

# AUSTIN CITY COUNCIL

## AGENDA



Thursday, September 28, 2006

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### Neighborhood Housing and Community Development RECOMMENDATION FOR COUNCIL ACTION

ITEM No. 23

**Subject:** Authorize the negotiation and execution of a one-year service agreement with the Austin Housing Finance Corporation in an amount not to exceed \$14,454,256 to manage and operate various City housing programs in Fiscal Year 2006-2007.

**Amount and Source of Funding:** The sources to fund the annual Austin Housing Finance Corporation (AHFC) service agreement include: \$1,043,000 from the Housing Trust Fund; \$500,000 from the City UNO-Housing Trust Fund; \$2,108,193 from the City S.M.A.R.T. HousingTM Capital Improvement Project Fund; \$3,831,263 from the HUD HOME Program; \$2,567,692 from the HUD Community Development Block Grant; \$101,815 from the HUD American Dream Down Payment initiative; \$450,000 from HUD Community Development Block Grant Program Income; \$2,711,040 from HUD HOME Program Income; \$524,000 from HOME Match Program Income; and \$617,253 from the General Fund.

**Fiscal Note:** Fiscal note is attached.

#### Additional Backup Material

(click to open)

Exhibit A

**For More Information:** Paul Hilgers, Director, Neighborhood Housing and Community Development, 974-3108.

This action by City Council approves the negotiation and execution of a one-year service agreement with the Austin Housing Finance Corporation (AHFC) in an amount not to exceed \$14,454,256 to manage and operate various City housing programs in Fiscal Year 2006-2007, including Tenant Based Rental Assistance, Rental Housing Development Assistance, Architectural Barrier Removal-Rental, Home buyer Lending Assistance, Acquisition and Development, Architectural Barrier Removal-Homeowner, Emergency Home Repair, Homeowner Moderate Rehabilitation, and Material Grants. Carry forward funds were approved in prior year's service agreements.

The City Council created the 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, the City's Housing Trust Fund, funds generated by the Austin Housing Finance Corporation, and an annual appropriation for AHFC's Housing Assistance Fund (See Exhibit A for Fiscal Year 2006-2007 budgeted funds). 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 administers the City's Housing Trust Fund. The Fund's Fiscal Year 2006-2007 budget allocation of \$1,043,000 will be used to expand several programs, including Affordable Rental Housing, Acquisition and Development, Tenant Based Rental Assistance, and Materials Grants.

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

CITY OF AUSTIN  
AUSTIN HOUSING FINANCE CORPORATION  
PROPOSED FY 2006-07 BUDGET (Exhibit A)

<u>Sources of Funds</u>	<u>Funding Source</u>	FY 05-06	Funding	Budget	Projected Program Level FY06-07 (Estimated plus Funding FY05- 06)	Households Served
		CarryForward	FY06-07	Amendment #1		
Transfer From City of Austin (COA)	Housing Trust Fund	1,790,617	1,043,000	-	2,833,617	
	UNO - Housing Trust Fund	37,824	500,000	-	537,824	
	General Fund	-	-	617,253	617,253	
	S.M.A.R.T. Housing CIP	-	1,108,193	1,000,000	2,108,193	
		1,828,441	2,651,193	1,617,253	6,096,887	
Program Income	CDBG	685,325	400,000	50,000	1,135,325	
	HOME	1,194,478	2,000,140	710,900	3,905,518	
	CIP	914,190	-	-	914,190	
	HOME Match	-	350,000	174,000	524,000	
		2,793,993	2,750,140	934,900	6,479,033	
Grant Proceeds	CDBG	537,254	2,567,692	-	3,104,946	
	ADDI	-	101,815	-	101,815	
	HOME	4,649,874	3,831,263	-	8,481,137	
		5,187,128	6,500,770	-	11,687,898	
<b>Total Source of Funds</b>		<b>9,809,562</b>	<b>11,902,103</b>	<b>2,552,153</b>	<b>24,263,818</b>	
 <u>Uses of Funds</u>						
<u>HOUSING DEVELOPMENT</u>						
<u>Assisted Housing</u>						
Tenant-based rental assistance.....	HOME	107,629	400,000	-	507,629	
	PI (HOME)	-	50,763	-	50,763	
	HTF	101,532	-	-	101,532	105
Subtotal, TBRA.....		209,161	450,763	-	659,924	105
<b>Subtotal, Assisted Housing.....</b>		<b>209,161</b>	<b>450,763</b>	<b>-</b>	<b>659,924</b>	<b>105</b>
 <u>Rental Housing:</u>						
<u>Rental Development Services</u>						
Rental Hsg. Development Assistance.....	HOME	-	1,589,826	-	1,589,826	
	PI (HOME)	-	-	133,000	133,000	
	CDBG	370,096	285,318	-	655,414	
	HOME (CHDO)	300,000	-	-	300,000	
	UNO	37,824	500,000	-	537,824	
	GF-CIP	-	-	1,000,000	1,000,000	
	HTF	1,253,930	1,043,000	-	2,296,930	181
Subtotal, Rental Housing Dev. Assist.....		1,961,850	3,418,144	1,133,000	6,512,994	181
Architectural Barrier Program .....	CDBG	-	270,000	-	270,000	268
Voluntary Compliance .....	GF-CIP	-	34,000	-	34,000	1,000
Anderson Hill Redevelopment .....	PI (HOME)	600,000	1,200,000	-	1,800,000	-
<b>Subtotal, Rental Housing.....</b>		<b>2,561,850</b>	<b>4,922,144</b>	<b>1,133,000</b>	<b>8,616,994</b>	<b>1,449</b>
 <u>Homebuyer Services</u>						
<u>Homebuyer Assistance</u>						
Down Payment Assistance .....	HOME	1,237,880	158,366	-	1,396,246	
	PI (HOME)	-	250,000	270,000	520,000	
	HTF	61,547	-	-	61,547	
	ADDI	-	101,815	-	101,815	166
Subtotal, Down Payment Assistance.....		1,299,427	510,181	270,000	2,079,608	166
<b>Subtotal, Homebuyer Assistance .....</b>		<b>1,299,427</b>	<b>510,181</b>	<b>270,000</b>	<b>2,079,608</b>	<b>166</b>
 <u>Homeownership Development</u>						
Acquisition & Development.....	CDBG	-	-	-	-	
	HOME	-	64,853	-	64,853	
	CDBG-Rev. Loan	126,925	400,000	50,000	576,925	
	GF	-	-	-	-	
	GF-CIP	-	1,074,193	-	1,074,193	
	HAF	914,190	-	-	914,190	
	HOME Match	-	350,000	174,000	524,000	
	HOME (CHDO)	-	638,544	-	638,544	
	PI (HOME)	-	449,377	35,900	485,277	40
Subtotal, Acq. & Development (owner).....		1,041,115	2,976,967	259,900	4,277,982	40
CHDO Capacity Building.....	HOME (CHDO)	-	125,000	-	125,000	20
Anderson Hill.....						
Juniper/Olive Street Housing Project .....	PI (CDBG)	558,400	-	-	558,400	10
Homeownership .....	HOME	830,053	-	-	830,053	15
Subtotal, Anderson Hill Redevelopment .....		1,388,453	-	-	1,388,453	25
Subtotal, Homeownership Development.....		2,429,568	3,101,967	259,900	5,791,435	85
<b>Subtotal, Homebuye Services.....</b>		<b>3,728,995</b>	<b>3,612,148</b>	<b>529,900</b>	<b>7,871,043</b>	<b>251</b>

<u>Sources of Funds</u>		<u>Funding Source</u>	FY 05-06 CarryForward	Funding FY06-07	Budget Amendment #1	<i>Projected Program Level FY06-07 (Estimated plus Funding FY05- 06)</i>	Households Served
<u>Owner-Occupied Housing:</u>							
<u>Housing Rehabilitation Services</u>							
Architectural Barrier Program .....	CDBG		167,158	1,157,374	385,849	1,710,381	360
Emergency Repair Program.....	CDBG		-	855,000	231,404	1,086,404	450
Materials Grants Program.....	HTF		73,608	-	-	73,608	10
Homeowner Rehabilitation Loan Program .....	CDBG		-	-	-	-	
	PI (HOME)		594,478	50,000	272,000	916,478	
	HOME		2,174,312	854,674	-	3,028,986	30
Subtotal, Homeowner Moderate Rehab.....			2,768,790	904,674	272,000	3,945,464	30
Subtotal, Housing Rehabilitation Services			3,009,556	2,917,048	889,253	6,815,857	850
Subtotal, Owner-Occupied Housing.....			3,009,556	2,917,048	889,253	6,815,857	850
<u>Community Development</u>							
<u>Neighborhood Revitalization</u>							
Housing Info. Referral - Homebuyer Counseling	CDBG		300,000	-	-	300,000	133
Subtotal, Neighborhood Revitalization			300,000	-	-	300,000	133
Subtotal, Community Development			300,000	-	-	300,000	133
<u>ADMINISTRATION.....</u>							
Bond Program			-	-	-	-	60
Asset Management			-	-	-	-	
Administration			-	-	-	-	
SUBTOTAL, Administration.....			-	-	-	-	60
<b>Total Uses of Funds</b>			9,809,562	11,902,103	2,552,153	24,263,818	2,788