



# Lisa Garcia

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# Austin Demographics



## INCOME



**\$95,900**

MEDIAN FAMILY INCOME

## RENT



**\$1,349**

AVERAGE RENT PER MONTH

## HOME PRICE



**\$404,298**

MEDIAN HOME PRICE

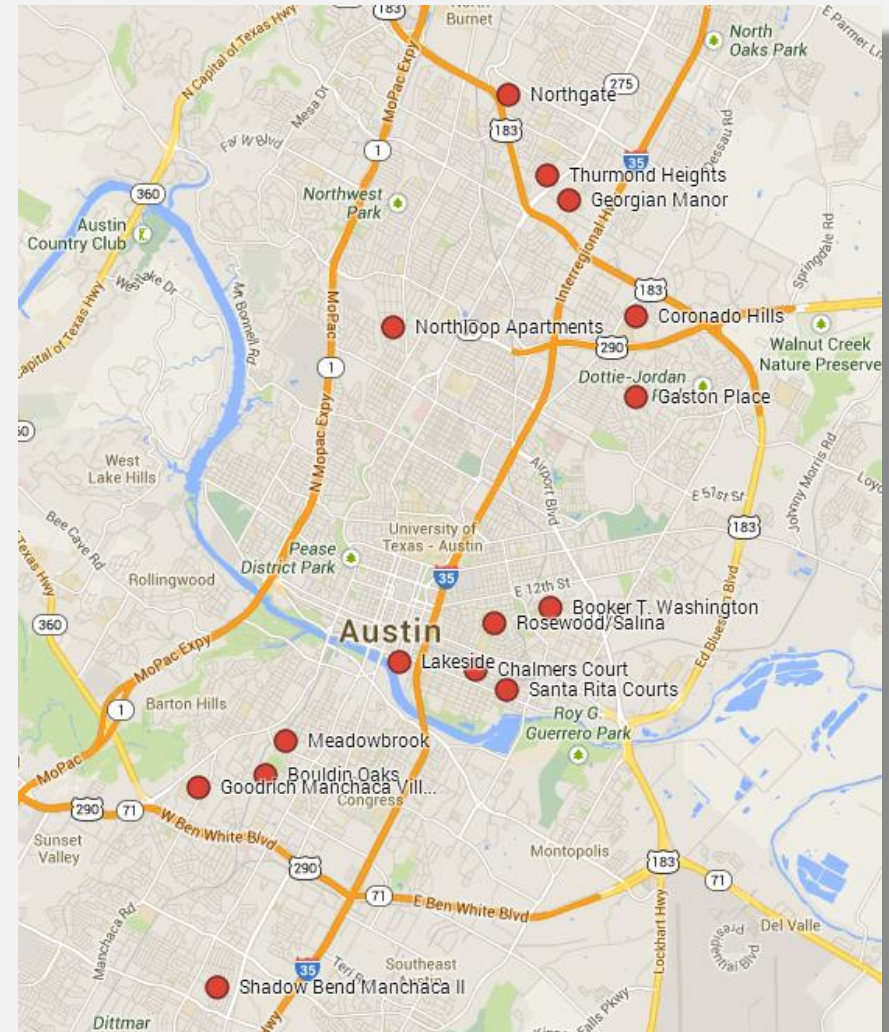
- In Austin a minimum wage worker would have to work 200 hours per week to make rent.
- 91% of households that earn under \$15,000 a year spend at least half of their incomes on rent.





# Housing Authority of the City of Austin

- Established in **1937**
- Designated by HUD as a high performing agency for over **18** consecutive years
- 1,839 PBRA and public housing units
- **6,084** Housing Choice Vouchers
- About **23,000** people served daily



# Housing Choice Voucher Program

- Created in the 1970s, the “Section 8” Housing Choice Voucher Program has become the dominant form of federal housing assistance.
- The program is federally funded serving more than **5 million** people in **2.2 million** low-income families.
- **Seventy-five percent** of new households admitted each year must be “extremely low income,” with incomes not exceeding **30** percent of the local median or the poverty line.



# Housing Choice Voucher Program

- Families and individuals issued vouchers locate their own housing, including single-family homes, townhouses and apartments.
- If an owner agrees to rent under the program and the unit passes a housing quality standards inspection, a housing subsidy is paid **directly** to the landlord by the housing authority on behalf of the family.
- The family pays between **30** to **40** percent of their adjusted income towards rent.



# Assisted Housing

## Calendar Year 2019



**13,002** Individuals served  
**3.5** Average family size  
**6,084** Allocated Vouchers  
**5,406** Average served spending  
100% of available HUD Voucher \$  
**\$55 M** Rental assistance payments



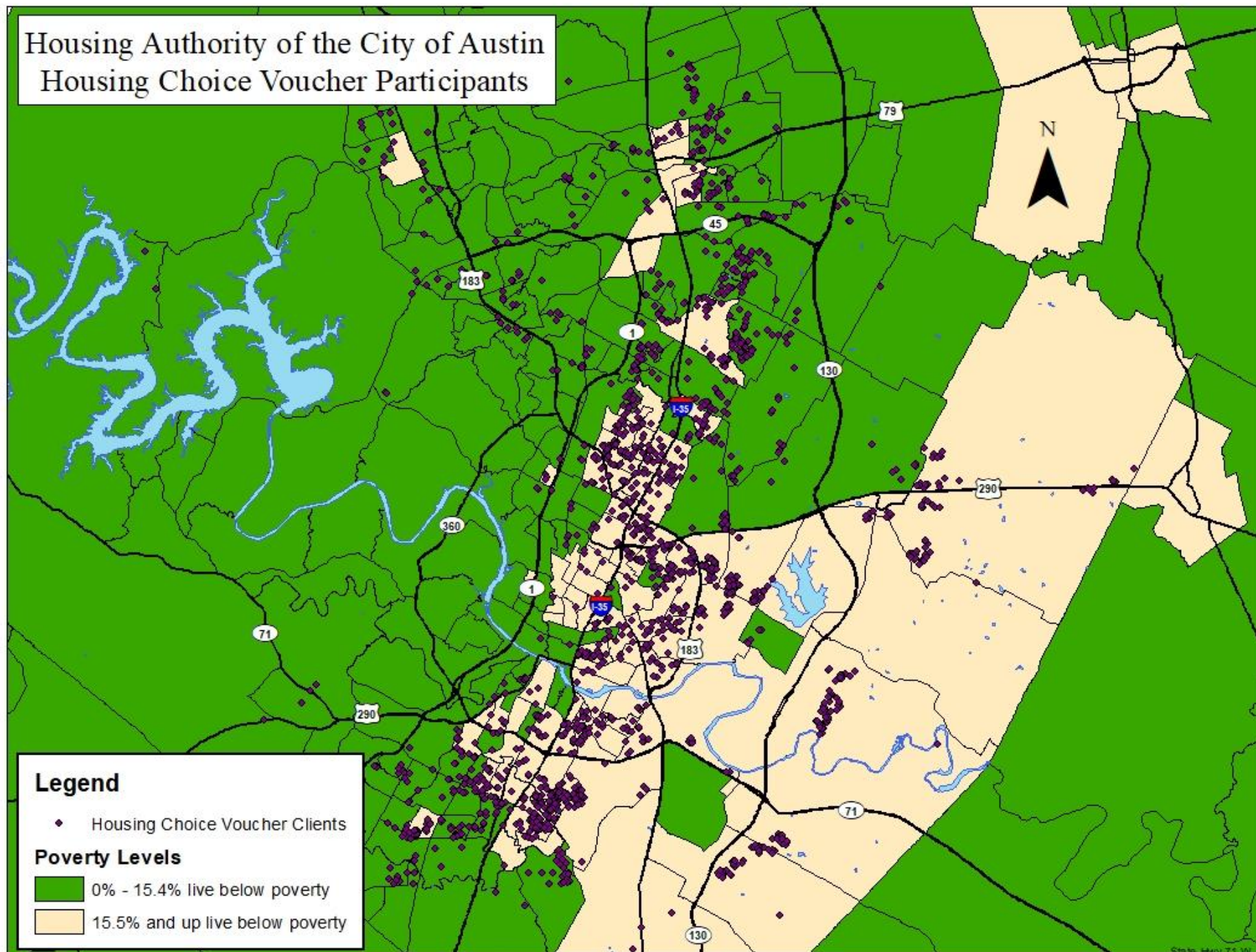
## HUD allocated vouchers:

5,256 Low-income families  
489 Homeless Veterans  
85 Family unification  
36 Non-elderly disabled  
11 Families displaced by Hurricane Ike  
59 Non-elderly persons with disabilities  
148 Homeless non-elderly persons with disabilities





# Housing Authority of the City of Austin Housing Choice Voucher Participants



# Voluntary Use of Small Area Fair Market Rents

- HACA is in a metropolitan area where the adoption of **Small Area Fair Market Rents** (SAFMRs) is voluntarily.
- The adoption of SAFMRs can be beneficial for expanding housing options to “opportunity neighborhoods” with jobs, public transportation, and good schools.
- HACA is analyzing the pros and cons of implementing SAFMRs for some zip codes in high opportunity areas.
- HACA has not adopted SAFMRs. HACA’s 2020 Payment Standards are set at **100%** of published FMRs.

# Bedrooms	Eff	1	2	3	4	5
Payment Standards	\$988	\$1134	\$1356	\$1763	\$2128	\$2447





# Rapid increase in rents = less families served

- The adoption of SAFMRs could result in a **reduction** of the number of families served.
- Since 2015, the 2-bedroom fair market rent increased by **29** percent and the average per unit cost to provide a subsidy to a housing choice voucher family increased by **22** percent.
- The chart below reflects Austin metro-area Fair Market Rents and HACA's average per unit cost since 2015.

	2020 projected	2019	2018	2017	2016	2015
Average Per unit cost	\$888	851	825	804	765	726
2 brm FMR	\$1356	\$1315	\$1251	\$1195	\$1126	\$1050



# Rapid increase in rents = less families served

- In 2019, the Housing Authority of the City of Austin had **6,084** allocated vouchers, however, the number of families that could be served with available HUD funds was **5,406**.
- The 2020 projections, considering the rising rental rates, would result in 100 less served each month or **5,306** families.



# Critical need for affordable housing

- HACOA last opened the Housing Choice Voucher wait list in September 2018 and received **15,307** applications in 8 days
- **2,000** applicants were placed on the waiting list by random lottery
- Currently, **1,899** families are waiting for the opportunity to receive a housing choice voucher.
- In **2020**, the projections is to issue **240** vouchers. Therefore, it could take another **3 – 5** years before ever person on the current wait list has an opportunity to receive a voucher.



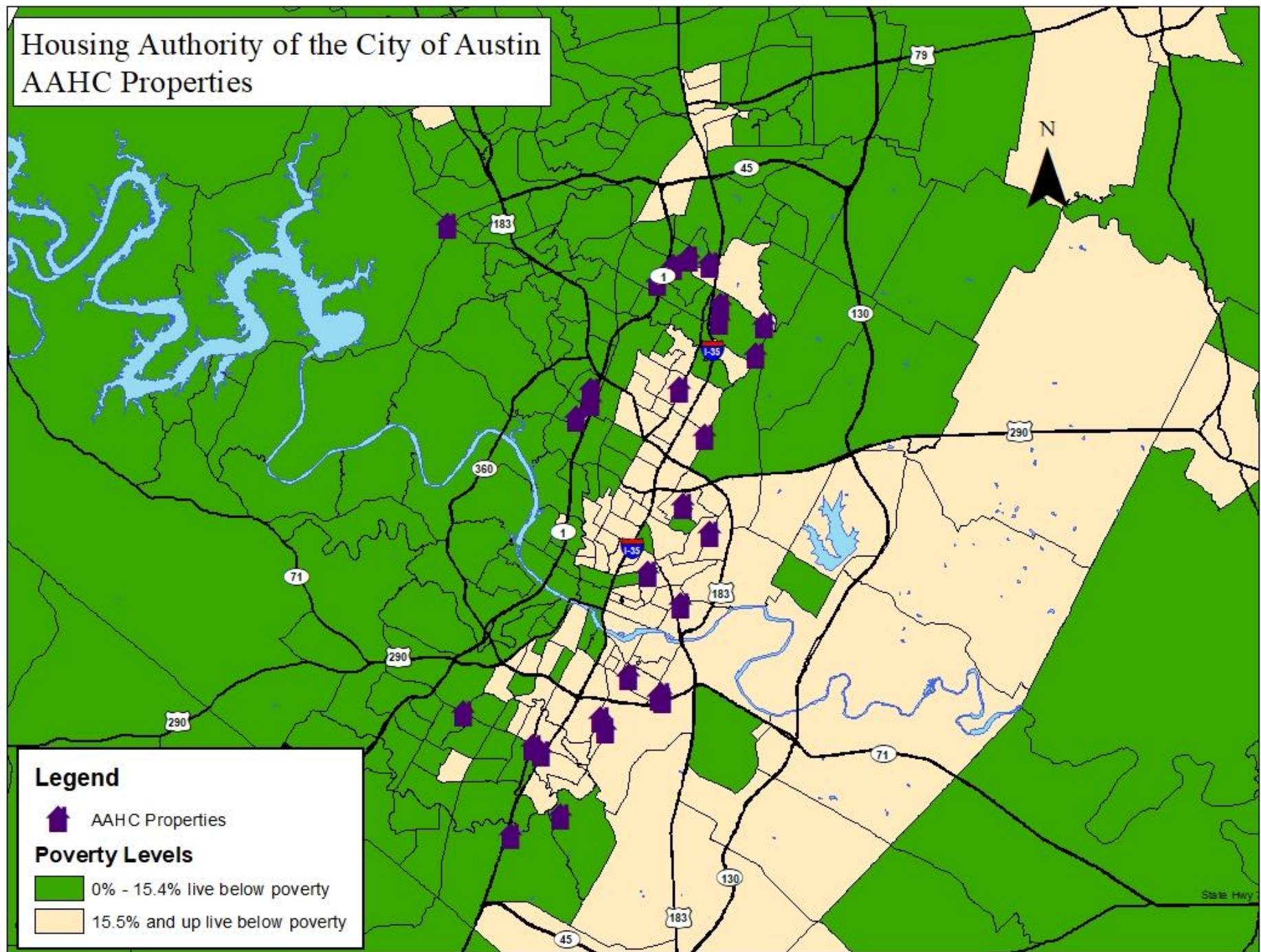


# HACA is committed to expanding affordable housing opportunities

- The Housing Authority of the City of Austin is committed to providing housing opportunities throughout the city and expanding options in high opportunity areas.
- HACA's subsidiary, Austin Affordable Housing Corp, currently has **29** market rate apartments communities with **18** located in high opportunity areas. All the properties accept Housing Choice Vouchers.



# Housing Authority of the City of Austin AAHC Properties



# HACA's committed to expanding affordable housing opportunities

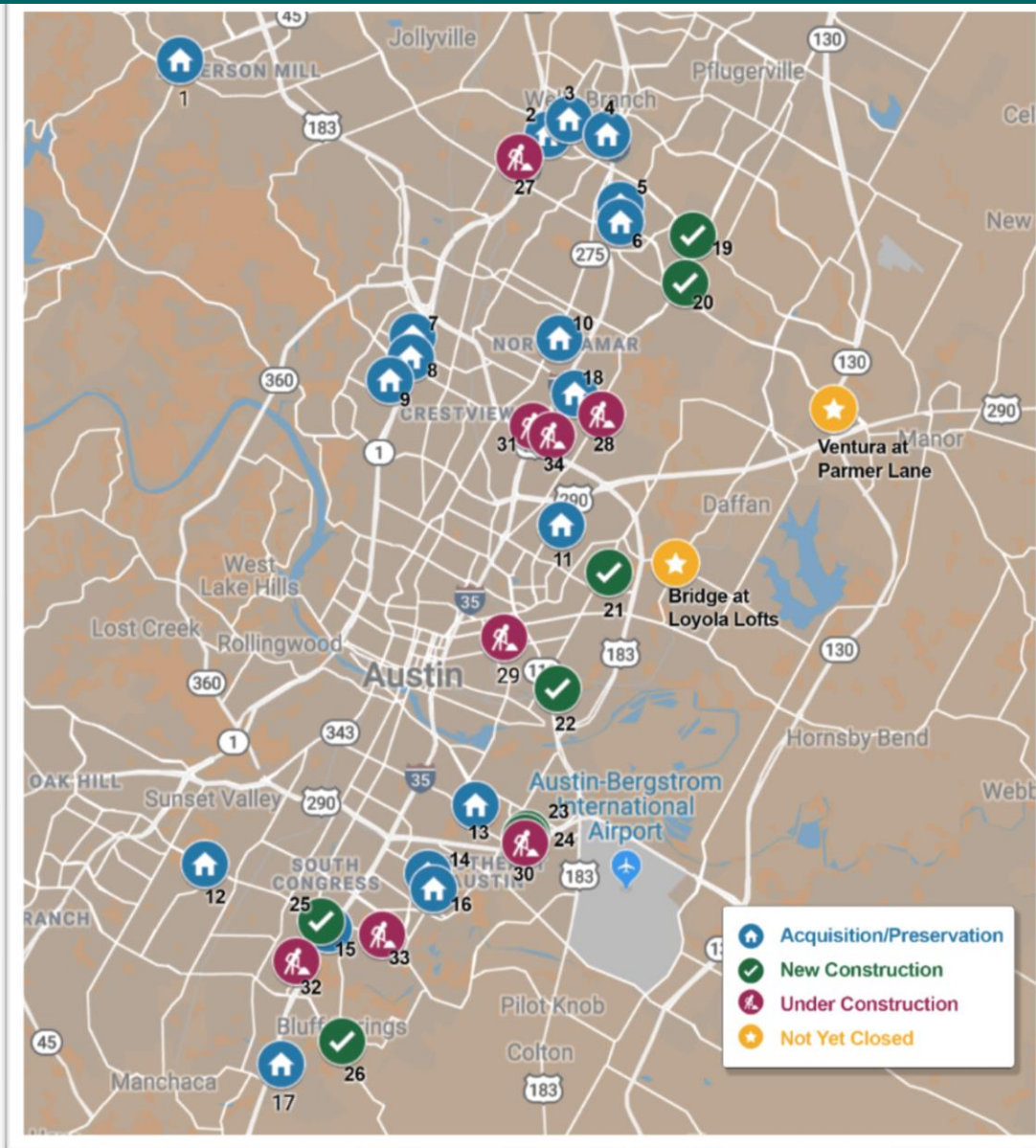
- Austin Affordable Housing Corporation (AAHC) will have over **7,412** affordable units by first quarter **2021**.
- AAHC has a goal to expand its portfolio to **10,000** units, with an emphasis on higher opportunity areas, by **2023**.
- The Assisted Housing division will analyze and consider implementing SAFMRs in zip codes identified as high opportunity neighborhoods.







# Austin Affordable Housing Corporation



**Total Number of Affordable, Non-Subsidized Units: 7,412**



**Thank you!**