



# Community Needs Assessment

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## FY 2013-2014 Action Plan

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Senior Research Analyst, NHCD

Presentation to  
Mayors Committee for Persons with Disabilities  
Monday, April 15, 2013

# Presentation Outline

- I. What is Affordable Housing and Household Affordability?
- II. NHCD's Mission and Financial Overview
- III. Investment Plan and Results from Last Year's Consolidated Performance and Evaluation Report (CAPER)
- IV. What is a Community Needs Assessment?
- V. Fitting the Pieces Together – HUD's Planning Process
- VI. Consolidated Plan – Key Policy Initiatives
- VII. Important Dates Overview
- VIII. Action Plan Community Input
  - Public Hearings
  - Additional Opportunities
- IX. Questions

# What is Affordable Housing and Household Affordability?

## Affordable Housing:

Housing in which the occupant(s) is/are paying no more than 30 percent of his or her income for gross housing costs, including utilities.

*Definition from HUD*



## Household Affordability (Priority Program #6):

Household affordability is about the costs of housing, utilities, taxes and transportation.

*Definition from Imagine Austin*

## Based on Median Family Income:

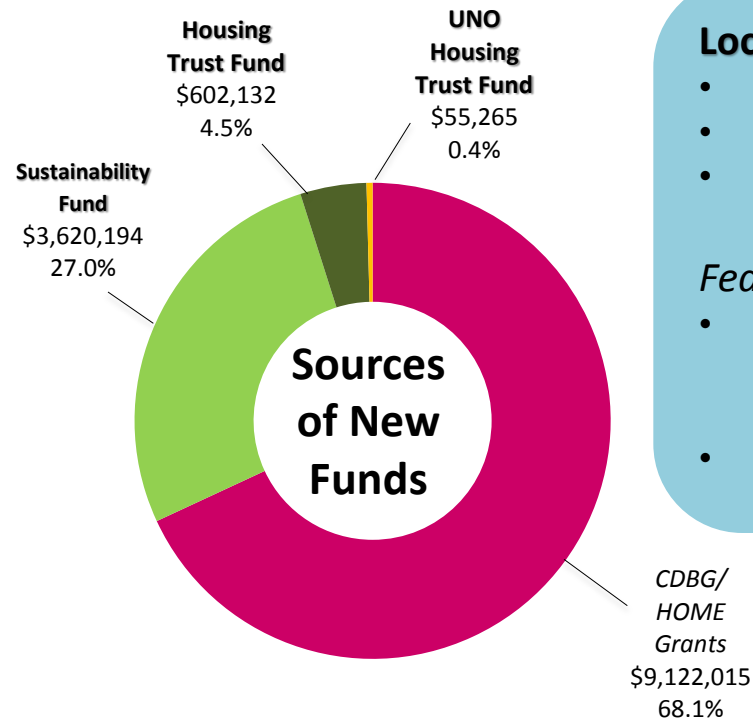
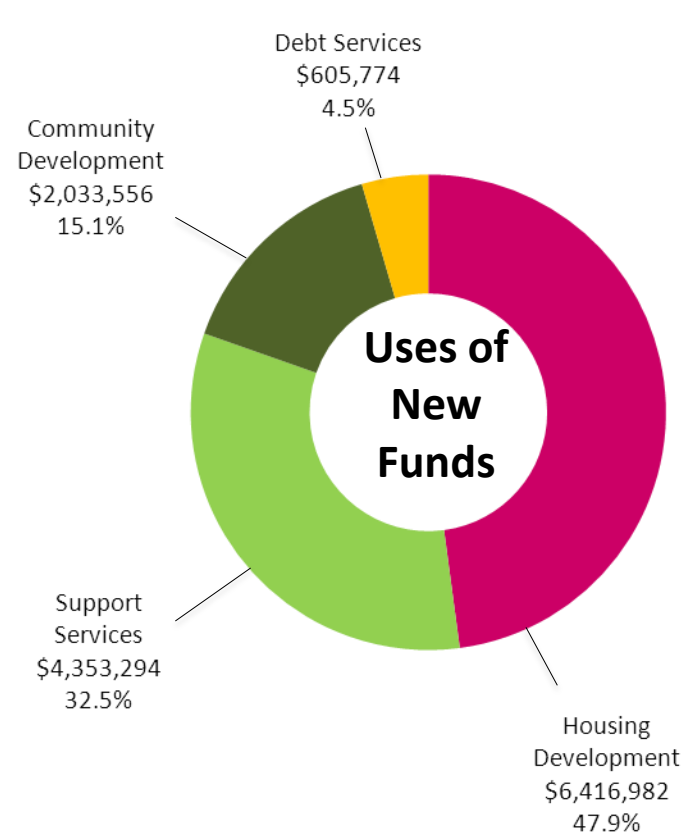
30% of Median Family Income:	\$15,400 for 1-person household; \$21,950 for a 4-person household
50% of Median Family Income:	\$25,650 for 1-person household; \$36,600 for a 4-person household
80% of Median Family Income:	\$41,000 for 1-person household; \$58,550 for a 4-person household

*Per HUD as of December 2012 for the Austin-Round Rock-San Marcos MSA*

# NHCD's Mission and Financial Overview

## Mission:

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.



## Local Funding Sources:

- Sustainability Fund
- Housing Trust Fund
- UNO Housing Trust Fund

## Federal Funding Sources:

- Community Development Block Grant (CDBG)
- HOME Investment Partnership Block Grant

City of Austin Financial Overview FY 2012-2013  
Total New Funding \$13,399,606

# NHCD Investment Plan

## Homeless/ Special Needs

\$2,295,224

### Homeless Services

- Shelter Operation
- Homeless Essential Services

### Housing Opportunities Persons w/ AIDS

- Short-Term Rent, Mortgage and Utility
- Tenant-Based Rental Assistance
- Permanent Housing Placement
- Short-Term Supportive Housing
- Transitional Housing
- Supportive Svcs.

Child Care

Senior Services

Youth Services

## Renter Assistance

\$1,075,208

Tenant-Based  
Rental Assistance

Architectural  
Barrier Removal –  
Rental

Tenants' Rights  
Assistance

## Homebuyer Assistance

\$684,163

Housing Smarts

Down Payment  
Assistance

## Homeowner Assistance

\$4,784,226

Architectural  
Barrier Removal -  
Owner

Emergency Home  
Repair

Homeowner  
Rehabilitation  
Loan Program

Lead Hazard  
Control

Go Repair!  
Program

Holly Good  
Neighbor

## Housing Developer Assistance

\$7,567,121

Rental Housing  
Development  
Assistance

Acquisition and  
Development

CHDO Operating  
Expenses Grants

Developer  
Incentive Based  
Programs

## Commercial Revitalization

\$2,025,660

E. 11<sup>th</sup> and 12<sup>th</sup> St.  
Revitalization

Acquisition and  
Development  
• Façade Improvement  
Program

Historic  
Preservation

Public Facilities

Parking Facilities

## Small Business Assistance

\$350,000

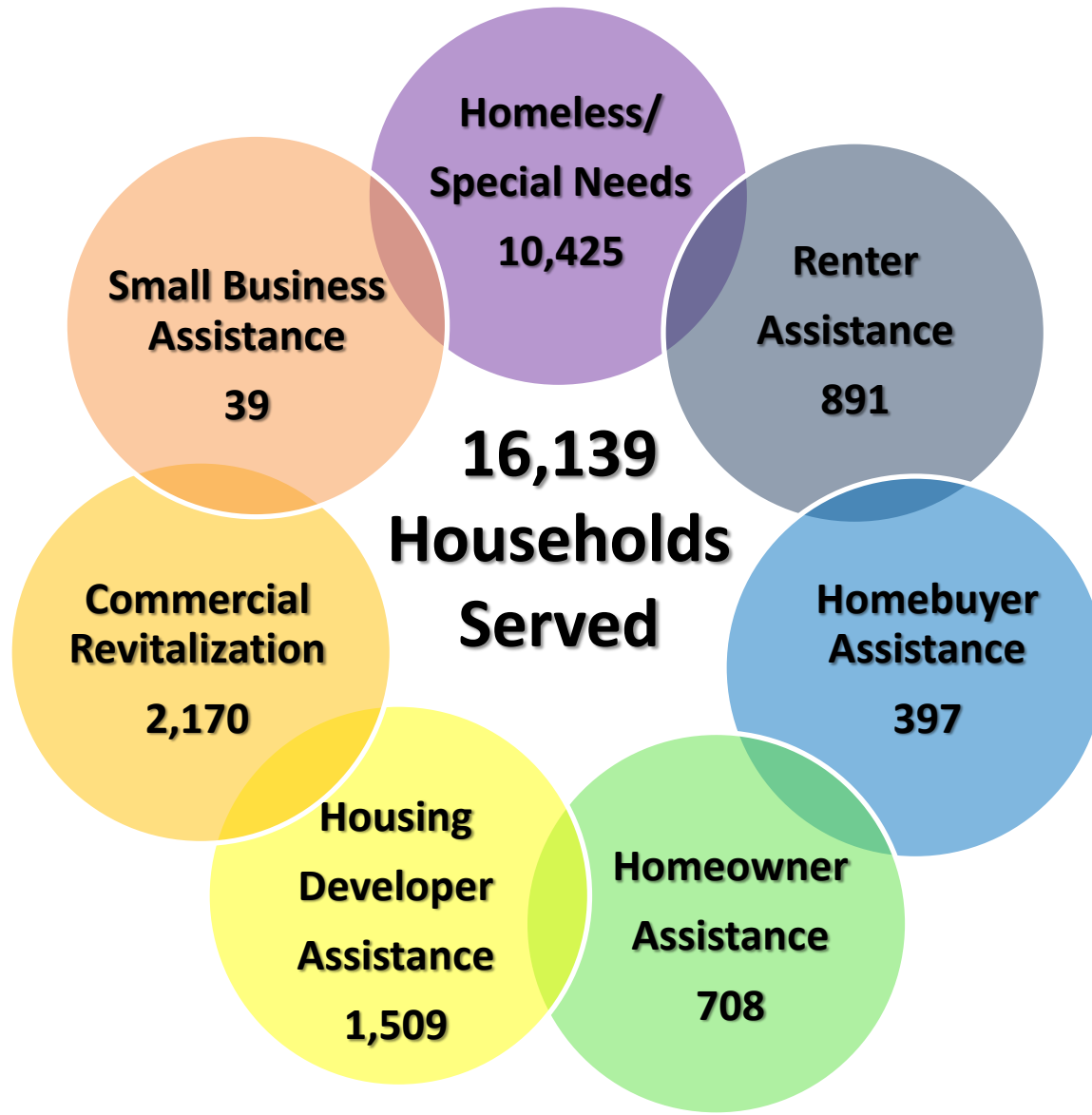
Community  
Development  
Bank

Micro-Enterprise  
Technical  
Assistance

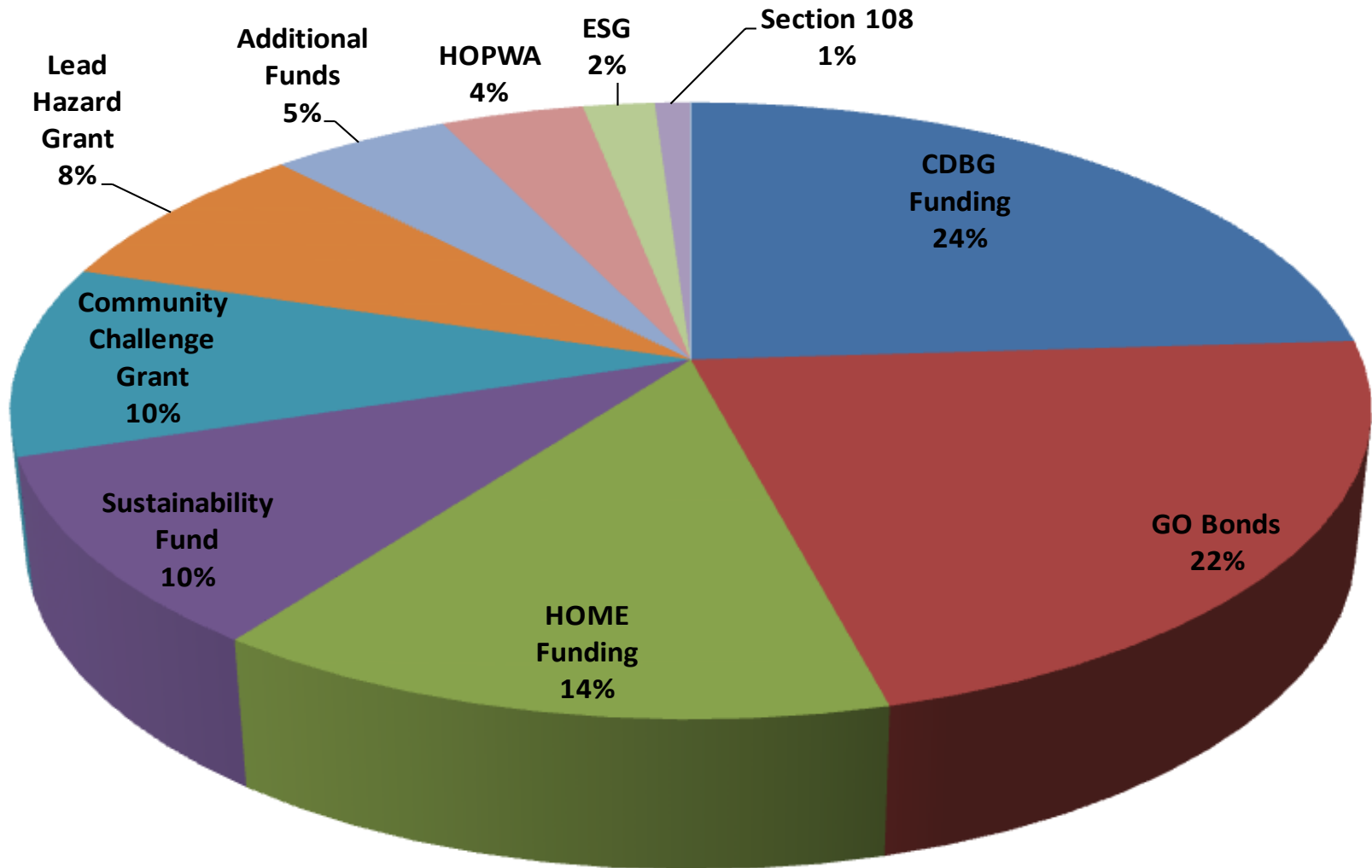
Neighborhood  
Commercial  
Management

Community  
Preservation &  
Revitalization

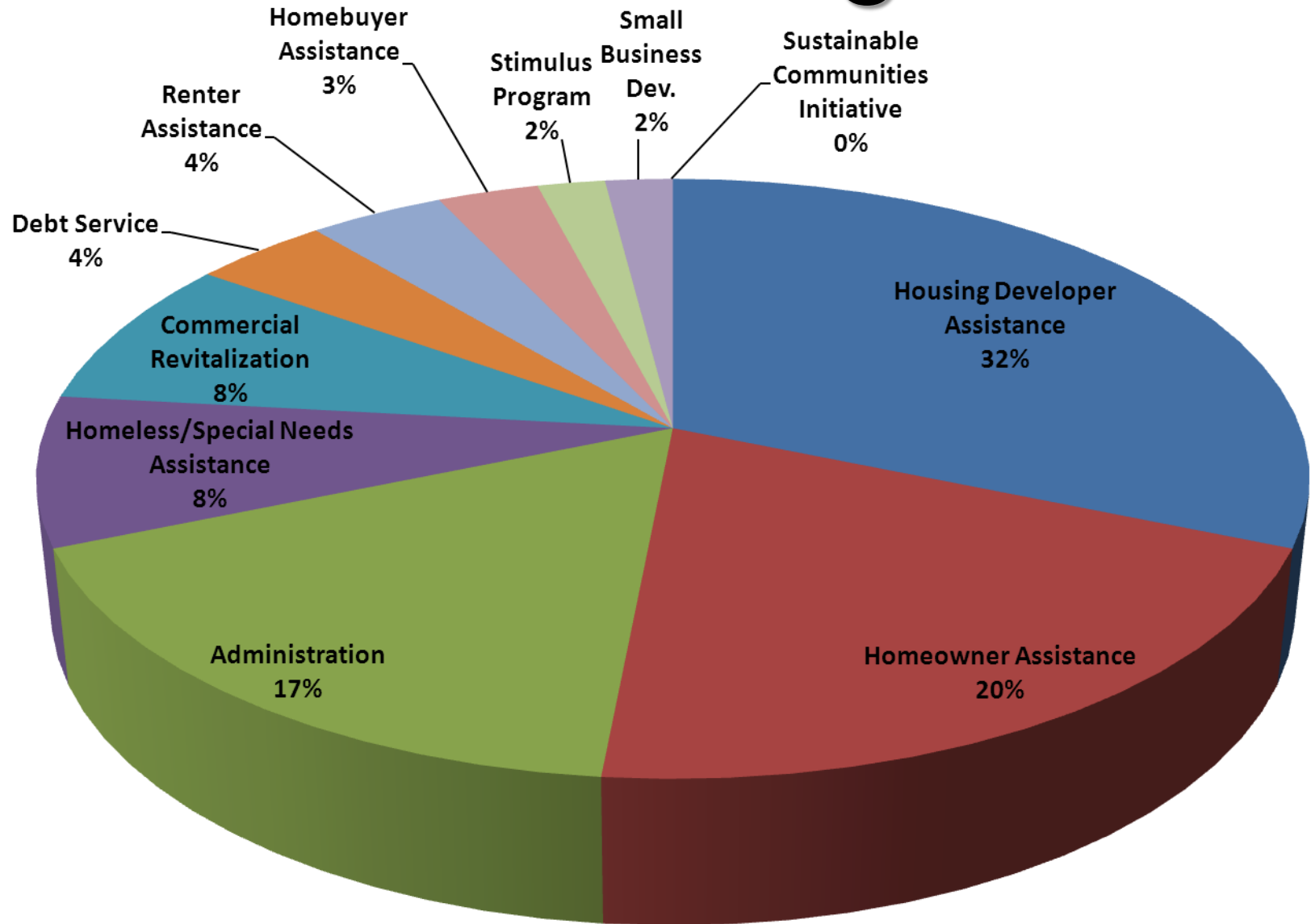
# Accomplishments



# Sources of New Funds



# Utilization of Funding Resources





# FY 2011-12 Highlights

## 1. Affordable Housing Development

- Record year for production for Housing Developer Assistance.
- Goals exceeded by 87% for rental and ownership housing.

## 2. Permanent Supportive Housing (PSH)

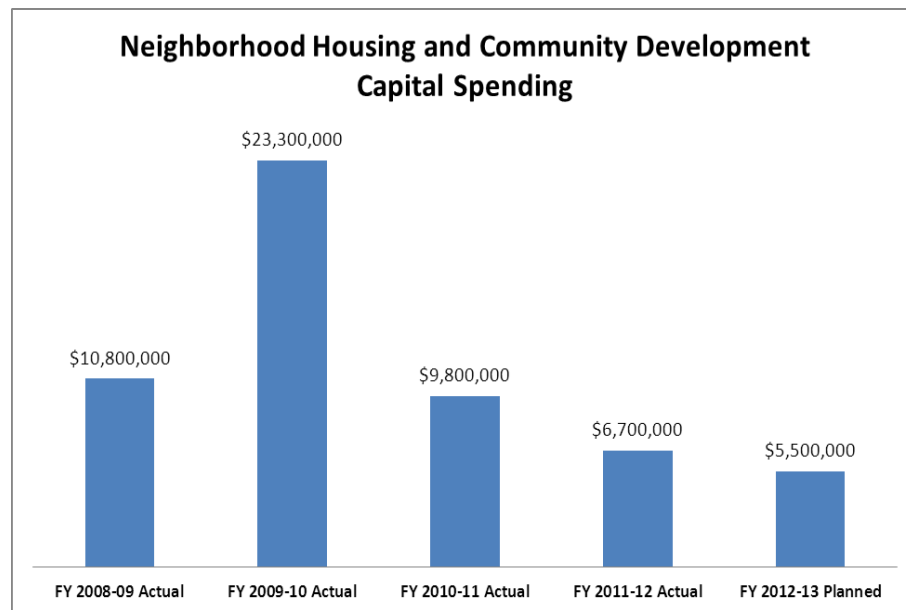
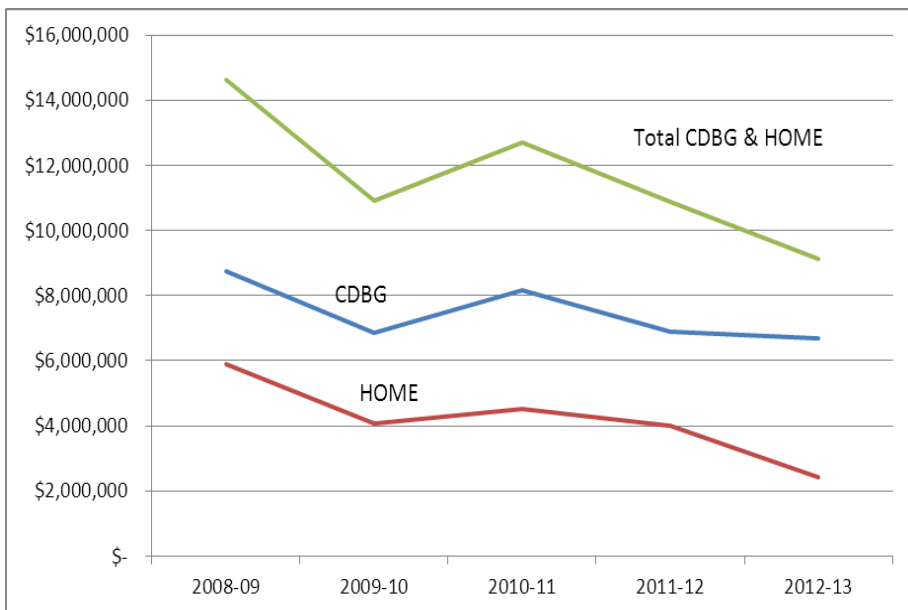
- 279 total units in the pipeline 79.7% of goal: 350
- 170 units are occupied 48.6% of 350
- 109 are at least partially funded 31.1% of 350

## 3. Community Challenge Grant

- Awarded \$3,000,000 planning grant for Colony Park Master Plan
- Goal is to establish a model for further cross-department/agency coordination while supporting capacity building to transform publicly owned land into a sustainable affordable environment

# Funding Sources and Utilization

To accomplish our mission, NHCD directly administers a variety of programs to serve the community's housing, community development and economic development needs and provides grant funding to various agencies and non-profit organizations.



**CDBG and HOME Federal funding levels have been reduced by almost 40% from amounts received 5 years ago –**

**We have been notified to expect another 5% this Fiscal Year**

**The entire \$55 million from the 2006 Affordable Housing General Obligation (G.O.) bond funds has been expended or otherwise committed to projects**

# What is a Community Needs Assessment?

The Action Plan encompasses 10 key areas, many of which require engagement to help prioritize needs:

- Resources and Objectives
- Annual Objectives
- Activities to be Undertaken
- Outcome Measures
- Geographic Distribution
- Affordable Housing
- Public Housing
- Homeless and Other Special Needs
- Barriers to Affordable Housing
- Other Actions



## Homeless & Special Needs Assistance

- Emergency Solutions Grant (ESG) programs
- Housing Opportunities for Persons with AIDS (HOPWA) programs
- Child Care Services
- Senior Services
- Youth Services

## Renter Assistance

- Tenant-Based Rental Assistance
- Architectural Barrier Removal – Rental
- Tenants' Rights Assistance

## Homebuyer Assistance

- HousingSmarts Counseling and Financial Literacy Education
- Down Payment Assistance

## Homeowner Assistance

- Architectural Barrier Removal – Owner
- Emergency Home Repair
- Homeowner Rehabilitation Loan Program
- GO Repair! Program
- Holly Good Neighbor
- LeadSmart

## Housing Development Assistance

- Rental Housing Development Assistance
- Acquisition and Development
- Community Housing Developer Organization (CHDO) Operating Expenses Grants
- Developer Incentive-Based Programs

## Neighborhood & Commercial Revitalization

- East 11th and 12th Streets Revitalization
- Colony Park Sustainable Community Initiative

## Small Business Assistance

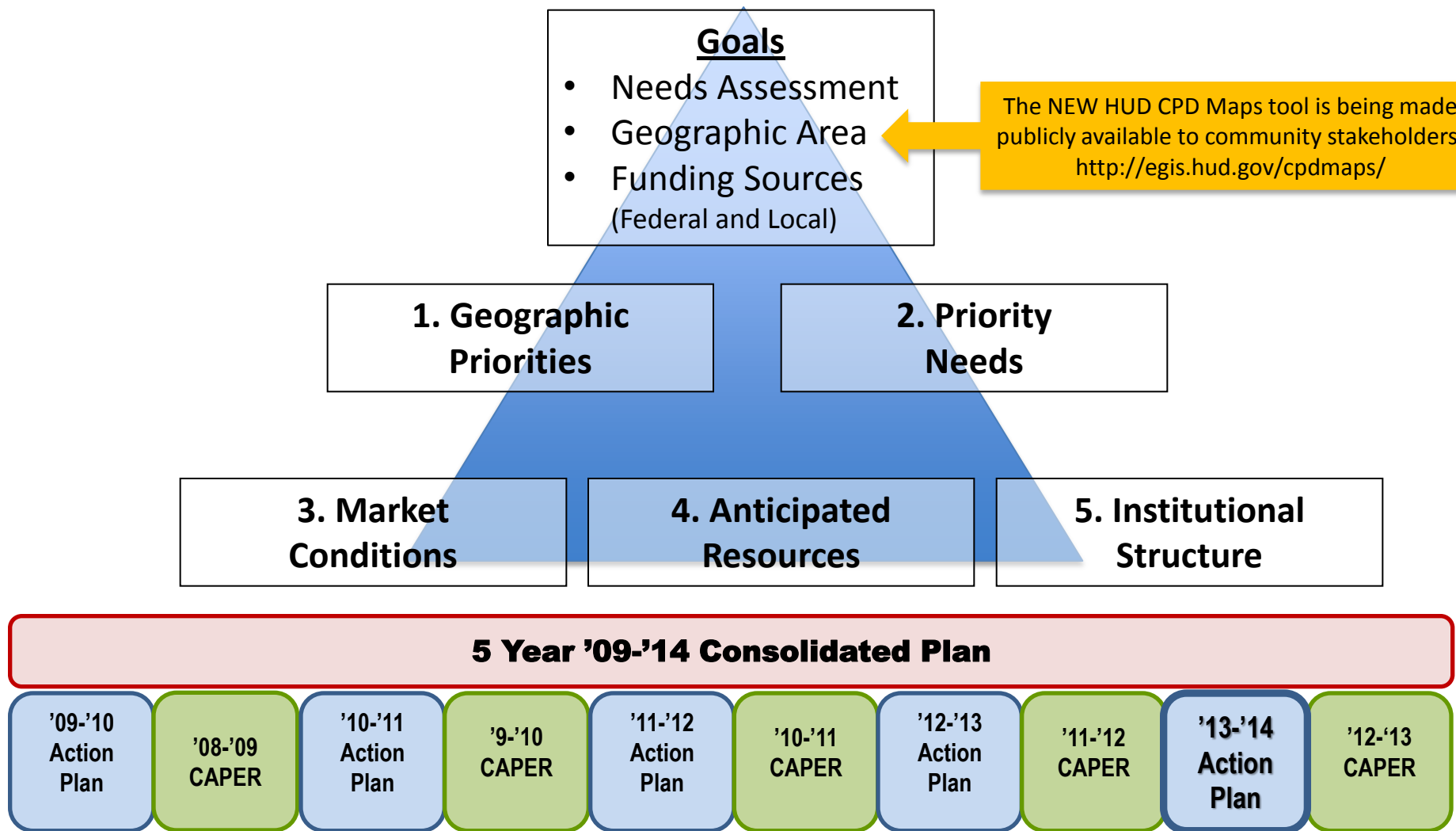
- Community Development Bank
- Microenterprise Technical Assistance

## Financial Empowerment

- Individual Development Accounts
- HousingSmarts Counseling and Financial Literacy Education

# Fitting the Pieces Together

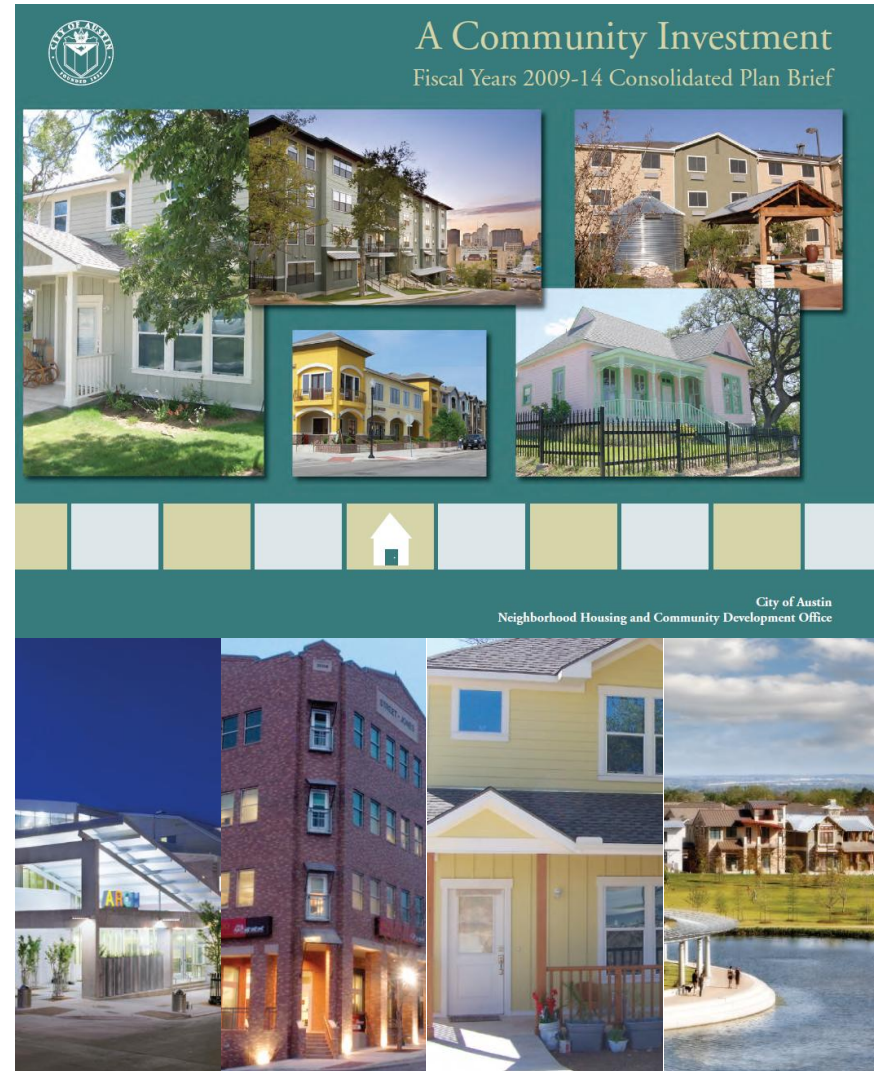
## HUD's Planning Process



# 2009-2014 Consolidated Plan

## Key Policy Initiatives

- **Promote Core Values**
  - Long-Term Affordability
  - Geographic Dispersion
  - Deeper Levels of Affordability
- **Encourage Private Sector Development of Affordable Housing**
  - Developer Incentives
  - Public/Private Partnerships
- **Expand Alternative Revenue Sources**
  - General Obligations Bonds (2006: \$55M)
  - Housing Trust Fund
  - Shared Equity Model
- **Provide Leadership**
  - Leadership and Education
  - Housing Market Study
  - Comprehensive Plan (Imagine Austin)
  - Council Initiatives and Policies





# Important Dates Overview

## FY 2013-2014 Action Plan

March 20	Community Needs Assessment Period Begins
April 1-26	Meetings with various Commissions, Neighborhood Groups, and Partner Organizations
April 1 - 5	Community Development Week
April 4	Community Development Commission (CDC) <b>Public Hearing</b> on Community Needs Assessment
April 11	City Council <b>Public Hearing</b> on Community Needs Assessment
April 26	Community Needs Assessment Period Ends
June 1	30-Day Public Comment Period on Draft Action Plan Begins
June 18	Community Development Commission (CDC) <b>Public Hearing</b> on Draft Action Plan
June 20	City Council <b>Public Hearing</b> on Draft Action Plan
July 1	30-Day Public Comment Period on Draft Action Plan Ends
July 9	CDC Final Recommendations on Draft Action Plan
August 8	City Council Takes Action on Final Action Plan
August 15	Action Plan due to HUD

# Action Plan Community Input:

## Public Hearings

### **I. Community Needs Assessment**

**6:30pm, Thurs. April 4, 2013:**

Community Development  
Commission

301 W. 2<sup>nd</sup> Street, Austin City Hall

**4:00pm, Thurs. April 18, 2013:**

Austin City Council Meeting  
301 W. 2<sup>nd</sup> Street, Austin City Hall,  
Council Chambers

### **II. DRAFT Action Plan**

**6:30pm, Thurs. June 13, 2013:**

Community Development  
Commission

301 W. 2<sup>nd</sup> Street, Austin City Hall

**4:00pm, Thurs. June 20, 2013:**

Austin City Council Meeting  
301 W. 2<sup>nd</sup> Street, Austin City Hall,  
Council Chambers

# Action Plan Community Input:

## Additional Opportunities



### SpeakUp Austin Online Forum:

<https://austintexas.granicusideas.com/ideas>

“Completing the Picture of Austin’s Needs”

### E-mail:

Public Comments may be submitted to  
[NHCD@austintexas.gov](mailto:NHCD@austintexas.gov)

### Mail:

Public Comments may be submitted via mail to  
NHCD  
ATTN: Action Plan  
P. O. Box 1088  
Austin, Texas 78767

### Staff Presentations:

NHCD Staff are available to make presentations to  
outside organizations and groups





# QUESTIONS?



City of Austin

Neighborhood Housing and Community Development Office

512.974.3100

[www.austintexas.gov/housing](http://www.austintexas.gov/housing)