



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

**AGENDA ITEM NO.: AHFC-4  
AGENDA DATE: Thu 09/30/2004  
PAGE: 1 of 2**

**SUBJECT:** Authorize the negotiation and execution of a one-year service agreement with the City of Austin in an amount not to exceed \$13,574,670 to fund AHFC's management and operation of various City housing programs in Fiscal Year 2004-2005, including: Tenant Based Rental Assistance, Rental Housing Development Assistance, Architectural Barrier Removal-Rental, Homebuyer Lending Assistance, Acquisition and Development, Architectural Barrier Removal-Homeowner, Emergency Home Repair, Homeowner Moderate Rehabilitation, and the Material Grants Program.

**AMOUNT & SOURCE OF FUNDING:** Funding in the amount of \$13,574,670 from the Grant Operating Budget, including \$1,143,479 from the Housing Trust Fund; \$879,051 from the S.M.A.R.T. Housing™ Capital Improvement Project Fund; \$2,146,075 from HOME Program Income; \$737,000 from the Community Development Block Grant revolving fund; \$7,735,488 from the federal grant proceeds, and \$933,577 from HOME Match income.

**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:** N/A

**BOARD AND COMMISSION ACTION:** N/A

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The Austin City Council created the Austin Housing Finance Corporation (AHFC) in 1979 as a public non-profit corporation to facilitate the financing and development of affordable housing for low- and moderate-income residents. As an instrumentality of the City, the AHFC administers affordable housing programs using City grants, federal grant funds from the U.S. Department of Housing and Urban Development (HUD), the City's Housing Trust Fund, funds generated by the Corporation (See Exhibit A), and an annual appropriation for the AHFC's Housing Assistance Fund (HAF) (See Exhibit B). AHFC offices are located in the Neighborhood Housing and Community Development (NHCD) Office and its employees are City employees.

As the City's designated affordable housing agency, AHFC has been granted administration of the City's Housing Trust Fund (HTF). The Fiscal Year 2004-2005 budget allocation of \$1,143,479 will be used to expand affordable rental housing, acquisition and development, tenant based rental assistance, and the materials rebate program.

The S.M.A.R.T. Housing™ Capital Improvement Program (CIP) funds will be used for the First-Time Homebuyer Program, Acquisition and Development, and the Housing Development Assistance Program. All AHFC-financed or developed new residential construction will meet S.M.A.R.T. Housing™ criteria.

RCA Serial#: 6482 Date: 09/30/04 Original: Yes

Published:

Disposition:

Adjusted version published:

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By this action the Board approves the negotiation and execution of a one-year service agreement with the City in an amount not to exceed \$13,574,670 in new funding to manage and operate various City housing programs in Fiscal Year 2004-2005, pending environmental review and fund release.

Austin Housing Finance Corporation  
Grant Operating Budget  
Fiscal Year 2004-2005  
(for the period October 1, 2004 through September 30, 2005)  
EXHIBIT A

<b>Sources of Funds</b>			Approved Budget	Budget Amendment	Amended Budget	Households Served
Transfer From City of Austin (COA)	City of Austin - Housing Trust Fund	1,143,479				
	City of Austin - S.M.A.R.T. Housing Capital Improvement Program	<u>879,051</u>	2,022,530		2,022,530	
Revolving Loan Fund	CDBG - Revolving Loan Fund		737,000		737,000	
Program Income (Sales Proceeds)	HOME - Program Income		2,146,075		2,146,075	
	HOME Match			933,577	933,577	
Grant Proceeds	CDBG	2,987,438				
	ADDI	661,000				
	HOME	<u>4,087,050</u>	<u>7,735,488</u>		<u>7,735,488</u>	
<b>Total Source of Funds</b>			<u><b>\$12,641,093</b></u>	<b>\$933,577</b>	<u><b>\$13,574,670</b></u>	
<b>Use of Funds</b>						
<b>Assisted Housing</b>						
Tenant Based Rental Assistance	HOME	431,925				82
	HOME - Program Income	58,075				
	City of Austin - Housing Trust Fund	<u>175,000</u>	<u>\$665,000</u>		<u>\$665,000</u>	
<b>Rental Housing</b>						
Rental Housing Development Assistance	CDBG	326,293				133
	City of Austin - Housing Trust Fund	943,479				
	HOME (CHDO)	502,000				
	HOME	<u>550,000</u>	<u>2,321,777</u>		<u>2,321,777</u>	
Architectural Barrier Removal	CDBG		168,000		168,000	150
<b>First-Time Homebuyer</b>						
Homebuyer Lending Assistance	HOME	201,966				182
	HOME - Program Income	380,000				
	ADDI	<u>661,000</u>	<u>1,242,966</u>		<u>1,242,966</u>	
<b>Homeownership Development</b>						
Acquisition and Development	CDBG	566,645				92
	HOME (CHDO)	200,000				
	CDBG - Revolving Loan Fund	427,000				
	City of Austin - CIP General Fund	879,051				
	HOME Match			933,577		
	HOME - Program Income	<u>1,708,000</u>	<u>3,780,696</u>	<u>933,577</u>	<u>4,714,273</u>	
<b>Owner-Occupied Housing</b>						
Architectural Barrier Removal	CDBG		926,495		926,495	350
Emergency Home Repair	CDBG		1,000,000		1,000,000	475
Homeowner Moderate Rehabilitation	CDBG - Revolving Loan Fund	310,000				28
	HOME	<u>2,201,159</u>	<u>2,511,159</u>		<u>2,511,159</u>	
Lead Hazard Control						62
Bond Program						195

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Grant Operating Budget  
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(for the period October 1, 2004 through September 30, 2005)  
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Materials Grants Program	City of Austin - Housing Trust Fund	25,000	25,000	25
<b>Total Use of Funds</b>		<b>\$12,641,093</b>	<b>\$933,577</b>	<b>\$13,574,670</b>
				<b>1,774</b>

**Definitions:**

ADDI = American Dream Downpayment Initiative  
CDRG = Community Development Block Grant Program  
CHDO = Community Housing Development Organization  
CIP = Capital Improvement Program  
HOMR = Home Investment Partnerships Program

Austin Housing Finance Corporation  
Grant Operating Budget:  
Fiscal Year 2004-2005  
(for the period October 1, 2004 through September 30, 2005)  
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Austin Housing Finance Corporation  
Grant Operating Budget  
Fiscal Year 2004-2005  
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**Austin Housing Finance Corporation**  
**Housing Assistance Fund Budget**  
**Fiscal Year 2004-2005**  
**(for the period October 1, 2004, through September 30, 2005)**  
**EXHIBIT B**

**Source of Funds**

Housing Assistance Fund Sales Proceeds	280,000
Interest Income	8,911
Fees	179,200
Fund Balance	<u>721,491</u>
<b>Total Source of Funds</b>	<b>\$ <u><u>1,189,602</u></u></b>

**Use of Funds**

Bond Program	169,649
Homeownership Development - Acquisition and Development	280,000
Materials Rebate Program	22,253
Administration	<u>717,700</u>
<b>Total Use of Funds</b>	<b>\$ <u><u>1,189,602</u></u></b>