the City of Austin's developer assistance programs. Rehabilitation is expected to be complete in FY 2011-12.

Westgate Neighborhood Planning Area

Project: Westgate Grove

G.O. Bond funding was provided to PeopleTrust and MoMark Development to acquire and develop nine acres for a 50-unit subdivision. The subdivision will consist of single-family homes that will be sold to buyers earning at or below 80 percent of MFI. The homes will use a shared equity/right of first refusal model of ownership in order to ensure long-term affordability. The acquisition of the property was completed in FY 2009-10. Pre-development work is currently underway. In FY 2010-11 additional G.O. Bond funding was approved for PeopleTrust, in partnership with also partnered with Peoples/Howell 2, LLC, to acquire 7 acres adjacent to the 9 acres previously referenced. This 7-acre tract will be developed for 50 attached condominium units to be sold to buyers earning at or below 80 percent of MFI.

Other Areas

Project: Meadow Lake Ownership

G.O. Bond funding was provided to Austin Habitat for Humanity to acquire and develop 25 lots in the Meadow Lake Subdivision located in the Silverstone Neighborhood. Habitat is in the process of constructing and selling the 25 new single-family homes that will be sold to buyers earning at or below 80 percent of MFI.

Project: Sendero Hills Ownership

Habitat for Humanity of Austin partnered with the City to use G.O. Bond funding to assist with the acquisition of 15 acres plus infrastructure construction, for up to 65 homeownership units in the Sendero Hills neighborhood of East Austin. The property has been acquired and infrastructure construction has been completed. Home construction will begin in FY 2010-11.

Project: Colony Park

The Colony Park project is 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 enhance the character of the existing nearby residential areas. The City 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

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elementary school that opened in fall of 2007, and retail space that will be developed as part of the project. The City has hired an engineering firm and land planner to analyze the site. A zoning application has been submitted for review. A planned unit development is being proposed for Colony Park. The Planned Unit Development could be approved in early 2012.

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FY 2011-12 INVENTORY PIPELINE

The Austin Housing Finance Corporation (AHFC) continues to search for new partnerships to create affordable housing opportunities in FY 2011-12 that promote the affordable housing core values: long-term affordability, geographic dispersion and deeper levels of affordability. Exhibit 25 lists all of the affordable rental and ownerships projects that have received city funds and were approved by the AHFC Board of Directors. Projects funded by the AHFC often receive other financing, such as state funds, other federal funds, bond financing, and low-income housing tax credits.

Exhibit 25: FY 2011-12 Inventory Pipeline

Note: Projects are listed in ascending order by AHFC approval date.

Project Number	Developer	Project Name or Address	Amount of City Funds	Funding Source*	Total # of Units	# Affordable Units	AHFC Approval Date	Estimated Occupancy Date	STATUS
1	ESCT Austin Housing III, Inc.	The Ivy Condominiums, 3204 Manchaca Rd.	\$500,000	G.O. Bonds	8 accessible rental units	8 accessible rental units	8/8/2010	3/31/2011	Completed & fully leased up.
2	Ilcor Homes, Inc.	Frontier at Montana	\$1,057,250	NSP	12 single-family homes	12 single-family homes	8/8/2010	9/30/2012	Under construction.
3	Austin PeopleTrust	Westgate Grove, Cameron Loop and Westgate Blvd.	\$3,065,300	G.O. Bonds	100 ownership units (50 single-family attached condominiums; 50 single-family detached houses)	101 ownership units (50 single-family attached condominiums; 50 single-family detached houses)	9/24/2009 and 12/9/2010	7/30/2012	Pre-development stage.
4	Marshall Affordable Partners, Ltd.	Marshall Apartments, 1401 East 12th Street and 1157 Salina St.	\$2,500,000	G.O. Bonds	100 rental units	100 rental units	12/9/2010	7/31/2011	Closing scheduled in July 2011.
5	Green Doors	Treaty Oaks Apartments, 3700 Manchaca Rd.	\$1,350,000	G.O. Bonds	47 rental units	47 rental units	12/9/2010	9/30/2011	Renovations underway.
6	Foundation Communities	Arbor Terrace, 2501 South IH-35	\$2,000,000	G.O. Bonds and RHDA CDBG	120 SRO units	120 SRO units	12/9/2010	3/31/2012	Closing scheduled June 2011.
7	Guadalupe Neighborhood Development Corporation	Phase I Infrastructure, Guadalupe-Saldaña Subdivision, Tillery Street and Goodwin Ave.	\$1,500,000	RHDA CDBG	90 homes; 52 ownership and 38 rental	90 homes; 52 ownership and 38 rental	12/9/2010	Estimated subdivision completion date not known at this time.	Loan Agreement will be signed in July 2011.
8	Mary Lee Community	The Legacy, 1340 and 1342 Lamar Square Dr.	\$675,000	RHDA HOME	40 multi-family rental units	40 multi-family rental units	12/9/2010	6/30/2013	Acquisition to take place in July 2011.
9	Blackland Community Development Corporation	Acquisition of 8-unit complex, 1803 East 20th St.	\$491,919	RHDA HOME	8 rental units	8 rental units	12/9/2010	9/30/2011	Property acquired in March 2011. In lease-up stage.
Totals			\$13,139,469		525	525			

* Funding Source: Projects may have additional funding sources.

Each project displayed below targets different levels of affordability, serving households earning at or below 80 percent of MFI.