

# Program Status Report

September 2011

## Housing Development

### Owner-Occupied Services

#### Lead Hazard Control

**Program Description:** HUD's office of Healthy Homes, awarded a \$3M Lead Hazard Control Grant to the City of Austin in the Spring of 2007. The lead hazard control grant provides services for 162 eligible households for the three-year grant period targeting homeowners and renters earning 80 percent or below of MFI with children under the age of six and living in homes built prior to 1978. In February 2010, HUD extended the grant term through the end of February 2011 and increased the number of households to be served to 200.

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated					
\$1,046,883	\$449,421	43%	(\$487)	\$0	\$0	\$597,949	43%					
								% Median Family Income				
Goal	YTD	%	Month	Type	0-30	31-50	51-60	61-80	80+			
16	19	119%	0	Households	10	7	1	1	0			

**9/30/2011 Highlights:** In September the City of Austin was awarded another Lead Hazard Demonstration grant from HUD. The grant amount is for 2.5 million dollars to provide lead hazard reduction activities in 150 houses identified with lead hazards.

## Other Housing

### S.M.A.R.T. Housing

#### S.M.A.R.T. Housing

**Program Description:** S.M.A.R.T. Housing™ assists non-profit and for-profit builders to create housing that is safe, located in mixed-income neighborhoods, accessible, reasonably-priced, transit-oriented, and that meets Austin Energy's Green Building and accessibility standards. The goal of the S.M.A.R.T. Housing program is to stimulate the production of new housing that is Safe, Mixed-Income, Accessible, Reasonably-Priced, Transit-Oriented, and meets Green Building and accessibility standards.

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated					
\$63,288	\$69,324	110%	\$13,956	\$0	\$0	(\$19,992)	100%					
								% Median Family Income				
Goal	YTD	%	Month	Type	0-30	31-50	51-60	61-80	80+			
700	947	135%	369	Households	NA	NA	NA	NA	NA			

**9/30/2011 Highlights:** The goal of the S.M.A.R.T. Housing program is to stimulate the production of new housing that is Safe, Mixed-Income, Accessible, Reasonably-Priced, Transit-Oriented, and meets Green Building and accessibility standards. The annual goal is to complete 700 new single-family and multi-family units. With September's 43 single-family units and 326 multi-family units completed in the twelfth month of the fiscal year, the 974 total units represent 135 percent of the annual goal. An additional goal is that 40 percent of the units serve families at or below 80 percent MFI. Through the current month of 2011, 80 percent of the units completed serve families at or below 80 percent MFI.

## Holly Good Neighbor

### Holly Good Neighbor

Program Description: The Holly Good Neighbor program provides repairs and rehabilitation to owner-occupied homes closest to the Holly Power Plant. Austin Energy funds the program, administered by the Neighborhood Housing and Community Development Office (NHCD), and facilitated by the Austin Housing Finance Corporation (AHFC). Eligible home repairs include: exterior paint, roofing, electrical system work, plumbing, foundation work, HVAC system and solar panels. Eligible income is 100 percent or below of MFI, and \$10,000 of the \$30,000 per house allocated is provided as a grant.

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated		
\$2,035,120	\$336,191	17%	\$32,698	\$0	\$0	\$1,666,231	18%		
Production					% Median Family Income				
Goal	YTD	%	Month	Type	0-30	31-50	51-60	61-80	80+
63	8	13%	0	Households	NA	NA	NA	NA	NA

9/30/2011 Highlights: In September the Holly Good Neighbor contract with Valdez Remodeling and On-Call Management Services ended. All remaining projects will be distributed under the new master solicitation contract in Fiscal year 2011-2012. 139 homes have been assisted in the programs history.

## Community Development

### *Commercial Revitalization*

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated
\$415,903	\$207,192	50%	\$49,918	\$0	\$0	\$158,792	62%

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

Program Description: The Acquisition and Development portion of the East 11th and 12th Street Revitalization project continues to maintain and dispose of property acquired in previous years. Upon transfer of property for development, job creation or retention for low- to moderate-income individuals are required under the performance goals of the project.

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

9/30/2011 Highlights: For the 2010-11 fiscal year the goal is to complete current projects and conduct a market study of the area to evaluate what type of development the area can absorb and infrastructure needs in order to assist in future planning activities.

For the month of September the East 11th and 12th Street Development Strategy consultant, Economic Planning Services, Inc conducted interviews with roughly 20 community stakeholders and received individual and group input at a Community Meeting on September 21st, which was attended by approximately 100 people. Next community meeting is scheduled for November 15th. Strategy is scheduled to be completed in January 2012.

### E. 11th & 12th St Public Facilities

Program Description: This project provides funding for the development of the City-owned African American Cultural and Heritage Facility. Completed facility will house a visitor's bureau, practice and office space for Pro Arts Collective, Inc and office space for the Capital City African American Chamber of Commerce.

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated		
\$2,462,710	\$18,955	1%	\$2,085,269	\$0	\$0	\$358,486	85%		
Production					% Median Family Income				
Goal	YTD	%	Month	Type	0-30	31-50	51-60	61-80	80+
--	0	NA	0	People	NA	NA	NA	NA	NA

9/30/2011 Highlights: For the month of September no new public facilities were completed. The African American Cultural and Heritage Facility construction is underway. Pier Drilling is occurring for the foundation. Facility is scheduled for completion in July 2012.

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

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

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated
\$325,150	\$0	0%	\$3,570	\$0	\$0	\$321,580	1%

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

9/30/2011 Highlights: Two projects underway are the historic renovation of the Dedrick-Hamilton house to be utilized as the African-American Cultural and Heritage Facility and the Herman Schieffer house, (recently known as the Eastroom) that is owned by the Austin Revitalization Authority and planned for office space.

For the month of September the historic Dedrick-Hamilton house was temporarily relocated in August in order to construct it's new foundation and complete earthwork. Pier Drilling is underway for the foundation. Facility is scheduled for completion in July 2012. The Eastroom is postponed, site plan approval is planned for November 2011

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

Program Description: This project funds the development of community parking in order to support the economic growth of the Urban Renewal corridors.

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated
\$279,411	\$14,714	5%	\$9,192	\$0	\$0	\$255,505	9%

Production					% Median Family Income				
Goal	YTD	%	Month	Type	0-30	31-50	51-60	61-80	80+
4668	2170	46%	0	People	NA	NA	NA	NA	NA

9/30/2011 Highlights: NHCD staff is working with City's Public Works Engineering department to design a parking facility at the corner of East 11th and Curve Streets. NHCD staff presented project to the City's Design Commission for consideration of Alternative Equivalent Compliance with SubChapter E - Design Standards in September. Next steps are to submit project and the Design Commission comments to Planning Development and Review Dept. to move forward with project.

For the month of September the East 11th and 12th Street Development Strategy consultant, Economic Planning Services, Inc conducted interviews with roughly 20 community stakeholders and received individual and group input at a Community Meeting on September 21st, which was attended by approximately 100 people. Next community meeting is scheduled for November 15th. Strategy is scheduled to be completed in January 2012.

## ***Neighborhood Revitalization***

### **Child Care Services**

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

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated
\$784,835	\$643,909	82%	\$84,479	\$0	\$0	\$56,446	93%

Production					% Median Family Income				
Goal	YTD	%	Month	Type	0-30	31-50	51-60	61-80	80+
324	396	122%	43	Persons	323	34	7	0	0

9/30/2011 Highlights: The program has exceeded their performance goal for the year. To-date, the program's combined service providers are on target to meet their performance goals. In September Lifeworks served 22, AISD served 10, Child Inc. served 0, and Generations served 11, for a combined 43 for the month.

## Fair Housing and Tenant Counseling

Program Description: The objectives of the Tenants' Rights Assistance program are: 1) facilitate 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; 2) provide direct counseling and technical assistance to low-income renters regarding tenant/landlord issues; 3) provide public education and information through workshops and public forums on landlord/tenant relationships and educate renters on their rights as well as their responsibilities under the law; and 4) identify fair housing complaints that can be investigated and may assist in resolving, reducing or minimizing discriminatory housing practices.

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated		
\$288,729	\$191,370	66%	\$97,359	\$0	\$0	\$0	100%		
Production						% Median Family Income			
Goal	YTD	%	Month	Type	0-30	31-50	51-60	61-80	80+
549	810	148%	125	Persons	NA	NA	NA	NA	NA

9/30/2011 Highlights: The program has exceeded their performance goal for the year.

## Senior Services

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

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated		
\$136,250	\$114,096	84%	\$22,154	\$0	\$0	\$0	100%		
Production						% Median Family Income			
Goal	YTD	%	Month	Type	0-30	31-50	51-60	61-80	80+
208	211	101%	38	Persons	187	21	3	0	0

9/30/2011 Highlights: The program has meet their annual performance goal.

## Youth Support

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

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated		
\$208,200	\$190,869	92%	\$17,330	\$0	\$0	\$0	100%		
Production						% Median Family Income			
Goal	YTD	%	Month	Type	0-30	31-50	51-60	61-80	80+
159	204	128%	1	Persons	150	41	1	0	0

9/30/2011 Highlights: The program has exceeded their performance goal for the year.

## *Small Business Development*

### Community Development Bank

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

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated		
\$150,000	\$0	0%	\$150,000	\$0	\$0	\$0	100%		
Production						% Median Family Income			
Goal	YTD	%	Month	Type	0-30	31-50	51-60	61-80	80+
6	6	100%	5	Jobs	1	3	0	1	1

9/30/2011 Highlights: The agency has meet the goal of six jobs.

**Microenterprise Technical Assistance**

Program Description: The Microenterprise Technical Assistance program provides operational funds for the administration of training and technical assistance for qualified microenterprises in the City of Austin. HUD defines a Microenterprise as either: 1) a business with five or fewer employees, one being the owner, or 2) an individual who is actively working towards developing a business that is expected to be a Microenterprise.

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated		
\$200,000	\$110,862	55%	\$89,138	\$0	\$0	\$0	100%		
Production					% Median Family Income				
Goal	YTD	%	Month	Type	0-30	31-50	51-60	61-80	80+
33	33	100%	5	Businesses	16	11	6	0	0

9/30/2011 Highlights: The program has met their performance goal for the year.

**Neighborhood Commercial Management**

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

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated		
\$981,971	\$0	0%	\$0	\$160,000	\$0	\$821,971	16%		
Production					% Median Family Income				
Goal	YTD	%	Month	Type	0-30	31-50	51-60	61-80	80+
11	0	0%	0	Jobs	NA	NA	NA	NA	NA

9/30/2011 Highlights: Status of files: There were zero applications taken. The lack of response is due to credit market conditions and the lack of confidence in the economy.

**Community Preservation and Revitalization**

Program Description: The Community, Preservation, and Revitalization Program (CP&R) Business Loan Program provides financial assistance in the form of small business loans to financially and geographically qualified small businesses within or willing to locate to the CP&R Zone. Primary Target Areas:  
 1. Area of East Austin bounded by I-35 from Manor Road to Riverside Drive; 2. Riverside Drive from I-35 to SH 71;  
 3. SH 71 from Riverside Drive to US 183; 4. US 183 from SH71 to Manor Road; and 5. Manor Road from US 183 to I-35.

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated		
\$75,000	\$0	0%	\$0	\$0	\$0	\$75,000	0%		
Production					% Median Family Income				
Goal	YTD	%	Month	Type	0-30	31-50	51-60	61-80	80+
2	0	0%	0	Businesses	NA	NA	NA	NA	NA

9/30/2011 Highlights: Status of files: There were zero applications taken and zero projects completed year-to-date. The lack of applications is due to credit market conditions and the lack of confidence in the economy.