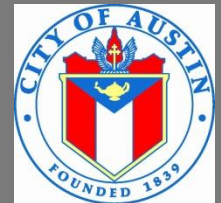# HOUSING DEVELOPER ASSISTANCE PROGRAM OVERVIEW

Community Development Commission Retreat

November 10, 2015

HOUSING DEVELOPER ASSISTANCE PROGRAM

Provides funding for

RENTAL DEVELOPMENTS

(Rental Housing Development Assistance or "RHDA")

and

OWNERSHIP HOUSING

(Acquisition & Development – Owner or "A&D")

AUSTIN HOUSING FINANCE CORPORATION (AHFC)

- Funding is appropriated from the City of Austin to the Austin Housing Finance Corporation

- Created in 1979 as a public, non-profit corporation to act as the City's housing production arm.

- Austin City Council serves as the AHFC's Board of Directors.

- AHFC's primary functions:
  - Issue single-family and multi-family bonds for the financing of reasonably priced housing
  - Assist the City in the delivery of reasonably-priced housing programs using HOME Investment Partnerships (HOME) and Community Development Block Grant (CDBG) funds

FUNDING SOURCES

Home Investment Partnerships Program (HOME)

Community Development Block Grants (CDBG)

Housing Trust Fund (HTF)

Affordable Housing General Obligation Bond Funds (G.O. Bond)

4

Housing Developer Assistance Secures Long-Term Affordability

Income-Restricted Affordable Housing:

Housing that is reserved for households at particular incomes (often in terms of a percentage of Median Family Income, or MFI) for a specified period of time.

All developments funded through Housing Developer Assistance have affordability restrictions, anywhere from 10 years to 99 years.

Income Eligibility Limits:
- **≤ 80% Median Family Income for Ownership**
- **≤ 50% Median Family Income for Rental**

ELIGIBLE USES OF FUNDS

- **New construction** of housing (except for CDBG)

- **Acquisition** of land for the development of affordable housing; and acquisition of existing units for the purpose of making them affordable.

- **Rehabilitation** of existing affordable housing

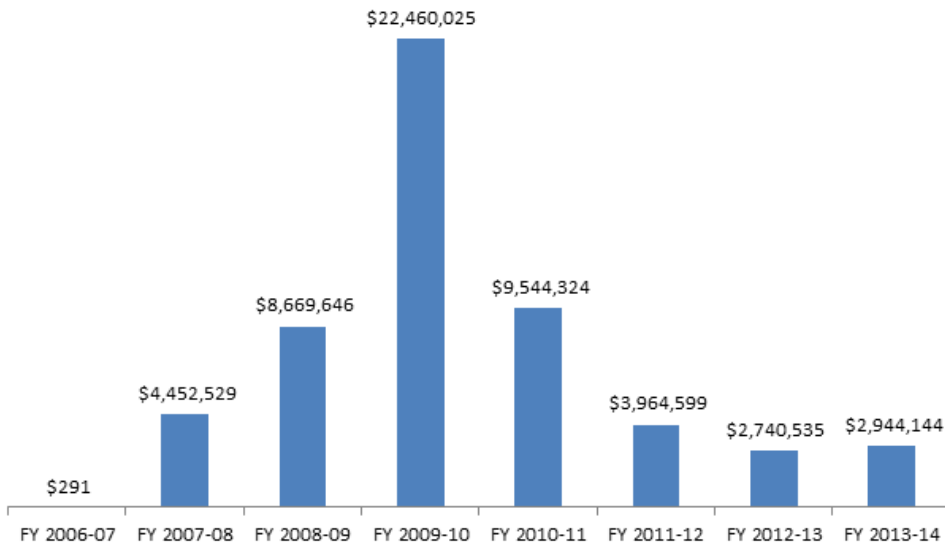- **Preservation** of existing affordable housing

FUNDING ALLOCATION PROCESS

1. Applications are accepted on a rolling basis through the Rental Housing Development Assistance (RHDA) and Acquisition and Development (A&D) Programs through the Austin Housing Finance Corporation (AHFC).

2. Applications are scored by a staff committee.

3. For projects intended to be funded with G.O. Bond funds, applications meeting threshold are forwarded to the Housing Bond Review Committee (HBRC).

4. HBRC reviews applications before they are sent to the AHFC Board for approval.

GENERAL OBLIGATION BOND FUNDING

2006 GENERAL OBLIGATION BOND PROGRAM HIGHLIGHTS

2006 G.O. Housing Bond Spending by Fiscal Year

Fiscal Year	Amount
FY 2006-07	$291
FY 2007-08	$4,452,529
FY 2008-09	$8,669,646
FY 2009-10	$22,460,025
FY 2010-11	$9,544,324
FY 2011-12	$3,964,599
FY 2012-13	$2,740,535
FY 2013-14	$2,944,144

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
Subtotal: Rental	*$41.7*	*1,679*

Homeownership	Amount	Units
$4.6M – Repairs; $8.7M – Buyers	$13.3	914
Subtotal: Affordable Units	*$55.0*	*2,593*
TOTAL – All Units		3,417
Balance Remaining from $55.0M	$0.0	

2013 GENERAL OBLIGATION BOND PROGRAM OVERVIEW

- November 5, 2013, Austin voters approved $65M in bond funding for affordable housing in Proposition 6.

- Three main investment areas:
  1. **Rental Housing Development Assistance**
  2. **Home Ownership Programs**
  3. **Home Repair Programs**

- City's Core Values:
  1. **Deep Affordability**
  2. **Long-Term Affordability**
  3. **Geographic Dispersion**

2013 G.O. BOND SPENDING PLAN

Project Description	Spending Plan by Fiscal Year					
	13-14	14-15	15-16	16-17	17-18	18-19
BEGINNING BALANCE	65,000,000	50,000,000	40,000,000	30,000,000	20,000,000	10,000,000
SPENDING PLAN						
GO! Repair	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
ABR - Renter	250,000	250,000	250,000	250,000	250,000	250,000
Total Home Repair	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000
Rental Housing Development	11,000,000	6,750,000	6,750,000	6,750,000	6,750,000	6,750,000
Acquisition & Development	1,750,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
	15,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000
ENDING BALANCE	50,000,000	40,000,000	30,000,000	20,000,000	10,000,000	-

QUESTIONS?