



**RBA
AUSTIN HOUSING FINANCE CORPORATION
RECOMMENDATION FOR BOARD ACTION**

**AGENDA ITEM NO.: AHFC-3
AGENDA DATE: Thu 08/26/2004
PAGE: 1 of 2**

SUBJECT: Authorize the negotiation and execution of a twelve month contract with the AUSTIN AREA URBAN LEAGUE, Austin, TX, in an amount not to exceed \$1,000,000, with two twelve month extension options in amounts not to exceed \$1,000,000 each, for a total contact amount not to exceed \$3,000,000 for the administration of the Emergency Home Repair Program for Fiscal Year 2004-2005 which funds small repair contractors to make improvements to low income family's homes having housing code violations.

AMOUNT & SOURCE OF FUNDING: Funding is available in the Fiscal Year 2004-2005 Proposed Operating Budget of the Austin Housing Finance Corporation through Community Development Block Grant funds. Funding for the two extension options is contingent upon available funding in future budgets.

FISCAL NOTE: There is no unanticipated fiscal impact. A fiscal note is not required.

REQUESTING Austin Housing Finance
DEPARTMENT: Corporation

DIRECTOR'S
AUTHORIZATION: Paul Hilgers

FOR MORE INFORMATION CONTACT: Paul Hilgers, Community Development Officer, Neighborhood Housing and Community Development, 974-3108.

PRIOR BOARD ACTION: August 28, 2003 approved contract with the Austin Area Urban League to administer the Emergency Home Repair Program for Fiscal Year 2003-2004 (see Exhibit A).

BOARD AND COMMISSION ACTION: N/A

The Emergency Home Repair Program provides emergency and critical repairs to owner-occupied homes located in the City of Austin. The homeowners assisted by this program must reside in the City of Austin and their incomes may not exceed 80 percent of the Median Family Income (MFI - currently \$56,900 for an Austin family of four), as determined by the U.S. Department of Housing and Urban Development (HUD). Services provided by the non-profit organization to administer this program include developing specifications of emergency repairs, client recruitment, screening and selection of eligible clients, and the supervision of repairs on homes owned by low-income residents. The purpose of this program is to help preserve the existing housing stock and improve the quality of life for low-income homeowners by allowing them to remain in their homes.

Projected Number of Households Assisted:

An annual minimum of 475 unduplicated homes for every \$1,000,000 is provided annually through this contract.

Amount of Assistance:

RCA Serial#: 6210 Date: 08/26/04 Original: Yes

Disposition:

Published: Fri 08/20/2004

Adjusted version published:

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PAGE: 2 of 1**

The cost of repairing any housing unit shall not exceed \$5,000 during a City of Austin fiscal year from October 1 through September 30. The \$5,000 limit per home per fiscal year includes all types of repairs provided to that home under the Emergency Home Repair Program. The assistance is in the form of a grant.

Categories for Assistance:

Two categories are used to differentiate the types of repairs to be made, as follows:

A. Crisis Intervention Assistance: repairs to homes to alleviate those situations presenting life threatening conditions such as leaking gas pipes or short-circuiting electrical wires. These repairs must be completed within a 24-hour period. To expedite such repairs, only one bid will be required. The maximum cost for providing crisis repairs shall not exceed \$2,500 for any one house during the contract year.

B. Emergency Repair Assistance: repairs to homes to alleviate threats to the health and safety of the occupants and requiring attention within 30 calendar days. The maximum cost for providing emergency repairs shall not exceed \$5,000 for any one house during the contract year.

Record of Past Performance:

The Austin Area Urban League (AAUL) has consistently met or exceeded its performance measures in the operation of this program. During Fiscal Year 2003-2004, AAUL is expected to serve 497 households through the Emergency Home Repair Program. The program is well managed and operates within its budget. These factors, combined with AAUL's compliance with requirements imposed on organizations receiving federal funds, merit the offer of another contract through Fiscal Year 2004-2005 with two one-year options to extend the contract.