



CITY OF AUSTIN | February 16, 2022

# 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

## AFFORDABLE HOUSING

2018 BOND

Proposition A – Affordable Housing





## 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/election/byrecord.cfm?eid=205](https://austintexas.gov/election/byrecord.cfm?eid=205)
- **Contract with the Voters:** [austintexas.gov/edims/document.cfm?id=304077](https://austintexas.gov/edims/document.cfm?id=304077)

2018 - PROPOSITION A  
Affordable Housing

BOND BALANCES

Voter-approved	\$250,000,000
Appropriated	\$250,000,000
Encumbered	\$58,325,340
Spent	\$131,877,338
Committed	\$190,202,678
Available	\$59,797,322

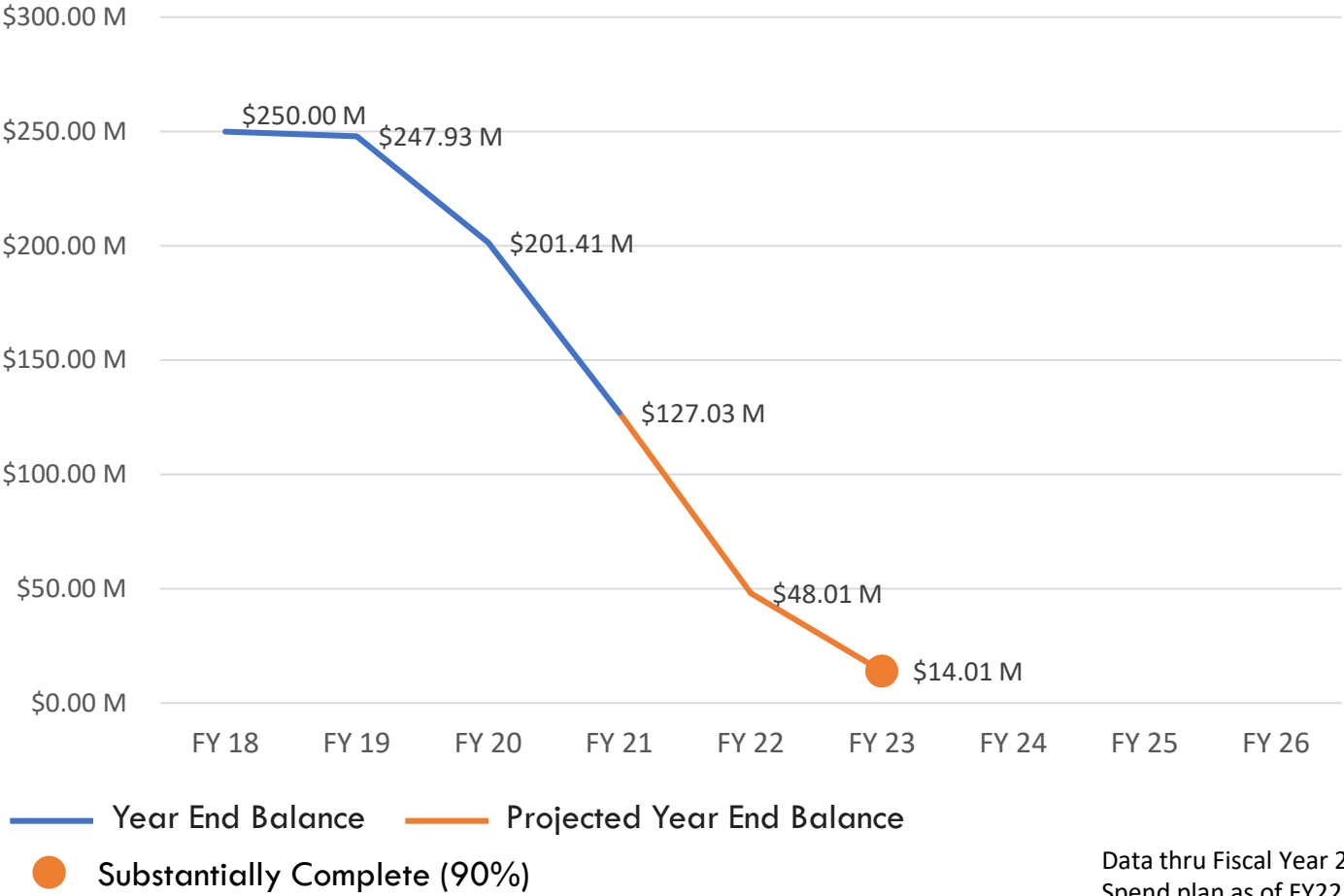


Data thru Fiscal Year 2022 Q1



# 2018 BOND, PROPOSITION A – Affordable Housing

## SPENDING SUMMARY - \$ Amount Available After Annual Spending



Data thru Fiscal Year 2021 Q4  
Spend plan as of FY22 Approved Budget

# Bond Oversight Commission

## 2018 Affordable Housing Bond Spend Plan by Project

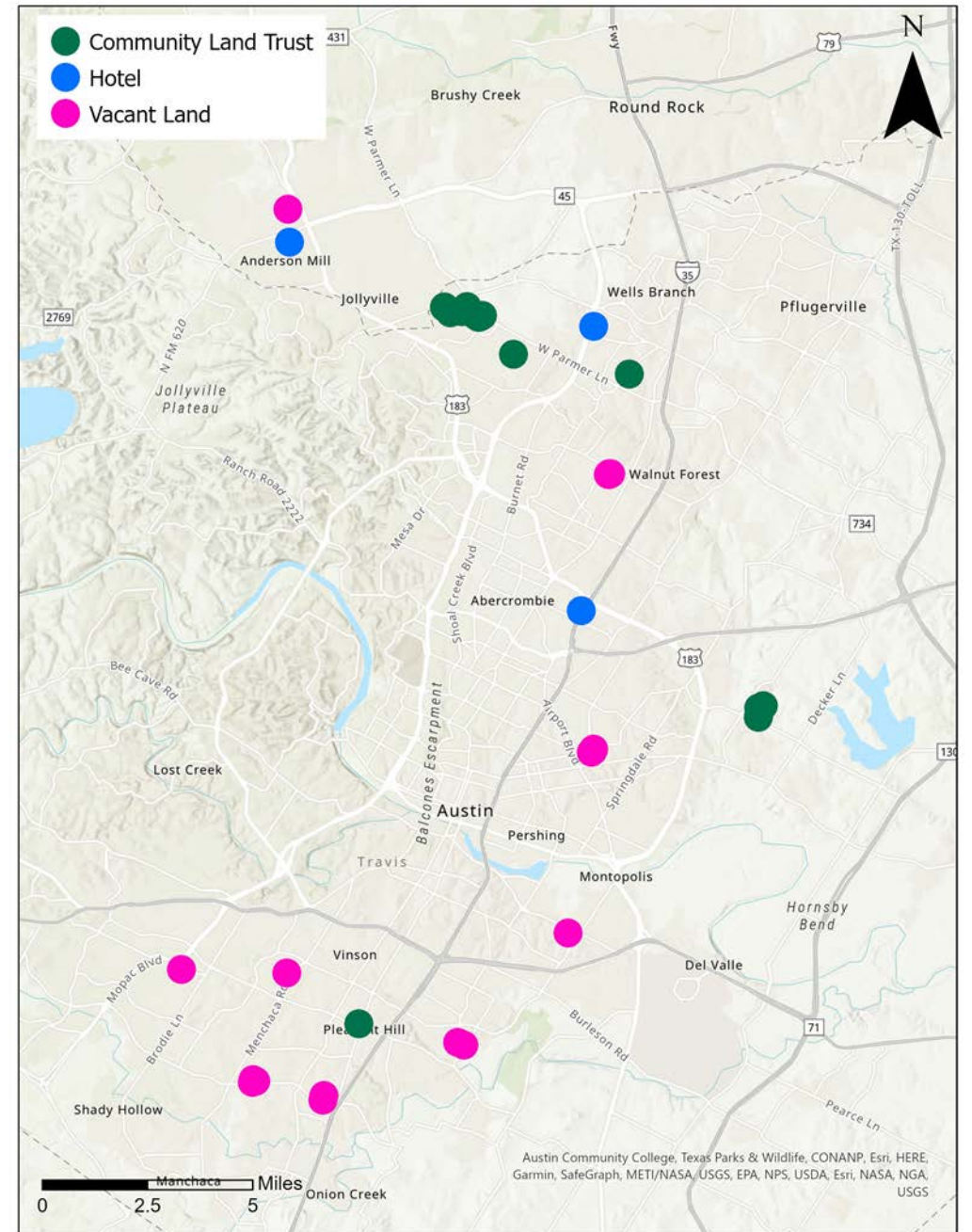
<u>Project Name</u>	<u>FY18-19</u>	<u>FY19-20</u>	<u>FY20-21</u>	<u>FY21-22</u>	<u>FY22-23</u>	<u>Total</u>
Prop A- Affordable Housing						
<b>Land Acquisition</b>	\$ 20 million	\$30 million	\$30 million	\$20 million	-	<b>\$100 million</b>
<b>RHDA</b>	\$16 million	\$18 million	\$20 million	\$20 million	\$20 million	<b>\$94 million</b>
<b>OHDA</b>	\$4 million	\$6 million	\$6 million	\$6 million	\$6 million	<b>\$28 million</b>
<b>Home Repair</b>	\$2 million	\$5 million	\$6 million	\$7 million	\$8 million	<b>\$28 million</b>
	<b>\$42 million</b>	<b>\$59 million</b>	<b>\$62 million</b>	<b>\$53 million</b>	<b>\$34 million</b>	<b>\$ 250 million</b>

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## Land Acquisition

- 3 Hotels for Permanent Supportive Housing
- 52.5 Acres Acquired
- 7 Council Districts
- Manor Road RFP

Council District	Vacant Land Acquired
1	0.45 acres
2	14.08 acres
3	18.48 acres
4	3.15 acres
5	9.68 acres
6	3.94 acres
7	-
8	2.77 acres
9	-
10	-

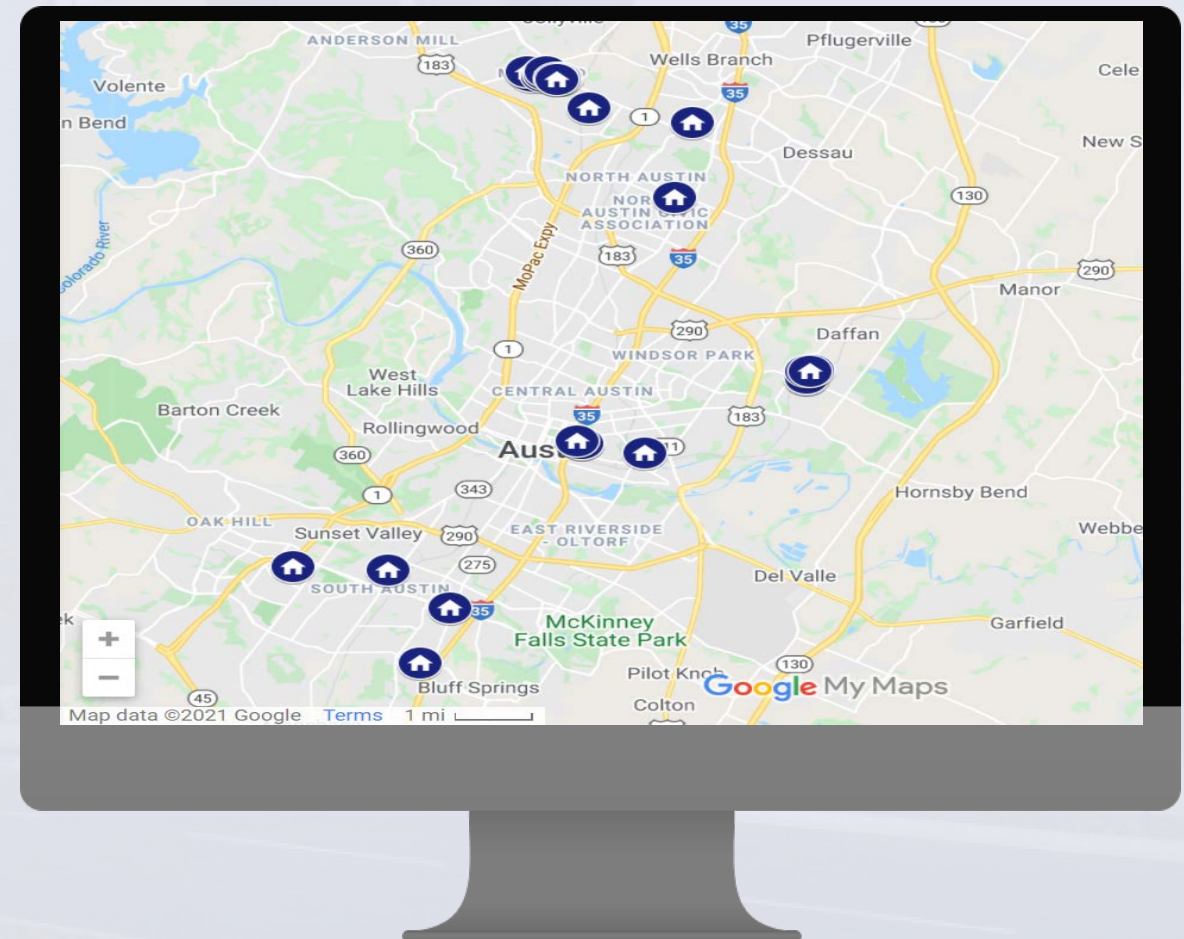




## Community Land Trust CLT

- AHFC CLT Portfolio
- 15 Occupied CLT Homes
- 29 Homes in Pipeline
- 20 Single Family Homes Acquired in Council Districts 1, 2, 5, and 6
- Preference Policy Launch
- Lottery Spring 2022

<https://www.act-homes.org/>



## Home Repair

### GO-Repair 2018-19

- Completed 150 projects
- Goal = 111

### GO-Repair 2019-20

- Completed 148 projects
- Extension 106 projects
- **Total Units: 254 Projects**
- Goal = 208

### GO-Repair 2020-21

- Completed 201
- Goal = 250

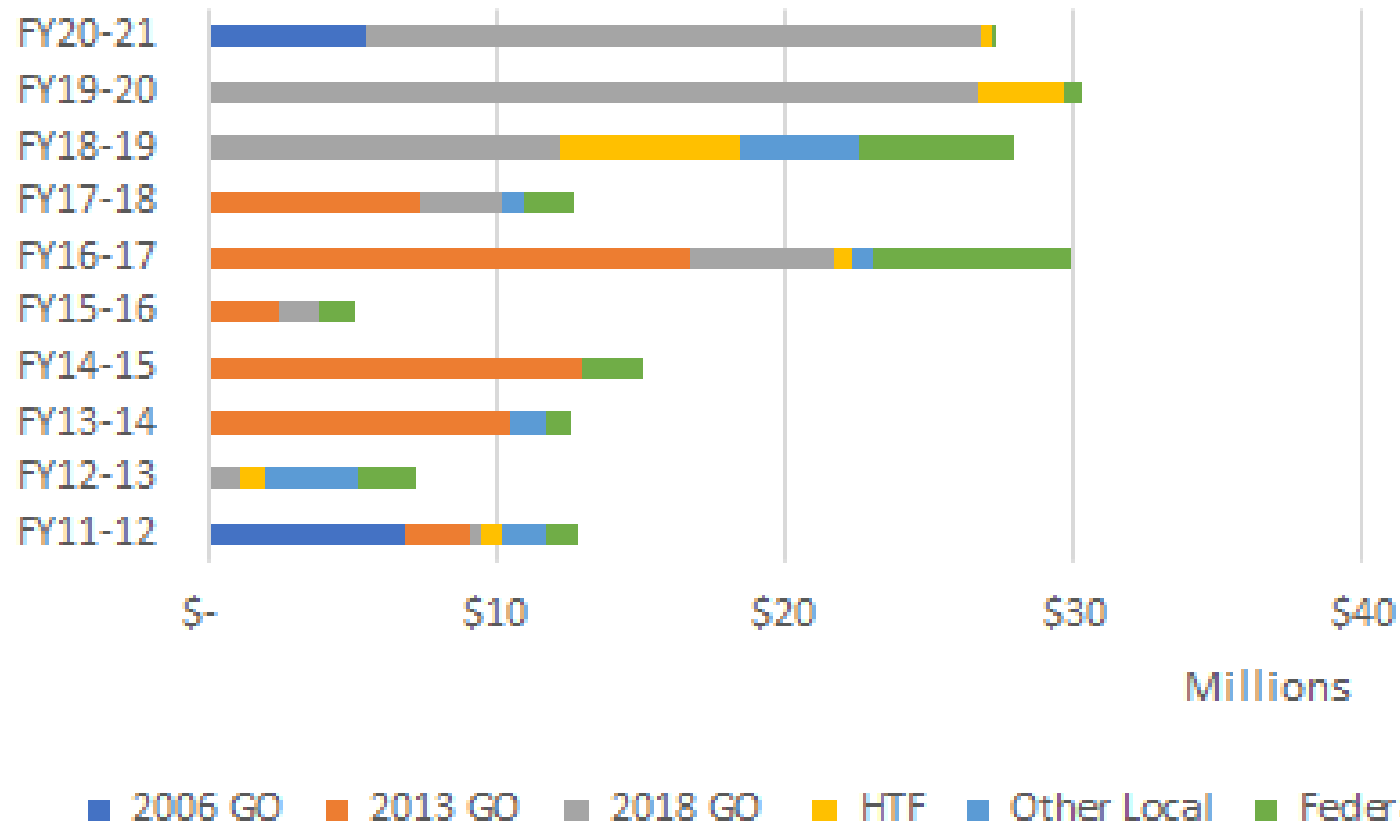
### Emergency Home Repair (Winter Storm Uri)

- Completed 124



## RHDA/OHDA Investment by Funding Type FY11-12 – FY20-21

Total Subsidy by Funding Type



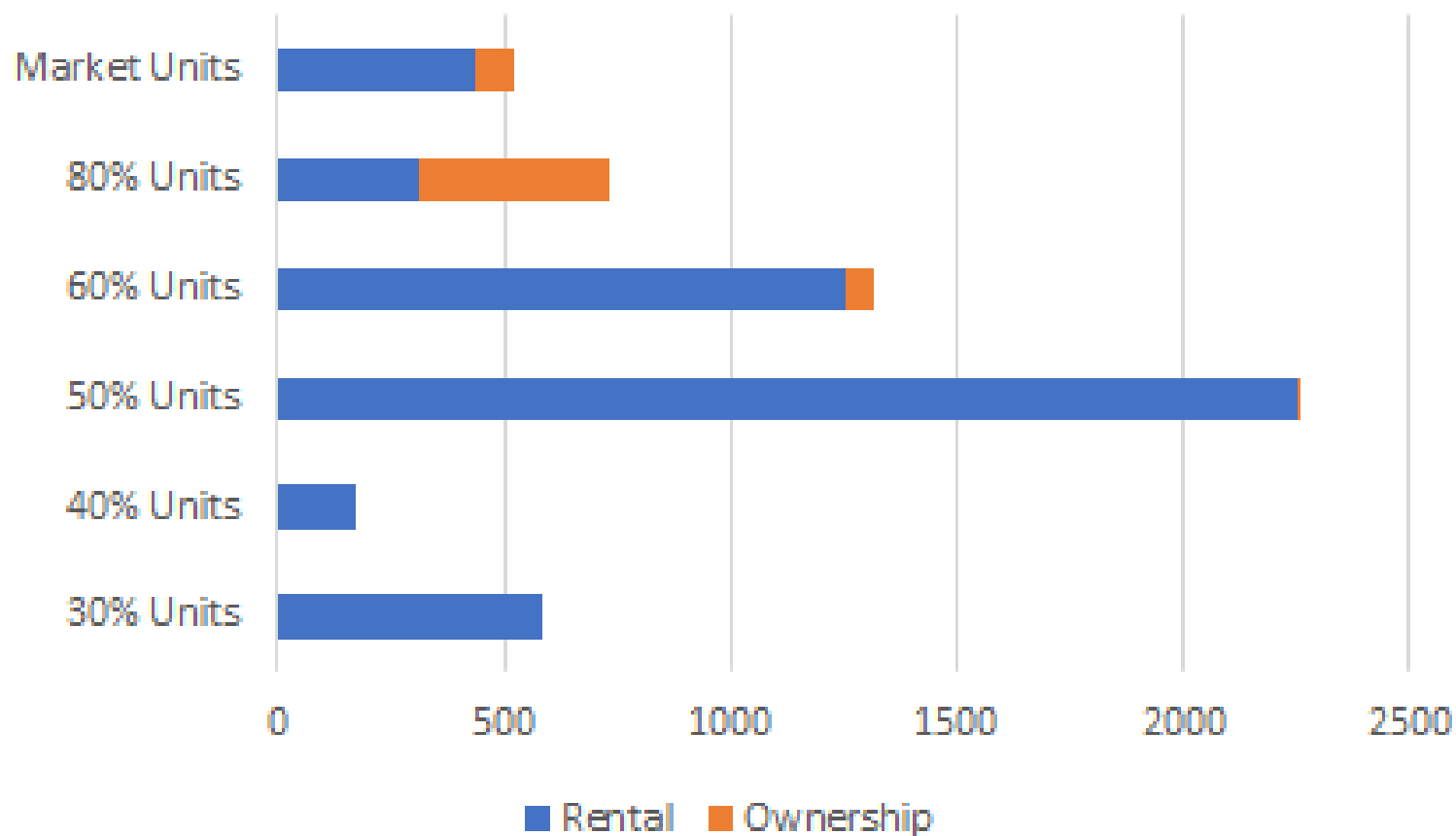
AHFC Investment >\$181 million

75% from GO Bonds

5,000+ income restricted units

## RHDA/OHDA Investment by Affordability Level

### Unit Production Between FY11-12 and FY20-21



3,000+ units below 50% MFI

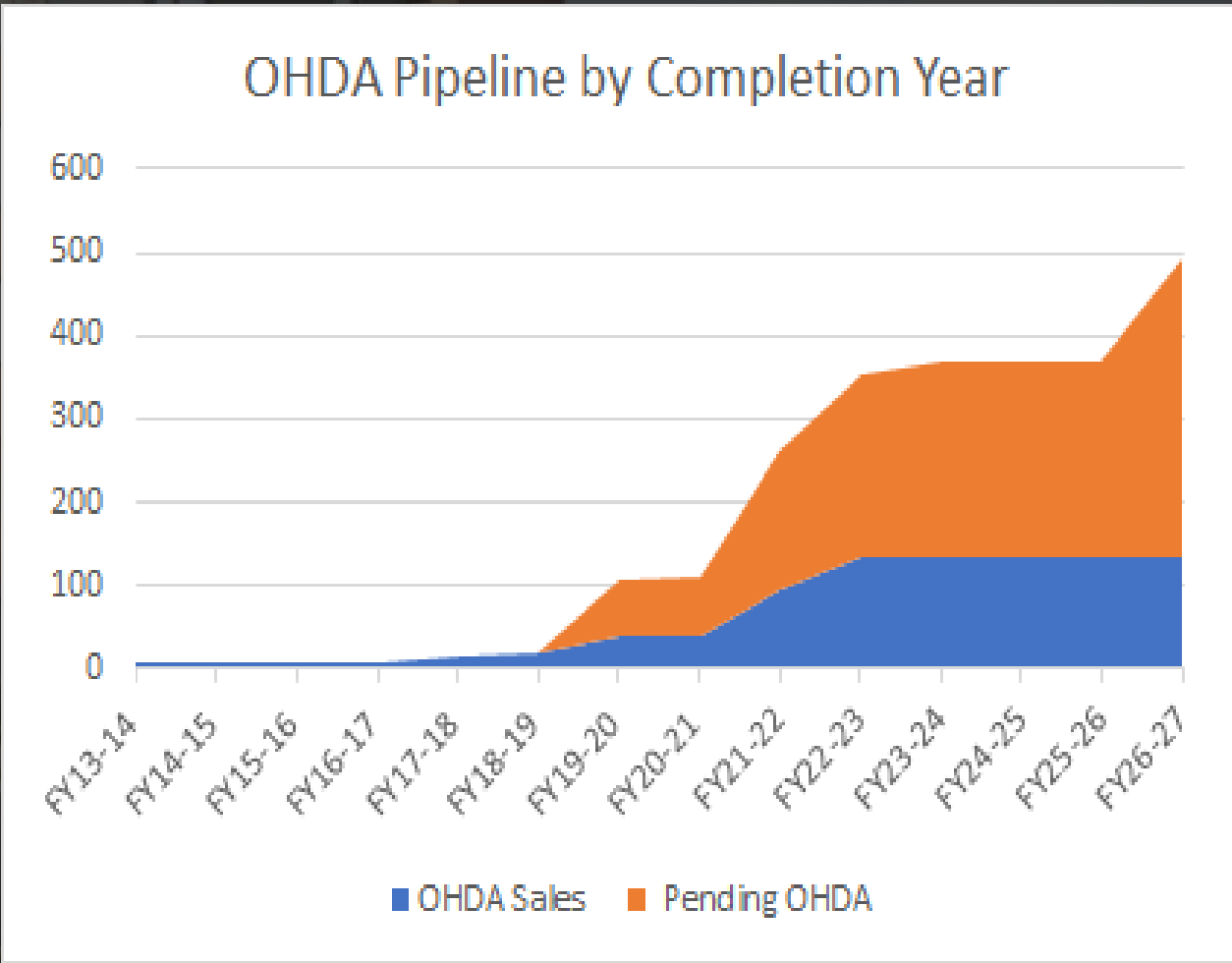
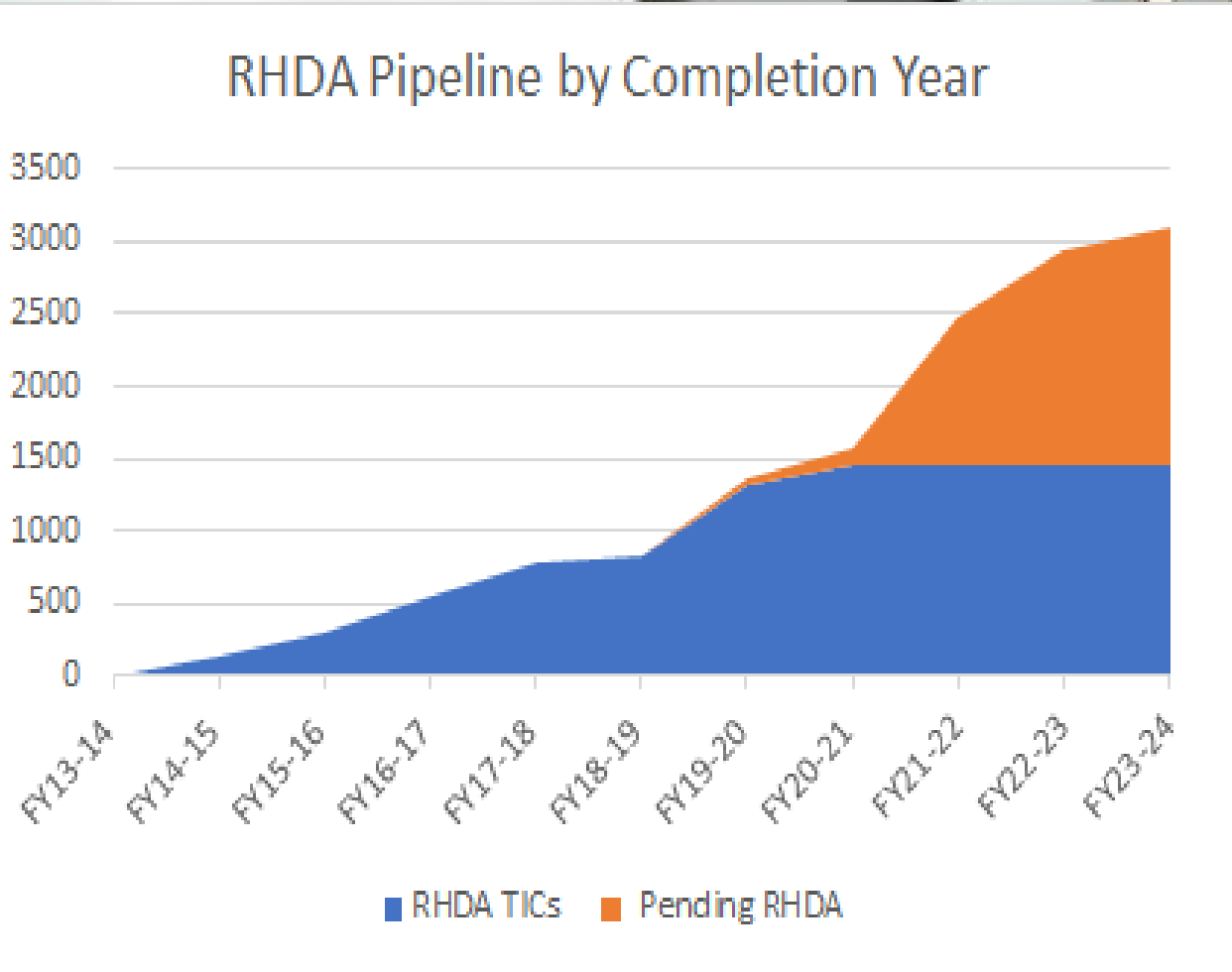
584 units below 30% MFI

486 Affordable Ownership units



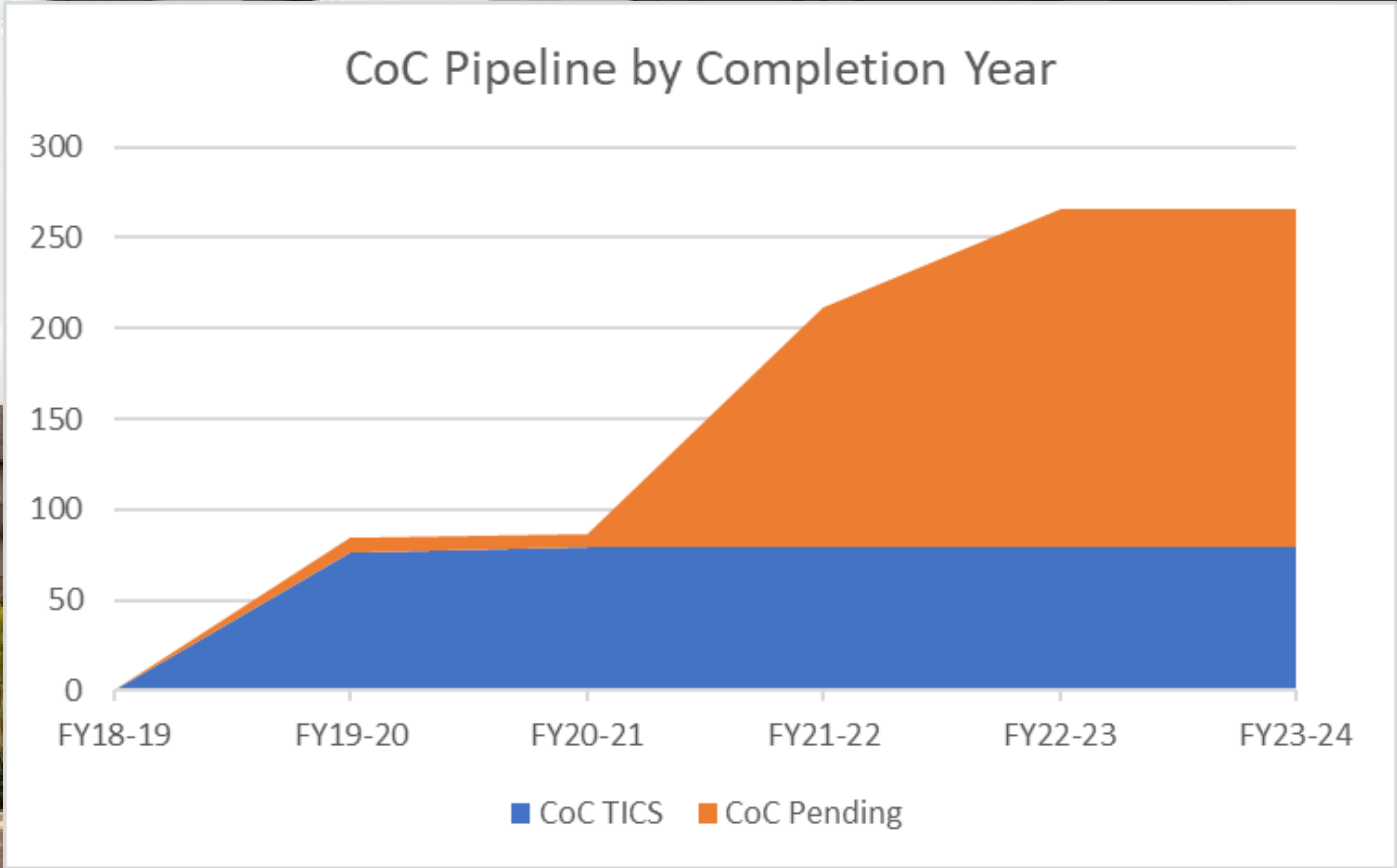
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## Production Pipeline by Year of Estimated Completion



# Bond Oversight Commission

## CoC Pipeline by Year of Estimated Completion



## 2018 Affordable Housing Bond Investments

### Espero at Rutland – AHFC Partnership

- Partnership with Caritas of Austin and Vecino Group
- 171 units
- 100% Affordable
- 101 Dedicated to the Continuum of Care
- Fall 2022





## 2018 Affordable Housing Bond Investments

### Vi Collina – AHFC Partnership

- Oltorf at Pleasant Valley
- Partnership with O-SDA
- 170 units – 71 < 50% MFI
- 100% Affordable
- 81 – 2BR units
- 41 – 3BR units
- Leasing now





## AFFORDABLE HOUSING

## UPCOMING HIGHLIGHTS

- Community Land Trust Lottery  
<https://www.aclt-homes.org/>
- Project Connect Anti-Displacement Community Acquisition Program  
[https://www.austintexas.gov/sites/default/files/files/Housing\\_%26\\_Planning/Project%20Connect/Community%20Acquisition%20Program/Final\\_ADCAP\\_Guidelines.pdf](https://www.austintexas.gov/sites/default/files/files/Housing_%26_Planning/Project%20Connect/Community%20Acquisition%20Program/Final_ADCAP_Guidelines.pdf)
- Hotel Conversion underway

## RESOURCES

- Affordable Housing Development Assistance  
<http://www.austintexas.gov/page/affordable-housing-development-funding>
- AHFC FY 2021-2022 Capital Budget  
<https://www.austintexas.gov/department/city-council/2021/20210811-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

# Bond Oversight Commission







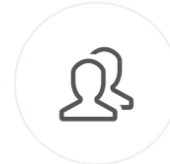
## Bond Oversight Commission Presentation Appendix

## 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.*

FINANCIAL DOCUMENTS	PERFORMANCE MANAGEMENT	CHECKBOOK	UNCLAIMED PROPERTY	PROCUREMENT	HOTEL/STR
					
Financial Documents	Strategic Plan	Checkbook	Procurement	Hotels & Short Term Rentals	

### KEY DOCUMENTS

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



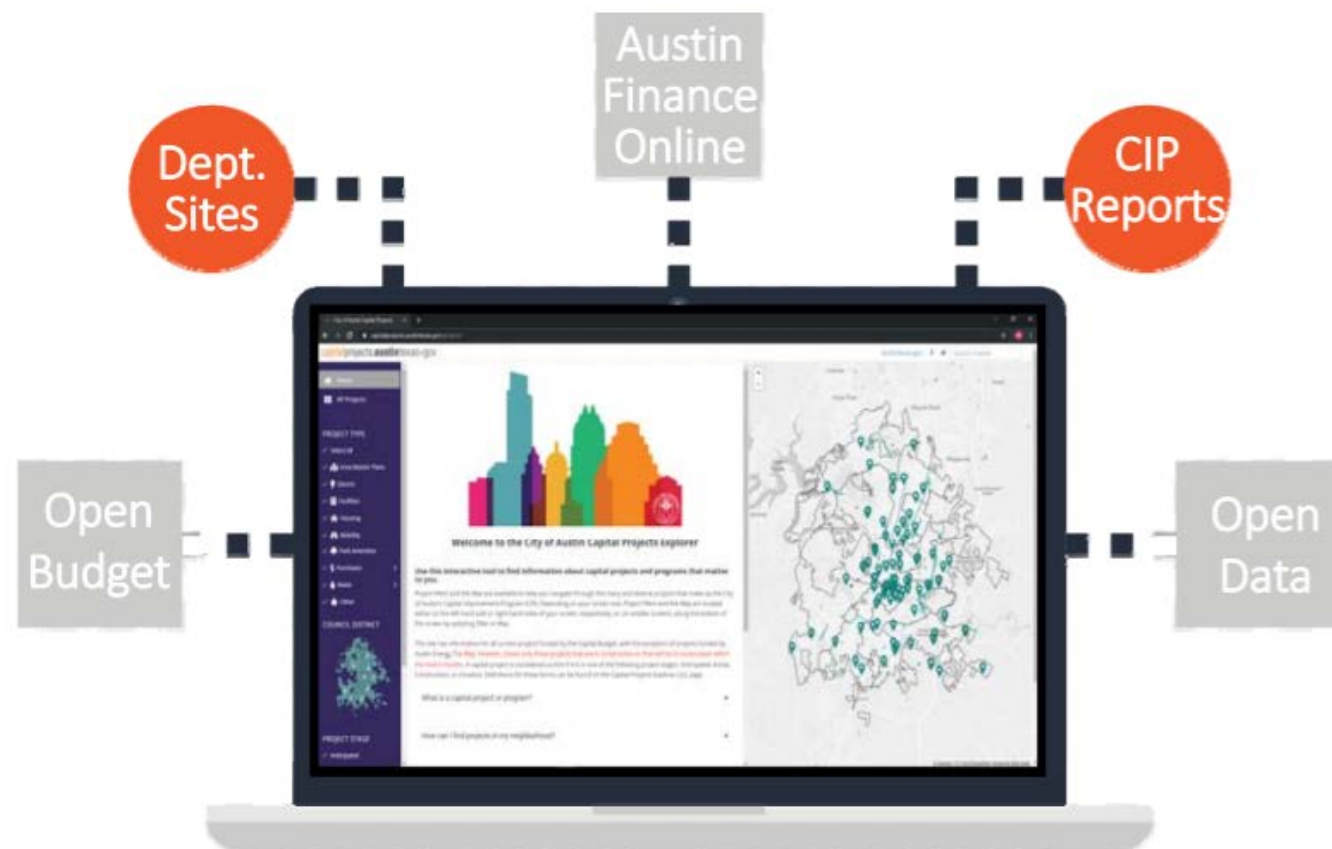
## APPENDIX B: Capital Projects Explorer



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

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

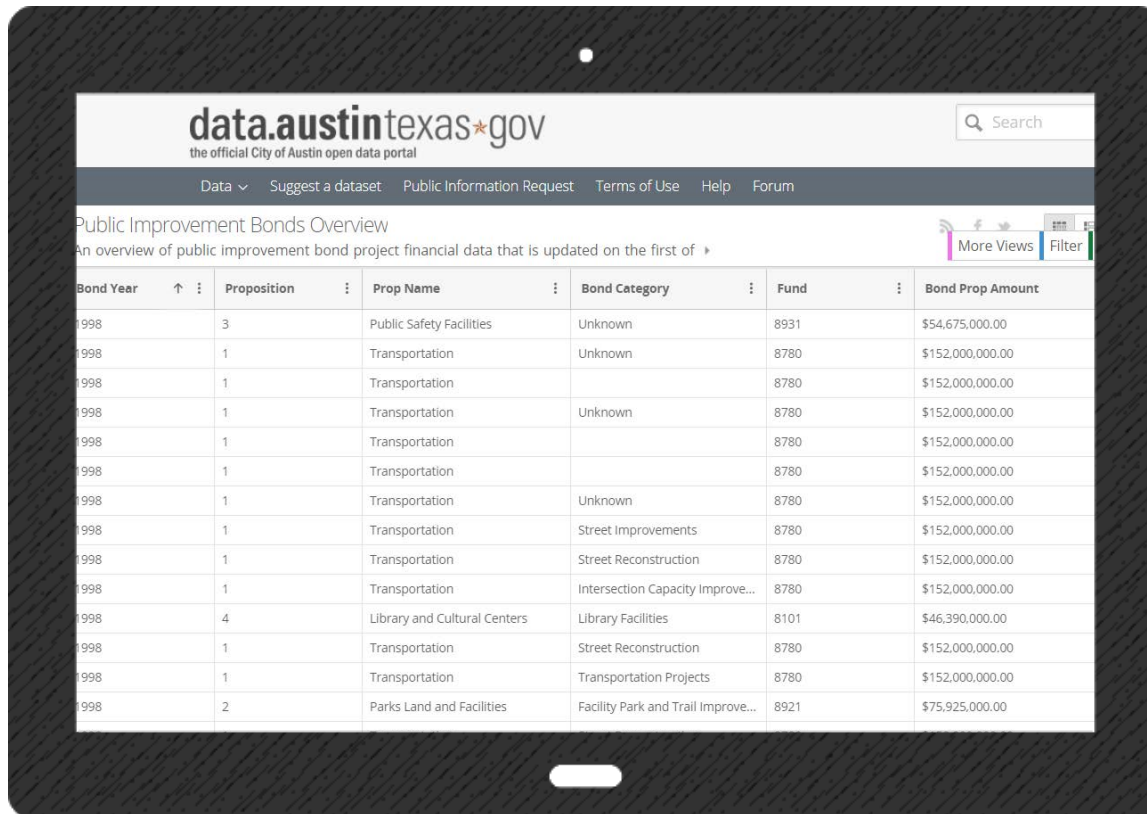
- **Information for ALL capital projects (excluding Austin Energy), regardless of funding source**
  - Description
  - Type
  - Status/Phase
  - Location
  - Districts
  - Contact Info
  - Approved Budget
  - Obligated Funds
  - Anticipated Construction Start and End Dates
- **Filters Available**
  - 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. The header includes the site name and a search bar. Below the header, there's a navigation bar with links like 'Data', 'Suggest a dataset', 'Public Information Request', 'Terms of Use', 'Help', and 'Forum'. The main content area is titled 'Public Improvement Bonds Overview' and contains a table of bond project financial data. The table has 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



[https://www.austintexas.gov/sites/default/files/files/Planning/LRCSP\\_FINAL\\_FY19-21.pdf](https://www.austintexas.gov/sites/default/files/files/Planning/LRCSP_FINAL_FY19-21.pdf)

*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.

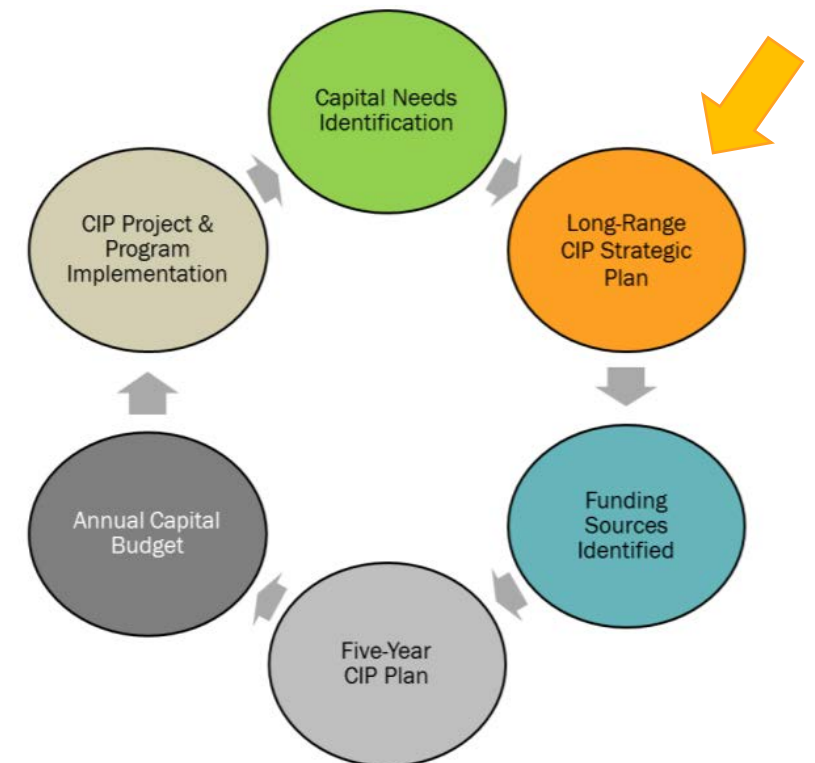
**Comprehensive Infrastructure Assessment:** Collects citywide infrastructure condition information to help inform future infrastructure needs and future funding opportunities.

**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>

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

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>
2020	Brochure	<a href="http://austintexas.gov/sites/default/files/files/Finance/2020MobilityPropsBrochure100220_web.pdf">austintexas.gov/sites/default/files/files/Finance/2020MobilityPropsBrochure100220_web.pdf</a>
	Ballot Language	<a href="http://austintexas.gov/edims/document.cfm?id=346093">austintexas.gov/edims/document.cfm?id=346093</a>
	Contract with the Voters	RESOLUTION NO. 20200812-011 : <a href="https://www.austintexas.gov/edims/document.cfm?id=346328">https://www.austintexas.gov/edims/document.cfm?id=346328</a>