

CITY OF AUSTIN | September 16, 2020

# Bond Oversight Commission



# Bond Oversight Commission



## Our Vision

Ensure efficiency, equity, timeliness, and accountability in the implementation of existing and future City bond programs.



## Our Mission

The commission shall monitor the city manager's plans relating to the issuance of bonds and the implementation of projects approved in bond elections, including the review of future potential bonds, the annual appropriation of bond funds, and any changes in the amount of bond funds issues or cash commitments made.



## Our Goals

The mayor and council shall work with the commission to set priorities and goals for each new bond issue to be submitted to the voters. The commission shall advise the council on proposed bonds and the implementation of projects approved in bond elections.



# Bond Oversight Commission

## AGENDA

### ITEM 2 – STAFF BRIEFINGS

#### a. Affordable Housing

2013 BOND, Proposition 1 – Housing

2018 BOND, Proposition A – Affordable Housing

Presenter: Mandy DeMayo

Neighborhood Housing & Community Development

#### b. Bond Oversight Commission

Presentation Template

Appendix Overview

Presenter: Paige Warner,

Financial Services – Budget Office



# Bond Oversight Commission

## ITEM 2A.

### AFFORDABLE HOUSING

2013 BOND

Proposition 1 – Housing

2018 BOND

Proposition A – Affordable Housing

Presenter: Mandy DeMayo

Neighborhood Housing & Community Development



## 2013 BOND, PROPOSITION 1 Affordable Housing



The issuance of \$65,000,000 affordable housing bonds and notes for constructing, renovating, improving, and equipping affordable housing for low- income persons and families; acquiring land and interests in land and property necessary to do so; and funding affordable housing programs as may be permitted by law; and the levy of a tax sufficient to pay for the bonds and notes.

- **Time Line:** Undefined
- **Ballot language:** [austintexas.gov/election/byrecord.cfm?eid=197](https://austintexas.gov/election/byrecord.cfm?eid=197)
- **Voter-Info Flier:** [austintexas.gov/sites/default/files/files/Capital\\_Planning/Bond\\_Development/2013\\_Bond/FINAL\\_Affordable\\_Housing\\_Bond\\_Voter\\_Information\\_Flier.pdf](https://austintexas.gov/sites/default/files/files/Capital_Planning/Bond_Development/2013_Bond/FINAL_Affordable_Housing_Bond_Voter_Information_Flier.pdf)



## 2018 BOND, PROPOSITION A Affordable Housing



**2018 BOND**

The issuance of \$250,000,000 in tax supported general obligation bonds and notes for planning, constructing, renovating, improving, and equipping affordable housing facilities for low income and moderate income persons and families, and acquiring land and interests in land and property necessary to do so, funding loans and grants for affordable housing, and funding affordable housing programs, as may be permitted by law; and the levy of a tax sufficient to pay for the bonds and notes.

- **Time Line:** 8 years
- **Ballot language:** [austintexas.gov/edims/document.cfm?id=307013](https://austintexas.gov/edims/document.cfm?id=307013)
- **Contract with the Voters:** [austintexas.gov/edims/document.cfm?id=304077](https://austintexas.gov/edims/document.cfm?id=304077)



BOND BALANCES

Voter-approved

Appropriated

Encumbered

Spent

Committed

Available

Data thru Fiscal Year 2020 Q3

2013 - PROPOSITION 1  
Housing

\$65,000,000

\$65,000,000

\$2,249,787

\$62,615,387

\$64,865,174

\$134,826



2018 - PROPOSITION A  
Affordable Housing

\$250,000,000

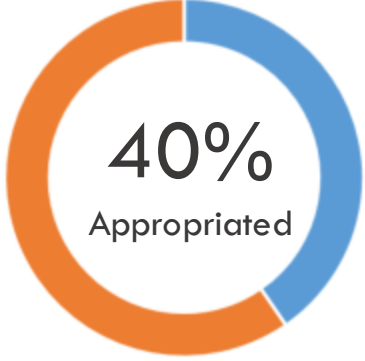
\$101,000,000

\$37,065,010

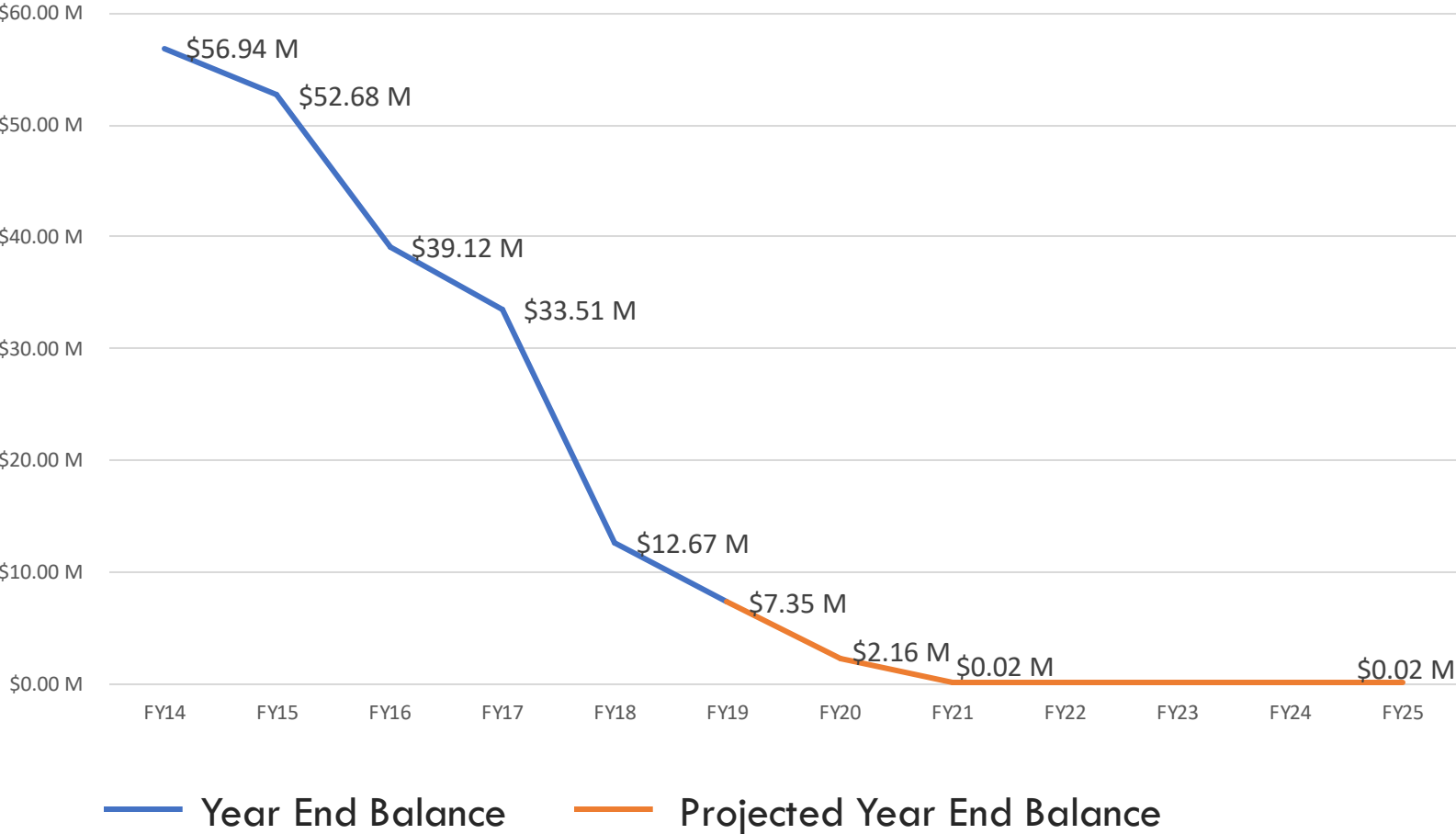
\$29,825,816

\$66,890,826

\$183,109,174



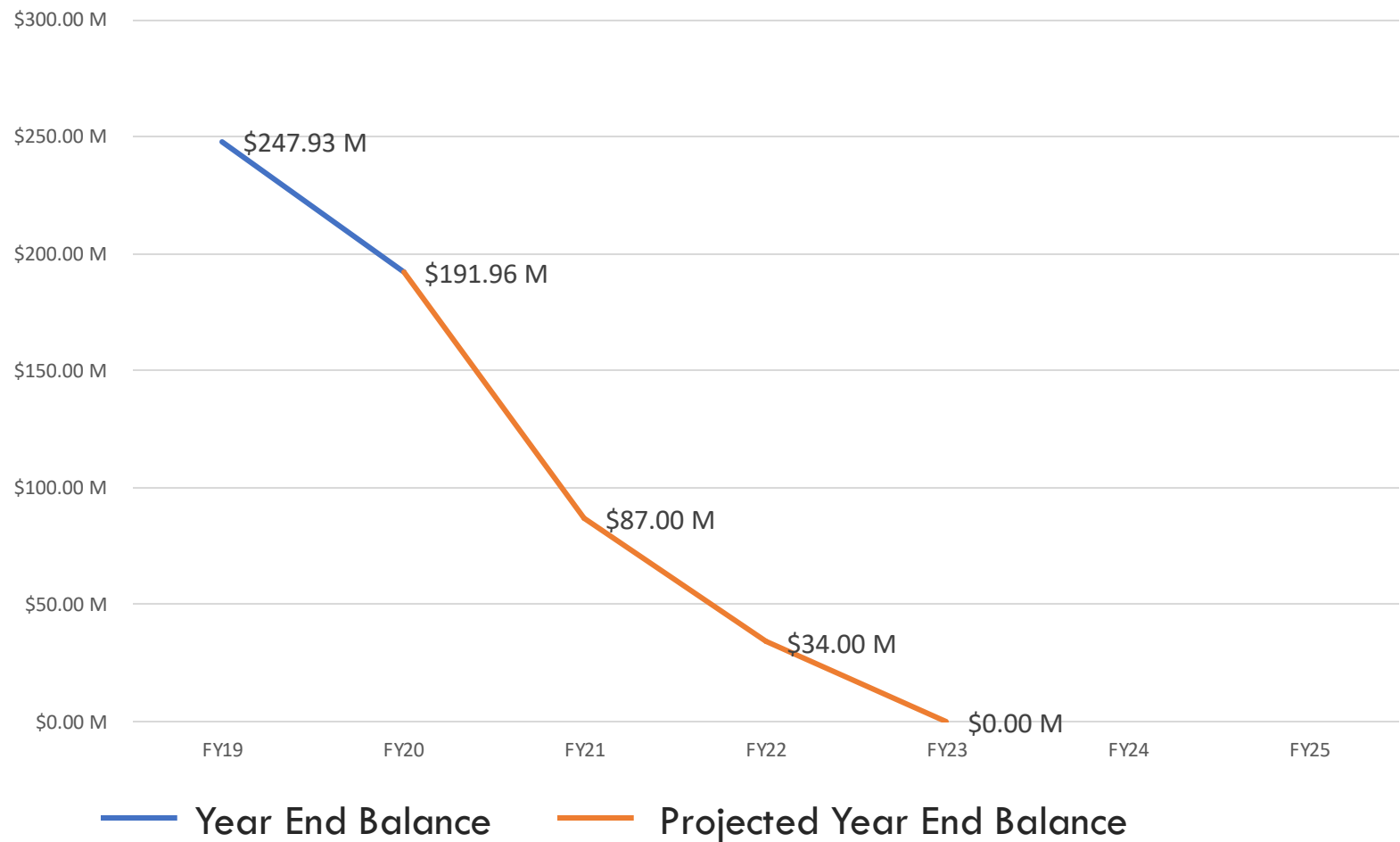
# 2013 BOND, PROPOSITION 1 – Affordable Housing SPENDING SUMMARY - \$ Amount Available After Annual Spending



Data thru Fiscal Year 2020 Q3



# 2018 BOND, PROPOSITION A – Affordable Housing SPENDING SUMMARY - \$ Amount Available After Annual Spending



Data thru Fiscal Year 2020 Q3



## Affordable Housing + Transit

These maps show how Austin's affordable housing relates to the proposed public transit expansion. These maps are dynamic, so you can zoom in and out for different perspectives.



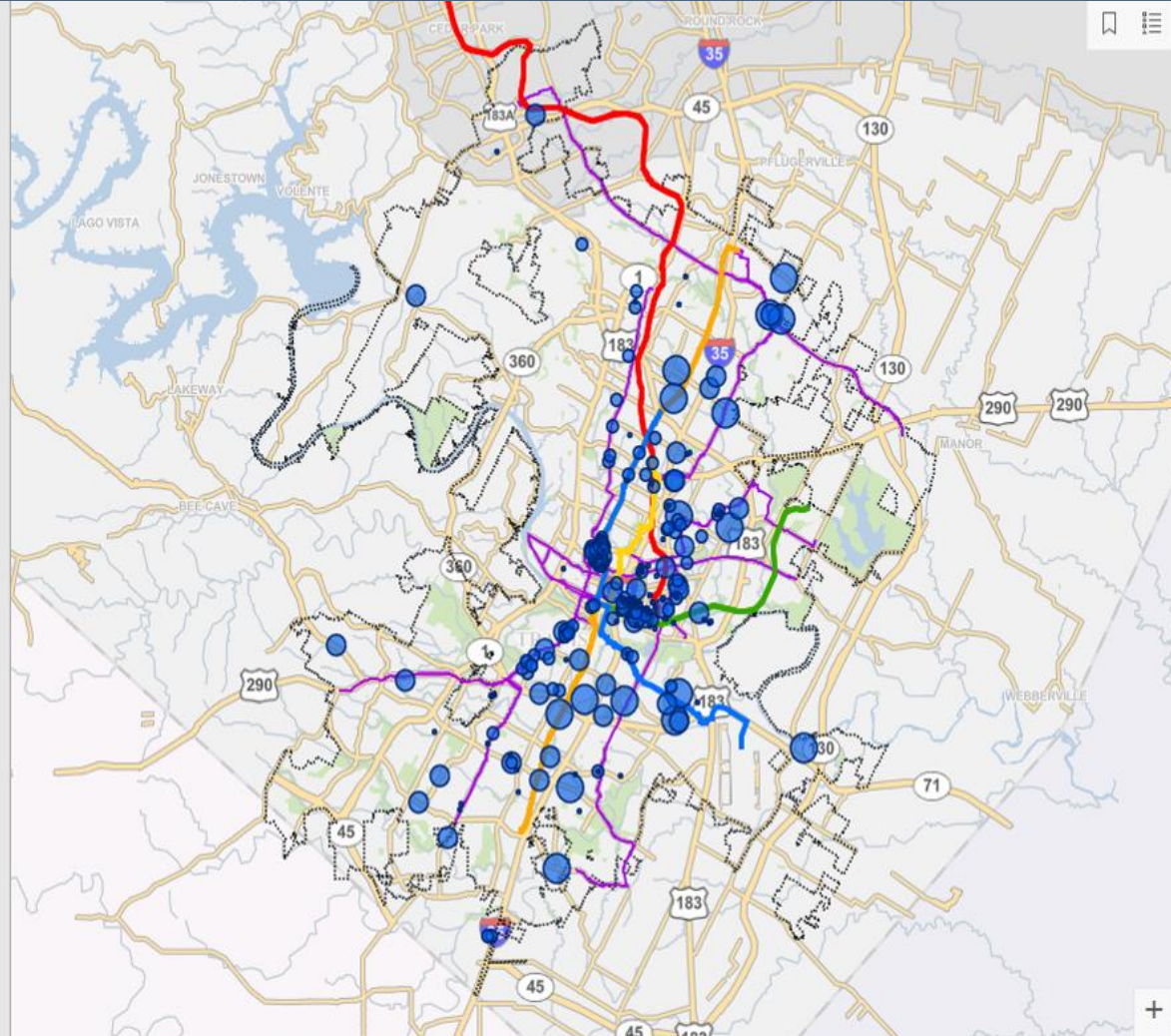
All NHCD Rentals NHCD Ownership Non-City In Development City Assets Expiring Affordability Displacement Risk



### City of Austin Affordable Rental Housing

This map shows existing City-funded or incentivized affordable rentals in relation to the proposed transit expansion. These investments were made by the City through several funding streams. Some are made possible through past community approved bond dollars like the 2018, 2013, and 2006 General Obligation Bonds. Others are made possible through affordable housing development incentive programs like the University Neighborhood Overlay (UNO) density bonus program or the Mueller development.

These affordable rentals are income-restricted and available to qualifying residents. Eligibility for affordable housing starts at generally making 60% or less of AMI, or [Austin Area Median Income](#). For a family of four that translates to a maximum annual family income of \$58,560 in 2020.

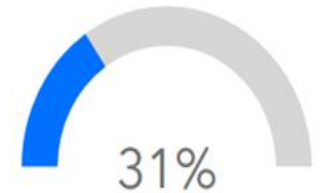


### Affordable Rental Housing Units

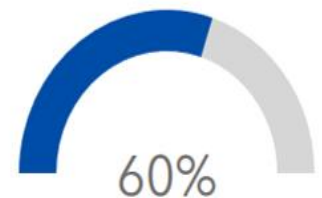
# 11,123

Subsidized or Incentivized by the City of Austin

Percent within 1/4 mile of a Project Connect Station



Percent within 1/2 mile of a Project Connect Station





## RECENTLY DEVELOPMENTS



**Aldrich 51**



**Housing First Oak Springs**



**Vi Collina**



**The Chicon**



## Affordable Housing + Transit

These maps show how Austin's affordable housing relates to the proposed public transit expansion. These maps are dynamic, so you can zoom in and out for different perspectives.



All

NHCD Rentals

NHCD Ownership

Non-City

In Development

City Assets

Expiring Affordability

Displacement Risk

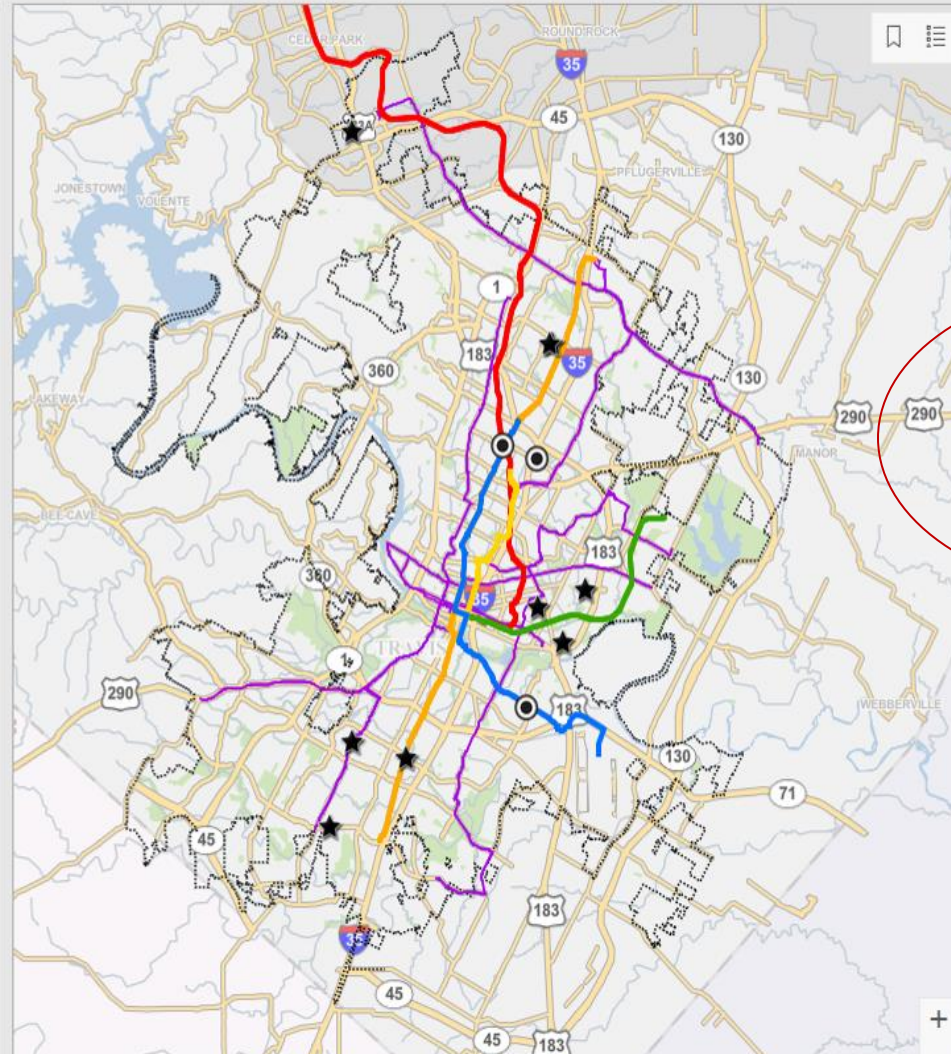


Image: Home Depot at St. John's, photo by John Anderson

### City Assets for Affordable Housing

This map shows where Neighborhood Housing & Community Development has used community-approved bond dollars and other funding sources to acquire land for future affordable housing in relation to the proposed transit expansion.

This map also shows other City-owned land that may be used for affordable housing in the future. Sites include the old Home Depot parcel in the St. John's neighborhood and an Austin Energy site on Justin Lane in relation to the proposed transit expansion.



#### Austin Housing Finance Corporation (AHFC) Land for Affordable Housing

- ★ 1127 Tillery Street
- ★ 1212 W Slaughter Lane
- ★ 3811 1/2 Tannehill Lane
- ★ 11225 Pecan Park Boulevard
- ★ 6200 Manchaca Road
- ★ 1108 Kramer Lane
- ★ 1114 Kramer Lane

#### City Assets for Potential Future Affordable Housing

- Ryan Dr & North Lamar
- St Johns Ave & North IH35
- Riverside Dr & Grove Blvd





**MEALS** on **WHEELS**  
CENTRAL TEXAS



City of Austin Neighborhood Housing & Community Development



**AUSTIN HOUSING FINANCE CORPORATION**  
**Capital Budget**  
**Fiscal Year 2020-21**  
**Exhibit A**

	<u>Funding Source</u>	<u>New Funding</u>	<u>Estimated Services to be Provided</u>
<b>SOURCES OF FUNDS</b>			
Transfer from City of Austin's General Obligation Bond Fund		62,000,000	
<b>Total Sources of Funds</b>		<b>62,000,000</b>	
<b>USES OF FUNDS</b>			
<u><b>Homeowner Assistance Program</b></u>			
GO Repair! Program	G.O. Bonds	6,000,000	250
<u><b>Housing Developer Assistance Program</b></u>			
Rental Housing Developer Assistance	G.O. Bonds	20,000,000	320
Ownership Housing Development Assistance	G.O. Bonds	6,000,000	-
Acquisition & Development	G.O. Bonds	30,000,000	5
<b>Total Uses of Funds</b>		<b>62,000,000</b>	<b>575</b>



## AFFORDABLE HOUSING

### UPCOMING HIGHLIGHTS

- AHFC Board Meeting (November 12, 2020)  
Recommendations for First Quarter FY20-21  
HDA Applications
- November 2020 Grand Opening Waterloo  
Terrace (132-unit Foundation Communities  
Single Room Occupancy Development, with  
dedicated CoC units)
- November/December 2020 Grand Opening  
AHA! @ Briarcliff (27-unit accessible,  
affordable, and integrated development)

### RESOURCES

- Affordable Housing Development Assistance  
<http://www.austintexas.gov/page/affordable-housing-development-funding>
- AHFC FY2020-2021 Capital Budget  
<http://www.austintexas.gov/department/city-council/2020/20200812-ahfc.htm>
- Affordable Housing + Transit Online Tool:  
<https://austin.maps.arcgis.com/apps/MapSeries/index.html?appid=b689c16a4db143698166b57a7abb876e>



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# Bond Oversight Commission

## QUESTIONS

Presenter: Mandy DeMayo  
Neighborhood Housing & Community Development



# Bond Oversight Commission

## ITEM 2B.

### Bond Oversight Commission Presentation Template

#### Appendix Overview

Presenter: Paige Warner  
Financial Services — Budget Office



# Bond Oversight Commission

## AGENDA

### APPENDIX OVERVIEW

- A. Austin Finance Online
- B. Capital Projects Explorer
- C. Public Improvement Bonds Overview Dataset
- D. City of Austin Open Budget: Capital
- E. Long-Range CIP Strategic Plan
- F. Groups that may provide oversight over capital projects
- G. Bond Program Links

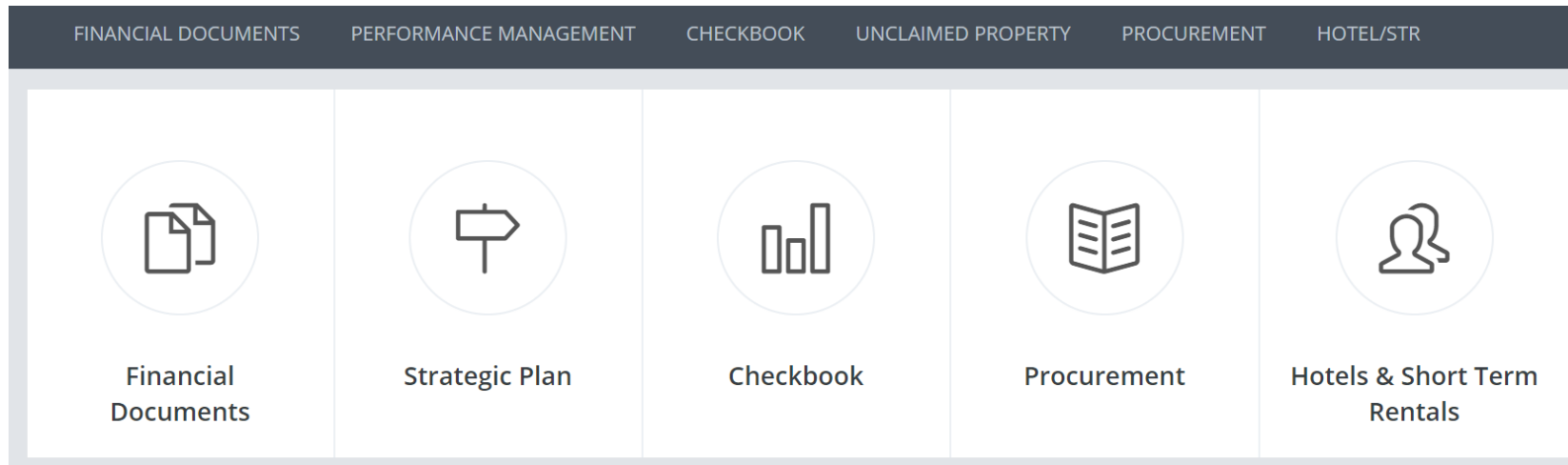


## APPENDIX A: Austin Finance Online



[austintexas.gov/financeonline/finance/](https://austintexas.gov/financeonline/finance/)

*A central repository for financial documents and information, including performance management, checkbook, unclaimed property, procurement, and hotels/short term rental information.*



### KEY DOCUMENTS

- Capital Improvement Program (CIP) 5-Year Plans
- Capital Projects Explorer
- Comprehensive Annual Financial Report (CAFR)
- Debt Transparency Documents
- Bond Statements



## APPENDIX B: Capital Projects Explorer



[capitalprojects.austintexas.gov](https://capitalprojects.austintexas.gov)

*A single entry point for the community of Austin to find information about capital infrastructure investments*

- **Information for ALL capital projects (excluding Austin Energy), regardless of funding source**
  - Description
  - Type
  - Status/Phase
  - Location
  - Districts
  - Contact Info
  - Approved Budget
  - Obligated Funds
  - Anticipated Construction Start and End Dates
- **Filters Available**
  - 2016 and 2018 Bonds
  - District(s)
  - Infrastructure Type
  - Stage
  - Responsible Department

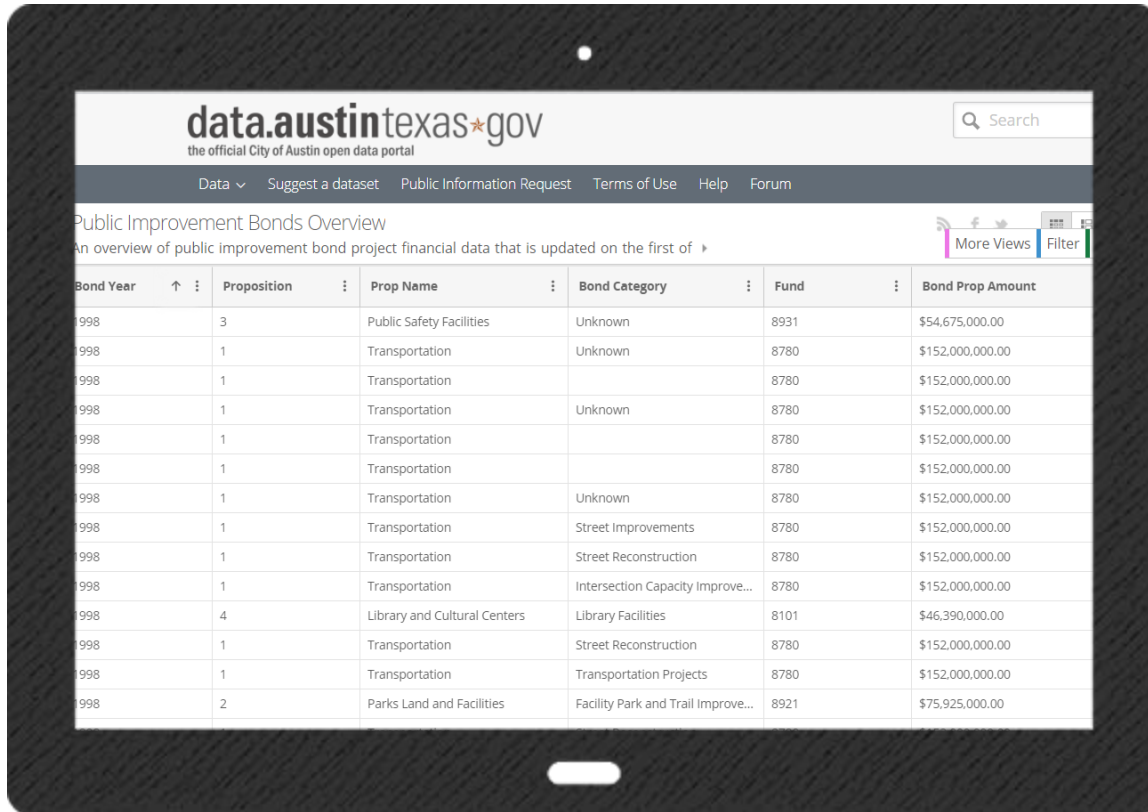




## APPENDIX C: Public Improvement Bonds Overview

 [data.austintexas.gov/Budget-and-Finance/Public-Improvement-Bonds-Overview/s39q-8hvy/data](https://data.austintexas.gov/Budget-and-Finance/Public-Improvement-Bonds-Overview/s39q-8hvy/data)

*An overview of public improvement bond project financial data that is updated on the first of every month*



The screenshot shows the 'data.austintexas.gov' website with the 'Public Improvement Bonds Overview' table. The table lists bond projects with columns for Bond Year, Proposition, Prop Name, Bond Category, Fund, and Bond Prop Amount. The data is filtered for the year 1998.

Bond Year	Proposition	Prop Name	Bond Category	Fund	Bond Prop Amount
1998	3	Public Safety Facilities	Unknown	8931	\$54,675,000.00
1998	1	Transportation	Unknown	8780	\$152,000,000.00
1998	1	Transportation		8780	\$152,000,000.00
1998	1	Transportation	Unknown	8780	\$152,000,000.00
1998	1	Transportation		8780	\$152,000,000.00
1998	1	Transportation		8780	\$152,000,000.00
1998	1	Transportation	Unknown	8780	\$152,000,000.00
1998	1	Transportation	Street Improvements	8780	\$152,000,000.00
1998	1	Transportation	Street Reconstruction	8780	\$152,000,000.00
1998	1	Transportation	Intersection Capacity Improve...	8780	\$152,000,000.00
1998	4	Library and Cultural Centers	Library Facilities	8101	\$46,390,000.00
1998	1	Transportation	Street Reconstruction	8780	\$152,000,000.00
1998	1	Transportation	Transportation Projects	8780	\$152,000,000.00
1998	2	Parks Land and Facilities	Facility Park and Trail Improve...	8921	\$75,925,000.00

### Information for Public Improvement Bond Projects

- Bond Year (since 1998)
- Proposition
- **Prop Name**
- Bond Category
- Fund
- **Bond Prop Amount**
- Project ID
- **Project Name**
- Project Open/Close Status
- Project Manager and Phone #
- Public Contact and Phone #
- Project Current Phase
- Bond Appropriation
- Bond Encumbrance
- Bond Expenditures
- **Bond Obligated**
- **Bond Balance**
- % Bond Appropriation
- % Bond Amount



## APPENDIX D: City of Austin Open Budget - Capital



[budget.austintexas.gov/#!/year/All%20Years/capital/0/fdu\\_sponsor\\_department](https://budget.austintexas.gov/#!/year/All%20Years/capital/0/fdu_sponsor_department)

*Data that provides appropriation-to-date and expenses-to-date metrics for active capital projects, which can be funded through multiple fiscal year capital budgets.*

**Interactive tool with appropriation  
and expense data for:**

Departments



Projects



Subprojects





## APPENDIX E: Long Range CIP Strategic Plan



[austintexas.gov/department/long-range-cip-strategic-plan](https://austintexas.gov/department/long-range-cip-strategic-plan)

*Plan that looks out into a 10-year or longer planning horizon and provides the basis for identifying both ongoing capital needs and strategic opportunities for capital investment.*

### What You'll Find in the Plan

**Recommendation Letter:** Outlining capital improvement priorities, the letter is from the Planning Commission to the City Manager as part of the Commission's annual requirements per City Charter.

**Introduction to the Capital Improvement Program:** Provides an easy-to-understand explanation of what the Capital Improvement Program is, how it's funded and the key drivers for capital investment.

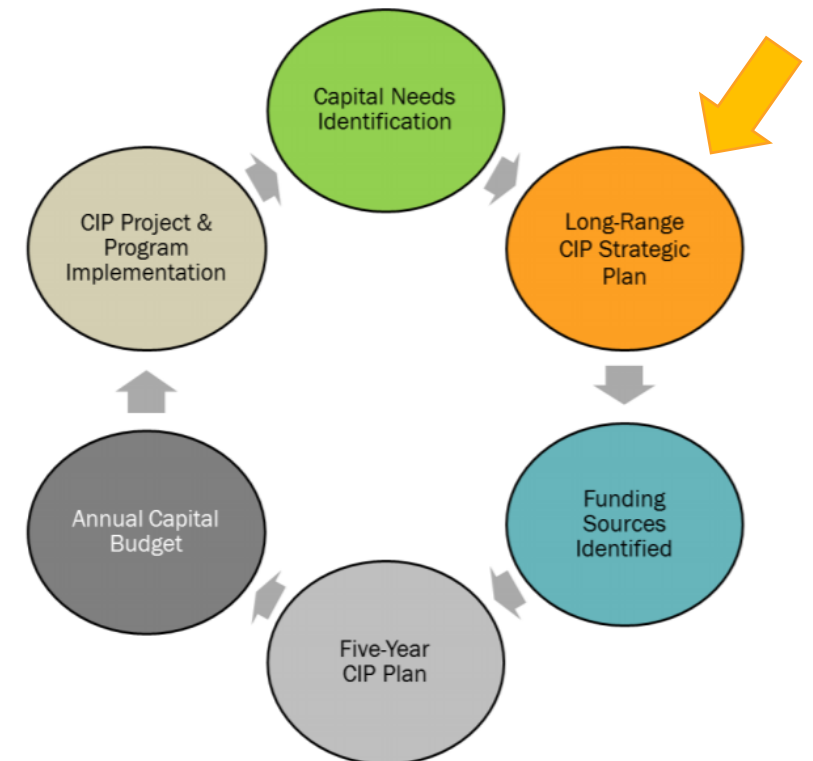
**Comprehensive Infrastructure Assessment:** Collects citywide infrastructure condition information to help inform future infrastructure needs and future funding opportunities.

**Strategic Investment Areas Overlay Analysis:** Geographical mapping and analysis of the intersection of City initiatives and capital needs identified by the public and the City.

**Rolling Needs Assessment:** Bi-Annually updated list of long-term and unfunded citywide CIP needs, organized by infrastructure category.



### The Capital Planning Process





## APPENDIX F: Groups That May Provide Capital Project Oversight



[austintexas.gov/departments/boards-and-commissions](https://austintexas.gov/departments/boards-and-commissions)

Departments > Boards and Commissions

# Boards and Commissions

### Board and Commission Information

Select a Board to view agendas, approved meeting minutes, membership, by-laws and other information.

2018 Charter Review Commission

African American Resource Advisory Commission

Airport Advisory Commission

Airport Boulevard Advisory Group

Animal Advisory Commission

Anti-Displacement Task Force

Applicant Review Panel

Aquatic Master Plan Task Force

Arts Commission

Asian American Quality of Life Advisory Commission

View Website

### Examples of Applicable Groups

Committee of Council	Audit and Finance Committee
	Health and Human Services Committee
	Mobility Committee
Boards and Corporations	Austin Housing Finance Corporation
Boards and Commissions	Arts Commission
	Austin Travis County EMS Advisory Board
	Comprehensive Plan Joint Committee
	Construction Advisory Committee
	Downtown Commission
	Housing Authority of the City of Austin
	Library Commission
	Mexican American Cultural Center Advisory Board
	Music Commission
	Urban Transportation Commission





### Brochures, Ballot Language and Contract With The Voters (If Applicable)

2006	Brochure	<a href="http://austintexas.gov/sites/default/files/files/Capital_Planning/Bond_Development/BEATF/2006BondBrochure.pdf">austintexas.gov/sites/default/files/files/Capital_Planning/Bond_Development/BEATF/2006BondBrochure.pdf</a>
	Ballot Language	<a href="http://austintexas.gov/election/byrecord.cfm?eid=154">austintexas.gov/election/byrecord.cfm?eid=154</a>
2010	Brochure	<a href="http://austintexas.gov/sites/default/files/files/Capital_Planning/mbondbrochure.pdf">austintexas.gov/sites/default/files/files/Capital_Planning/mbondbrochure.pdf</a>
	Ballot Language	<a href="http://austintexas.gov/election/byrecord.cfm?eid=192">austintexas.gov/election/byrecord.cfm?eid=192</a>
2012	Brochure	<a href="http://austintexas.gov/sites/default/files/files/Communications/Web_Content/2012Bond%20Brochure%202012%20Web.pdf">austintexas.gov/sites/default/files/files/Communications/Web_Content/2012Bond%20Brochure%202012%20Web.pdf</a>
	Ballot Language	<a href="http://austintexas.gov/election/byrecord.cfm?eid=196">austintexas.gov/election/byrecord.cfm?eid=196</a>
2013	Voter-Information Flier	<a href="http://austintexas.gov/sites/default/files/files/Capital_Planning/Bond_Development/2013_Bond/FINAL_Affordable_Housing_Bond_Voter_Information_Flier.pdf">austintexas.gov/sites/default/files/files/Capital_Planning/Bond_Development/2013_Bond/FINAL_Affordable_Housing_Bond_Voter_Information_Flier.pdf</a>
	Ballot Language	<a href="http://austintexas.gov/election/byrecord.cfm?eid=197">austintexas.gov/election/byrecord.cfm?eid=197</a>
2016	Brochure	<a href="http://austintexas.gov/sites/default/files/files/Capital_Planning/2016_Bond/2016_Bond_Voter_Information_Brochure_English.pdf">austintexas.gov/sites/default/files/files/Capital_Planning/2016_Bond/2016_Bond_Voter_Information_Brochure_English.pdf</a>
	Ballot Language	<a href="http://austintexas.gov/election/byrecord.cfm?eid=201">austintexas.gov/election/byrecord.cfm?eid=201</a>
	Contract with the Voters	RESOLUTION NO. 20160818-074 : <a href="http://austintexas.gov/edims/document.cfm?id=262118">austintexas.gov/edims/document.cfm?id=262118</a>
2018	Brochure	<a href="http://austintexas.gov/sites/default/files/files/Finance/CFO/2018-Bond/COA_2018Bond_Booklet.pdf">austintexas.gov/sites/default/files/files/Finance/CFO/2018-Bond/COA_2018Bond_Booklet.pdf</a>
	Ballot Language	<a href="http://austintexas.gov/election/byrecord.cfm?eid=205">austintexas.gov/election/byrecord.cfm?eid=205</a>
	Contract with the Voters	RESOLUTION NO. 20180809-061: <a href="http://austintexas.gov/edims/document.cfm?id=304077">austintexas.gov/edims/document.cfm?id=304077</a>



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## QUESTIONS

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Financial Services — Budget Office