



2013 Affordable Housing Bond Program Overview & Update

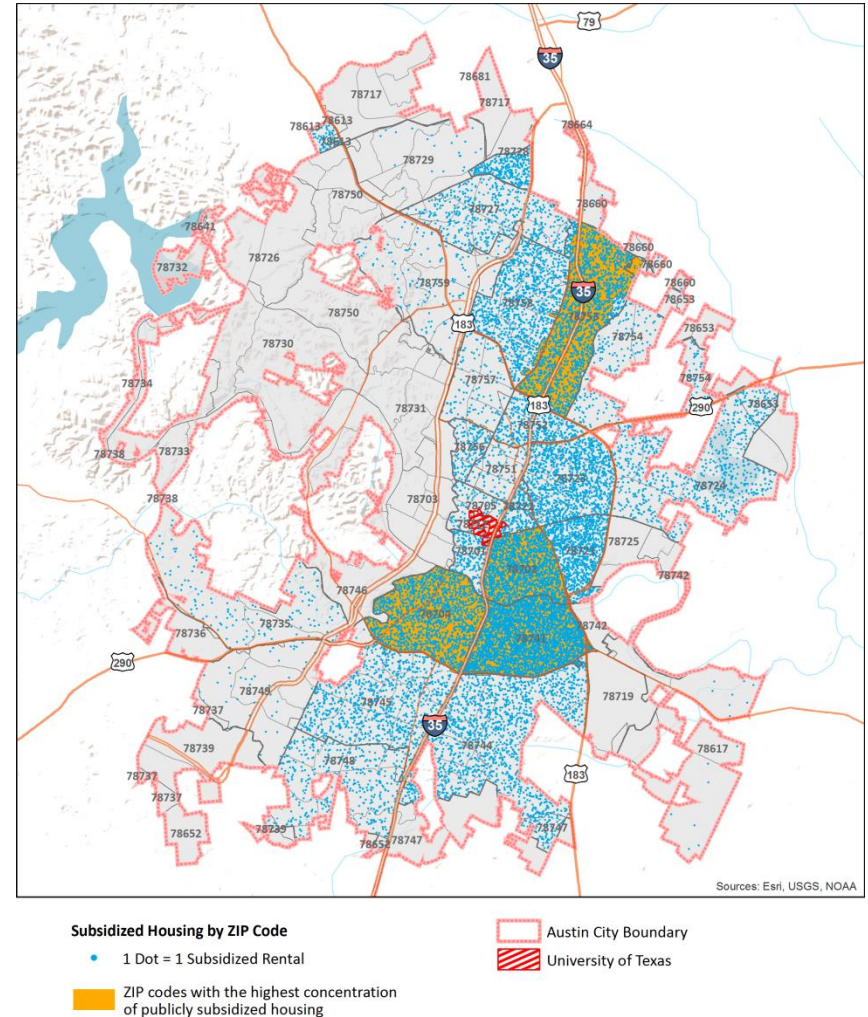
Bond Oversight Committee
January 28, 2015

Presentation by:
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Neighborhood Housing and Community Development

Importance of Affordable Housing Bond Program

Housing Market Data

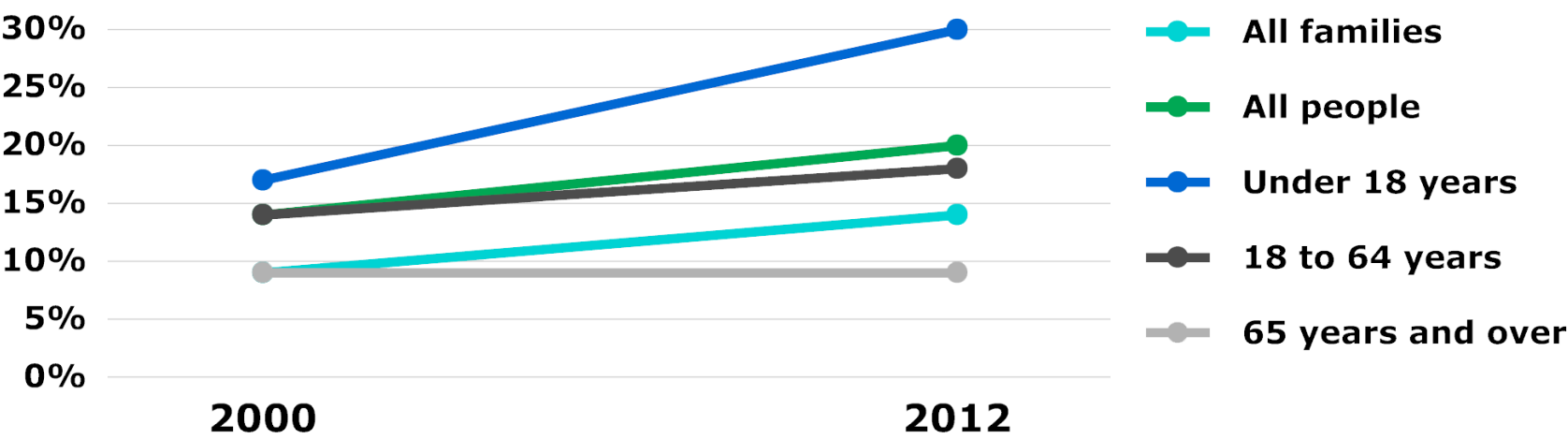
- Overall, renter incomes have not kept up with increased rents. Median rent is **\$200** more per month than in 2000.
- Publicly subsidized rental units are concentrated in a handful of ZIP codes—(78741=18%, 78753=10%, 78702=9%, 78704=9%)



Importance of Affordable Housing Bond Program

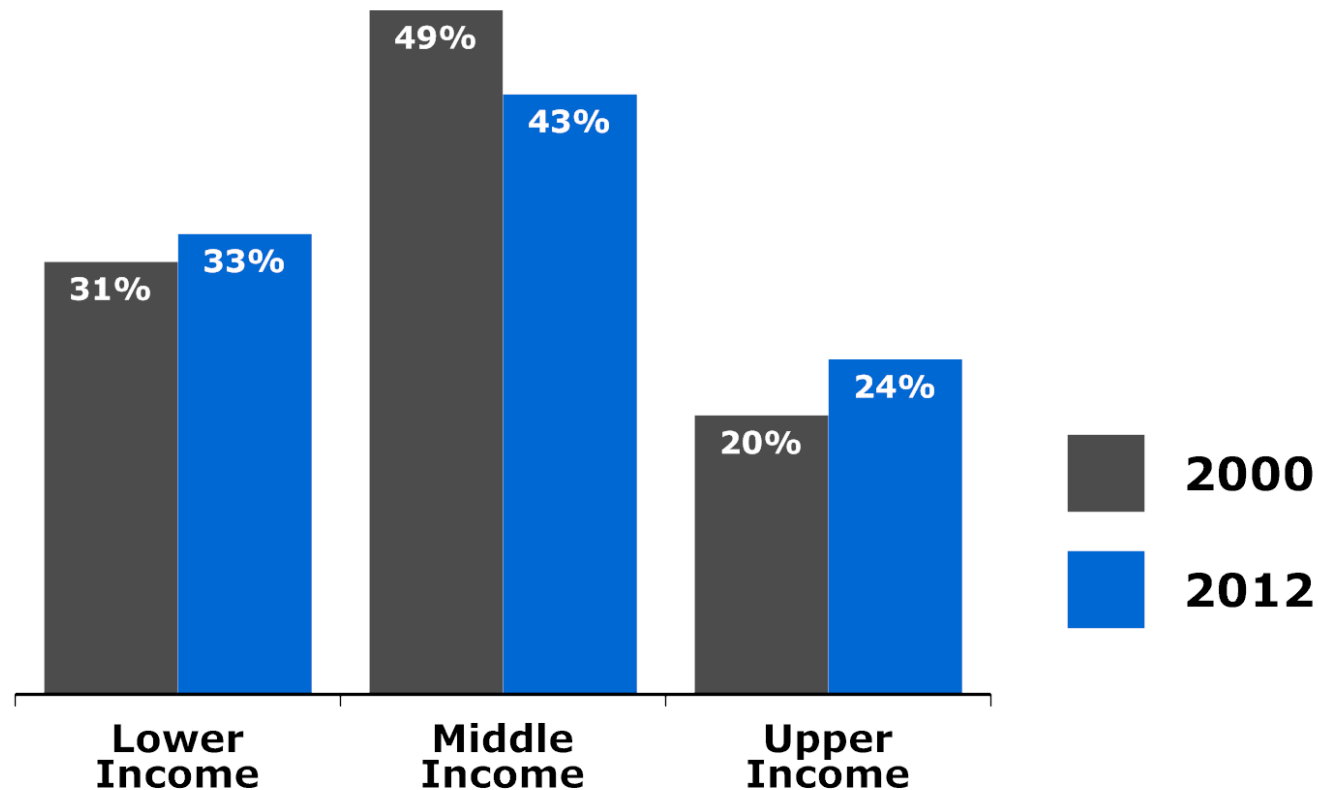
Increase in poverty

Rise in child poverty
2000 2012
17% ➔ 30%



Importance of Affordable Housing Bond Program

Decline in middle income households



Affordable Rental Housing Needs

55% Renters

(183,000 households)



33% earn <\$25,000
(60,000 households)



10% of rental units are affordable
(19,000 units)



GAP of 48,000 units for households earning < \$25k

Affordable Ownership Housing Needs

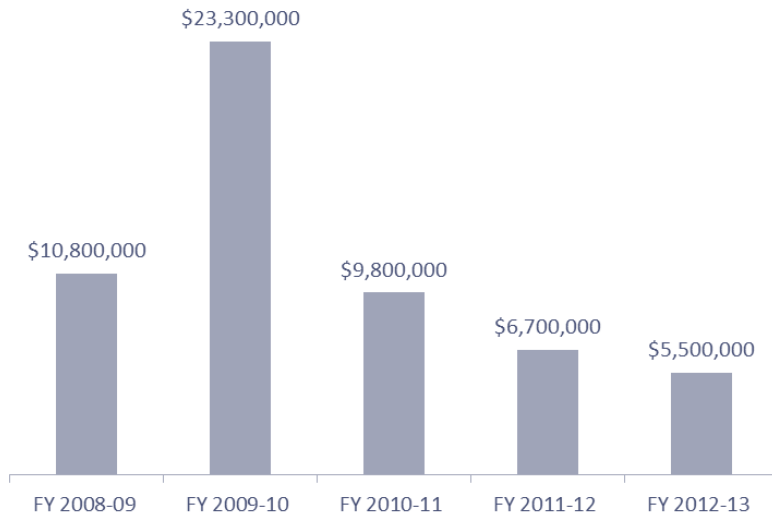
45% Owners

(148,000 households)



2006 Bond Proposition 5 Highlights

**2006 G.O. Housing Bond
Spending by Fiscal Year**



Rental	Amount	Units
Very Low Income Persons/Families	\$21.5	869
Workforce/ Family Housing	\$11.2	529
Persons with Mental Disabilities	\$3.3	61
Senior Housing	\$3.0	108
Children	\$1.9	42
Mobility Disability	\$0.8	70
<i>Subtotal: Rental</i>	<i>\$41.7</i>	<i>1,679</i>
Homeownership	Amount	Units
\$4.6M – Repairs; \$8.7M – Buyers	\$13.3	914
<i>Subtotal: Affordable Units</i>	<i>\$55.0</i>	<i>2,593</i>
TOTAL – All Units		3,417
Balance Remaining from \$55.0M	\$0.0	

2013 Affordable Housing Bond Overview

- ▶ November 5, 2013, Austin voters approved \$65M in bond funding for affordable housing Proposition.
- ▶ Three main investment areas:
 1. Rental Housing Development Assistance
 2. Home Ownership Programs
 3. Home Repair Programs
- ▶ 2013 Bond Program based on 6 year assumption (2013-2019)



Implementation Planning

- ▶ January 23, 2014, Council approved a Capital Budget Amendment to appropriate \$15M to begin implementation in FY13-14.
- ▶ Appropriation of \$10M/year from FY2015-FY2019
- ▶ Populations served through the Bond Program include:
 - ▶ Veterans
 - ▶ Seniors
 - ▶ Chronically Homeless
 - ▶ Families with Children
 - ▶ Persons with Disabilities



Prioritization Process for Projects

- ▶ **FY2014-15 Priorities:**
 - ▶ \$2.25M in home repair (GO! Repair Program and ABR)
 - ▶ \$11M in rental housing development (RHDA)
 - ▶ \$1.75M in acquisition and development for ownership (A&D)
- ▶ **City's Core Values:**
 - ▶ Deep Affordability
 - ▶ Long-Term Affordability
 - ▶ Geographic Dispersion



Wildflower Terrace
2006 GO Bond Affordable Housing - Mueller

FY15 Application Scoring Criteria

CORE VALUES

- ▶ Deep Affordability: Number and Degree of Affordable Units (i.e. 30% MFI)
- ▶ Long-term affordability: Length of Affordability Period
- ▶ Geographic Dispersion

PRIORITY INITIATIVES

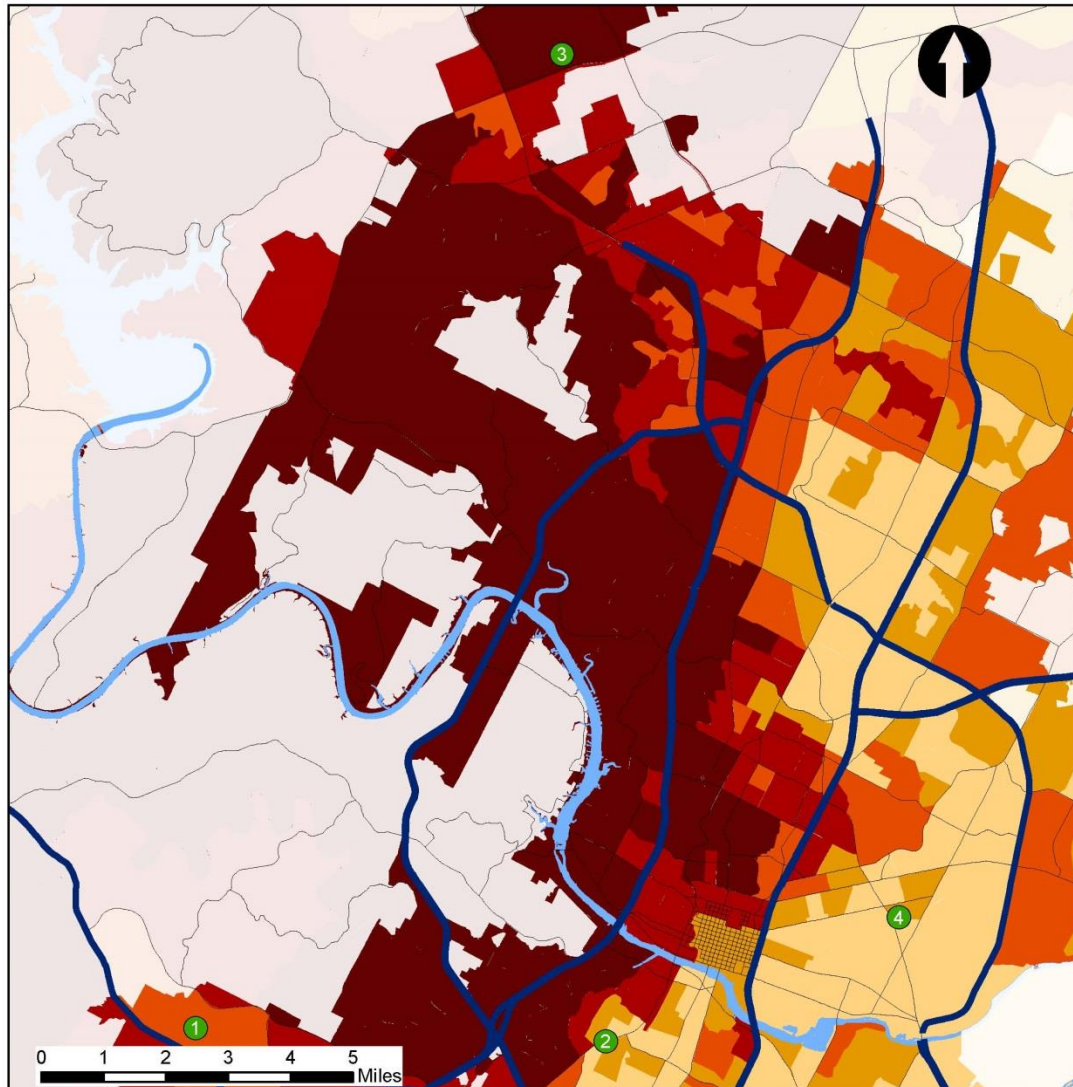
- ▶ Permanent Supportive Housing
- ▶ Accessibility and housing for persons with disabilities
- ▶ Priority Location (i.e. proximity to transit; high opportunity areas)
- ▶ Preservation of Affordable Units

UNDERWRITING

- ▶ Developer Experience and Qualifications
- ▶ Sources & Uses of Funds
- ▶ Debt Coverage Ratio
- ▶ Leverage
- ▶ Rental Housing Development Assistance (RHDA) Cost Per Unit
- ▶ Project Readiness
- ▶ Property Management Experience
- ▶ Supportive Services



Committed Funds for Housing Development



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2013 G.O. Bond Projects

	Project	Units	Dollar s (M)
1	Live Oak Trails	58	\$1.75
2	Bluebonnet Studios SRO	107	\$3.0
3	Lakeline Station Apartments	128	\$2.975
4	Austin Travis County Integral Care Permanent Supportive Housing facility	50	\$3.0

Committed Funds for Housing Development



First Ever Housing-First Development for the Chronically Homeless: Austin Travis County Integral Care Permanent Supportive Housing facility

- Supports the City Council goal to create 400 Permanent Supportive Housing (PSH) units over the next four years to house people experiencing homelessness.
- Social services funding will be committed at a later date through a Health and Human Services Department social services contract.

Bond Funding: \$3 million; Estimated Budget: \$12,584,000



More information

www.austintexas.gov/housing

Austin Notes:

Subscribe online to receive housing-related information

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