Appendix I: Public Input Process

Appendix I-A: Community Needs Assessment Period

6 Ways to Take Action

Help the City of Austin prioritize resources for low-income residents.

1. Lend a Word

What is the most critical need facing your community? Submit your idea online and check back in April to see what Austinites are saying.

2. Rank Your Priorities

What should be a priority? Helping residents buy and keep a home or invest in local businesses and new jobs? Tell us what you think. Rank priorities online.

3. Create a Conversation:

- Financial Empowerment in Austin - March 30, 2012
- Healthy Homes & Home Repair - April 13, 2012
- Affordable Housing Across Austin - April 24, 2012

Times and locations: www.austintexas.gov/housing.

4. Host a Meeting

Be a community needs champion. We invite you to host a brief exercise at your next neighborhood association meeting, professional gathering, church get-together, PTA event or any other group gathering. We will provide you with a kit and activities for participants to discuss community needs in Austin. Find details online.

5. Voice Your Ideas

Public hearings will be conducted before the Community Development Commission and the Austin City Council on the City's Community Needs Assessment and the Draft Action. Find dates and locations online.

6. Give Us Comments

Submit comments by email to NHCD@austintexas.gov or by mail to: NHCD Attn: Action Plan, P.O. Box 1088, Austin, TX 78767. Deadline to submit comments is **April 27, 2012**.

Find details on 6 Ways To Take Action at
www.austintexas.gov/housing

Neighborhood Housing and Community Development

AUSTIN ENERGY®

PowerPlus™

Austin Energy® Customer News

APR-45382

Austin's Community-Owned Electric Utility | www.austinenergy.com | APRIL 2012

COMMUNITY CAREER EXPO

Creating Lifelong Connections to Work

Goodwill Industries of Central Texas together with the Austin Mayor's Committee for People with Disabilities, the Texas Department of Assistive and Rehabilitative Services, and Workforce Solutions – Capital Area will host the Fourteenth Annual Community Career Expo on **May 1, 9 a.m. – 3 p.m. at the Goodwill Community Center on 1015 Norwood Park Blvd.** This event is free and open to the public.

The Community Career Expo is a tremendous opportunity for both employers and job seekers to find a good fit. Interested participants may visit **www.austingoodwill.org** for more information and to pre-register, or call **Ryan Bullock at 512-681-3347.**

$50 for Your OLD Refrigerator

Austin Energy will pay you $50 for each old, standard-size (between 14-27 cubic feet), working refrigerator or freezer; limit two per customer. Just call **1-800-452-8685** to arrange for a pick up. To date, we have collected more than 15,000 of these energy guzzlers. Next to heating, cooling and hot water, **refrigerators and freezers use more electricity than any other home appliance.** Refrigerators that are at least 15 years old use about twice the electricity of today's new energy efficient models.

FOLLOW US!

For energy saving tips, information on rebates, updates on outages and details on services on these popular social networks:

facebook www.facebook.com/austinenergy

twitter www.twitter.com/austinenergy

YouTube www.youtube.com/user/austinenergy

Tight Power Supplies Projected for Summer

The state electric grid operator, the Electric Reliability Council of Texas (ERCOT), says the forecast for above-average summer temperatures for Texas this year means power supplies will be tight. ERCOT increased its projection for this summer's peak demand to within 900 megawatts of the all-time peak demand record set last summer. ERCOT says it expects generation in the state will be sufficient to meet the peak demand this summer– unless there are above, normal generation outages.

Conserve between 3:00-7:00 p.m. Last summer, with record heat, ERCOT had to frequently issue alerts and requests for statewide energy conservation on weekday afternoons because generation reserves had fallen below target levels. A number of Austin businesses including Target, HEB, Whole Foods, Brown Distributing, Pearson Education and Austin Water Utility participate in an Austin Energy program to reduce their electricity use during periods of tight statewide power supplies. A number of other businesses and residential customers took voluntary actions such as turning off lights and reducing air conditioning levels. On several afternoons last summer, the state came close to the need for statewide rotating blackouts because of unexpected power plant outages. It is widely recognized that energy conservation across Texas played a key role in preventing the need for that emergency action.

Power Saver Volunteer Some 6,000 Austin Energy customers are Power Saver Volunteers. These customers pledge to conserve where possible when notified (telephone, email or text message) that power supplies are tight. If all residential customers turned off just two 40-watt light bulbs, the energy reduction would power more than 3,000 homes. To sign up, call **482-5346**.

TAKE ACTION! HELP PRIORITIZE AUSTIN'S COMMUNITY NEEDS

Your feedback is an essential part of the City's plan to assist Austin's low-income families. The Neighborhood Housing and Community Development Office provides programs and services to support affordable housing, job creation and public services for persons with disabilities, seniors and youth.

Community input helps drive local and federal investment decisions in order to address Austin's needs. You may provide your ideas through a number of ways from April through June by participating in public hearings, neighborhood meetings, City forums and workshops, as well as giving feedback in writing and online.

Your input helps drive our Action Plan.

Learn more at **www.austintexas.gov/housing**. Click on the "Take Action" button on the front page of the website or call **512-974-3100** for more information.

Fiscal Year 2012-13

Action Plan

Neighborhood Housing and Community Development Office

Presented to
Boards and Commissions

Key Federal Reports

5-Year Consolidated Plan

- City's 5-year plan to address the community's most critical housing and community and economic development and public services needs. The goals and strategies outlined in each Con Plan are the result of an extensive public input process.

Action Plan

- Outlines specific goals and priorities for the following fiscal year, based on the strategies outlined in the 5-Year Consolidated Plan.
- City's application for four entitlement grants:
  - Community Development Block Grant (CDBG)
  - HOME Investment Partnership (HOME)
  - Emergency Solutions Grant (ESG)
  - Housing Opportunities for Persons with AIDS (HOPWA).

CAPER

- At the end of each fiscal year, the City must prepare a performance report, CAPER, that provides information to HUD and the public about that year's accomplishments and use of federal funding.

Citizen Participation Plan (CPP)

As required by HUD, the CPP is designed to describe actions that the City will take to encourage public participation in the development in its key federal reports: 5-Year Consolidated Plan, Annual Action Plan, and CAPER.

Citizen Participation Plan (CPP)

- Two public hearings before preparation of the draft will be held: one before the Austin City Council and one before Community Development Commission (CDC).
- NHCD staff gather community input and statistical data to prepare the Draft FY 2012-13 Action Plan.
- The draft report will be available for a 30-day public comment period beginning on June 1st – July 2nd.
- During the 30-day public comment period, two public hearings on the draft report will be held: one before the City Council and one before the CDC.
- The CDC has opportunity to make recommendations to the City Council prior to final action on July 10th.
- City Council takes action on the final FY 2012-13 Action Plan on August 2nd and report is due to HUD on or before August 15th.

6 Ways to Take Action

1. Lend a Word
2. Rank Your Priorities
3. Create a Conversation
   - Financial Education & Empowerment – March 30th
   - Healthy Homes and Home Repair Services – April 13th
   - Affordable housing across Austin – April 24th
4. "Championing"/hosting a Meeting
5. Voice your ideas at public hearings
   - CDC – March 27th
   - Austin City Council – April 5th
6. Give us your Comments NHCD@austintexas.gov

Thank you.

Neighborhood Housing and Community Development Office
Fiscal Year 2012-13 Action Plan
Notice of Public Hearings on Community Needs

In Fiscal Year 2012-2013, the City of Austin expects to receive continued federal funding through four U.S. Department of Housing and Urban Development (HUD) entitlement grants: Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA). In order to receive these HUD grants, the City of Austin must submit an annual Action Plan to HUD that provides the community needs, resources, priorities, and proposed activities with regard to housing, community development, economic development, and public services. The City has begun development of its Fiscal Year 2012-13 Action Plan, which is due to HUD on or before August 15, 2012.

As required by the City's Citizen Participation Plan and Texas Local Government Code, Chapter 373, the steps for public participation includes two public hearings: one public hearing before the Austin City Council and one public hearing before the Community Development Commission (CDC). There is also a 30-day public comment period on the draft Action Plan.

Public Hearings on Community Needs

The public is invited to attend the following public hearings:

- **6:30 PM Tuesday, March 27, 2012:** Before the Community Development Commission (CDC), Boards and Commissions Room, 301 W. Second Street
- **4:00 PM Thursday, April 5, 2012:** Before the Austin City Council at Austin City Hall, City Council Chambers, 301 W. Second Street

Written Comments

Written comments may be submitted until 5 PM on April 27, 2012. Please include a name, address, and phone number.

Mail to:
Neighborhood Housing and Community Development Office
Attn: Patricia Bourenane
PO Box 1088
Austin, Texas 78767
Email: NHCD@austintexas.gov

For more information concerning the Fiscal Year 2012-13 Action Plan process and public hearings, City of Austin staff may be reached at 974-3100 (voice) or 974-3102 (TDD) Monday through Friday, 8 AM to 5 PM.

The City of Austin is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request.

For assistance please call 974-2210 OR 974-2445 TDD.

Departamento de Vivienda y Desarrollo Comunitario
Plan de Acción para el Año Fiscal 2012-13
Audiencia Publica de las Necesidades de la Comunidad

La Ciudad de Austin espera recibir fundos federales durante el Año Fiscal 2012-13 a través de cuatro programas del Departamento de Vivienda y Desarrollo Urbano de los E. U. (HUD): Subvención Bloque Para el Desarrollo Comunitario (CDBG), Sociedades de Inversiones para el Hogar (HOME), Subsidio para Refugios de Emergencia (ESG), Oportunidades de Vivienda para Personas con SIDA (HOPWA). Para recibir estos subsidios de HUD, la Ciudad de Austin debe presentar una Plan de Acción anual ante HUD, que describa las necesidades, recursos, prioridades y actividades propuestas para la comunidad con respecto a la vivienda, desarrollo de la comunidad, desarrollo económico, y servicios públicos. La Ciudad ha comenzado a desarrollar su Plan de Acción para el Año Fiscal 2012-13, que debe presentarse ante HUD en ó antes de 15 de agosto, 2012.

Tal como lo requiere el Capítulo 373 del Decreto de Gobierno Local de Texas y el Plan de Participación de los Ciudadanos de la Ciudad, los pasos para la participación del público en el Plan de Acción anual son cuatro audiencias públicas: dos audiencias públicas ante el Concejo Deliberante y dos audiencias públicas ante la Comisión para el Desarrollo de la Comunidad (CDC)]. También hay un período de 30 días de comentarios por escrito sobre el Borrador del Plan de Acción.

Audiencias Públicas sobre Necesidades de la Comunidad

Se invita al público a que asista a las siguientes audiencias:

- **6:30 PM martes, 27 de marzo, 2012:** Ante la Comisión de Desarrollo Comunitario (CDC), Boards and Commissions Room, 301 W. Second Street
- **4:00 PM jueves, 5 de abril, 2012:** Ante el Concejo Municipal de Austin, City Hall, City Council Chambers, 301 W. Second Street

Comentarios por Escrito

El público puede someter comentarios por escrito a la siguiente dirección:

Envíelos por correo a:
Neighborhood Housing and Community Development Office
Attn: Patricia Bourenane
PO Box 1088
Austin, Texas 78767
Email: NHCD@austintexas.gov

Para obtener más información del Plan de Acción y audiencias públicas, puede ponerse en contacto con personal de la Ciudad de Austin al 512-974-3100 (voz) o al 512-974-3102 (TDD) de Lunes a Viernes, de 8 AM a 5 PM.

La Ciudad de Austin está comprometida a cumplir con el Decreto sobre Americanos con Discapacidades. Se proveerán razonables modificaciones e igual acceso a comunicaciones cuando éstas sean solicitadas. Para obtener asistencia, llame 512-974-2210 O 512-974-2445 TDD.

Public Hearing
Austin City Council
Action Plan - Community Needs
April 5, 2012

The following represents a summary of the testimony during the public hearing summarized by NHCD staff. The following is not a complete transcript of public testimony .

Name	Statement	Staff Response
Kathy Stark, Austin Tenants' Council	Supports the need for more affordable housing dispersed throughout the city. Continue CDBG funding for housing related services.	The City of Austin is committed to affirmatively furthering fair housing choice and promoting the City's affordable housing core values: long-term affordability, geographic dispersion, and deeper levels of affordability. NHCD will continue to prioritize resources to affordable housing projects that are geographically dispersed throughout Austin. For the FY 2012-13 Action Plan community needs phase, NHCD hosted a community conversation on April 24, 2012, to discuss national siting/geographic dispersion policies and gather feedback on strategies and approaches that the City of Austin could implement to enhance current practices and efforts in creating affordable housing in all parts of Austin.
Jennifer McPhail, ADAPT	Supports affordable housing and accessibility modifications through the Architectural Barrier Removal (ABR) program. ABR improves the quality of life and housing stock in Austin.	Affordable housing initiatives remain priority in FY 2012-13. Housing repairs remain high priority and will continue to be funded in FY 2012-13.
Spencer Duran, Austin CHDO Roundtable	The CHDO Roundtable conducted a needs assessment which determined 20,000 households need affordable housing and are currently on waiting list for housing. Requesting $110M be allocated to affordable housing initiatives.	The City of Austin is committed to funding developers/partners to create affordable housing. Housing Developer Assistance programs that encourage the development of affordable rental and homebuyer housing , including permanent supportive housing, remains a high priority in FY 2012-13.
Charles Cloutman, Meals on Wheels and More	The G.O. Repair! Program has set a nation-wide standard on how to efficiently run a home repair program: collaborative efforts, streamline processes, whole-house approach, green initiatives, and preserve affordable housing.	Housing repairs remain high priority and will continue to be funded in FY 2012-13. On April 13, 2012, NHCD is hosted a community conversation /meeting focusing on the City's current home repair programs and gathering ideas on how NHCD can strengthen its home repair programs and services to create healthier homes for Austinites.
Stuart Hersh, Consultant	Concerns about the expiration of General Obligation Bond funds as they have supplanted federal and local funding to create affordable housing. Requests the City Council recommend funding during the FY 2012-13 Action Plan at a level that would make G.O. Bond funding a supplement.	As of March 1, 2012, approximately 2,242 homeownership and rental housing opportunities were created through the 2006 G.O. Bond funds. Neighborhood Housing and Community Development (NHCD) recognizes the concerns about the competing demand for critical services with limited funding. Austin continues to see population growth, as federal and local resources continue to decrease. NHCD remains focused to increase and diversify revenues by utilizing strategic approaches to seek new funding. In FY 2011-12 NHCD increased its revenue by $5.75M through the following grants: HUD's 2011 Sustainable Communities Challenge Grant ($3M), Lead Hazard Control Grant (42.5M), and Individual Development Account ($250,000). NHCD will continue the strategic pursuit of grants to increase and diversify revenues.
Marilyn Hartman, National Alliance on Mental Illness	Advocates strongly for more permanent supportive housing (PSH) in FY 2012-13. The need for PSH units is estimated to be 1,889 units.	The City of Austin is committed supporting the development of 350 PSH units over the course of the next two years. NHCD, the Health and Human Services Department, ECHO and other key stakeholders have made great strides in accomplishing this task.

Name	Statement	Staff Response
Stephanie Thomas, ADAPT	Concerns about funding restrictions related to affordable housing and supportive services.	NHCD welcomes feedback on how the City can enhance program delivery. Affordable housing initiatives remain high priority in FY 2012-13.
Ann Howard, Ending Community Homeless Coalition (ECHO)	Supports more PSH units and collaborating together to end homelessness.	The City of Austin is committed to develop 350 PSH units over the course of the next two years. NHCD, the Health and Human Services Department, ECHO and other key stakeholders have made great strides in accomplishing this task.

*Back-up documentation is included as an attachment following the summary.

Public Hearing
Community Development Commission (CDC)
Action Plan - Community Needs
March 27, 2012

The following represents a summary of the testimony during the public hearing summarized by NHCD staff. The following is not a complete transcript of public testimony .

Name	Statement	Staff Analysis
Stuart Hersh, Consultant	Concerns about the expiration of General Obligation Bond funds.	Neighborhood Housing and Community Development (NHCD) recognizes the concerns about the competing demand for critical services with limited funding. Austin continues to see population growth, as federal and local resources continue to decrease. NHCD remains focused to increase and diversify revenues by utilizing strategic approaches to seek new funding. In FY 2011-12 NHCD increased its revenue by $5.75M through the following grants: HUD's 2011 Sustainable Communities Challenge Grant ($3M), Lead Hazard Control Grant (42.5M), and Individual Development Account ($250,000). NHCD will continue the strategic pursuit of grants to increase and diversify revenues.
Shannon Moody, Jeremiah Program	The Jeremiah Program is a non-profit organization and supports low-income single-parent households. The agency will partner with Blackland Community Development Corporation to create 20 apartments.	The City of Austin is committed to funding developers/partners to create affordable housing. Housing Developer Assistance programs that encourage the development of affordable rental and homebuyer housing , including permanent supportive housing, remains a high priority in FY 2012-13.
Charles Cloutman, Meals and Wheels and More	Requests continued and increased funding for Meals and Wheels and More to address home repair efforts in Austin. Supports expanding the program boundaries for the Holly Good Neighbor Program, which would target a greater population and utilize more Austin Energy-Holly funds.	Housing repairs remain high priority and will continue to be funded in FY 2012-13. On April 13, 2012, NHCD is hosting a community conversation /meeting focusing on the City's current home repair programs and gathering ideas on how NHCD can strengthen its home repair programs and services to create healthier homes for Austinites.

*Back-up documentation is included as an attachment following the summary.

Community Feedback
Action Plan - Community Needs
March 19 - April 27, 2012

The following represents a summary of the testimony during the public hearing summarized by NHCD staff. The following is not a complete transcript of public testimony .

Name	Statement	Staff Analysis
Elizabeth Walsh, Doctoral Candidate, Community and Regional Planning Program	Concerns about the expiration of General Obligation Bond funds.	Neighborhood Housing and Community Development (NHCD) recognizes the concerns about the competing demand for critical services with limited funding. Austin continues to see population growth, as federal and local resources continue to decrease. NHCD remains focused to increase and diversify revenues by utilizing strategic approaches to seek new funding. In FY 2011-12 NHCD increased its revenue by $5.75M through the following grants: HUD's 2011 Sustainable Communities Challenge Grant ($3M), Lead Hazard Control Grant (42.5M), and Individual Development Account ($250,000). NHCD will continue the strategic pursuit of grants to increase and diversify revenues.
Marilyn Hartman	Advocates strongly for more permanent supportive housing (PSH) - more adequate care for populations exerperiencing homelesness and mental illness.	The City of Austin is committed to develop 350 PSH units over the course of the next two years. NHCD, the Health and Human Services Department, ECHO and other key stakeholders have made great strides in appcomlishing this task. As of April 1, 2012, 228 PSH units are in the pipeline. The City will continue to fund programs under the Homeless/Special Needs Assistance category which offers housing options and supportive services to the City's most vulnerable populations.

*Back-up documentation is included as an attachment following the summary.

Community Feedback
Action Plan - Community Needs
March 19 - April 27, 2012

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*Back-up documentation is included as an attachment following the summary.

Late Backup

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April 5, 2012

ADAPT of Texas Comments on the 2012-13 Annual Plan

Affordability

The waiting list for Section 8 Housing is about 6 years long; Public Housing is about a year. Housing costs are through the roof, especially the new housing which would be more likely to be accessible. The City's current "affordable" housing development targets people with incomes at 80% of Median Family Income, MFI, (about $39,850 for a single person). Most of our members and many in the disability community are below 15% MFI (SSI payments are about $698 per month; $8,376 a year.) Social Security Disability is a little higher. Attendants who provide home health services to people with disabilities make about $13,836 a year. ADAPT of Texas asks the City Council to allocate $110 million of bonds for Affordable, Accessible, integrated housing.

It is our understanding Austin will lose $61,624,934 in affordable housing funds over the next 7 years. This is due in part to cuts in federal and state funds, the major sources of housing funding. Unless the City of Austin takes a stand and invest local funds for housing that is affordable, accessible and integrated in the community many low income people will be forced to move to surrounding communities. Surrounding communities may not have public transportation and other vital services and supports like home health care.

Barrier Removal

There is a tremendous need for assistance to people with disabilities who need access in their own homes. Inaccessible housing is substandard for people who need access. If you are a prisoner in your own home because you cannot get in or out independently due to lack of a ramp, railing, accessible fire alarm or other access accommodations, your housing is substandard. This program must be consumer driven.

Enforcement

The federal Fair Housing Amendments Act, Section 504 of the Rehabilitation Act of 1973, and the Americans with Disabilities Act all address requirements to make housing and related services accessible for people with disabilities. These laws are often times not followed; if there is no enforcement, compliance is unlikely to occur. Enforcement of these laws should be a priority. Existing and future housing projects should be surveyed to ensure compliance. The Austin Tenants Council runs the Tenant's Rights Assistance Program that helps with enforcement of access laws. Approximately 60% of tenants' rights complaints are disability related. ADAPT strongly supports funding of the Tenants' Rights Assistance Program.

1640A E 2nd ST Ste. 100 * Austin, TX 78702-4412 * 512/442-0252 * 512/442-0522 fax * adapt@adapt.org

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Late Backu

CITY COUNCIL 4/5/12

My name is Stuart Hersh, and like most in Austin I rent. I worked for the City of Austin for over 30 years, and have been a paid or unpaid consultant with many not-for-profit organizations for the past 3 years.

I am speaking tonight about the Needs Assessment for the Action Plan. I am speaking for myself and am not speaking for any of the organizations that I provide support on either a pro-bono or fee basis.

I work with organizations that provide affordable rental housing for some people who can afford rents in the $135 - $350 range. Those organizations who otherwise could serve these extremely low income renters will be unable to do so because of a city decision to decrease its commitment to housing affordability.

With this in mind, I first provide you a chart showing the completed bond fund rental and homeownership housing, not listing what was promised in applications, but what has actually happened from 2006 until the end of February 29, 2012.

You can see that 53.7% of the completed housing went those between 0-30% Median Family Income, and 45.5% went to those from 31%-50% MFI. Very few households from 50-80% MFI were served. The bonds went to individuals and families who in HUD language were very low income and extremely low income. These families and individuals are the poorest among us, and you should be proud the voter-approved housing bonds made a difference for our brothers and sisters.

The second chart shows decreased funding from federal and City sources since 2006 is now available. If my math is right, City potential annual investment in housing affordability other than GO Bonds went from $17,921,954 in 2006 to $9,118,392 next year. This represents an annual disinvestment of $8,803,562. If this disinvestment were to continue over the next 7 years, it would represent a total disinvestment of $61,624,934 over the next 7 years.

The GO Bonds were marketed in 2006 as a supplement to existing investment in housing affordability, not a tool to supplant federal and local investment. But supplant is what they have become. Please recommend funding in this year's Action Plan at a level that makes General Obligation Bonds a supplement as originally contemplated.

Stuart Hersh, 1307 Kinney Av #117 78704
shersh@austin.rr.com (512) 587-5093 (cell)

INCOME LEVELS FOR OCCUPIED G. O. BOND UNITS
AS OF 2/29/2012

	0-30% MFI	31-50% MFI	51-60% MFI	61-80% MFI	Total
Rental	544	455	n/a	n/a	999
Owner	8	12	6	2	28
Total	552	467	6	2	1027
Percentage of all units occupied to date by income level	**53.7%**	**45.5%**	**0.6%**	**0.2%**	

NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT OFFICE
City of Austin

2012 HOME Program Income Limits by Household Size
Effective Date: February 9, 2012

FY 2012 Area Median Family Income
For Travis County, Texas
$75,900 (4 person household)

MSA: Austin – Round Rock, TX.

Household Size	1	2	3	4	5	6	7	8
30% Median Income *(extremely low-income defined by HUD)*	15,950	18,200	20,500	22,750	24,600	26,400	28,250	30,050
50% Median Income *(very low-income defined by HUD)*	26,600	30,400	34,200	37,950	41,000	44,050	47,100	50,100
60% Median Income	31,920	36,480	41,040	45,540	49,200	52,860	56,520	60,120
80% Median Income *(low-income defined by HUD)*	42,500	48,600	54,650	60,700	65,600	70,450	75,300	80,150

CDBG Funding

FY 2006-07	FY 2011-12	Anticipated funding FY 2012-13
$8,232,823*	$7,053,946*	$6,692,838
* includes CDBG Program Income and Revolving Loan		

HOME Funding

FY 2006-07	FY 2011-12	Anticipated funding FY 2012-13
$5,621,001**	$4,339,361**	$2,425,554
** includes HOME Program Income		

Housing Trust Fund

FY 2006-07	FY 2011-12	Anticipated funding FY 2012-13
$1,111,437	$365,031	$0

Capital Budget - NHCD

FY 2006-07	FY 2011-12	Anticipated funding FY 2012-13
$2,407,980	$0	$0

Capital Budget - S.M.A.R.T. Housing - WPDR and Buck Group

FY 2006-07	FY 2011-12	Anticipated funding FY 2012-13
$548,713	$0	$0

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Austin CHDO ROUNDTABLE

CHDO- **C**ommunity **H**ousing **D**evelopment **O**rganization.

The Austin CHDO Roundtable is a membership organization composed of local nonprofit housing developers and their stakeholders. Nonprofit housing developers use bond funds, other public dollars and private financing to create the bulk of truly affordable housing in Austin. This includes rental, home repair, and homeownership.

A Time for Solutions

We are proposing a three-pronged approach:

Identify the Goals

- Design a portfolio of all the housing types Austin wants to develop between now and 2021.[10]
- Set long-term (ten year) targets, with shorter term objectives.
- Correlate the goals to the needs, using a consistent methodology across the spectrum, for example: 40% of current needs over next ten years .
- On a quarterly basis, produce clear and concise reports on housing needs and numbers of housing units, using MFI levels as a consistent methodology for data collection and analysis.
- Annually review gaps between goals and needs against the ten-year targets.
- Based on review, annually adjust scoring of applications to prioritize funding in areas where needs remain and development capacity exists.
- Per the CHDO Roundtable's 2009 recommendation, build in a transparent, predictable and consistent system for evaluating whether funds should be transferred from one "bucket" to another and for doing so if needed.
- Recognize the wide variety of people and households who need permanent supportive housing.

Make Plans Driven By The Goals

- Align Action Plan and Consolidated Plan with Housing Authority of City of Austin and Travis County Housing Authority master plans to create the 2021 Portfolio.
- Integrate these goals with the Comprehensive Plan.
- Integrate these goals with the GO affordable housing bond election.

Create the Means

- ✓ Aggressively promote additional GO bond funding for affordable housing.
- ✓ Implement a viable land-banking strategy[11].
- ✓ Innovate and replicate best practices across the continuum, including a community land trust.
- ✓ Creatively develop new funding sources both for supportive services and for housing.
- ✓ Expand S.M.A.R.T. housing resources.

As a community, Austin should embrace planning policies and principles that encourage "all types of homes in all parts of town." Our resources should be guided by our core values of geographic dispersion, long term affordability, and deeper affordability.

As detailed in this report, the CHDO Roundtable recommends a collaborative, flexible, and predictable approach for meeting Austin's growing housing needs along the entire Housing Continuum.

NOTES

1. Comprehensive Housing Market Study, 2009
2. Austin Business Journal, January 6, 2011
3. Austin Business Journal, February 14, 2011
4. ATCIC/HMIS 2011 Annual Homeless Assessment Report
5. Comprehensive Housing Market Study, 2009
6. 2010 Corporation for Supportive Housing Permanent Supportive Housing Program and Financial Model for Austin/Travis County, Texas
7. ATCIC/HMIS 2011 Annual Homeless Assessment Report
8. Comprehensive Housing Market Study, 2009
9. Austin Housing Repair Coalition's Housing Repair Needs Assessment, February 22, 2011.
10. The 2009 Comprehensive Housing Market Study recommended that the City of Austin set affordable housing five, ten and twelve-year targets through 2020 (Section VII, p. 5).
11. The 2009 Comprehensive Housing Market Study recommended that the City of Austin "explore partnerships with school districts, utility companies, and other public landowners" to establish a land-banking program (Section VII, p.8)

Austin CHDO ROUNDTABLE

Meeting Austin's Affordable Housing Needs Across the Spectrum

Austin is facing unprecedented challenges in addressing the housing needs of its lower income citizens. Funding for housing and supportive services has experienced steady reduction in past years and is now poised to suffer the most severe cuts in decades.

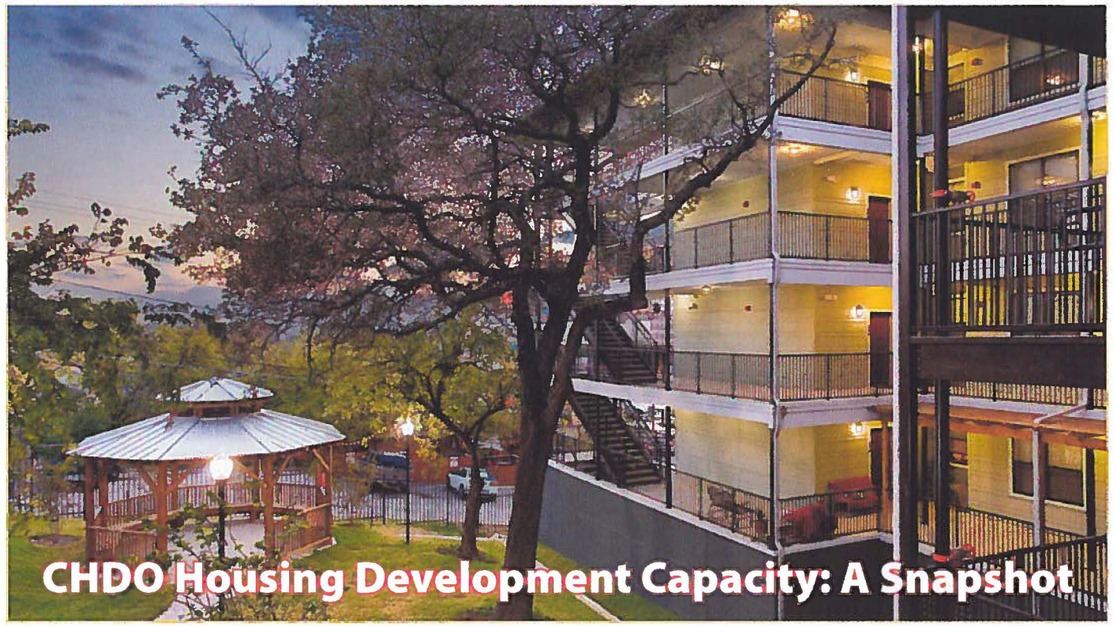
For this reason, the city's current NHCD Action Plan and the proposed upcoming General Obligation Bond election provide critical opportunities to thoughtfully prepare for badly needed funding and to design a meaningful, goal-driven allocation process that can be sustained over the next ten years.

As members of the Austin CHDO Roundtable, we are intimately familiar with the barriers our clients face in obtaining safe, decent and affordable housing; whether that be a chronically homeless woman living on the streets or a single father struggling to feed and house his children on minimum wage. Our organizations work to house people with disabilities, the homeless, youth aging out of foster care, extremely low-income families, the elderly, people in dilapidated homes, and low-income, first-time homebuyers. We have come together to collectively assess our own housing production capacity, to present consolidated data on needs, and to propose coordinated strategies for meeting the affordable housing needs of people across the entire affordable housing spectrum.

RECOMMENDATIONS

The purpose of this paper is to present and recommend a balanced approach to address the housing needs of Austinites with low incomes—a population that represents half of the city's population[1]. Our five central recommendations are:

1. Recognize the housing needs of **all** lower-income Austinites and reaffirm a commitment to addressing them.
2. Revise the Annual and Consolidated Plan process to use current, consistent data and analysis across the housing continuum, filling in existing gaps.
3. Set specific goals across the entire spectrum of affordable housing needs for numbers of units over one, five and ten-year periods, while maintaining flexibility and a predictable process to revise priorities on an annual basis.
4. Creatively seek new sources of revenue for affordable housing and supportive services.
5. Increase the priority of funding CHDOs and nonprofits in order to achieve the core values of **deeper affordability, longer-term affordability** and **geographic dispersion.**



CHDO Housing Development Capacity: A Snapshot

In the summer of 2010, the Austin CHDO Roundtable membership polled its membership on each CHDO's opportunities to develop housing and aggregated the data for these opportunities (this includes some projects that were just allocated funding in December). We found that, given the resources, our membership was positioned at the time to develop 1249 units, comprised of 999 units of new rental and ownership housing and 250 home repairs.

What does this tell us?

First, it is important to recognize that this snapshot, if taken in a different year, might look quite different, thereby creating a need for a long-term strategy. Second, projecting that this represents opportunities over a two to three year span, it demonstrates that CHDOs can deliver approximately 500 units of new or preserved housing per year to the community. Finally, and most importantly, this snapshot proves that CHDOs are able to do the hardest work of meeting Austin's affordable housing needs by addressing the core values of **geographic dispersion, deep affordability** and **long-term affordability**.

By Income Level	no. units	% units (rounded)
30% MFI and under	368	30%
30-50% MFI	541	43%
50-60% MFI	214	17%
60-80%	126	10%
Total	1249	100%
By Geographic Distribution		
East of IH-35	904	72%
West of IH-35	345	28%
Total	1249	100%
By Affordability Period		
0-40 years	255	20%
41-99 years	744	60%
Unspecified (housing repair program)	250	20%
Total	1249	100%

Austin's Affordable Housing Needs ... All of Them

A number of reports focusing on Austin and Travis County have identified needs spanning across income levels and types of affordable housing. These numbers represent people ranging from the severely disabled to the working poor who are struggling to keep their homes, pay their utilities, and keep their family members fed.

A quick glance at the headlines reveals that the gaps between available housing and those who need it are on the brink of widening: the rental market is tightening[2], foreclosures are up[3], and major layoffs are about to take place at the state, in local school districts, and at non-profits, potentially sending more households into economic distress.

Type of housing	Estimated gap (housing units)
Emergency shelter	**1004 beds** [4]
Affordable rental housing for below 30% MFI (includes supportive and transitional housing)	**39,000 households** [5], of which:
	1,891 units of permanent supportive housing for currently homeless individuals and families with one or more chronic and disabling conditions[6]
	Data is needed for permanent supportive housing for households not currently counted as homeless (e.g., adults with brain injuries, elderly, etc.)
	4,488 units of deeply affordable housing with transitional support services OR transitional housing for single adults and families with children. [7]
Affordable rental housing for between 30% and 80% MFI	*Data is need for households in the 30-50%, 50-60%, and 60-80% MFI ranges.*
Homeownership	**13,600 homes** affordable to buyers earning between $35,000 and $75,000 per year [8].
Home repair	**13,286 homes**[9]

As a reference, the CHDO Roundtable members found that, given the resources, they would be positioned to develop the array of housing units shown in the chart at right.

The membership of the Austin CHDO Roundtable view these as a call to action for community leaders to seek solutions for people across the entire spectrum of housing needs.

By Types of Units	no. units	% units (rounded)
Supportive housing for people needing services in order to stay housed (e.g. chronically homeless & people with severe disabilities)	203	16%
Transitional housing	2	0.2%
Affordable rental		
▪ for households at or below 60% MFI	506	41%
▪ for households 60-80% MFI	15	1%
Homeownership for households between 30% and 80% MFI	273	22%
Home repair for households at or below 50% MFI	250	20%
Total	1249	100%

Rental Demand Snapshot

AHA!	ATCIC	BCDC	CNRC Rental	Easter Seals	Foundation Communities	GNDC	HACA HCV	HACA PH	HATC
75	80	3,292	19	136	255	575	4,083	10,020	1,600

Total households on waiting lists or documented demonstrated interest among surveyed providers: 20,135

Based on responses to an Austin CHDO Roundtable membership poll conducted on 3/24/12 and data from local Public Housing Authorities. Many organizations have closed their waiting lists, some since 2005.

Organizations Listed: Accessible Housing Austin!, Austin Travis County Integral Care, Chestnut Redevelopment Corporation's Franklin Gardens, Easter Seals Central Texas rental programs, Foundation Communities, Guadalupe Neighborhood Development Corporation rental programs, Housing Authority of the City of Austin (HACA) Housing Choice Voucher program, HACA Public Housing program, Housing Authority of the City of Austin rental programs.

Cost Burdened Households in Travis County

County	Cost burdened Households	Total Households	Percent Burdened
Brazos	26,164	66,105	40%
Webb	25,935	64,714	40%
Dallas	322,095	832,360	39%
Travis	148,136	390,862	38%

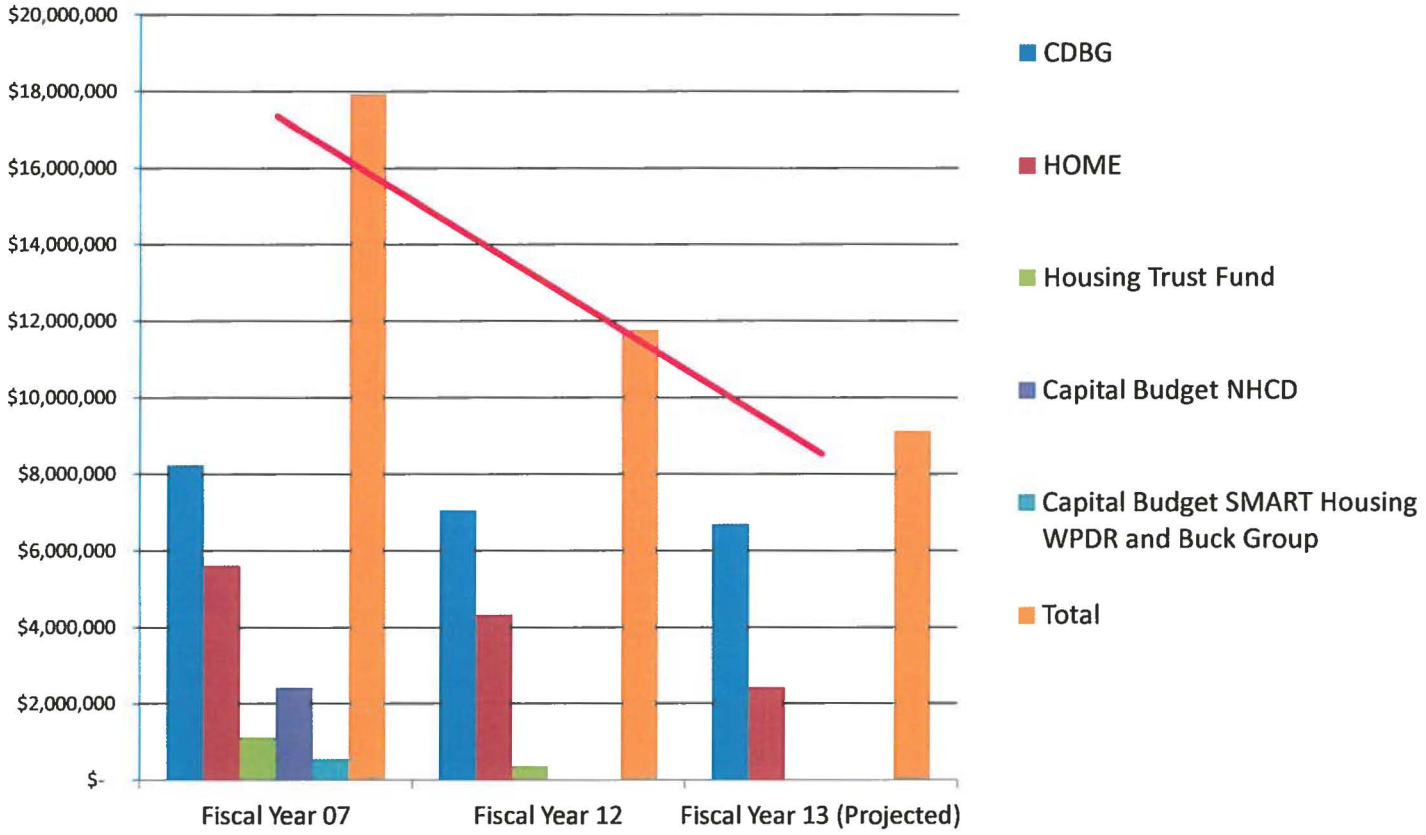
From University of Wisconsin Population Health Institute County Health Rankings 2012

Meeting Current Demand

Current Affordable Housing Demand		
Type of Housing	**Units Currently Needed**	**Cost to Construct**
Rental for households earning less than $20,000/yr	39,000 Includes PSH, Elderly, People with Disabilities	$1,950,000,000
Rental for households between 30% and 80% MFI who are currently cost-burdened.	57,242	$2,862,000,000
Homeownership	13,600	$680,000,000
Home Repair	13,000	$130,000,000
Total Need	**122,842**	**$5,622,000,000**

Based on historical spending amounts. Assumes $50,000 in construction costs (not operating or support services) both for rental and homeownership (particularly to reach lower-income first-time homebuyers) units and $10,000 average cost per house for home repair.

Reduction in Funds for Housing Affordability



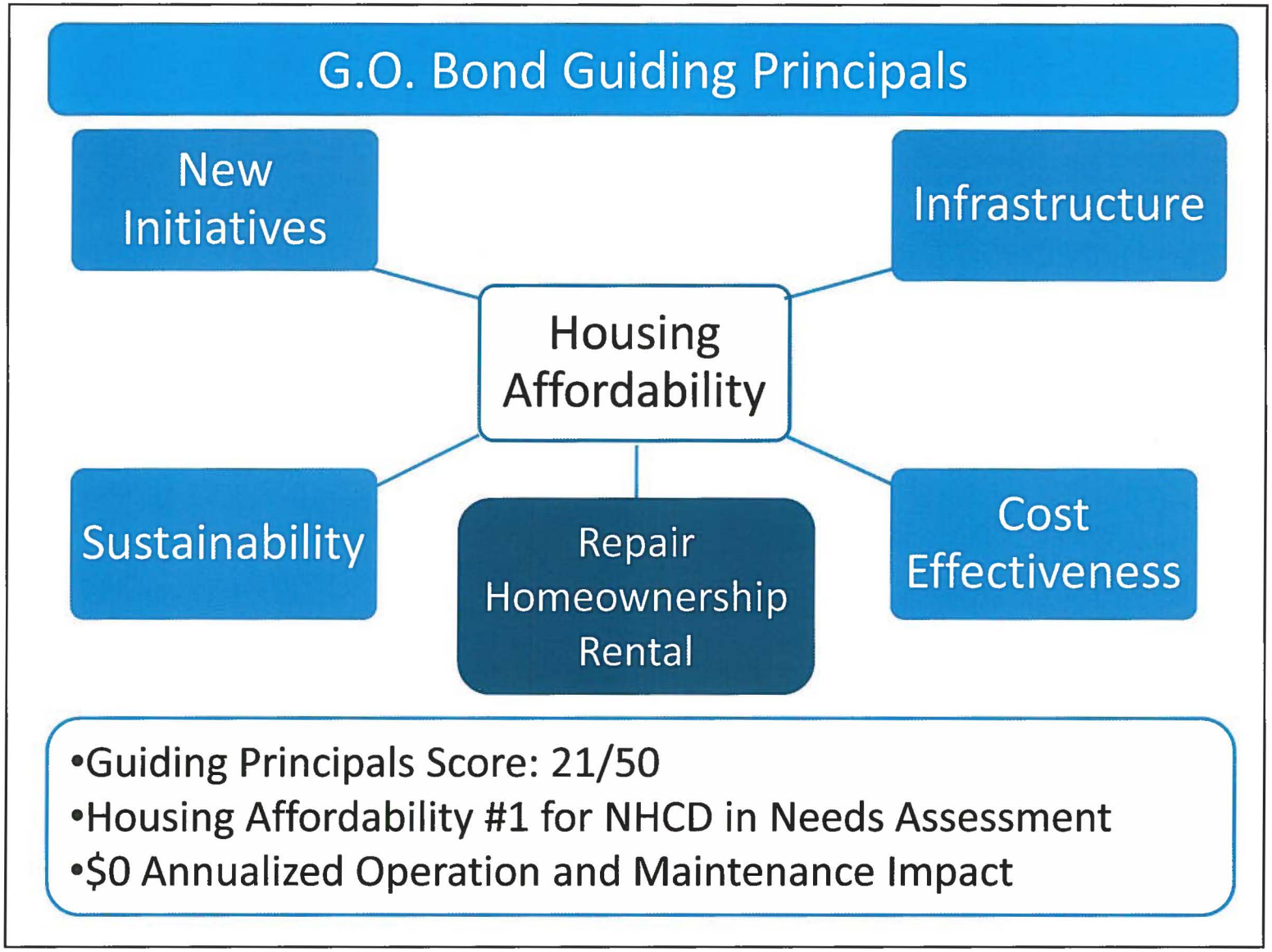
Assuming 2012-13 anticipated funding levels, the annual reduction is $8,803,562
Over next 7 years, this would amount to $61,624,934 in reduced funds

G.O. Bond Funding Recommendation

- $110M in 2012 General Obligation Bond proceeds to support Housing Affordability to be used for rental housing – including PSH, homeownership, and home repair.
- Supported by Austin Repair Coalition, CHDO Roundtable, Community Development Commission, ECHO, Affordable Housing Committee of the BEATF.

Leverage

- For the 2006 bond election, developers brought in $3.62 in outside investment for every $1 in G.O. Bond spending.
- If $110M is authorized for 2012, developers could bring an additional $354M in outside investment into Austin.
- Over 2,242 new homes were created from 2006-2012 using G.O. Bond housing funds.


G.O. Bond Guiding Principals
New Initiatives
Infrastructure
Housing Affordability
Sustainability
Repair
Homeownership
Rental
Cost Effectiveness
•Guiding Principals Score: 21/50
•Housing Affordability #1 for NHCD in Needs Assessment
•$0 Annualized Operation and Maintenance Impact

Appendix I-B: Draft Comment Period

Neighborhood Housing and Community Development Office
Draft Fiscal Year 2012-13 Action Plan
Notice of Public Hearings and 30-Day Public Comment Period

In accordance with the City of Austin's Citizen Participation Plan and the Texas Local Government Code, Chapter 373, the City's Neighborhood Housing and Community Development Office announces public hearings and a 30-day public comment period to receive public input on the Draft FY 2012-13 Action Plan.

The Neighborhood Housing and Community Development Office has prepared a Draft FY 2012-13 Action Plan, which describes community needs, resources, and priorities for the City's housing, community development and economic development activities. These activities are funded primarily through four grant programs received from the U.S. Department of Housing and Urban Development (HUD): Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA).

In developing the Draft FY 2012-13 Action Plan, community feedback was instrumental in setting priorities for funds. Public input received at the following engagements were considered while outlining the draft report: the Community Development Commission (CDC) meeting on March 27, 2012, Austin City Council meeting on April , 2012, and a series of community conversations focusing on key topics: financial education and empowerment; healthy homes and home repair; and creating and retaining affordable housing across Austin.

Public Hearings on Draft FY 2012-13 Action Plan

The public is invited to provide input at the following public hearings:

- **6:30 PM Tuesday, June 12, 2012:** Before the Community Development Commission (CDC), Boards and Commissions Room, 301 W. Second Street
- **4:00 PM Thursday, June 14, 2012:** Before the Austin City Council at City Hall, City Council Chambers, 301 W. Second Street

View the Report

The public is invited to review the Draft FY 2012-13 Action Plan from June 1, 2012, through July 2, 2012, on the City's web site at www.austintexas.gov/housing or at the following community locations:

- Austin Central Public Library, 800 Guadalupe (Central)
- Austin Resource Center for the Homeless, 500 East 7th Street (Central)
- East Austin Neighborhood Center, 211 Comal (East)
- Neighborhood Housing and Community Development Department, 1000 East 11th Street, Suite 200 (East)
- Rosewood-Zaragosa Neighborhood Center, 2800 Webberville Road (East)

- St. John's Neighborhood Center, 7500 Blessing (North East)
- AIDS Services of Austin, 7215 Cameron Road (North)
- Housing Authority of the City of Austin, 1124 S IH 35 (South)
- South Austin Neighborhood Center, 2508 Durwood (South)
- Pleasant Hill Library Branch, 211 East William Cannon (South)

Written Comments

Written comments may be submitted until 5 PM on July 2, 2012. Please include a name, address, and phone number.

Mail to:
Neighborhood Housing and Community Development Office
Attn: Patricia Bourenane
PO Box 1088
Austin, Texas 78767
Email: NHCD@austintexas.gov

For more information concerning the Fiscal Year 2012-13 Action Plan process and public hearings, and 30-day comment period, City of Austin staff may be reached at 974-3100 (voice) or 974-3102 (TDD) Monday through Friday, 8 AM to 5 PM.

The City of Austin is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request.

For assistance please call 974-2210 OR 974-2445 TDD.

Departamento de Vivienda y Desarrollo Comunitario
Plan de Acción para el Año Fiscal 2012-13
Aviso de Audiencia Pública y del Período de 30 Días de Comentario Público

Tal como lo requiere el Capítulo 373 del Decreto de Gobierno Local de Texas y el Plan de Participación de los Ciudadanos de la Ciudad, La Oficina de Desarrollo de la Vivienda en Vecindarios y de la Comunidad de la Ciudad de Austin anuncia audiencias públicas y un período de 30 Días de Comentario público para recibir comentarios de los ciudadanos a fin de desarrollar el Borrador del Plan de Acción.

La Ciudad de Austin ha preparado un Plan de Acción para el Año Fiscal 2012-13 que describe las necesidades, recursos y prioridades de la comunidad, y prioridades para las actividades de desarrollo de la vivienda y de la comunidad de la Ciudad que están financiadas principalmente mediante subsidios de HUD. Los fondos de HUD se proveen mediante cuatro programas de subsidios: Subvención Bloque Para el Desarrollo Comunitario (CDBG), Sociedades de Inversiones para el Hogar (HOME), Subsidio para Refugios de Emergencia (ESG), y Oportunidades de Vivienda para Personas con SIDA (HOPWA).

Audiencias Públicas

Se invita al público a las siguientes audiencias públicas:

- **6:30 PM martes, 12 de junio, 2012:** Ante la Comisión de Desarrollo Comunitario (CDC), en el Boards and Commissions Room, 301 W. Second Street
- **4:00 PM jueves, 14 de junio, 2012:** Ante el Concejo de la Ciudad de Austin , Austin City Hall, City Council Chambers, 301 W. Second Street

Para Ver el Reporte

Se invita al público a que reconsidere el Plan de Acción para el Año Fiscal 2012-13, desde 1 de junio, 2012 hasta 2 de julio, 2012, en el sitio Web de la Ciudad, www.austintexas.gov/housing o en los siguientes lugares:

- Austin Central Public Library, 800 Guadalupe (Central)
- Austin Resource Center for the Homeless, 500 East 7th Street (Central)
- East Austin Neighborhood Center, 211 Comal (Este)
- Neighborhood Housing and Community Development Department, 1000 East 11th Street, Suite 200 (Este)
- Rosewood-Zaragosa Neighborhood Center, 2800 Webberville Road (Este)
- St. John's Neighborhood Center, 7500 Blessing (Noreste)
- AIDS Services of Austin, 7215 Cameron Road (Norte)
- Housing Authority of the City of Austin, 1124 S IH 35 (Sur)
- South Austin Neighborhood Center, 2508 Durwood (Sur)
- Pleasant Hill Library Branch, 211 East William Cannon (Sur)

Comentarios por Escrito

Comentarios por escrito pueden ser presentados hasta las 5 PM en 2 de julio, 2012. Por favor incluya nombre, domicilio y número de teléfono.

Envíelos por correo a:
Neighborhood Housing and Community Development Office
Attn: Patricia Bourenane
PO Box 1088
Austin, Texas 78767
Email: NHCD@

Para más información del Plan de Acción, audiencias públicas, y 30 días de comentario público contacte al personal de la Ciudad de Austin al 512-974-3100 (voz) o al 512-974-3102 (TDD) de Lunes a Viernes, de 8 AM a 5 PM.

La Ciudad de Austin está comprometida a cumplir con el Decreto sobre Americanos con Discapacidades. Se proveerán razonables modificaciones e igual acceso a comunicaciones cuando éstas sean solicitadas. Para obtener asistencia, llame 512-974-2210 O 512-974-2445 TDD.

Public Hearing
Community Development Commission (CDC)
Action Plan - Draft Comment Period
June 12, 2012

The following represents a summary of the testimony during the public hearing summarized by NHCD staff. The following is not a complete transcript of public testimony .

Name	Statement	Staff Response
Spencer Duran, Austin CHDO Roundtable	Supports affordable housing and opportunity throughout Austin. The CHDO Roundtable proposes a framework an opportunity-rich siting policy for affordable housing. Incentivize housing outcomes and encourage collaborative efforts between the City of Austin - departments, Travis County, and local agencies to ensure geographic dispersion in Austin.	The City of Austin is committed to affirmatively furthering fair housing choice and promoting the City's affordable housing core values: long-term affordability, geographic dispersion, and deeper levels of affordability. NHCD will continue to prioritize resources to affordable housing projects that are geographically dispersed throughout Austin. For the FY 2012-13 Action Plan process the Community Development Commission (CDC) developed an affordable Housing Siting Policy Working Group to explore a number of policy options for geographic dispersion. Although the working group has not made an official recommendation to the CDC, the group is expected to make a recommendation to the CDC in summer 2012. Following the working group's recommendation, the CDC will have the opportunity to make a recommendation to the Austin City Council.
Stuart Hersh, Austin Resident	Supports adopting the CHDO Roundtable framework promoting an opportunity-rich siting policy for affordable housing. The most poor populations should have the opportunity to live in all parts of Austin. The Draft FY 2012-13 Action Plan displays a federal disinvestment in housing. Supports actions that would allocate more funding to address affordable housing and home repair.	NHCD has elevated the "Demand for Services & Limited Funding," as a horizon issue in its FY 2013 Business Plan. NHCD remains focused to increase and diversity revenues by utilizing strategic approaches to increase new funding in FY 2012-13. The Draft FY 2012-13 Action Plan only includes new federal entitlement grant funds. Traditionally, the City's annual Action Plans have reflected local funding. The FY 2012-13 City budget is expected to be approved by the Austin City Council in September 2012. Once the City budget is approved, NHCD will notify HUD of any additional funding allocated by the City that will leverage the federal investment outlined in the FY 2012-13 Action Plan. NHCD anticipates publishing a comprehensive funding table that includes federal and local funds in fall 2012.
Tracy Witte, Affordable Housing Siting Working Group Member	Identify high-opportunity areas and institute affordable housing as a priority in those areas. The affordable housing siting policy should define specific goals and caps in attaining greater geographic dispersion.	The City of Austin is committed to affirmatively furthering fair housing choice and promoting the City's affordable housing core values: long-term affordability, geographic dispersion, and deeper levels of affordability. NHCD will continue to prioritize resources to affordable housing projects that are geographically dispersed throughout Austin. For the FY 2012-13 Action Plan process the Community Development Commission (CDC) developed an Affordable Housing Siting Policy Working Group to explore a number of policy options for geographic dispersion. Although the working group has not made an official recommendation to the CDC, the group is expected to make a recommendation to the CDC in summer 2012. Following the working group's recommendation, the CDC will have the opportunity to make a recommendation to the Austin City Council.
Stan Strickland, Robertson Hill Neighborhood Association	Identify high-opportunity areas that can create opportunities for all Austin residents. There should be developer incentives and scoring criteria that embraces geographic dispersion. It is challenging for developers to break the barriers in developing affordable housing in all areas.	The City of Austin is committed to affirmatively furthering fair housing choice and promoting the City's affordable housing core values: long-term affordability, geographic dispersion, and deeper levels of affordability. NHCD will continue to prioritize resources to affordable housing projects that are geographically dispersed throughout Austin. For the FY 2012-13 Action Plan process the Community Development Commission (CDC) developed an Affordable Housing Siting Policy Working Group to explore a number of policy options for geographic dispersion. Although the working group has not made an official recommendation to the CDC, the group is expected to make a recommendation to the CDC in summer 2012. Following the working group's recommendation, the CDC will have the opportunity to make a recommendation to the Austin City Council.

Name	Statement	Staff Response
Charles Cloutman, Meals on Wheels and More	Requests that City Council allocate General Funds to increase funding for NHCD.	NHCD allocated $400,000 in Community Development Block Grant (CDBG) funding to fill the gap in General Obligation (G.O.) Bond funding in FY 2012-13.
Isabelle Headrick, Blackland Community Development Corporation	Supports the CHDO Roundtable's proposed framework for an opportunity-rich siting policy for affordable housing. As the City develops the policy, opposes strict siting policy restrictions that could potentially diminish affordable housing development in certain parts of Austin.	The City of Austin is committed to affirmatively furthering fair housing choice and promoting the City's affordable housing core values: long-term affordability, geographic dispersion, and deeper levels of affordability. NHCD will continue to prioritize resources to affordable housing projects that are geographically dispersed throughout Austin. For the FY 2012-13 Action Plan process the Community Development Commission (CDC) developed an Affordable Housing Siting Policy Working Group to explore a number of policy options for geographic dispersion. Although the working group has not made an official recommendation to the CDC, the group is expected to make a recommendation to the CDC in summer 2012. Following the working group's recommendation, the CDC will have the opportunity to make a recommendation to the Austin City Council.
Mark Rogers, Guadalupe Neighborhood Development Corporation	The Draft FY 2012-13 Action Plan includes decreased federal funding. Supports $110 M in General Obligation Bond funding.	NHCD has taken a number of actions to fund existing programs, initiatives and personnel in FY 2012-13. In addition, NHCD will utilize the following funds and programs to mitigate decreased funding and maintain production levels in FY 2012-13: Texas Department of Housing and Community Affair's Reservation System (Amy Young for Architectural Barrier Removal and HOME Persons with Disabilities), administration of the Private Lateral Program through an interdepartmental agreement with Austin Water Utility, and the implementation of cost efficiencies for business practices and customer service delivery systems.
Mitch Weynand, LifeWorks	Supports dispersing affordable housing throughout Austin through the development of an affordable housing siting policy.	The City of Austin is committed to affirmatively furthering fair housing choice and promoting the City's affordable housing core values: long-term affordability, geographic dispersion, and deeper levels of affordability. NHCD will continue to prioritize resources to affordable housing projects that are geographically dispersed throughout Austin. For the FY 2012-13 Action Plan process the Community Development Commission (CDC) developed an Affordable Housing Siting Policy Working Group to explore a number of policy options for geographic dispersion. Although the working group has not made an official recommendation to the CDC, the group is expected to make a recommendation to the CDC in summer 2012. Following the working group's recommendation, the CDC will have the opportunity to make a recommendation to the Austin City Council.
David Clauss, AmericanYouthWorks	As the demand for affordable housing increases, funds decrease. Supports more funding for affordable housing.	NHCD has taken a number of actions to fund existing programs, initiatives and personnel in FY 2012-13. In addition, NHCD will utilize the following funds and programs to mitigate decreased funding and maintain production levels in FY 2012-13: Texas Department of Housing and Community Affair's Reservation System (Amy Young for Architectural Barrier Removal and HOME Persons with Disabilities), administration of the Private Lateral Program through an interdepartmental agreement with Austin Water Utility, and the implementation of cost efficiencies for business practices and customer service delivery systems.

*Back-up documentation is included as an attachment following the summary.

Public Hearing
Austin City Council
Action Plan - Draft Comment Period
June 14, 2012

The following represents a summary of the testimony during the public hearing summarized by NHCD staff. The following is not a complete transcript of public testimony .

Name	Statement	Staff Analysis
Stuart Hersh, Austin Resident	Supports adopting the CHDO Roundtable framework promoting an opportunity-rich siting policy for affordable housing. The most poor populations should have the opportunity to live in all parts of Austin. The Draft FY 2012-13 Action Plan displays a federal disinvestment in housing. Supports actions that would allocate more funding to address affordable housing and home repair.	The City of Austin is committed to affirmatively furthering fair housing choice and promoting the City's affordable housing core values: long-term affordability, geographic dispersion, and deeper levels of affordability. NHCD will continue to prioritize resources to affordable housing projects that are geographically dispersed throughout Austin. For the FY 2012-13 Action Plan process the Community Development Commission (CDC) developed an Affordable Housing Siting Policy Working Group to explore a number of policy options for geographic dispersion. Although the working group has not made an official recommendation to the CDC, the group is expected to make a recommendation to the CDC in summer 2012. Following the working group's recommendation, the CDC will have the opportunity to make a recommendation to the Austin City Council. NHCD has elevated the "Demand for Services & Limited Funding," as a horizon issue in its FY 2013 Business Plan. NHCD remains focused to increase and diversity revenues by utilizing strategic approaches to increase new funding in FY 2012-13. The Draft FY 2012-13 Action Plan only includes new federal entitlement grant funds. Traditionally, the City's annual Action Plans have reflected local funding. The FY 2012-13 City budget is expected to be approved by the Austin City Council in September 2012. Once the City budget is approved, NHCD will notify HUD of any additional funding allocated by the City that will leverage the federal investment outlined in the FY 2012-13 Action Plan. NHCD anticipates publishing a comprehensive funding table that includes federal and local funds in fall 2012.
Will McCloud	Serve vulnerable populations and the City needs to take proactive measures in supplementing housing costs for these populations.	The Homeless/Special Needs Assistance and Renter Assistance categories continue to remain high priority in FY 2012-13. These categories include programs that provide rental housing subsidies for eligible individuals and their families.

*Back-up documentation is included as an attachment following the summary.

Community Feedback
Action Plan - Draft Comment Period
June 1 - July 2, 2012

The following represents a summary of the testimony during the public hearing summarized by NHCD staff. The following is not a complete transcript of public testimony .

Name	Statement	Staff Analysis
Jo Kathryn Quinn, Caritas of Austin	The Rapid Re-housing Program description does not mention anything about case management - successful rapid re-housing strategies across the country include intensive case management. Recommends a prioritization process for distribution of child care vouchers, with priority going to homeless families.	The City of Austin's Emergency Solutions Grant new Rapid Rehousing program includes case management. All programming will be targeted to individuals experiencing homelessness and families. All Rapid Rehousing staff members will provide case management for their clients and, Rapid Rehousing staff located at the Downtown Austin Community Court will also focus on housing placement and developing landlord connections. The ESG Rapid Rehousing efforts will utilize best practices for Rapid Rehousing and lessons learned through the City's Rapid Rehousing Demonstration program and the Homelessness Prevention and Rapid Rehousing Program. In addition, the City of Austin is committed to providing social services through its Child Care Services program in FY 2012-13. The Austin/Travis County Health and Human Services Department (HHSD) contracts with child care providers for services that increase the supply of quality child care, and with a social service agency that provides child care vouchers for families in crisis such as homelessness. The program provides services to children from low-income families with gross incomes less than 200 percent of Federal Poverty Guidelines who reside within Austin city limits. Historically being homeless/near-homeless has been the most common type of presenting crisis of the families served. For example: in Fiscal Year 2012 through May 2012, of all the children served by child care vouchers 61 percent were homeless and another 22 percent were near-homeless. However homelessness is not prioritized over other types of family crisis situations in the child care voucher program.

Fiscal Year 2012-2013

Action Plan

NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT OFFICE

Presented to: Community Development Commission

June 12, 2012

FY 2012-13 Federal Funding Reduction

FY 2012-13 Action Plan Process

- HUD's Guidance on Non-Federal funding: non-federal sources are to be included if they are ***reasonably expected*** to be made available to address the needs outlined in the plan.
- NHCD is participating in the City's FY 2012-13 formal budget process.
- The City budget is expected to be approved by the Austin City Council in September 2012; thus, the FY 13 Action Plan will only include federal funding.
- Once the City budget is approved NHCD will notify HUD and the community of any funding that will leverage federal investment outlined.

Increased Revenue through Strategic Pursuit of Grants

- $1.6 M Neighborhood Stabilization Program – Program Income
- $3 M 2011 Sustainable Communities Challenge Grant (3 year grant)
- $2.5 M Lead Hazard Reduction Grant (3 year grant)
- $250,000 Individual Development Account (5 year grant)

Total: $7.3M

Other Actions to Mitigate Decreased Federal Funding

These funds and programs will help NHCD maintain production levels in FY 13:

- Texas Department of Housing and Community Affair's Reservation System
  - -Amy Young for Architectural Barrier Removal
  - -HOME Persons with Disabilities
- Private Lateral Program
- Implementation of cost efficiencies for business practices and customer service delivery systems

FY 2012-13 Action Plan Significant Changes

❖ Program Update

The following programs will come online in FY 13:

-**Family Business Loan Program (FBLP)** provides fixed-asset and working capital loans to qualified small business owners. The goal is to target small businesses ready to expand and create jobs.

-**Individual Development Account (IDA) Program** will assist low- and moderate-income households in saving for qualified program expenses including home purchase costs, higher education, and expenses related to small business development.

FY 2012-13 Action Plan Significant Changes

- CDBG: 2.7% decrease
  - -G.O. Repair! Program funded with CDBG ($400,000)
  - -Action Plan budget only reflects CDBG funding for Public Services: Child Care, Senior, Youth Support Services, and Tenants' Rights Assistance (2.9% decrease; remainder of request in local budget)
- HOME Investment Partnership: 39.5% decrease
  - -Methodology of program impact based on historical production factors

Next Steps

- June 12th — Community Development Commission (CCD) Public Hearing
- June 14th — Austin City Council Public Hearing
- July 10th — CDC recommendation to City Council
- August 2nd — City Council take action on FY 2012-13 Action Plan
- August 1st — Budget Work Session – Proposed budget presented to City Council
- August 15th — FY 2012-13 Action Plan due to HUD

Next Steps

August 15th	Budget Work Session – General Fund Departments
August 23rd & 30th	City Council public hearings on proposed budget
September 10th – 12th	City Council budget adoption
September 2012	NHCD will notify HUD of any additional local funding allocated by the city that will leverage the federal investment in the Action Plan.

QUESTIONS

A FRAMEWORK FOR AN OPPORTUNITY-RICH SITING POLICY FOR AFFORDABLE HOUSING IN AUSTIN, TEXAS

CHDO Roundtable May 2012

The CHDO Roundtable supports the adoption of a framework for siting affordable housing in Austin, Texas that will lead to more opportunities for renters and homeowners to live safely and affordably in all neighborhoods in Austin. We contend that high-quality affordable housing in Austin is possible through public investment and other incentives, and that the City of Austin has a proven track record of increasing opportunities for its residents and stabilizing the communities in which they and their neighbors live.

It is our vision that high-quality affordable housing serving people of all income levels be made available through creative solutions in all parts of town as has been successfully demonstrated in neighborhoods such as the former Mueller airport site and the University Neighborhood overlay located just west of the University of Texas. Elements of this vision include:

1. Income-eligible homeowners receive home repair services city-wide.
2. Income-eligible first-time homebuyers receive homeownership services city-wide.
3. Income-eligible renters, including residents who need permanent supportive housing and/or housing accessible for people with disabilities, have opportunities to rent safe and decent housing city-wide.

We oppose any siting policy that removes opportunities for safe and decent affordable rental housing in any specific part of Austin. Given the fact that, when compared to the rest of the country, the entire City of Austin is a high-opportunity area, it is not appropriate to impose restrictions on investment that might be very appropriate in other cities across the country. Our focus and the City's focus should be on creative, opportunity-rich solutions that are eminently feasible if implemented sooner rather than later rather than on discussions of where disinvestment should occur.

Housing policies of the past in Austin focused investment in lower-income "target" neighborhoods, reinforcing income and racial segregation. *An opportunity-rich siting policy can increase housing opportunities in neighborhoods where there are few or no opportunities currently.*

Similarly, there are neighborhoods where the amount of private market housing that is affordable is diminishing, and incentives that reward net preservation are essential to offset the trend of involuntary displacement of lower income homeowners and renters. Whereas in the last century, Austin's segregation practices and housing policies forced people of color and households with lower-incomes into specific parts of the city, today many of these same people now have generational ties with family members; businesses; schools and places of worship in these areas that they treasure and fear that they will lose because of skyrocketing property values and rising taxes. *An opportunity-rich siting policy must allow for new homeownership opportunities; timely home-repairs for long-time homeowners; preservation of existing affordable housing; and the creation of new affordable rental units in traditionally low-income neighborhoods that are transforming into higher-opportunity areas.*

Accessibility for people with disabilities; maintenance of all housing in a safe and sanitary condition; and creating proximity of housing to public transportation and services must be goals linked to an opportunity-rich siting policy that involves both investment and entitlement decisions.

Austin can chose to use its code enforcement resources to identify the least healthy and most unsafe properties in neighborhoods throughout the City in an effort to align its investment decisions to create both housing affordability and safe neighborhoods. We contend that no one wants to live near substandard housing, and a combination of appropriate investment and enforcement can make every neighborhood safer.

There is public land available throughout Austin. Some of the land owned by the City of Austin and other public entities is zoned "P" (public), and building affordable housing on these parcels may not be allowed currently unless a zoning change occurs. Austin should create an inventory of all the publicly-owned land and the zoning that currently exists. Rezoning appropriate parcels to "P" and making housing that meets certain affordability standards a permitted use in "P" zoning districts could be an effective strategy for achieving geographic dispersion through one city-wide conversation instead of multiple skirmishes over zoning and Future Land Use Map changes in areas with adopted neighborhood plans. Land located in flood plains; over and/or adjacent to former landfill sites; close to pipelines; and/or in the airport noise contour are not appropriate sites for affordable housing investment and/or entitlement and must be identified during the inventory process.

The appropriate use of public land, when combined with zoning entitlements; infrastructure cost participation; and other incentives can be critical in achieving the goal of geographic dispersion of housing affordability in neighborhoods in all parts of Austin. In this spirit, all existing density bonus policies must be re-examined and re-calibrated when necessary to improve their effectiveness.

Maps, market studies, and other planning tools that currently inform City investment decisions must be updated so that policy makers have the latest information about current trends and gaps in affordable housing opportunities. Generic, objective mapping should be combined with Austin-specific valuation given to opportunities and benefits garnered from linkages to family, community, and religious congregations that so often help sustain households with low income.

In the context of Central Texas' future projected growth, the trend toward a lack of affordability of all types of housing in all parts of town may seem inevitable to some, but it is not. We believe that it is vital for the City of Austin to place itself at the front of demographic trends by creating and taking advantage of opportunities. To that end, we present the following framework for an equitable, affordable, opportunity-rich siting policy for housing affordability that consists of three elements:

1. Up-to-date demographic analysis of present data and future trends as related to both NEEDS and OPPORTUNITIES
2. Setting GOALS over time, geography, and types of households served
3. Creation of NEW OPPORTUNITIES

Based on this framework, we offer the following Action Plan recommendations for FY 2012-2013

1. Map and inventory opportunities – Inventory public land, delinquent tax-payer parcels, and distressed and vacant properties for affordable housing
2. Update the Kirwan opportunity map
3. Inventory need – Conduct a new market study, including information for affordable housing needs subpopulations: persons with disabilities, seniors, families, and people with criminal histories
4. Long-term Goals – Create a long-term plan that sets goals over time (10-20 years) and associate these goals with geography and the entire housing spectrum

Creatively expand the opportunities for housing that is safe, decent and affordable in all parts of town by recommending the following actions:

1. Land use – Make housing affordability a permitted use on all land zoned "P" and re-zone City land to "P" where appropriate
2. Collaborate with Travis County, school districts, Capital Metro, and the State of Texas to identify parcels appropriate for achieving housing affordability
3. Explore opportunities for land leases with other public entities
4. Assess opportunities for sub-leasing
5. Collaborate with the Housing Authority of the City of Austin and the Travis County Housing Authority
6. Move toward implementation of Community Land trusts
7. Consider land-banking as a tool where appropriate
8. Promote and incent affordable housing in amenity-rich areas of Austin
9. Give favorable scoring for proposed housing applications in higher opportunity areas while balancing investment to also mitigate market pressures for involuntary displacement of lower income households
10. Develop and/or enhance financial and development incentives

For a siting policy to be effective, it must not become an unfunded and/or underfunded local mandate. Voters are scheduled to consider possible additional General Obligation bonds for housing affordability in November 2012. We ask the Community Development commission to recommend and the City Council to adopt the following:

1. Funding for the affordable housing investment gap identified in the budget presentation to the Community development Commission at its May 8, 2012 meeting
2. Transitional funding for FY 2012-2013for home repair activities requested by the Austin Home Repair Coalition
3. Carrying forward to FY 2012-2013 the unspent funds from the Holly repair program
4. Allowing Austin voters to consider approving $110,000,000 in General Obligation Bonds for affordable housing in November 2012
5. Including in the FY 2012-2013 City budget funding for the restoration of fast-track/top-of-the-pile review and inspection of S.M.A.R.T. Housing that has been funded so that housing affordability opportunities can be created more quickly

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Late Backup

6/14/12 Action Plan

My name is Stuart Harry Hersh, and like most in Austin I rent. I am here in my role as vice-chair of the CHDO Roundtable, a coalition of not-for-profit organizations that build, rehabilitate and repair housing in Austin that is affordable, safe, decent, accessible and close to public transportation.

I am asking you to adopt the CHDO Roundtable's Framework for An Opportunity-Rich Siting Policy for Affordable Housing in Austin, Texas as part of the Action Plan this year. This document provides recommendations for Council action in a year when federal investment in housing affordability is declining dramatically and we strive to make it possible for the poorest among us to live in more neighborhoods all around Austin.

I thank you for your action earlier this morning on reviewers and inspectors, and hope that this will result in the restoration of fast track review and inspection for S.M.A.R.T. Housing when the City manager presents the draft budget later this summer.

I don't have to tell any of you that housing affordability is a critical moral issue in a year when you receive an Action Plan for the first time in the 21st Century that has no commitment to local funding. It is a moral issue when those performing essential jobs in Austin have to continue to choose between housing they can afford and housing that is safe.

We may be losing our competitive advantage to other states and other cities in Texas when housing is not available for employees of businesses that are already here or those considering moving here.

This issue is more local than it has been in the past because of bipartisan federal disinvestment in housing. Yet the Action Plan before you contains no local funding. So I ask you to do a couple of things:

1. Use local finds to address the budget gap for NHCD identified by the Budget Office when you take up the City budget.
2. Ask voters to approve $110,000,000 in housing bonds this November as recommended unanimously by the Housing Committee of the Bond Task Force.
3. Maintain the vibrant Austin Housing Repair Coalition's work by creating transitional funding while bond elections and possible bond sales wind their way through the process.
4. Carry forward the unspent Holly Good Neighborhood funds to make housing safer in East Austin.
5. Embrace entitlement tools that don't cost money and are recommended by the CHDO Roundtable.
6. Move S.M.A.R.T. Housing and home repair permits and inspections to the top-of-the-pile once again so that all City departments are aligned through the budget process with your and our housing affordability goals.

Stuart Harry Hersh, 1307 Kinney Av #117, Austin, TX 78704 512-587-5093 (cell)

Community Conversations

Community Conversations

You're Invited

on prioritizing Austin's community needs

Financial Empowerment in Austin!

Friday, March 30, 9 am - 10:30 am

Neighborhood Housing and Community Development Office, 1000 E. 11th Street, Room 400A

Conversation topics will include financial education, and homebuyer education, including the City's down payment assistance program. Learn about programs underway in Austin and join in the casual dialogue to ensure NHCD's programs are responsive to residents' needs.

Healthy Homes & Home Repair

Friday, April 13, 9 am - 10:30 am

Neighborhood Housing and Community Development Office, 1000 E. 11th Street, Room 400A

Often, maintaining or making needed repairs on a house over time can be out of reach for Austin's low-income households. Join NHCD to learn about existing programs and discuss ideas for healthy homes for Austinites.

Affordable Housing Across Austin

Tuesday, April 24 , 9 am - noon

Austin City Hall, City Council Chambers, 301 W. 2nd St.

The City continues to explore, through important policy discussions, how to ensure affordable housing in all parts of Austin. Other communities have tried different strategies: Hear how other communities achieve affordable housing and weigh in on strategies best for Austin!

RSVPs requested to NHCD@austintexas.gov.

Questions? Contact Patricia Bourenane at (512) 974-1057 or patricia.bourenane@austintexas.gov.

www.austintexas.gov/housing

Neighborhood Housing and Community Development

AGENDA

Community Conversation

Financial Empowerment in Austin!

Friday, March 30, 9 am
Neighborhood Housing and Community Development Office
1000 E. 11th Street, Room 400A

Facilitation by Larry Schooler, Community Engagement Consultant
Corporate Public Information Office

Objective of the meeting:
Gather feedback on how NHCD can strengthen and grow financial education and empowerment tools into its current and future programs.

9 – 9:05 am	**Opening**	Neighborhood Housing and Community Development
9:05 – 9:15 am	**Overview of City of Austin Initiatives**	City of Austin Departments Council Member Bill Spelman's Office
9:15 – 10:15 am	**Community Conversation**	All, facilitated by Larry Schooler, Community Engagement Consultant
10:15-10:30	**Closing**	Larry Schooler

Thank you very much for your participation.
www.austintexas.gov/housing

The City of Austin is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request.

Conversation Notes

Community Conversations

Financial Empowerment in Austin!

Friday, March 30, 2012 I Neighborhood Housing and Community Development Office

The Financial Empowerment in Austin! community conversation brought together 32 people from almost 20 local agencies whose mission and efforts are dedicated to promoting financial empowerment and offering financial educational tools to individuals seeking assistance or to further their opportunities for personal or professional growth. Organizations that participated in this conversation included: Austin Area Urban League, Austin Community College, City of Austin, ClearPoint, Cornerstone Financial Education, Council Member Bill Spelman's Office, Financial Literacy Coalition, Foundation Communities, Frameworks CDC, Frost Bank, Habitat for Humanity, Housing Authority of the City of Austin, LifeWorks, Opportunity Texas, PeopleFund, SafePlace, Texas Department of Housing and Community Affairs, and United Way Capital Area.

The event fostered a robust conversation, facilitated by the City's Community Engagement Consultant, that allowed designated time for each agency and individual to provide insight and their unique perspective on how as leaders in the financial industry, we can address and tackle the community's needs. Outlined below are questions that were posed to participants and the brief responses provided. The consistent theme that was highlighted throughout the dialogue was the need for enhanced coordination between all agencies. A few agencies indicated that the event was the first opportunity that brought together key stakeholders and expressed a desire for continuing communications. A few agencies stated that there are a wealth of programs and innovative ideas that local agencies provide; however, together, there needs to be better coordination and enhanced communication ensuring clients' needs are met.

Objective of the meeting:
Gather feedback on how NHCD can strengthen and grow financial education and empowerment tools into its current and future programs.

1. **Based on what you know of the City's programs, what does the City do well, and what can it do better?**

Feedback:

- More coordination
- Broader, post-employment services
- More investment in child-care services for parents in school
- Evaluate program metrics
- Metrics to measure more than end products (e.g. HS financial literacy quiz)
- Alignment of housing production with ready clients
- City does well to provide Spanish services, help provide funding to other organizations
- More marketing, incentives, buzz, awareness-building around financial empowerment
- What does financial empowerment mean? Avoid silos.

2. What is the framework for encouraging true financial independence?

Feedback:

- More emphasis on financial empowerment, literacy can only go so far. Do not assume lack of literacy.
- A storage facility to provide security for craftsmens' tools.
- De-coupling education from homebuyer assistance funding.
- Need financial literacy mandate to be funded.
- Improved integration of the suite of services – the City to be a role model/thought leader.
- Change in tone.
- Integrate conversations to one place.
- Tie-in more services – people don't show for voluntary services connected to benefits.

3. What mediums should the City use reach Austinites on programs that provide financial education?

- TV commercials
- Social media (Facebook, Twitter)
- Advertising (on public transit - bus, in Spanish)

4. How can the City reach Austinies?

Feedback:

- Provide gift cards and food cards
- Tie the promotional event to services the audience needs

5. What is the message?

Feedback:

- "Financially Fit" and where the audience can get those services

6. Thoughts on the integration of financial empowerment education.

Feedback:

- Banking
- Higher education
- Agencies

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AGENDA

Community Conversation

Healthy Homes & Home Repair

Friday, April 13, 9 am
Neighborhood Housing and Community Development Office
1000 E. 11th Street, Room 400A

Facilitation by Larry Schooler, Community Engagement Consultant
Corporate Public Information Office

Objective of the meeting:
Gather feedback on how NHCD can strengthen its home repair programs and services to create healthier homes for Austinites.

9 – 9:05 am	**Opening**	Neighborhood Housing and Community Development
9:05 – 9:10 am	**Introductions**	All
9:10 – 9:25 am	**Overview of City of Austin Collaborations**	City of Austin Departments
9:25 – 10:25 am	**Community Conversation**	All, facilitated by Larry Schooler, Community Engagement Consultant
10:25-10:30	**Closing**	Larry Schooler

Thank you very much for your participation.
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Conversation Notes

Community Conversation

Healthy Homes & Home Repair

Friday, April 13, 2012 I Neighborhood Housing and Community Development (NHCD) Office

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The Healthy Homes & Home Repairs community conversation brought together key stakeholders whose efforts are dedicated to providing critical home repair services to help keep residents' homes hazardous –free and accessible. As a result, these services create healthier homes and preserve the affordable housing stock in Austin. Local organizations that participated in this event included: Austin Area Urban League, Austin Habitat for Humanity, Community Action Network, Easter Seals of Central Texas - Community Housing Services, Home Repair Coalition, Meals and Wheels and More, and Women.Design.Build.

The dynamic conversation provided an opportunity for several participants to voice their unique perspectives and offer insight on how the City can enhance partnerships, create a more comprehensive approach in offering services and streamline processes to ensure a more prompt and efficient repair process. The consistent theme taken from the conversation was the need for a comprehensive assessment tool that could be utilized by the City of Austin and local service providers to identify households in need of home repair. In addition, there were requests for more collaboration and consultation between the City of Austin and local agencies when designing and launching new home repair programs. There was also mention that NHCD should explore other city's (e.g. Baltimore, Maryland) home repair business models. The City of Baltimore is a leader in integrating a collaborative home repair program design that has enhanced partnerships, braided funding resources, and improved overall outcomes on home repair programs; thus, increasing access and more effectively serving its clients.

Outlined below are current programs offered by the City of Austin and areas participants identified as opportunities and challenges regarding the NHCD's's current practices and ideas for overcoming these barriers.

Current City of Austin Programs

- Architectural Barrier Removal (Owner/Rental) – NHCD
- Homeowner Rehabilitation Loan Program – NHCD
- GO! Repair Program – NHCD
- Emergency Home Repair – NHCD (current program - added to the list after the April 13th)
- LeadSmart Program – NHCD
- Private Lateral Program – Austin Water Utility and NHCD
- Short-Term Displacement Assistance – Code Compliance
- Weatherization – Austin Energy

Objective of the meeting:

Gather feedback on how the City's Neighborhood Housing and Community Development (NHCD) Office can strengthen its home repair programs and services to create healthier homes for Austinites.

Opportunities

Feedback:

- Expedite the process for sewer line program
- Collaborate more with stakeholders on new programs at the beginning of the process
- Be proactive on sites for sewer lines
- More collaboration among City programs and City to external programs
- Central application that all organization use with one comprehensive inspection
- Centralized database of providers and clients (privacy issues)
- Recoup costs at point of sale
- Comprehensive assessment tool
- Learn from other cities who are doing it well (Baltimore, Maryland)
- Combine conversation with Ending Community Homelessness Coalition, who are also moving towards a common screening/assessment tool
- House all programs in one place (NHCD)
- More creativity and collaboration – sense of urgency
- Workforce development – cross training
- City departments join Home Repair Coalition
- More flexibility, less expensive costs per unit with non-profit organizations vs. City departments (e.g. procurement budget, etc.)
- Non-profits can bring additional funding if supported better by the City of Austin

Challenges

Feedback:

- Sustainability – we are going to run out of money/funding
- Getting questions answered (by agencies or clients)
- Specialty design of different programs makes changing the system challenging
- Defining geographic boundaries of City programs
- Need healthcare network at the table

Thank you very much for your participation.
www.austintexas.gov/housing

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Affordable Housing Across Austin

Tuesday, April 24, 9 am
City Hall, City Council Chambers
301 W. 2nd St.

Facilitation by Larry Schooler, Community Engagement Consultant
Corporate Public Information Office

Objective of the meeting: Evaluate affordable housing siting approaches and solicit feedback on what approaches are best for Austin.

9 – 9:05 am	**Opening**	*Council Member Laura Morrison*
9:05 – 9:20 am	**Presentation: Where should poor people live?**	*Dr. Elizabeth Mueller*, UT School of Architecture/ Community Development Commission
9:20 – 9:35 am	**City of Austin Overview**	*Betsy Spencer*, Director *Rebecca Giello*, Assistant Director Neighborhood Housing and Community Development Office
9:35 am – 9:45 am	**Break**	
9:45 – 11:15 am	**National Virtual Panel**	*Robert Hickey*, Center for Housing Policy, DC *Charles Brideau*, City of Dallas, TX *Shawn McNamara*, City of Raleigh, NC *Jacky Morales-Ferrand*, City of San Jose, CA *Pam Wideman*, City of Charlotte, NC
11:15 – 11:55 am	**Community Conversation**	*All, facilitated by Larry Schooler*, Community Engagement Consultant
11:55 – 12:00 pm	**Closing Remarks**	*Betsy Spencer*

Thank you very much for your participation.
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Affordable Housing Across Austin

Virtual Panelist Biographies

Robert Hickey

Center for Housing Policy
Washington D.C.

Robert Hickey is a Senior Research Associate with the Center for Housing Policy in Washington, D.C. The Center is the research affiliate of the National Housing Conference, and works to make innovative housing policies and research more accessible to practitioners nationwide through resources like HousingPolicy.org.

Robert is currently overseeing a national scan of best practices for promoting inclusive housing. Before the Center, he worked as a planning and economic consultant and an affordable housing researcher. He has written extensively for the Enterprise Foundation, Great Communities Collaborative and San Francisco Foundation on policy and planning strategies for creating affordable homes in transit-oriented communities. He has also prepared fiscal, market and economic impact analyses as a consultant at Strategic Economics, and helped California jurisdictions like Milpitas and Sebastopol prepare multi-year housing plans. Robert holds a master's degree in city and regional planning from the University of California–Berkeley.

Charles Brideau

Housing/Community Services Department
City of Dallas, Texas

Charles has more than 25 years of increasingly responsible affordable housing management experience, primarily in the areas of program management, contract administration, monitoring and compliance; portfolio management, budget and fiscal oversight; and housing, commercial and mixed-used development. From 1986 to 1998, he oversaw divisions of the Albuquerque Housing Authority dealing with low-income public housing, home repairs and housing reconstruction. Since 1998, Charles has overseen sections of the Dallas Housing / Community Services Department involved in single- and multi-family development, monitoring and compliance, asset management, fiscal administration of annual budgets of more than $140 million and a Section 108 Loan Guarantee program with total authority to lend up to $75 million in development funding.

Shawn McNamara

Community Development Department

City of Raleigh, North Carolina

Shawn McNamara is the Program Manager at the City of Raleigh Community Development Department Strategic Planning Division. Shawn holds a B.A. in Political Science from Old Dominion University and a master's of planning degree from the University of Virginia.
Shawn joined the department in December 2003, coming from the Town of Cary, North Carolina, where he served since September 1998 as the Town's first Affordable Housing Planner. Prior to that, he was a Senior Policy Analyst at the Virginia Department of Housing and Community Development. Most of Shawn's career has been involved in affordable housing policy, neighborhood revitalization, and community development. Shawn is married to Terry, a special education teacher, and has a daughter at NC State and a son at Cary High School.

Jacky Morales-Ferrand

Housing Department

City of San Jose, California

Jacky Morales-Ferrand is the assistant director of the Housing Department for the City of San Jose. She has more than 20 years of experience in affordable housing and community development, program implementation and policy development in the public, for-profit and nonprofit sectors. Since 1998, more than 17,500 affordable homes have been developed in the City of San Jose with over 5,900 units completed in the past five years utilizing a variety of funding and regulatory measures. Jacky worked on the passage of a citywide inclusionary housing policy that was recently passed by the San Jose City Council. She served as a Planning Commissioner for the City of Centennial, Colorado, and served on numerous nonprofit boards. She has a master's in public administration from the University of Colorado.

Pamela Wideman

Neighborhood and Business Services

City of Charlotte, North Carolina

Pamela currently serves as an Assistant Director in the City's Neighborhood & Business Services Department. In that role she is responsible for oversight of the City's Affordable Housing programs, the City's Housing Trust Fund activities, the City's Ten-Year Plan to End and Prevent Homelessness, and Budget and Finance activities.

Pamela received her master's degree in public administration from UNC - Charlotte and her bachelor's degree in business administration from Belmont Abbey College. She is also a graduate of UNC-Chapel Hill's Institute of Government-Municipal Administration Program.

Affordable Housing Siting Policies

Charlotte, NC

Charlotte's *Housing Locational Policy* has changed over time. Between 2001 and 2010, the policy discouraged affordable housing in neighborhoods with low median incomes while encouraging it in areas with high levels of homeownership. Its new policy, adopted in 2011, channels new affordable development toward neighborhoods that are both "Stable" and have no more than 15% subsidized housing. Rehabilitation is allowed anywhere in the city – including "Challenged" and "Transitioning" neighborhoods – so long as it does not add to the local subsidized unit count. Conversions of market-rate housing to affordable housing are allowed in the same neighborhoods as new affordable housing, and under certain circumstances in "Transitioning" or "Challenged" areas. A policy map summarizes the city's "Permissible" areas for multifamily development. Senior housing and housing for disabled populations are exempt. City Council also has the authority to grant waivers on a case-by-case basis.**

Dallas, TX

Dallas is in the development phase of a locational or siting policy. The City has an extensive Housing Element in its forwardDallas! comprehensive plan passed by their City Council in 2006. The Housing Element addresses housing needs in various parts of the city. The plan addresses work with the Dallas Housing Authority to develop housing targets for a mix of housing types. There is a goal of attracting middle- and higher-income households into certain sectors of the city and encouraging greater homeownership and mixed-income rental opportunities. Encouraging higher density development near the DART train stations is a goal. Furthermore, they plan to work with the North Central Texas Council of Governments to develop policies to allocate a fair share of affordable housing.

Raleigh, NC

Raleigh uses various policies to encourage dispersed affordable housing. At the core of these is its *Scattered Site Policy* [See Appendix H of the Raleigh *Consolidated Plan*]. This policy establishes six criteria of roughly equal weight for rating housing proposals seeking city financial assistance. Among these are:

1) Proximity to existing subsidized affordable housing.
2) Proximity to transit.
3) Location either in "*First Priority Areas*" (areas continuing to experience growth, near retail and offices, with low percentages of minority populations and low-income residents), or in "*Second Priority Areas*" (similar to First Priority Areas but more racially mixed).
4) The need to rezone the site (these sites score less well than sites already zoned appropriately).
5) Degree of on-site management.
6) Project design and appearance.

Assisted housing developments are not permitted in census tracts where more than 50% of the population earns less than 60% of area median income, and concentrations of minority populations exceed 60%. Redevelopment areas are exempt from the scattered site policy. New development proposals in these areas must instead conform to approved, local redevelopment plans.**

San Jose, CA

San Jose's policy is framed by a positive rationale for dispersion. It applies only to new affordable housing developments financed by the City. Rehabilitation and housing for moderate-income households are exempt. While stating that no area of the city should be arbitrarily excluded from consideration as a site for affordable housing, the City requires "careful consideration" of any project proposed in a census tract where more than 50% of households earn less than 80% of median income. The same consideration is required for areas adjacent to these tracts.[1] Additionally, the policy directs the Council to consider on a case-by-case basis the project's proximity to other City-financed affordable housing developments; the project's relationship to Council-adopted development plans and strategies; the project's contribution to neighborhood improvement or revitalization; and the existing income mix of the local census tract. City staff must also evaluate and report annually on how well the policy is performing toward its dispersion goals.**

Demographics-by-City Comparison Chart

City	2010 Population	Minority Population	Median Household Income	Poverty	Renters Housing Cost Burdened
Austin, TX	**790,390**	**51.3%**	**$47,434**	**21%**	**55%**
Charlotte, NC	731,424	54.9%	$49,616	17%	52%
Dallas, TX	1,197,816	71.2%	$40,650	24%	49%
Raleigh, NC	403,892	46.7%	$49,931	18%	49%
San Jose, CA	945,942	71.3%	$76,794	13%	53%

**Data collected from the American Community Survey 2010*

[1] City staff has recently raised questions about whether 80% of median income is too high a threshold.

**Charlotte, Raleigh and San Jose summaries provided by the Center for Housing Policy, 2012.

Where should low income people live?

Elizabeth Mueller, Ph.D.
University of Texas at Austin and Community Development Commission

City of Austin—Community Conversation

April 24, 2012

Overview:

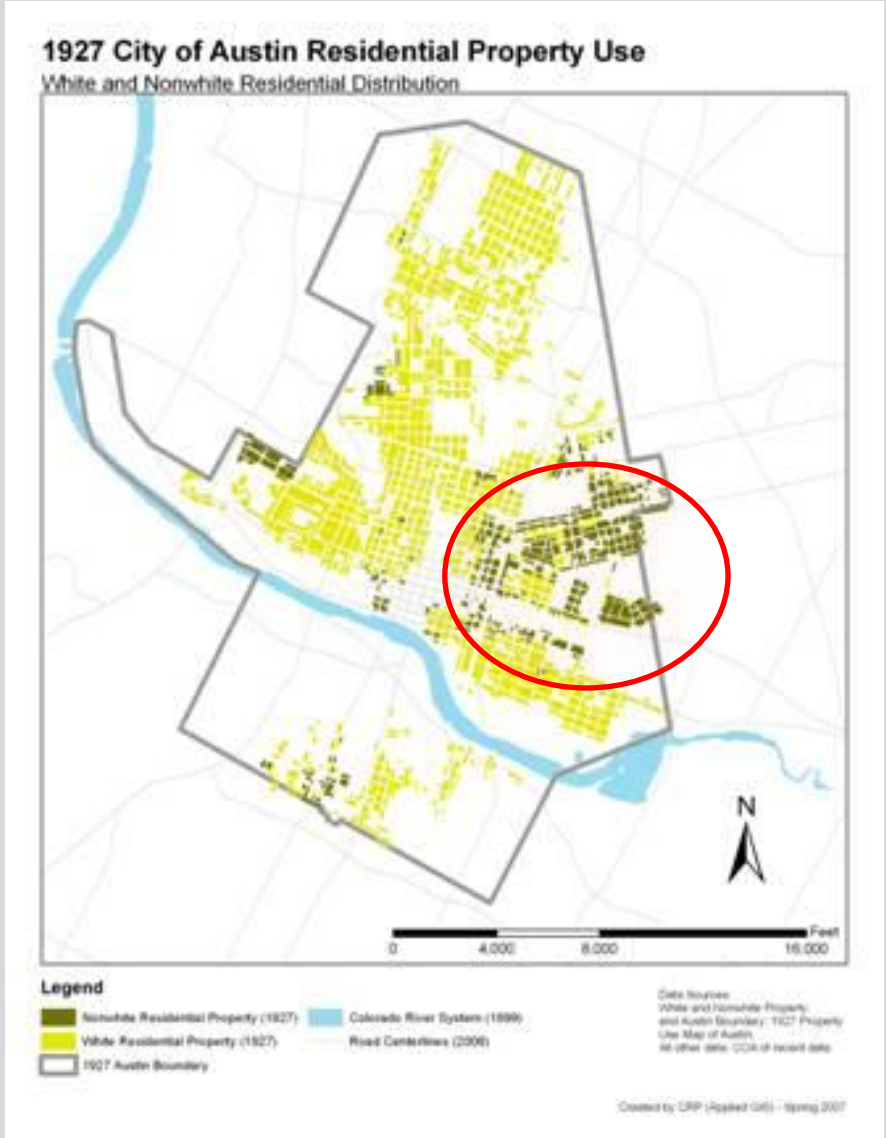
- *Factors that have shaped where low income people live now*

- *The problems resulting from exclusion of low income people from some areas and their concentration in other areas within cities*

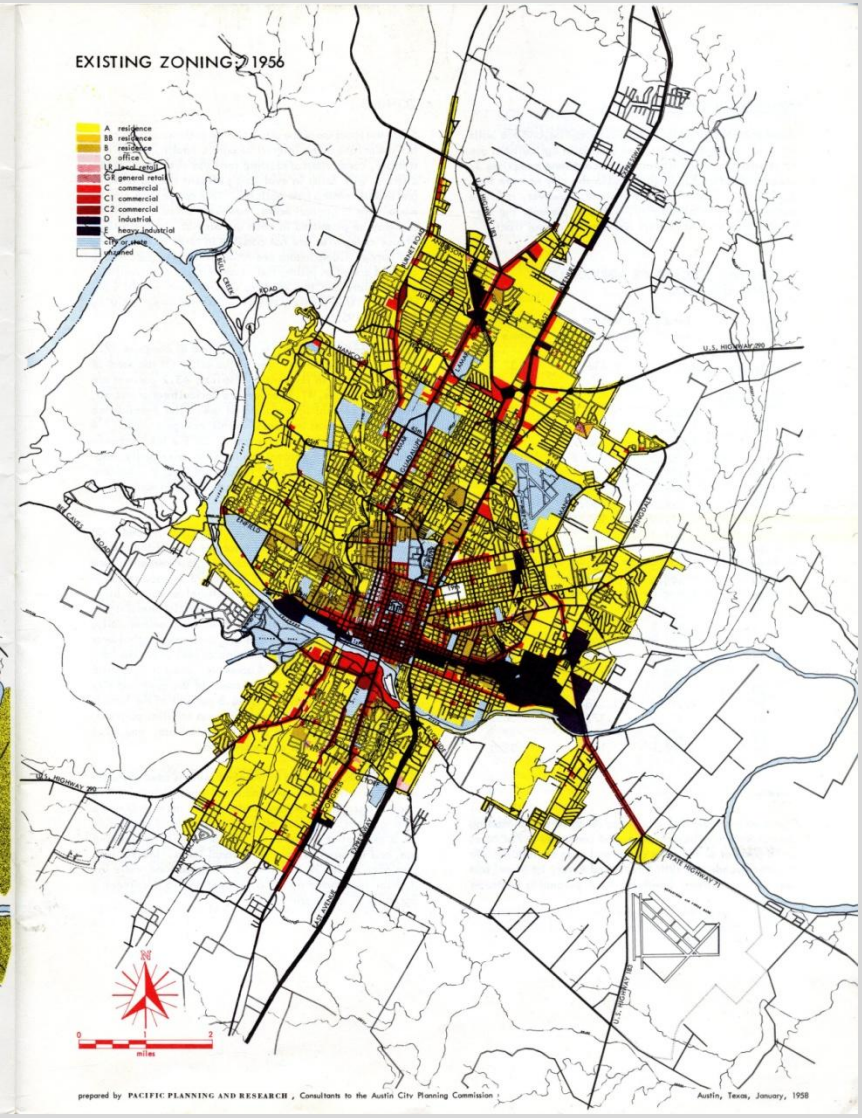
- *Current debates about how we ought to site affordable housing to respond to these concerns*

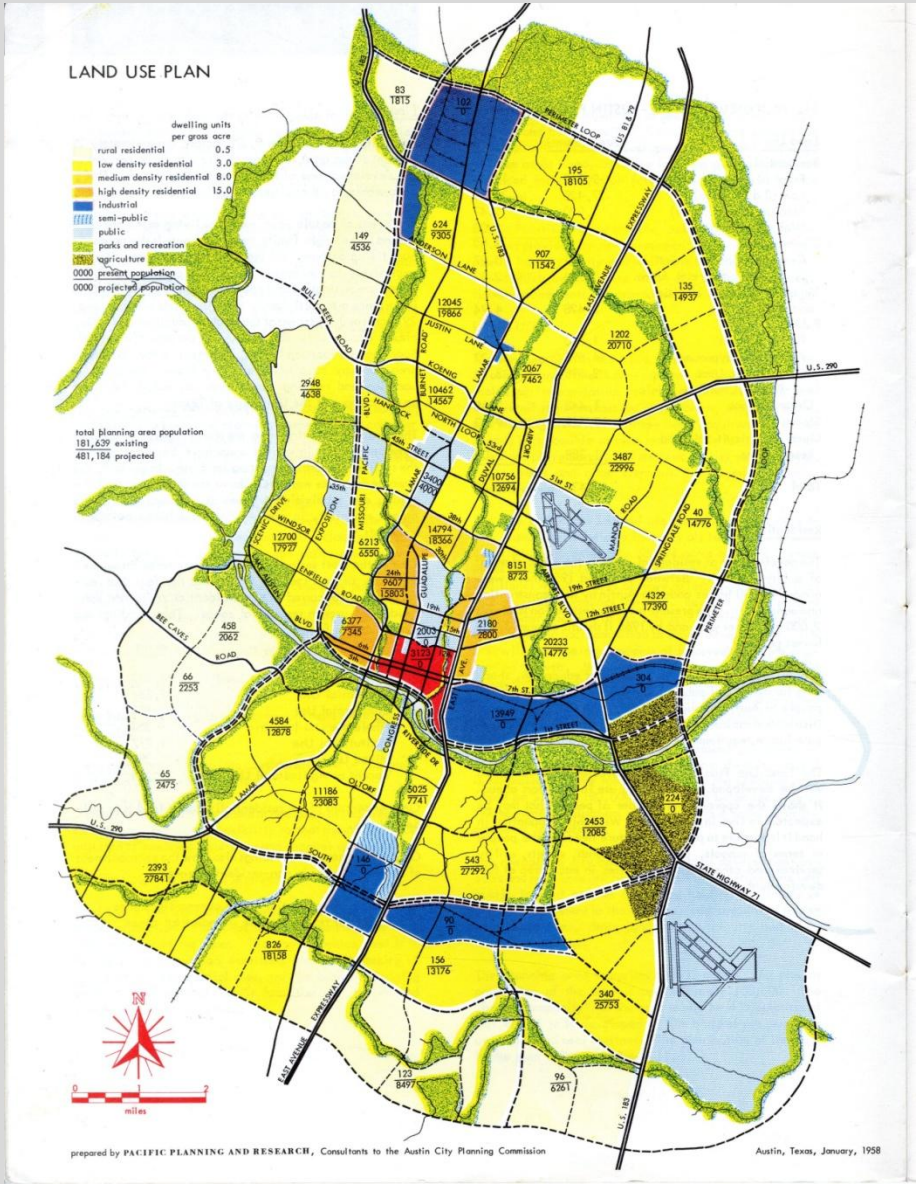
- *Factors that have shaped where low income people live now:*
  - Plans and planning
  - Housing finance and development practices
  - Federal Housing policies

Planning: Austin's 1928 plan codifies "separate but equal"

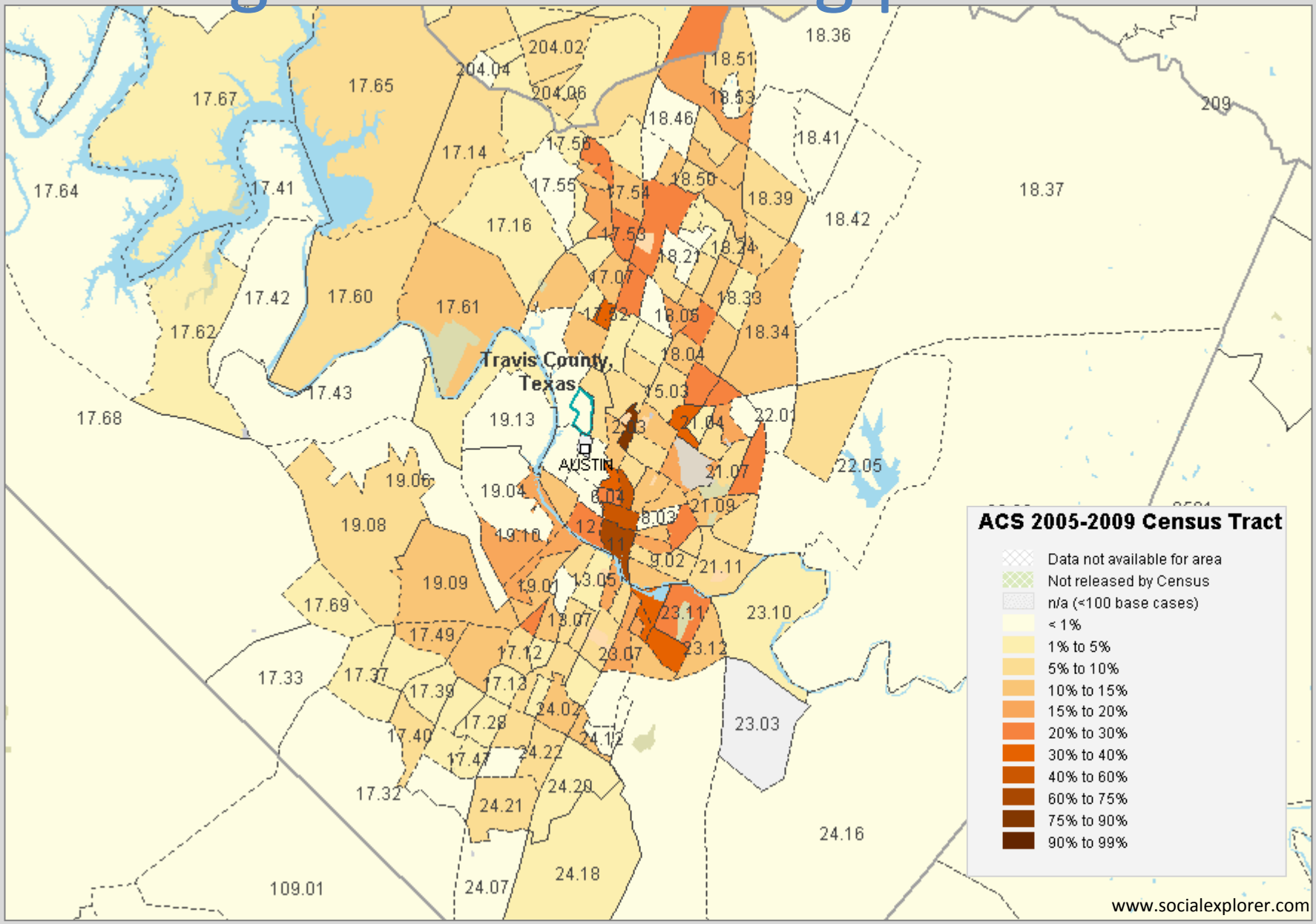


1950s plans and industrial zoning





Zoning and MF housing patterns



Housing finance and development: the birth of redlining

- [Austin's lending security map—not available]

Compounded by federal highway building

Problems persist…

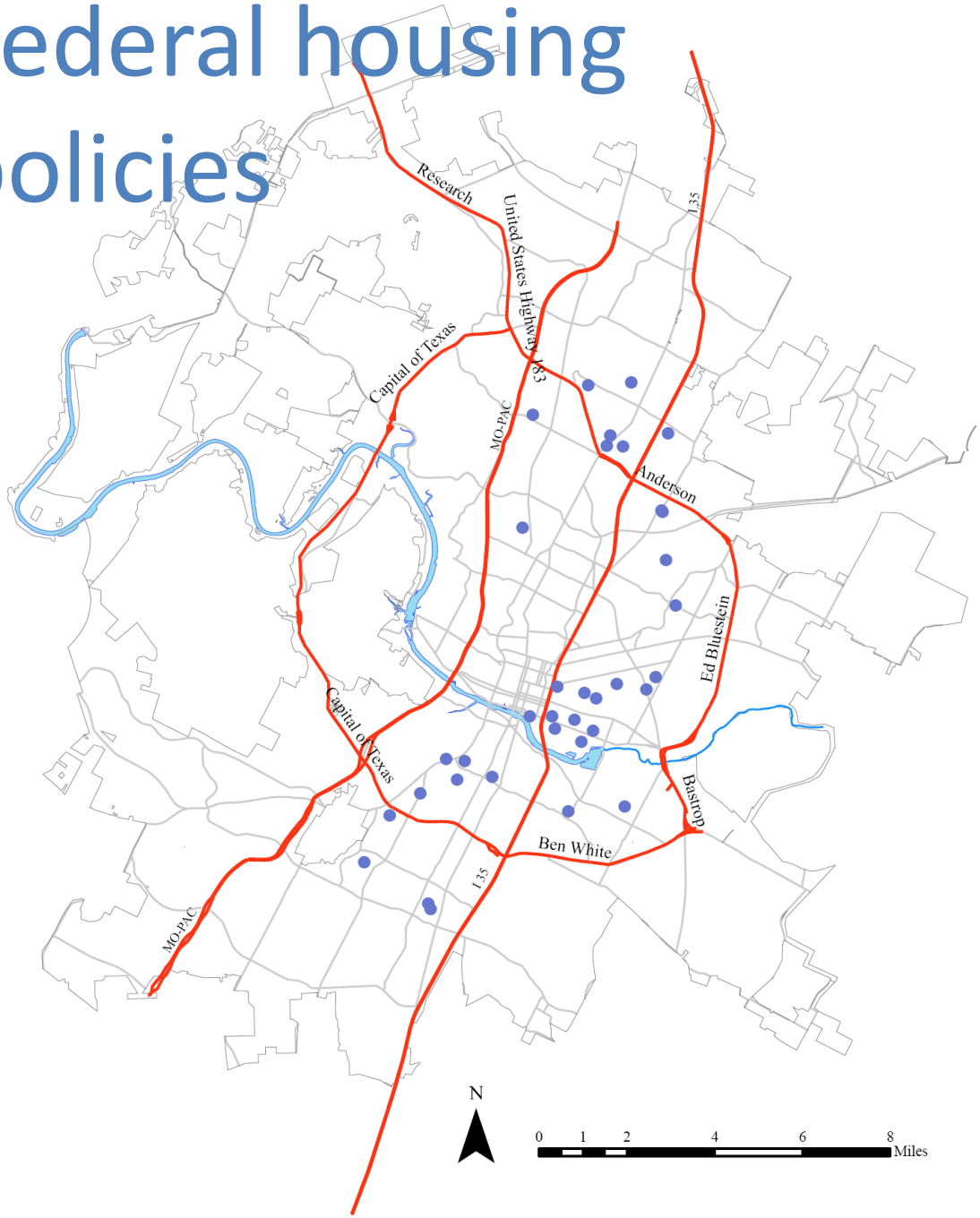
- 2002 HUD housing discrimination study found:

Home buyers experiencing discrimination (%)

	Austin	US
Hispanics	31.9	19.7
Blacks	25.3	17

- Risk of foreclosure highest for minorities, tremendous loss of wealth

Federal housing policies



Past programs:

Public housing, project-based section 8 buildings continue to serve low income residents.

Located in an arch around the central core, to the north, east and south.

None west of MoPac.

Existing Multifamily Public Housing

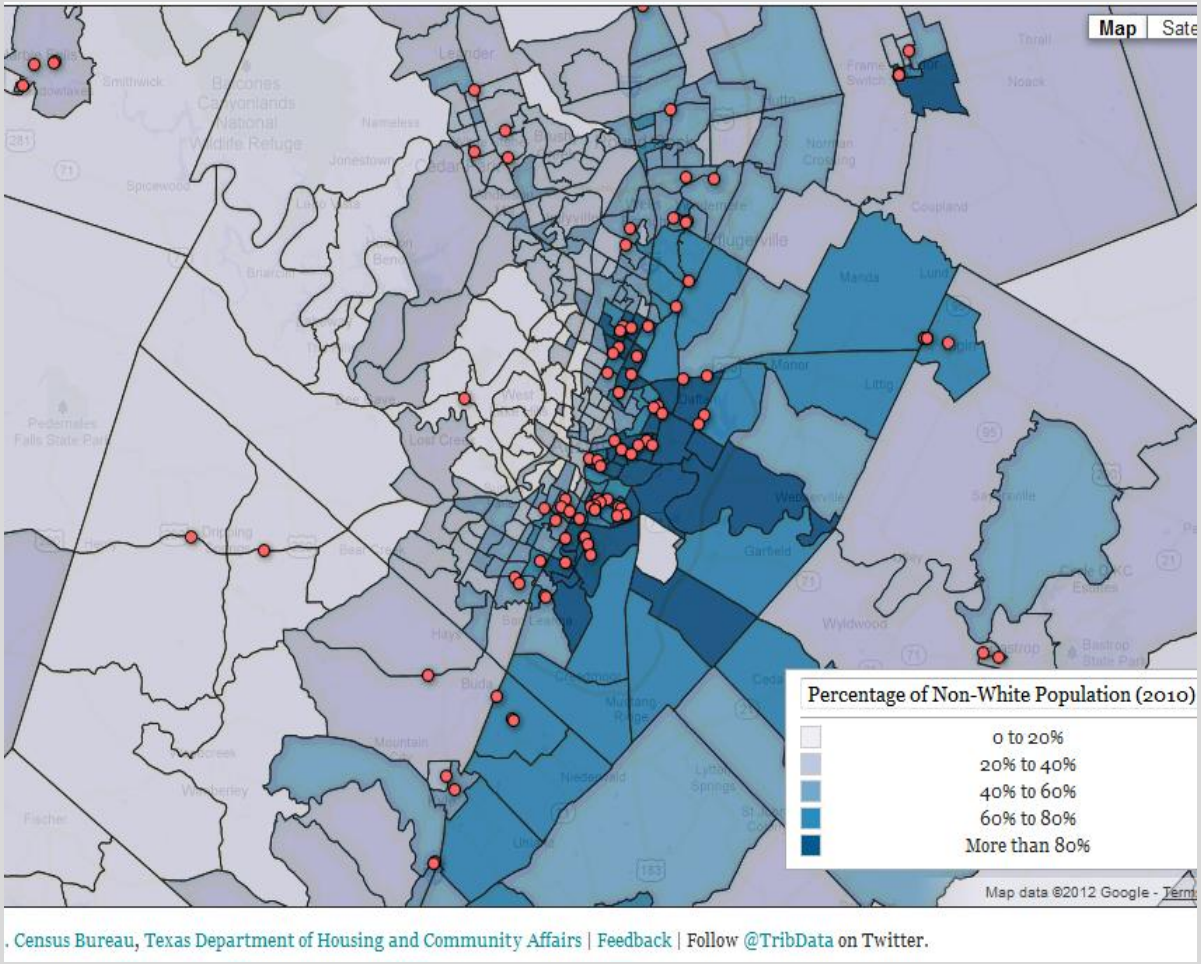
- HACA Properties, Project-Based Sec. 8 Properties

LIHTC Properties

Sources: HACA, TXLIHIS,
HUD "Picture of Subsidized Households in 1998"
Map created by Kate Bushman, 2005.

Public subsidies for privately built affordable housing

- Federally funded programs (including tax credits) favor “qualified census tracts” or “areas of chronic economic distress”
- States award federal tax credits, Texas allows opposition to easily block projects.
- New HUD initiatives favor co-locating housing and transit to reduce combined spending--new patterns not yet clear.



Texas tax credit process under scrutiny for encouraging segregation

"Low-Income Housing Effort Compels Building in Poor Areas,"

by Karisa King, San Antonio Express-News, and Ryan Murphy

April 22, 2012

Problems resulting from low income exclusion/concentration

- *Poorer access to*:
  - Educational opportunities
  - Health care, recreation
  - Healthy food
  - Jobs
- *Greater exposure to*:
  - Crime
  - Natural disasters
  - Foreclosure

Texas Metros: Housing and Segregation

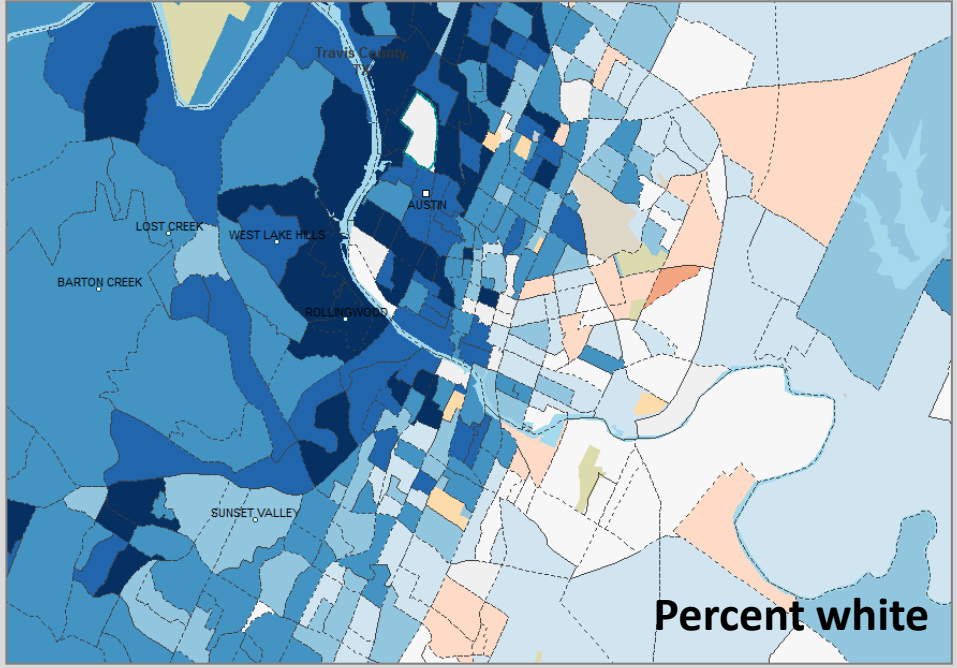
TEXAS METROS ARE HIGHLY SEGMENTED BY TENURE, TYPE, AND ESPECIALLY BY HOUSING VALUE

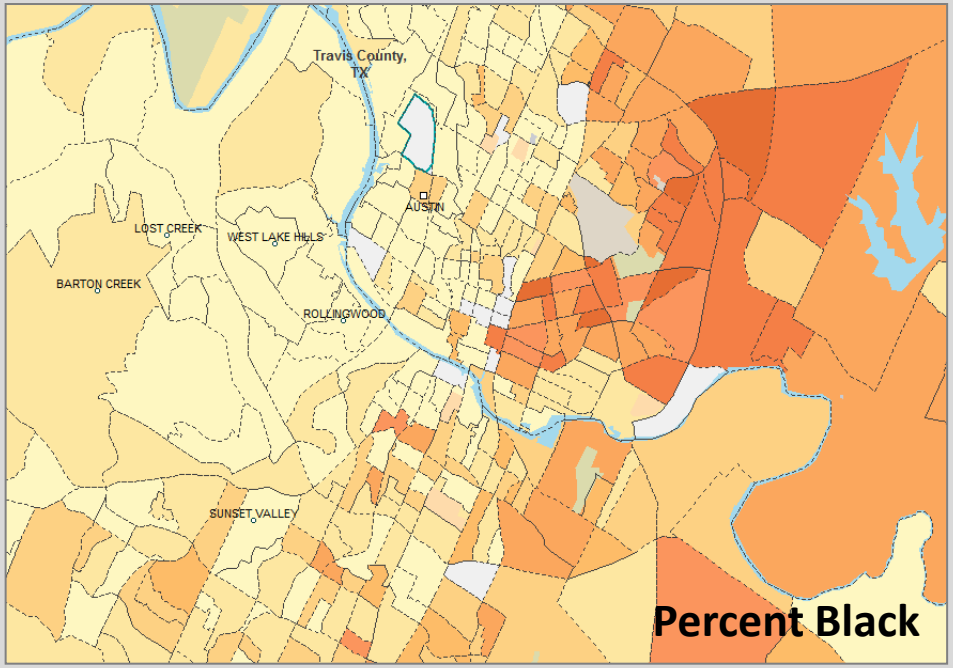
Values closer to 1.0 indicate homogeneity within neighborhoods (census tracts)

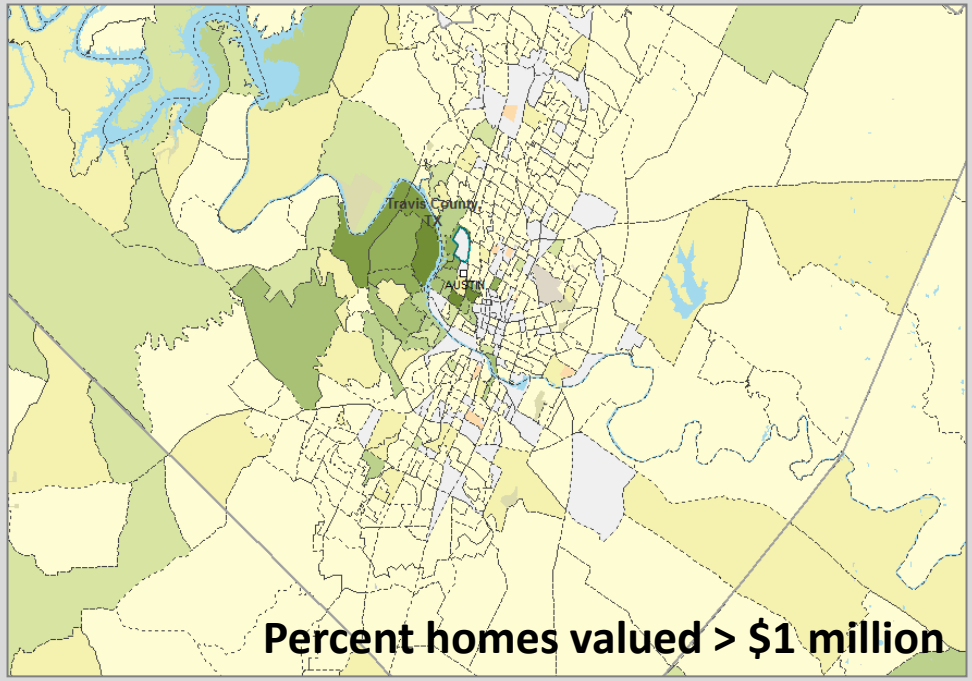
Sorting Indices	Austin	San Antonio	Houston	Dallas
Tenure (homeownership rate)	0.75	0.57	0.65	0.62
Type (percent single-family[a])	0.65	0.55	0.61	0.60
Value (Median value, owner-occupied)	0.87	0.78	0.84	0.83
Household Income	0.85	0.75	0.79	0.77

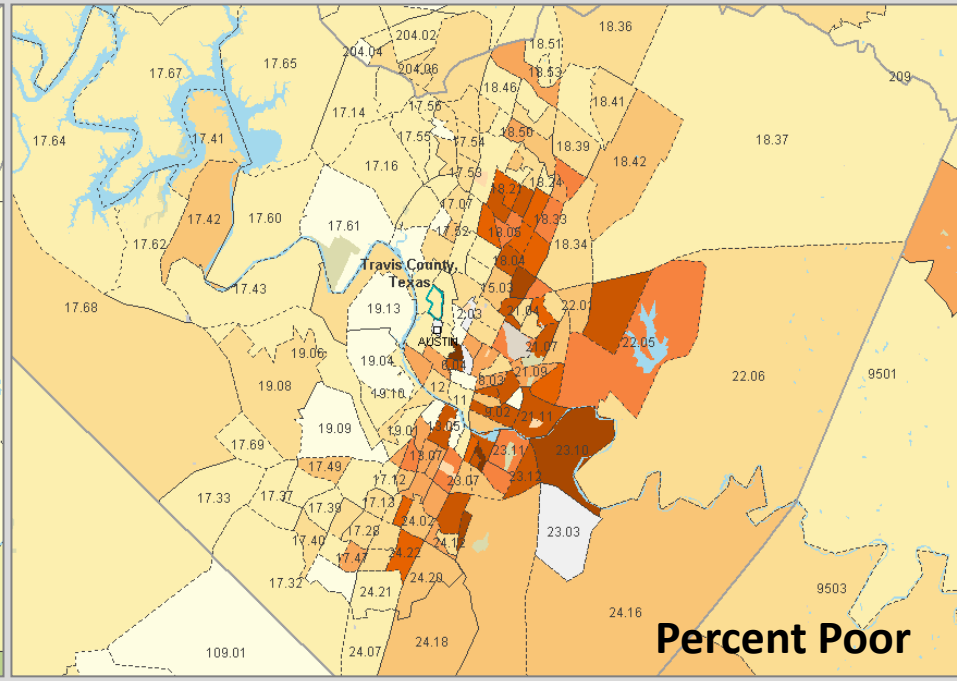
a Single-family includes both detached and attached units. It excludes mobile homes.
Source: U.S. Census 2000, STF 3, Tables H7, H94, and H30.
All between-tract and within-tract differences significant at p<.001.

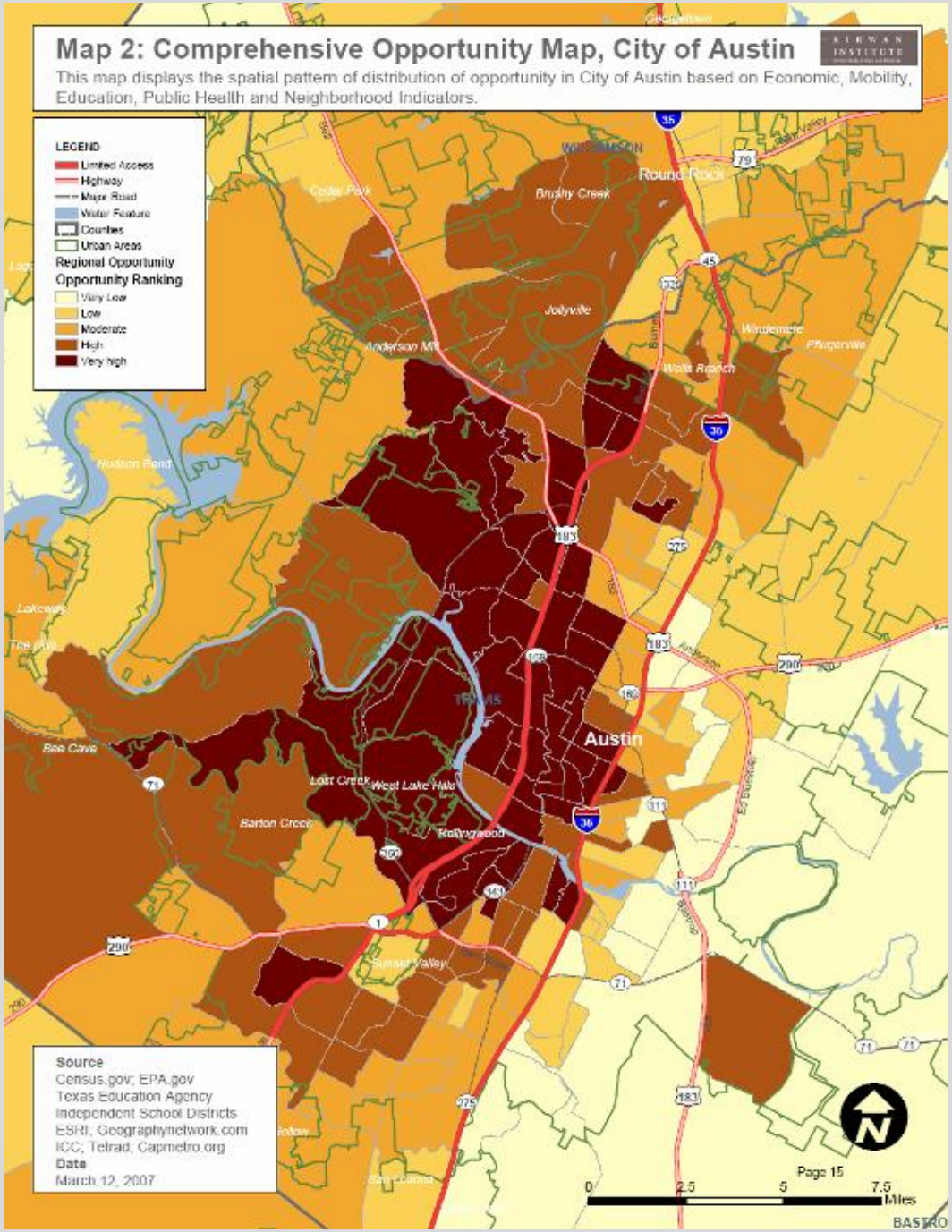
Shannon van Zandt, Texas A&M University.


Travis County, TX
AUSTIN
LOST CREEK
WEST LAKE HILLS
BARTON CREEK
ROLLINGWOOD
SUNSET VALLEY
Percent white


Travis County, TX
AUSTIN
LOST CREEK
WEST LAKE HILLS
BARTON CREEK
ROLLINGWOOD
SUNSET VALLEY
Percent Black


Travis County, TX
AUSTIN
Percent homes valued > $1 million

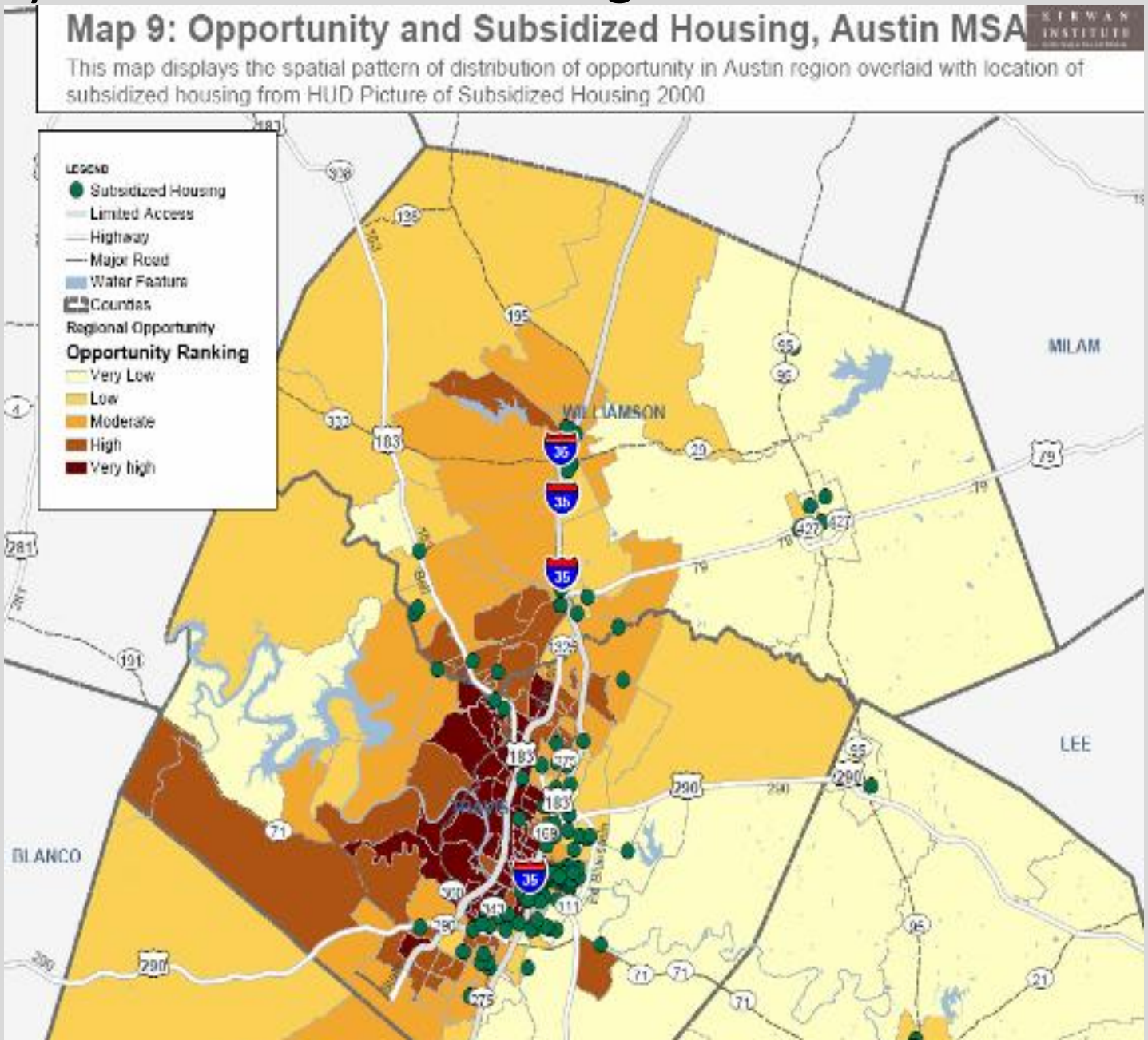

Travis County, Texas
AUSTIN
Percent Poor



Measures of "opportunity" reinforce these findings: sharp divide between east and west

Opportunity and Subsidized Housing

- Subsidized housing is rarely found in high opportunity areas



- *Strategies for overcoming exclusion/concentration:*

  - Increase choices throughout the community—a*ffordable rental housing/vouchers in areas formerly off limit*
  - Avoid creating/increasing concentrations of poor people—*avoid existing low income areas*

  But also…

  - Improve conditions in existing low income communities— *preserve/upgrade units, especially in changing areas*

But…

- It will *cost more per unit*
- Requires *political will from elected officials*
- Requires *a vision of successful integration*
- Tension between *moving/housing individuals* and *acknowledging and supporting existing low income communities*

Geographic Dispersion of Affordable Housing: *Practices, Strategies, Policies*

PRESENTATION BY:
NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT
APRIL 24, 2012

Overview

- Resolution Overview
- Current Practices, Strategies
- Research Overview
- Initiative & Research Partnerships
- Next Steps

Resolution 20111215-058

"...City Manager is directed to work with the Community Development Commission and other stakeholders to develop recommendations for additional strategies of achieving geographic dispersion of affordable housing....brief the City Council on additional strategies...and the feasibility of implementing those strategies for the City of Austin."

Affordable Housing Core Values

1. Long-Term Affordability
2. Geographic Dispersion
3. Deeper Levels of Affordability

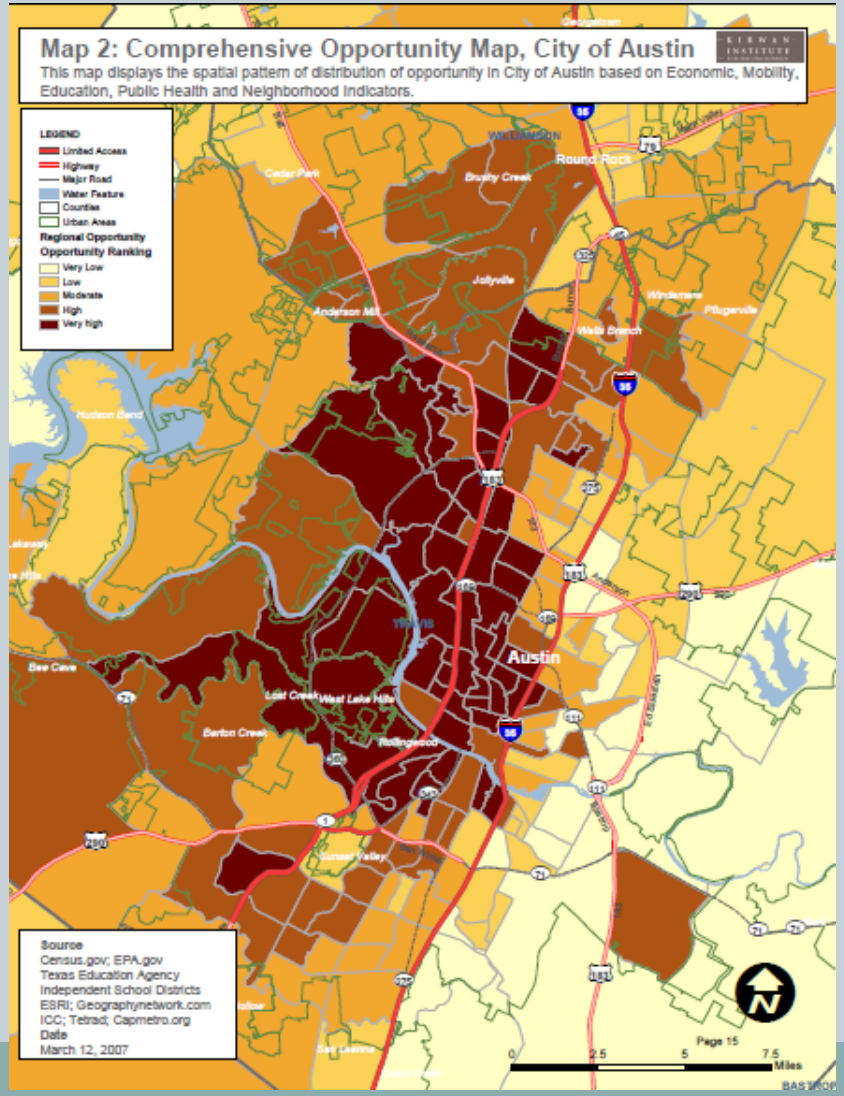
Definition of Housing Siting Policy

Housing Siting Policy: A policy that directs the deliberate investment of public funding used to achieve desired outcomes.

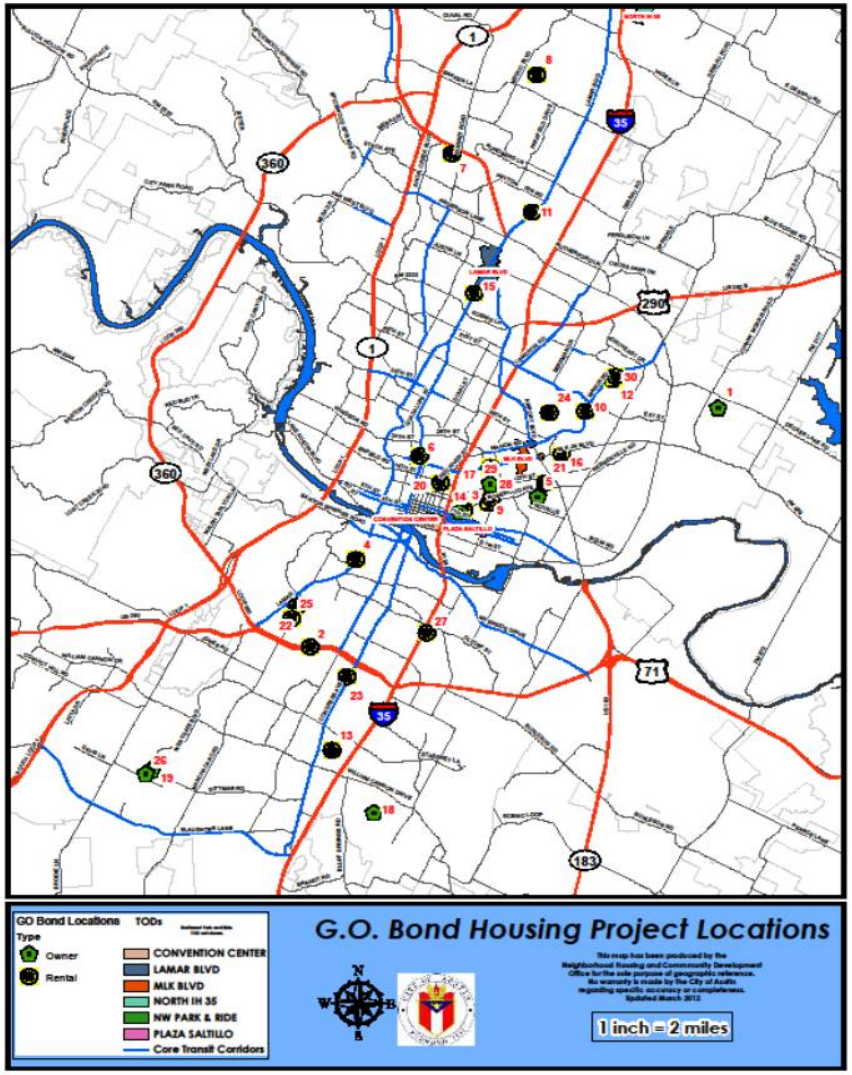
One key objective can be the dispersion of affordable housing in specific parts of the community.

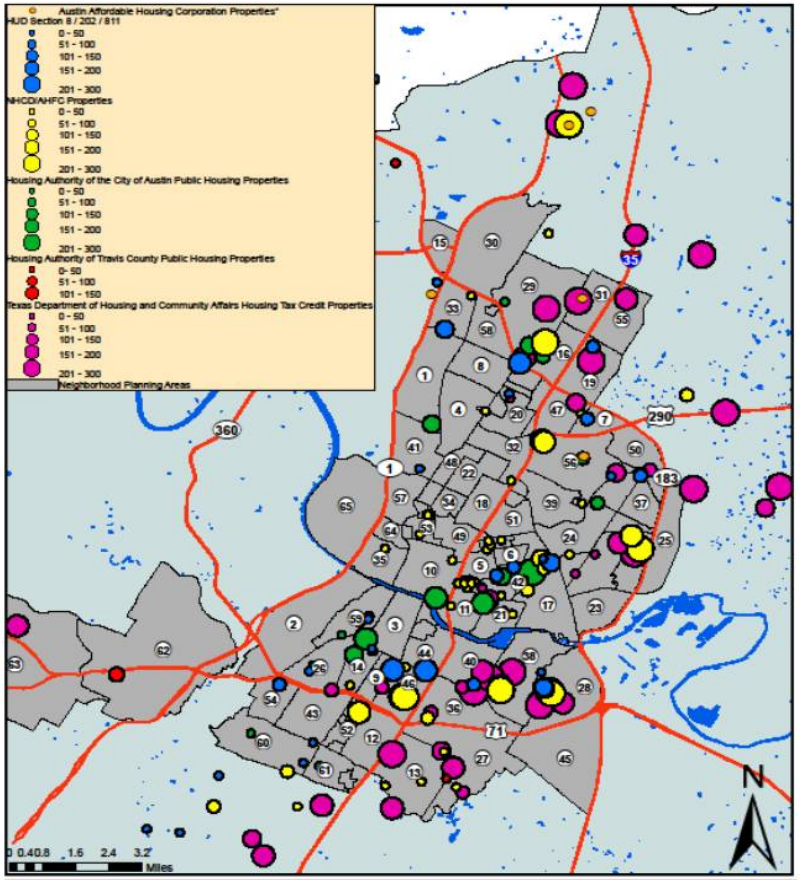
Austin's Approach: Strategic

- Kirwan Opportunity Map: Instrument to identify opportunity areas in Austin
- "Priority Locations": VMU/PUD/TOD
- Preservation of existing affordable housing
- Permanent Supportive Housing
- Compatibility with Neighborhood Plan (if applicable)



Austin's Current Dispersion





Research Overview

- National review of policies and practices
  - Focused on peer cities
  - Identified cities, communities based on comparable constraints, opportunities
- Three categories of practices, strategies, policies:
  - Goal-Based: Sets a target or goal
  - Capacity-Based: Creates a formula
  - Strategic: Directed investment

Goal-Based Approaches

- Sets a goal and/or target for a pre-defined geographic area based on a needs analysis of the area or region.
- Example: **Massachusetts** Chapter 40B–ordinance requiring a given share of new construction to be affordable by people with low to moderate incomes ("Inclusionary Zoning")
- Example: **Portland Metro** "Fair Share" model – regional comprehensive plan to achieve equitable income distribution across metropolitan jurisdictions
- Example: **Mueller** Community –Requirement for 25% of all for-sale and for-rent homes in the Planned-Unit Development to be affordable.

Capacity-Based Approaches

- Creates a formula by which to exempt communities and/or geographic areas from an affordable housing requirement if they can demonstrate they have already reached a quota based on a formulaic capacity.
- Example: **Seattle** – defines capacity by number of housing units in a census block group and restricts new rental affordable housing development in those areas with some exceptions
- Example: **Raleigh** – defines capacity as census tracts with majority low-income and minority population and restricts new affordable housing development in those areas.

Strategic Approaches

- A place-based approach, in which the jurisdiction targets investment in affordable housing in specific geographic areas. Often this investment is aligned with other systems to ensure maximum efficiency in affordable housing siting.
- Example: **Denver -** targets funding to affordable housing development seeking to preserve affordable housing near current or proposed rail lines.
- Example: **San Jose -** considers a project's relationship to Council-adopted development plans and strategies and the project's contribution to neighborhood improvement or revitalization

Draft Statement of Desired Outcome

Vision: The City of Austin commits to the creation and preservation of housing in all parts of Austin that meets the needs of all Austin residents of extremely low to moderate income tied to an analysis of identified housing gaps.

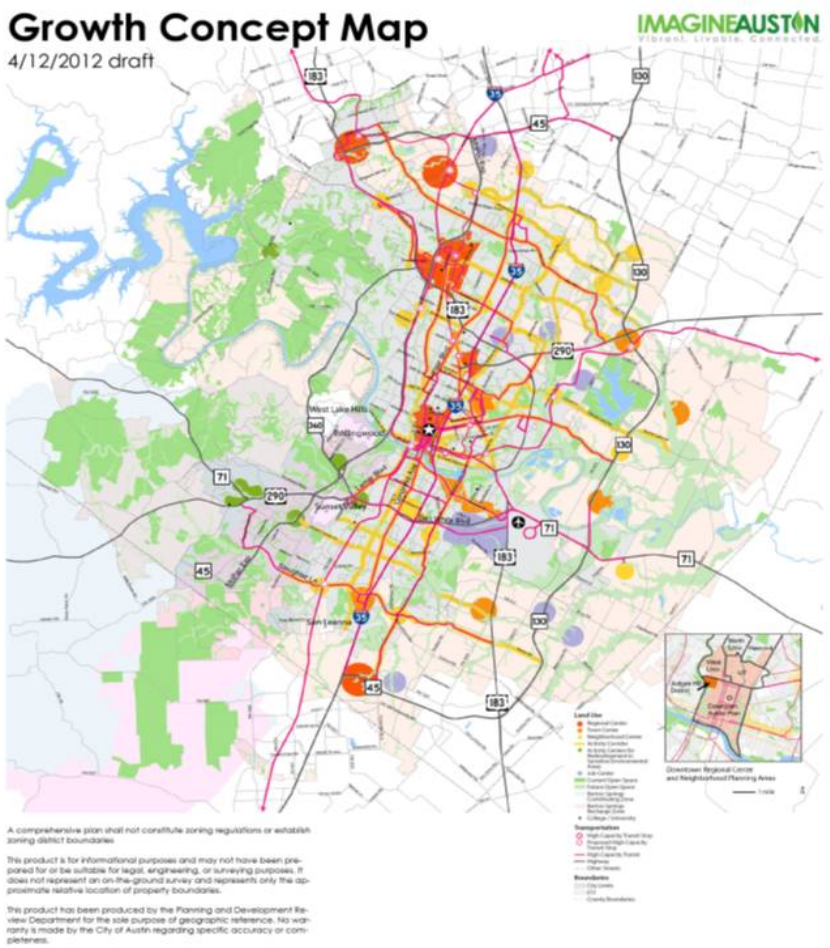
The vision should incorporate the following **goals**:

1. Maximizes affordable housing opportunities in dispersed geographic locations;
2. Ensures Fair Housing choice;
3. Maximizes access to areas of high opportunity;
4. Recognizes the draft Imagine Austin Comprehensive Plan; and
5. Is feasible for the City of Austin to administer.

Draft Statement of Desired Outcome Cont'd

The vision should take into account the following **tools**:

1. Relevant, timely and accurate data that reflects areas of high opportunity, currently demonstrated by the **Kirwan Institute Opportunity Map**;
2. Future areas of growth as presented in the draft Imagine **Austin Comprehensive Plan and Growth Concept Map**; and
3. The location of **existing subsidized housing stock** in the City.
4. The location of **existing aging multi-family housing stock**.
5. The City of Austin Draft **Good Neighbor Guidelines.**



Feasibility Assessment

- **Legal**: Does the approach adhere to fair housing and anti-discrimination standards?
- **Economic/Financial**: What does this approach do the cost of developing affordable housing? What does it do for the costs of living in affordable housing?
- **Social**: What could the response be from citizens and neighborhoods?
- **Political**: What could the response be from elected officials?
- **Technical/Administrative**: Is publicly-available data accessible for this approach and can administrative standards be created to enforce it?
- **Operational**: Does this approach create barriers to the production of affordable housing?

Research Timeline

- April – May: Continue convening the CDC Working Group as needed to conclude tasks
- April – July: Receive community input through the Action Plan process
- July – CDC to consider recommendations for additional Housing Siting practices, strategies
- August: Inclusion of recommendations for Housing Siting practices, strategies to be included in final FY12-13 Action Plan

Discussion/Questions

HOUSING RESEARCH AND ADVISORY SERVICE

Inquiry:

The City of Austin Neighborhood and Community Development Office has been tasked by the City Council with researching and analyzing strategies to promote geographic dispersion of subsidized affordable housing citywide. What are some best practices of local affordable housing siting policies?

Response:

Carefully constructed siting policies consider multiple factors for determining where to promote affordable housing. Median neighborhood income and existing affordable housing stock are weighed alongside other factors such as: where new growth is occurring, transit proximity, proximity to other assets such as schools, and neighborhood-defined housing needs. These siting policies vary considerably based on the type of housing being proposed (ex: new construction vs. rehabilitation; affordable homeownership vs. senior or special needs; mixed-income vs. 100% affordable). Some siting polices are implemented through local affordable housing funding decisions. Others provide guidance to permitting decisions, or in how publicly owned land will be used.

But requiring dispersion is not the same as enabling or achieving it. Ultimately, dispersion strategies are most effective when matched with policies that help reduce the challenges and costs of creating affordable housing in more exclusive neighborhoods. Many of the jurisdictions we encountered take this two-pronged approach.

Accordingly, this memo is divided into two parts:

1) Developing siting policies that promote dispersion, and
2) Creating effective tools for overcoming barriers in opportunity-rich areas.

We conclude with other considerations that draw inspiration from state and federal policies.

1) Local Siting Policies that Promote Dispersion

Most local, affordable housing dispersion strategies operate through inclusionary zoning to promote affordable housing wherever new market-rate development is occurring. However, our scan also identified dispersion strategies that are not tied to inclusionary housing, which is illegal in Texas.

A common thread among the non-inclusionary housing policies we reviewed is that *multiple factors* enter into jurisdictional decisions about where to promote new affordable housing. These factors may include – but rarely are they limited to – avoiding areas where lower-income households are concentrated.

- **Raleigh** (North Carolina) – Raleigh uses various policies to encourage dispersed affordable housing. At the core of these is its *Scattered Site Policy*. [See Appendix H of the Raleigh *Consolidated Plan*] This policy establishes six criteria of roughly equal weight for rating housing proposals seeking city financial assistance. Among these criteria are:
    1) Proximity to existing subsidized affordable housing.

2) Proximity to transit.

3) Location either in "*First Priority Areas*" (areas continuing to experience growth, near retail and offices, with low percentages of minority populations and low-income residents), or in "*Second Priority Areas*" (similar to First Priority Areas but more racially mixed).

4) The need to rezone the site (these sites score less well than sites already zoned appropriately.)

5) Degree of on-site management.

6) Project design and appearance.

Assisted housing developments are not permitted in census tracts where more than 50% of the population earns less than 60% of area median income, and concentrations of minority populations exceed 60%.

Redevelopment areas are exempt from the scattered site policy. New development proposals in these areas must instead conform to approved, local redevelopment plans.

To learn other ways that Raleigh is seeking to promote affordable housing dispersion, see Raleigh 2030: Housing.

- **Charlotte (**North Carolina) – Charlotte's *Housing Locational Policy* has changed over time. Between 2001 and 2010, the policy discouraged affordable housing in neighborhoods with low median incomes while encouraging it in areas with high levels of homeownership. Its new policy, adopted in 2011, channels new affordable development toward neighborhoods that are both "Stable" and have no more than 15% subsidized housing. Rehabilitation is allowed anywhere in the city – including "Challenged" and "Transitioning" neighborhoods – so long as it does not add to the local subsidized unit count. Conversions of market-rate housing to affordable housing are allowed in the same neighborhoods as new affordable housing, and under certain circumstances in "Transitioning" or "Challenged" areas. A policy **map** summarizes the city's "Permissible" areas for multifamily development. Senior housing and housing for disabled populations are exempt. City Council also has the authority to grant waivers on a case-by-case basis.

- **Portland** (Oregon) **–** Portland's *Location Policy* discourages "unnecessary" concentration of poverty for developments seeking CDBG, HOME, tax increment financing, or other local subsidies. The focus of the policy is the city's "impact areas," where more than half of households earn less than 50% of median income, or more than 20% of housing units are publicly assisted. Funding requests for very-low-income affordable housing in these areas are generally denied, though not always. One exception is made for housing for victims of domestic violence. Additionally, a developer can retain funding eligibility by meeting *two* of the following exception criteria:
    - rehab of substandard housing
    - housing to meet local need
    - housing that meets objectives of a local plan
    - support from all neighborhood associations within 400 feet, or
    - fulfills shelter reconfiguration.

- **Falmouth** (Massachusetts) – Falmouth has established "Guidelines for Siting Multi-Family Housing" that influence its permitting decisions. Siting criteria include:
    - the percentage of affordable housing that already exists within the planning district,
    - proximity to various "assets" (including schools),
    - avoidance of various "constraints" (such as isolated locations, major road intersections, industrial areas, and critical wildlife or wetland areas), and
    - reuse or redevelopment of an existing site or structure.

- **San Jose** (California) – San Jose's policy is framed by a positive rationale for dispersion. It applies only to new affordable housing developments financed by the City. Rehabilitation and housing for moderate-income households are exempt.

  While stating that no area of the city should be arbitrarily excluded from consideration as a site for affordable housing, the City requires "careful consideration" of any project proposed in a census tract where over 50% of households earn less than 80% of median income. The same consideration is required for areas adjacent to these tracts.[1]

  Additionally, the policy directs the Council to consider on a case-by-case basis the project's proximity to other City-financed affordable housing developments; the project's relationship to Council-adopted development plans and strategies; the project's contribution to neighborhood improvement or revitalization; and the existing income mix of the local census tract.

  City staff must also evaluate and report annually on how well the policy is performing toward its dispersion goals.

- **Tallahassee** (Florida). Tallahassee's inclusionary policy directs affordable housing requirements to census tracts where family income is above the county-wide median, and to various targeted planning areas.

2) Tools for Overcoming Barriers in Opportunity-Rich Areas

Austin may find it useful to provide additional incentives and financial assistance in priority areas for new affordable housing development. These tools can provide incentives for market-rate developments to include affordable housing at the same time that they help make 100% affordable housing developments more feasible in expensive areas. They can also be used to help steer new affordable development toward certain locations.

Helpful tools include:

- Greater zoning flexibility for developments with affordable housing . (For example: density bonuses, reduced parking requirements, and flexible setback allowances).
    - Density Bonuses in California**.** Per state law, California jurisdictions grant density bonuses of 20-35 percent for projects that make a certain percentage of their units affordable to lower-income households. Additionally, developers are allowed a certain number of development "concessions" or "incentives"

[1] City staff has recently raised questions about whether 80% of median income is too high a threshold.

depending on affordability level, such as parking space reductions, height limit adjustments, etc.

- Streamlined permitting.
    - Massachusetts 40R – Massachusetts encourages towns and cities to create Smart Growth Districts: zoning overlays that provide minimum densities *as-of-right* along with expedited review, in exchange for at least 20% affordability. Permits can only be denied for non-compliance with "bylaw" or design standards, to reduce developer risk and costs.
    - City of Anaheim – Anaheim allows multifamily housing "by-right" in three of its four multifamily residential zones. Uses permitted by-right do not require discretionary review and undergo only staff-level (ministerial) review by the Planning Division during the plan check process.

- Tax abatements.
    - Portland has a tax abatement program to provide incentives for affordable housing in certain locations. The program is being revised to better target opportunity-rich areas.

- Impact fee waivers.

3) **Concluding Thoughts**

- Local housing needs clearly vary by location. A sensible alternative to the siting policies above could be to identify priority housing needs on a neighborhood-by-neighborhood basis, and then prioritize funding for proposals that meet these local priorities. For example, in areas with older housing stock and predominantly lower incomes, the City might identify its top housing needs as rehabilitation and market-rate housing. For other areas with limited affordable homes, the priority might instead be new affordable rental or homeownership construction. The City could then give first priority for funding to applications that propose to meet the highest priority needs in each neighborhood. This neighborhood-by-neighborhood needs assessment could also identify local opportunities and barriers to inform more comprehensive policy tools for facilitating affordable housing in opportunity-rich areas.

- The City should regularly evaluate the performance of whichever dispersion policy it adopts. State and regional fair share policies (ex: Portland Metro, California, New Jersey, Massachusetts) could be adapted locally to help set benchmarks for this evaluation. For example, goals could be specific on income and tenure for each major sub-area of the city.

- HUD will be coming out with a new rule on Affirmatively Furthering Fair Housing (anticipated in the Spring of 2012). This new rule is expected to provide more guidance on the requirements that local communities have to develop housing in opportunity areas. Among other things, HUD will be providing data that might help inform this policy conversation. The City should consider using the data that becomes available and the new proposed rule as a framework for revisiting its siting policies.

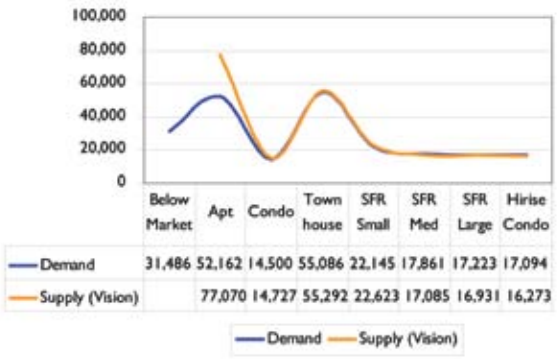
forwardDallas!
Let's build our future.

HOUSING ELEMENT

The forwardDallas! citizen survey shows:

- **73 percent of respondents say Dallas will need more affordable housing in the future.**
- **68 percent say affordable housing should be integrated in neighborhoods throughout the city.**

Chart II-3.1 Summary of Housing Types



	Below Market	Apt	Condo	Town house	SFR Small	SFR Med	SFR Large	Hirise Condo
Demand	31,486	52,162	14,500	55,086	22,145	17,861	17,223	17,094
Supply (Vision)		77,070	14,727	55,292	22,623	17,085	16,931	16,273

Given the range of costs of housing types in Dallas, Table II-3.1 on page II-3-4 takes targeted households by income and matches them to the capacity and housing types called for in the forwardDallas! Vision. The chart above summarizes this table.

A house is more than an investment, although in this country it is the most common form of creating personal wealth. And a home is more than just a place, even though in cities such as Dallas, three-quarters of the land is devoted to housing.

While Dallas is a relatively affordable city, its lack of affordable housing is the source of some of Dallas' most pernicious problems. Many families are often a paycheck away from homelessness. As the major city in a large metropolitan area, Dallas bears the brunt of the entire region's homeless problems.

Meanwhile, new styles and forms of housing fuel the resurgence of infill development in Dallas. The current infill project in Dallas is typically mixed use, with commercial, retail, office and residential space either in one building or in different buildings within the same district. People like living in these redeveloped areas because of the variety of services within walking distance. Mixed-use developments are desirable from a developer's perspective because rents from commercial, retail and office tenants help offset the higher costs associated with infill projects.

The Housing Element looks toward the future of housing in Dallas while keeping an eye on current conditions. It examines housing needed in the city's future and planned for as part of the forwardDallas! Vision. In addition, it uses the forwardDallas! Guiding Principles to develop policies addressing issues such as changing housing preferences, innovative products, affordability and ownership.

New housing types such as these townhomes will comprise the majority of new housing development in Dallas.

Higher density housing ranging from high-rise towers (above at 1400 Turtle Creek) to low-and mid-rise buildings will be important if Dallas is to accommodate a projected 200,000 new households.

Goals and Policies of the Housing Element are organized into three classifications: supply, demand and affordability. Some issues, such as ownership, which is impacted by affordability and supply, are addressed under more than one classification.

GOAL 3.1 ENSURE A SUSTAINABLE AND EFFICIENT LONG-RANGE HOUSING SUPPLY

A long-range housing supply strategy must be established to ensure sustainable and efficient use of land and infrastructure. This would also promote a range of owner-occupied housing and densities while encouraging redevelopment and infill housing.

The forwardDallas! Vision strives to create the kind of livable community that will attract its share of regional growth. A goal of the forwardDallas! Vision is to add about 220,000 households between the year 2000 and the year 2030. Like other large cities, Dallas will not attract every type of household equally, but will attract more of specific kinds, such as single-person households, those at the high and low end of the income scale and households headed by a foreign-born adult. Dallas will attract proportionately fewer families with children. The City must understand its target market and not try to design itself as a large suburb. Rather it should capitalize on its strengths in the housing market.

Before 2030, Dallas is expected to have utilized all of its developable vacant land. When this happens, Dallas will add few of what has been the dominant segment of the owner-occupied housing market, the single-family home. Dallas needs to develop its skills at encouraging alternative homeownership products that fit the small site, infill and urban redevelopment markets that make up its future. Although this goal represents a change for Dallas, it will not be achieved at the expense of existing residential neighborhoods.

Policy 3.1.1 Monitor housing growth targets.

By establishing, maintaining and periodically updating housing growth targets, the City can guide planning and implementation activity across its departments and other agencies that will play a role in housing development.

IMPLEMENTATION MEASURES

3.1.1.1 Update the Consolidated Plan to be consistent with the

forwardDallas! housing forecast. By linking these two initiatives, the City's target mix of housing types and homeownership growth can be more easily attainable.

3.1.1.2 Coordinate with the Dallas Housing Authority to develop future housing targets, particularly with regard to the mix of housing types.

3.1.1.3 Supplement the initiatives from the Mayor's Task Force on Affordable Workforce Housing with ones focused on more urban owner-occupied housing products.

3.1.1.4 Monitor housing development activity, developable land supply, residential zoning capacity and owner-occupancy rates to inform progress toward housing targets and to enable mid-course adjustments.

Smaller lot homes, and other alternatives such as townhomes and condominiums, will enable more Dallas residents to become homeowners.

Policy 3.1.2 Encourage alternatives to single-family housing developments for homeownership.

It's important to encourage residential developments that provide for homeownership while focusing on projects other than traditional single-family homes. New developments should be encouraged to include smaller lot single-family homes, attached single-family townhouses, and condominiums designed for owner-occupancy, with attention to quality and appropriate location. The objective is to achieve the following citywide targets for adding a variety of owner-occupied housing types between the Years 2000 and 2030:

- 34,000 homes on average lot sizes larger than 5,000 square feet
- 23,000 homes on average lot sizes of 5,000 square feet or less
- 55,000 fee simple single-family attached (townhouse) homes
- 31,000 condominium units

IMPLEMENTATION MEASURES

3.1.2.1 Amend the zoning and plat regulations to establish consistent and transparent regulations that provide for a range of residential densities to suit a variety of urban contexts, with provisions to encourage owner-occupancy and affordability.

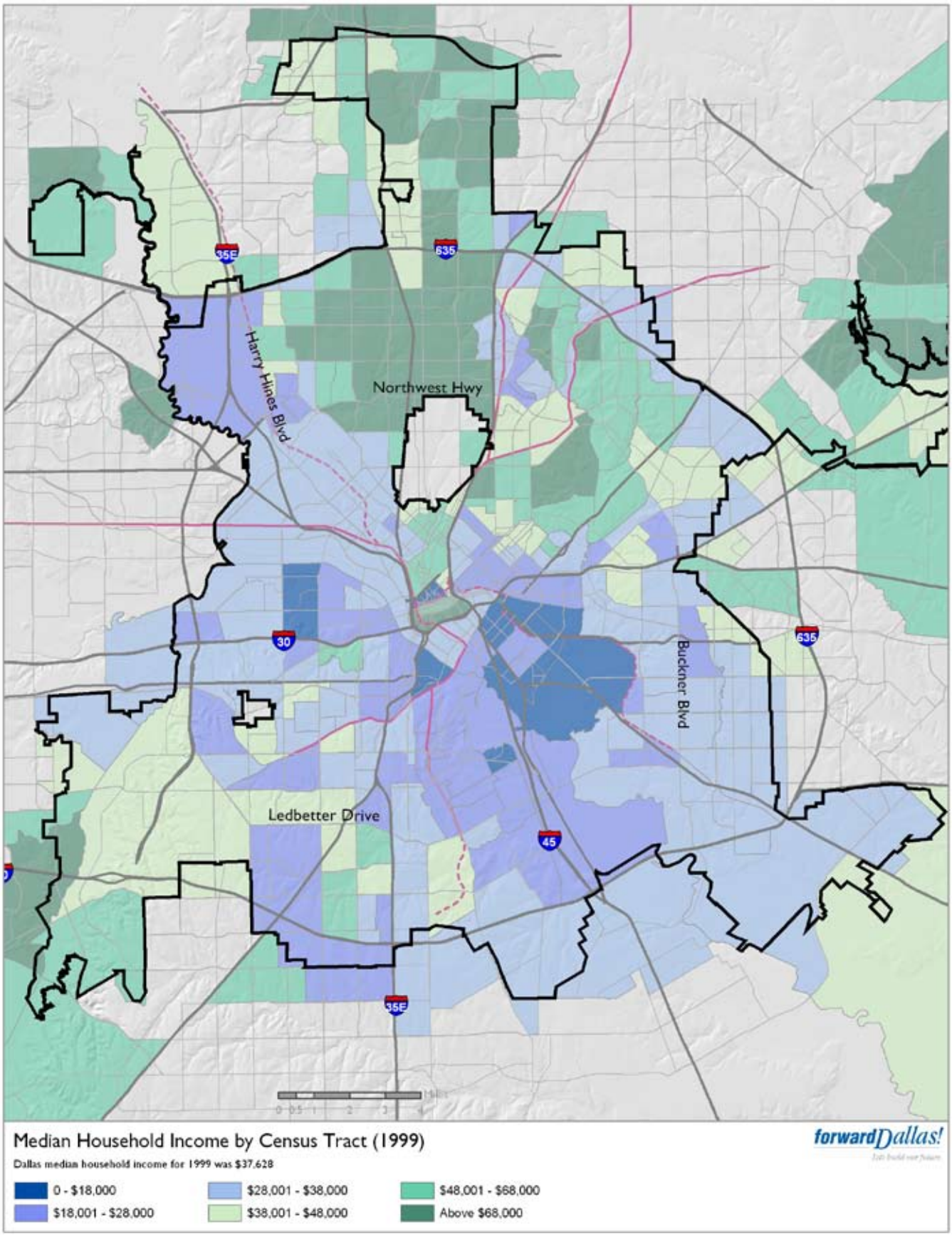
3.1.2.2 Amend the Dallas Development Code to address barriers to fee simple townhouse developments in plat regulations.

Table II-3.1 ForwardDallas! Vision Housing Capacity by Housing Type

Monthly Rent or Payment	Below Market	Apt	Condo	Townhouse	SFR Small	SFR Med	SFR Large	Hirise Condo	Total Units	Feasable Purchase Price
$0	17,914								17,914	0
$250	11,790	11,790							23,580	$ 37,165
$500		14,617							14,617	$ 74,330
$625		9,177	765	5,353					15,294	$ 92,913
$750		5,304	758	9,093					15,155	$ 111,495
$875		2,785	1,393	7,660	2,089				13,927	$ 130,078
$1000		4,383	4,383	15,342	9,863	6,575	3,178	110	43,835	$ 148,660
$1500		1,153	6,917	5,765	4,612	2,306	1,153	1,153	23,058	$ 222,990
$1875				7,874	2,812	3,375	4,500	3,937	22,498	$ 278,738
$2500				2,919	2,335	2,335	1,751	2,335	11,676	$ 371,650
$3125						2,283	571	2,853	5,707	$ 464,563
$5000						637	5,733	6,370	12,741	$ 743,301
Demand	29,704	49,209	14,216	54,006	21,711	17,511	16,886	16,758	220,000	
Vacancy Rate	1,782	2,953	284	1,080	434	350	338	335	7,557	
Total	31,486	52,162	14,500	55,086	22,145	17,861	17,223	17,094	227,557	
Annual Rate	1,259	2,086	580	2,203	886	714	689	684	9,102	

Note: This table projects potential future demand for housing in the City of Dallas through the Year 2030, broken down by affordability. The numbers were calculated based on the forwardDallas! household growth forecast and on the assumption that the City of Dallas achieves a similar household income breakdown as projected for Dallas County by the Texas state demographer.

Map II-3. 1 1999 Median Household Income by Census Tract



New zoning regulations should encourage the development of mixed-use buildings as illustrated above.

3.1.2.3 Use the Monitoring Program to encourage appropriate zoning to align the supply of alternative forms of housing that is owner-occupied with the forwardDallas! housing targets.

3.1.2.4 Accept voluntary commitments from developers to include mandatory provisions that promote owner-occupancy such as deed restrictions and condominium associations.

3.1.2.5 Develop a program to promote and provide initial training to encourage cooperative housing ownership as a way to encourage ownership in new and existing multifamily developments where condominium ownership is not feasible.

3.1.2.6 Expand existing housing development and homeownership programs to support a variety of owner-occupied housing. These programs could include:

- Infrastructure bond program to subsidize public infrastructure for mixed-income developments in exchange for additional amenities;
- Tax-exempt mortgage revenue bond financing programs to support housing rehab or new development, as well as mortgage and down payment assistance to participating lenders;
- Mortgage Assistance Program for forgivable loans to first-time homebuyers; and
- Homebuyer/homeownership counseling.

Policy 3.1.3 Encourage stabilization of existing neighborhoods.

Encouraging owner-occupied redevelopment and infill housing and conversion of existing rental units to owner-occupied housing will help stabilize existing neighborhoods in Dallas.

IMPLEMENTATION MEASURES

3.1.3.1 Amend the Dallas Development Code to provide new market-tested mixed-use zones, urban parking standards and urban design standards for walkability in order to make redevelopment and infill housing and mixed-use projects more desirable and financially viable. Establish Area Plans in priority implementation areas to apply these new tools where appropriate.

3.1.3.2 Continue targeting neighborhoods for infill and redevelopment through the Neighborhood Investment

Program (NIP). Include an emphasis on promoting a variety of owner-occupied housing products.

3.1.3.3 Continue to partner with nonprofit development groups through the Community Housing Development Organizations (CHDO) program to encourage infill housing on vacant lots in existing neighborhoods, through assistance with acquisition, pre-development, development and homebuyer subsidies.

3.1.3.4 Continue the Urban Land Bank Demonstration Program and the Land Transfer Program and encourage these to support other forms of affordable owner-occupied housing in addition to detached single-family units.

3.1.3.5 Continue the Residential Development Acquisition Loan Program to support a variety of affordable urban housing development projects.

3.1.3.6 Implement programs to encourage affordable homeownership and owner occupancy in areas with high concentrations of rental single-family housing. Continue and expand programs focused on housing rehabilitation.

GOAL 3.2 ANSWER THE NEED FOR HOUSING OPTIONS

It is important for future residents that Dallas' strengths be leveraged to meet the housing needs of the city's growing and changing population. This will require promoting an array of housing opportunities in strategic geographic areas.

According to state demographers, Hispanics will account for the lion's share of population growth in Dallas County by 2030. Blacks and other ethnic minorities will account for the remaining population growth, and a net loss of Anglo residents is expected.

The Bexar Street Corridor Project is focused on targeted improvements through the City of Dallas Neighborhood Investment Program.

New housing should also include services and amenities targeted toward newcomers.

Developments like Capella Village will enable the Southern Sector to attract a stable middle class to the area.

Targeted efforts to increase homeownership opportunities for Blacks and Hispanics will be critical to establishing a higher percentage of homeowners in the city.

Furthermore, Dallas County's population is expected to age noticeably. Forecasts for Dallas County indicate that the population age 65 and older will grow by more than 290,000. Dallas will certainly attract a significant portion of this growth, especially as citizens choose to age "in place," or remain in the community they already know well. This aging population will require its own need for independent and assisted living housing.

Dallas attracts newcomers from other areas of the nation and from around the world and will continue to do so. Trends indicate that Dallas loses many of these newer residents to other parts of the region once they are ready to buy their first or second home. Because of its central location with easy access to jobs, Dallas has an untapped advantage to retain more homeowners by promoting new housing development opportunities in strategic areas.

Policy 3.2.1 Attract more middle and higher-income households to the Southern Sector. Build upon the existing stable foundation of middle-class housing stock in the Southern Sector by attracting additional such development. The natural topography of the Southern Sector is the most beautiful in the city and therefore provides a highly desirable location for such development.

IMPLEMENTATION MEASURES

3.2.1.1 Conduct Area Plans in priority implementation areas such as the Trinity River Corridor and the UNT campus area, focusing on opportunities to change zoning and provide infrastructure to encourage residential and mixed-use development.

3.2.1.2 Work with DISD and other school districts to establish schools as an anchor and source of pride for neighborhoods.

3.2.1.3 Develop marketing strategies to promote emerging housing opportunities in the Southern Sector, in areas along the Trinity River Corridor, the UNT campus, Mountain Creek and Pinnacle Park.

3.2.1.4 Work with existing and emerging area employers to identify housing needs.

3.2.1.5 Work with providers to develop sufficient retirement housing options to allow the elderly population to age in place within

the Southern Sector.

3.2.1.6 Establish design standards that promote a variety of quality housing.

3.2.1.7 Ensure high-quality public amenities are available to serve neighborhood needs and enhance livability.

3.2.1.8 Ensure that the majority of the vacant residential land in the Southern sector is developed with single-family homes, and that the Southern Sector does not receive more than its proportional share of the multi-family and condominium units projected by the forwardDallas! Comprehensive Plan.

3.2.1.9 Establish a Workgroup, representing a broad group of Southern Sector representatives and those from other relevant groups (such as those cited above) to work on the implementation of Policy 3.2.1.

Policy 3.2.2 Encourage higher density housing within a quarter-mile of DART stations.

IMPLEMENTATION MEASURES

3.2.2.1 Amend the Dallas Development Code to establish market-tested mixed-use zoning districts, urban design standards for walkability and urban parking standards to encourage transit oriented development around DART stations. Conduct Area Plans to apply these zoning tools in priority implementation areas.

3.2.2.2 Use economic development incentives, such as tax increment financing (TIF), to encourage mixed-use developments and mixed income housing developments near DART stations.

3.2.2.3 Work with Fannie Mae, DART and other agencies to promote location-efficient mortgages or smart mortgages to increase housing affordability near DART stations.

3.2.2.4 Encourage independent living retirement housing as a viable opportunity for housing within close proximity of DART stations.

New housing near transit stations, particularly near DART, is a cornerstone of forwardDallas! Zoning regulations for DART stations (Westmoreland Station at top) should be designed to attract new mixed-use development such as Mockingbird Station (bottom) and redevelopment such as Southside on Lamar in the Cedars (middle).

Policy 3.2.3 Leverage public and private sector investments.

It is important that Dallas leverage housing investments with economic development, transportation and other infrastructure

Mixed income neighborhoods will ensure that Dallas maintains a vibrant and healthy urban core that is supportive of homeownership.

investments, making sure these improvements serve residents in their primary function, but also support other goals of the City.

IMPLEMENTATION MEASURES

3.2.3.1 Coordinate efforts between City departments and agencies to foster efficient allocation of public resources to targeted neighborhoods.

3.2.3.2 Continue the Neighborhood Investment Program (NIP) to supplement housing infill and redevelopment programs with infrastructure investments.

3.2.3.3 Conduct Area Plans in priority implementation areas to identify, coordinate and implement infrastructure improvements to support desired housing

GOAL 3.3 EXPAND AFFORDABLE HOUSING ALTERNATIVES

By promoting a balanced geographic distribution of all types and styles of affordable housing, the City will support the Vision of an economically and environmentally sustainable community and region.

One of the greatest challenges facing most Americans today is the cost of housing. Increasingly, people of moderate and low incomes are forced to pay more than 30 percent of their incomes toward living expenses. At the same time, home prices are rising faster than incomes. Dallas is fortunate to still have relatively low housing costs, however, Dallasites also earn less than the average American. And as Dallas grows and as land becomes scarcer, the cost of housing will inevitably rise. As housing costs rise, so do property taxes and associated costs of homeownership.

Creating opportunities for affordable housing throughout the entire region is a necessary component of the forwardDallas! Vision. Dallas currently contains a disproportionate amount of rental housing compared to the region as a whole. Dallas must concentrate on providing more ownership housing while working toward a regional balance of affordable rental housing.

In addition, the City must also focus on attracting middle- and higher-income households to create a more mixed income environment throughout Dallas. The city lags behind the region and the nation in terms of ownership housing and income levels. Targeting specific groups such as non-traditional households, low- and moderate-income families, Blacks and Hispanics, will enable the City to develop housing programs that are more likely to

succeed.

Policy 3.3.1 Gear homeownership programs to meet projected affordable housing needs.

As the City focuses on the need for affordable housing, it should pay particular attention to the demographic groups that are under-represented in homeownership, and that are expected to drive future housing demands in Dallas.

IMPLEMENTATION MEASURES

3.3.1.1 Conduct studies to identify barriers to ownership for specific demographic groups and tailor affordable housing programs accordingly.

3.3.1.2 Coordinate the update of the City of Dallas Consolidated Plan with the forwardDallas! housing forecast.

3.3.1.3 Monitor the supply of affordable housing relative to the targets anticipated in forwardDallas!.

3.3.1.4 Implement programs to encourage ownership of affordable homes and owner occupancy in areas with high concentrations of rental single-family housing. Continue and expand existing programs focused on housing rehabilitation.

3.3.1.5 Modify existing affordable housing programs or design new ones that encourage ownership in homes other than detached single-family units.

3.3.1.6 Work with the Dallas Housing Authority to continue implementation of mortgage assistance programs as recommended by the Mayor's Task Force on Affordable Workforce Housing.

Policy 3.3.2 Encourage distribution of affordable housing throughout the City and the region.

IMPLEMENTATION MEASURES

3.3.2.1 Work with the North Central Texas Council of Governments and other agencies to develop policies to allocate a fair share of affordable housing throughout the region.

3.3.2.2 Tie financial incentives such as tax increment financing or density bonuses to providing affordable housing in a mixed income environment.

3.3.2.3 Develop unit mix goals for new multifamily developments in targeted neighborhoods. Encourage homeownership in

New homeownership opportunities in Dallas will provide a mix of housing types from luxury condos (top) to affordable units for first-time homebuyers.

Eban Village is an example of quality affordable housing in South Dallas developed by the SouthFair Community Development Corporation.

less affluent areas where renting is common and promote a broader mix of housing in all neighborhoods.

3.3.2.4 Coordinate with Dallas Housing Authority (DHA) to periodically determine the location of housing needs for low- and moderate-income citizens. Continue to work with DHA to address recommendations of the Mayor's Task Force on Affordable Workforce Housing, specifically zoning policy barriers to affordable housing, and to facilitate land assembly and land banking.

3.3.2.5 Use existing federal, state and local government programs as well as private partnerships to identify and meet the housing needs of low- and moderate-income citizens.

3.3.2.6 Continue with and expand on available infill and redevelopment housing programs to facilitate a range of types of affordable housing throughout the city.

Policy 3.3.3 Obtain support to develop affordable housing.

Many community-based organizations can be tapped to help ensure that affordable housing is developed throughout Dallas.

IMPLEMENTATION MEASURES

3.3.3.1 Continue to partner with community-based organizations through the Community Housing Development Organizations (CHDO) program to assist with acquisition, pre-development, development and homebuyer subsidies. Facilitate access to technical and capacity building programs.

3.3.3.2 Encourage the use of Community Land Trusts (CLT) to develop affordable housing.

3.3.3.3 Develop relationships with national Low Income Housing Tax Credit syndicates and foster relationships for local Community Development Corporations and Community Land Trusts.

3.3.3.4 Seek private investors to partner with Community Development Corporations to develop affordable housing.

3.3.3.5 Encourage the rehabilitation of existing historic buildings for affordable housing. Large concentrations of historic resources exist that could be reused creatively to provide affordable housing.

THE CITY OF RALEIGH SCATTERED SITE POLICY

GUIDE TO LOCATIONS FOR ASSISTED HOUSING
(5/3/2005)

Purpose Statement

The purpose of the Scattered Site Policy is to guide the distribution and location of assisted rental housing in the City of Raleigh. – This policy is aimed at the following objectives.

1. To promote greater rental housing choice and opportunities for low income households;

2. To avoid undue concentrations of assisted rental housing in minority and low-income neighborhoods; and

3. To further community revitalization efforts by encouraging the rehabilitation of older housing.

Definition of Terms

Definition of Low Income: Individual or family making 60% or less of the Wake County MSA median income, adjusted for family size.[1]

Definition of Moderate Income: Individual or family making between 61% and 80% of the Wake County MSA median income.

Definition of Assisted Housing: Assisted housing is defined as any housing development receiving any public financial assistance, including federal, state, city and county financing. Examples are HOME funded developments, HOPE VI, or projects developed with federal or state low income housing tax credits and tax exempt bond funded projects without tax credits.

The Policy recommends distribution of assisted rental units based on geographical priority using the following criteria.

1. First Priority Areas: Includes areas which are continuing to experience growth in population and housing units, provides proximity to retail and office development, and have relatively low percentages of minority populations and low-income residents.

The following Census Tracts are First Priority Areas:

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[1] For example, in 2005 the income levels for families/individuals at or below 60% of median income are as follows:

Median income: $69, 800

1 person	2 person	3 person	4 person	5 person	6 person
$29,940	$34,200,	$38,520	$42,780	$46,200	$49,620

Census Tracks: 536, 537.03, 537.09, 537.10, 537.11, 537.12, 537.13, 537.14, 525.03, 525.04, 524.01, 524.04, 514, 515.01, 515.02, 516, 517,526.01, 526.02, 537.15, 537.07, 537.06, 538.02, 540.07, 540.03, 542.01, 542.02, 530.02

2. Second Priority Areas: Includes those areas which meet some of the criteria as First Priority areas but are considered to be racially mixed. These tracts are not predominantly low-income. Racially mixed areas are census tracts that have a minority population level more than 23% and less than 60%. Assisted housing developments in areas that are racially mixed will be limited.

The following census tracks are Second Priority Areas:
Census Tracts: 501, 503, 504, 505, 510, 512, 518, 522.01, 522.02, 523.01, 523.02, 524.02, 524.05, 525.01, 526.03, 527.01, 527.03,527.05, 528.02, 528.03, 528.04, 535.01, 535.10, 537.16, 540.01, 540.04, 540.06, 540.09, 540.10, 541.02, 541.04, 541.05, 541.06

3. Special Objective Areas (Third Priority Areas): Are redevelopment areas and special objectives areas where the goals are the revitalization of older neighborhoods and to provide replacement housing to community residents. Projects located in Third Priority Areas must be done in conformance with the goals and objectives of redevelopment plans adopted for the area. Redevelopment Areas are: Thompson-Hunter, Stages I and II, Downtown East, College Park, Garner Road, South Park, New-Bern Edenton and Jamaica Drive. Special Objective Areas are older public housing demolition and redevelopment projects funded with HOPE VI and other funds for the improvement and deconcentration of public housing developments. Upon adoption of any new redevelopment plan or Special Objective Areas, these areas will become Third Priority Areas and incorporated into the Scattered-Site Policy.

4. Fourth Priority Areas: Are census tract areas that minority concentrated and low-income. Minority concentrated areas are those census tracts that, according to the latest Census information available, have concentrations of minority population greater than 60%. Low-income areas are those census tracts that have more than a 50% concentration of population earning less than 60% of median income based on most recent Census information available. Assisted housing developments in these areas are not permitted.

The following census tracts are minority concentrated and low-income and will be Priority IV areas.

Census Tracts: 506, 507, 508, 509, 511, 519, 520.01, 520.02; 521.01, 527.04, 540.08

Applicability of Policy

This policy shall apply to all assisted housing projects within the city limits of Raleigh, or in the extraterritorial jurisdiction when the proposed housing development will use City utilities and/or be annexed.

Size Limitation for New Construction Projects

Assisted family developments will be limited to 50 units per site in all Priority areas. An exception will be made in Priority I and II areas for developments of up to 80 units per site where there is a full time on-site manager.

Elderly Projects

Elderly projects will be exempt from the unit size and scattered site location criteria. Elderly housing will be defined as housing if a dwelling is specifically designed for and occupied by elderly persons under a Federal, State or local government program or it is occupied solely by persons who are 62 or older or it houses at least one person who is 55 or older in at least 80% of the occupied units, and adheres to a policy that demonstrates intent to house persons who are 55 or older.

Assisted Housing Proposals in Priority III Redevelopment Areas and Special Objective Areas

Assisted Housing Proposals in Priority III areas have been exempted from the scattered-site policy and the housing evaluation criteria. Any proposal for new construction must be done in conformance with the approved redevelopment plans for the area.

Size Limitation for Rehabilitation Projects

Assisted housing projects rehabilitated with moderate or substantial rehabilitation funds from federal, state or local funds will be limited to **100 units per site**. It is intended that this size limitation will not apply to the following rehabilitation projects:

A. Projects exclusively serving elderly and/or disabled households.

B. Existing projects which are publicly owned or managed or are assisted by other public subsidies.

C. Projects located in redevelopment areas where the goal is to preserve and upgrade older, inner-city communities.

D. Rehabilitation of units in projects in Priority I and II areas if a full time manager is employed on site

Assisted Housing Ranking Criteria:

The following criteria will be used to evaluate assisted housing proposals. If there are competing proposals, then the projects will be ranked and compared. If there are not competing proposals, then the sole proposal will be ranked. In either case the following rankings will be used. (1) Most desirable; (2) Acceptable; and (3) Unacceptable. Criteria to rank proposals will include the following:

1. Location of Existing Assisted Units: Score

   Federally assisted Housing projects (exclusive of redevelopment areas)

Within ½ mile of another project	(1)
No projects within ½ mile radius	(3)
No projects within ¾ mile radius	(5)

2. Transportation

No transportation services (CAT bus, CAT connector) or other transit line within one-mile radius	(1)
Transportation services within ½ mile	(3)
Transportation services within three walking blocks to site	(5)

3. Priority Areas:

Location in Priority II Areas	(3)
Location in Priority I Areas	(5)

4. Zoning:

Proposed site will necessitate rezoning for developing project	(3)
Site is appropriately zoned for intended use	(5)

5. Management

Project proposal makes no plans for on-site management	(1)
Part-time manager on site less than 2 days per week	(3)
On-site manager minimum of 5 days per week	(5)

6. Project Design and Appearance

Proposal lacks architectural appeal and landscaping	(1)
Proposal incorporates some architectural appeal and landscaping but proposed units are not comparable to size and quality of market rate units in the community	(3)
The building design and use are compatible with the surrounding community and incorporates a high degree of architectural appeal and landscaping. The proposal is of comparable size and quality of market rate units.	(5)

A score of 25-30 or more points would make a proposal MOST DESIRABLE. Proposals receiving less than 25 points would receive an ACCEPTABLE ranking; except that proposals receiving three (1) rankings would be undesirable and would not be approved by the City.

Adopted: May 3, 2005

CEDC AGENDA: 05-26-09
ITEM: 3.3

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Memorandum

TO: COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE

FROM: Leslye Krutko

SUBJECT: SEE BELOW

DATE: May 12, 2009

Approved [signature]

Date 5-12-09

COUNCIL DISTRICT: City-Wide
SNI AREA: N/A

SUBJECT: REVIEW OF THE CITY'S DISPERSION POLICY RELATING TO THE PLACEMENT OF AFFORDABLE HOUSING

RECOMMENDATION

It is recommended that the Committee hear a presentation and provide feedback to City staff regarding its review and evaluation of the City's current dispersion policy.

OUTCOME

With feedback from the Community and Economic Development Committee (CEDC), staff can proceed in evaluating whether to update the City's current dispersion policy in order to align with the City's future development strategies, including the updating of its General Plan.

BACKGROUND

In 1989, shortly after the formation of the Housing Department, the City Council approved "San Jose: A Commitment to Housing," the Final Report of the Mayor's Task Force on Housing. One of the policy statements adopted as a part of that approval was the "Dispersion Policy."

Specifically, the policy applies to affordable housing financed by the City and encourages the City Council and the Administration to try and develop these units, to the extent feasible, throughout San Jose, with no area being arbitrarily precluded from development. (See Attachment A, which is the Dispersion Policy Resolution No. 67604). The policy only applies to housing affordable to households considered Low-Income, Very-Low Income, and Extremely-Low Income. To provide context, this range could include a family of four making between zero and $85,000 per year.

Additionally, the policy directs that "on a case-by-case basis, the Council must consider: the proposed project's proximity to other City-financed affordable housing developments; the project's relationship to Council-adopted development plans and strategies; the project's

contribution to neighborhood improvement or revitalization; and the existing income mix of the Census Tract it is to be located."

The policy was amended in 1997 in order to clarify that certain census tracts and City Council districts in the City contained a disproportionate number of lower-income households and that proposed projects located in or adjacent to these "impacted" tracts be considered carefully.

Lastly, the policy requires that the performance of these goals should be reviewed periodically and reported in the City's Five-Year Housing Investment Plan. In accordance with the policy the Housing Department reports annually regarding the dispersion of City-financed affordable housing in the Council-adopted Consolidated Plan-Annual Action Plan updates and in its 2007 – 2012 Five-Year Housing Investment Plan.

Tracking and Reporting Related to the Dispersion Policy

The Housing Department tracks new affordable housing by "impacted" and adjacent census tracks. The data used is based on 2000 US Census data (2000 Census data is used because it is the only data available tracking household income and size by Census Tract). Impacted census tracts are defined as those census tracts in which over 50% of households are low-income (making up to $49,560 for a family of four).

According to US Census data, there are 22 tracts in San Jose identified as impacted or adjacent to impacted areas. These tracts were located in Council Districts 3 (13 tracts), 7 (four tracts), 5 (two tracts), 6 (two tracts) and 2 (one tract). Between 1988 and 2009, 22% of newly constructed low-income affordable units were located in these impacted areas. The remaining 78% were built outside of impacted Census tracts. Most of the lower-income new construction was geared to families (56%) and seniors (29%), with the remainder (15%) being special needs or single-room occupancy developments.

Five-Year Housing Investment Plan

In June 2007, the City Council adopted a Five-Year Housing Investment Plan (2007-2012), which reported on the City's affordable housing policies, production and financing goals. This Plan was developed with feedback from with a 20-member stakeholder group and not only reported on performance related to policies like dispersion, but also made recommendations on policy changes needed to continue and promote affordable housing activity in the City. One of the recommendations made in the Five-Year Housing Investment Plan was for the Department to evaluate the effectiveness of the dispersion policy and consider its relevancy given the General Plan and Housing Element updates. Furthermore, the report suggested researching "...the issue of social integration to determine whether there is a benefit to mixed-income projects compared with stand-alone affordable housing developments dispersed among market-rate projects."

ANALYSIS

In order to review the dispersion policy, the Housing Department will present a PowerPoint presentation that outlines not only where affordable and market rate developments have historically been built, but also where the City is likely to direct future development. Staff's presentation seeks to inform the Committee about how and why growth has occurred in some areas of the City and how this development may conflict in future years with the City's dispersion policy.

Further review and evaluation is needed in order to complete the review of the dispersion policy; it is anticipated that this review will take several more months. Given the City's desire to grow and develop in accordance with the General Plan update that is currently underway, there are still many critical questions that need to be further developed and explored in the process of evaluating a revised dispersion policy. Some of these considerations may include:

- The dispersion policy is tracked based on whether census tracts are low-income. However, this means that we are trying to disperse families making up to $85,000 (for a family of four). Is this the intent of the dispersion policy?
- In accordance with the Five-Year Housing Investment Plan, should the City be considering a policy that looks at more integrated housing, instead of dispersion?
- Over the next several decades, does the dispersion policy make sense given the City's development and growth objectives?
- Should the issue of dispersion be considered concurrently with the General Plan Update? Would it make sense to ensure that any policy align with the objectives of the General Plan and Housing Element?

LESLYE KRUTKO
Director of Housing

For questions please contact Leslye Krutko, Director of Housing at (408) 535-3851

Attachment (1)

JRG:EJM
8/19/97

RESOLUTION NO 67604

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN JOSE APPROVING A REVISED DISPERSION POLICY FOR AFFORDABLE HOUSING

WHEREAS, in 1989 the City Council approved the Mayor's Task Force Report on Housing which included a dispersion policy for financing of affordable housing in the City; and

WHEREAS, the staff is recommending that the City Council revise the City dispersion policy to promote affordable housing throughout the City and reflect the current available data regarding areas of disproportionate number of lower-income households.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of San Jose that the revised dispersion policy set forth in Exhibit A attached hereto is approved.

ADOPTED this 26th day of August, 1997, by the following vote:

AYES: DANDO, DIAZ, DIQUISTO, FERNANDES, FISCALINI, JOHNSON, PANDORI, POWERS, SHIRAKAWA, WOODY, HAMMER

NOES: NONE

ABSENT: NONE

SUSAN HAMMER, Mayor

ATTEST:

PATRICIA L. O'HEARN, City Clerk

SS 50621

Res. No. 67604

EXHIBIT A

Dispersion Policy Statement

City-financed affordable housing projects contribute to any existing neighborhood in which they are located due to the quality of their design and construction, the attributes and amenities required by the City, the strong on-site management, and the infusion of new investment into the community. City-financed affordable housing is often more attractive than the market rate housing, and has the effect of raising or stabilizing property values. Because of the benefit City-financed affordable housing has on the community, it should be encouraged throughout the City.

The Dispersion Policy applies to newly-constructed City-financed housing that is affordable to very low- and low-income units. It does not apply to moderate-income developments or projects involving rehabilitation or the acquisition and rehabilitation of existing buildings. Nor does it apply to housing projects not financed by the City.

In some locations, City-financed housing developments provide lower-income households with a broader housing choice and increases the heterogeneity of the population. In other areas, City financed developments contribute to maintaining the existing socio-economic stratification. The Council's approval of City-financed affordable development shall be made in the context of the goal to balance and promote economic integration. The Council's decision to finance any given housing project must take into consideration other City policies and strategies. On a case-by-case basis, the Council must consider: the proposed project's proximity to other City-financed affordable housing developments; the project's relationship to Council-adopted development plans and strategies; the project's contribution to neighborhood improvement or revitalization; and the existing income mix of the Census Tract in which it is to be located.

No area of the City should be arbitrarily precluded from consideration as a site for affordable housing. However, the City recognizes that certain Census Tracts contain a disproportionate number of lower-income households, especially in Districts 3 and 5, which already have a high percentage (more than 50%) of households with low- and very low-incomes. Projects proposed to be located in any Census Tracts adjacent to these "impacted" Tracts should be considered carefully in the same way that projects within the "Impacted" Tracts are reviewed.

The performance of the City's affordable housing programs should be reviewed on a periodic basis to ensure the equitable distribution of affordable housing throughout the City. The policy will be reviewed on a five-year cycle consistent with the Five-Year Housing Investment Plan and the General Plan.

Housing Locational Policy
Approved by City Council on March 28, 2011

Housing Locational Policy:

I. Policy Background

The Housing Locational Policy provides a guide for the location of new, rehabilitated or converted subsidized* multi-family housing developments designed to serve households earning 60% or less of the Area Median Income** (AMI). The Housing Locational Policy utilizes data from the Quality of Life (QOL) Study, a comprehensive analysis of each Neighborhood Statistical Area (NSA) within the City of Charlotte, to determine the permissibility of the proposed location of new, rehabilitated or converted subsidized multi-family housing developments. Each NSA is characterized as either: Stable, Transitioning or Challenged.

The objectives of the policy are to:

- Geographically disperse subsidized multi-family housing developments
- Support the City's neighborhood revitalization efforts and other public development initiatives
- Promote diversity and vitality of neighborhoods
- Avoid undue concentration of subsidized multi-family housing developments

* *Subsidies include Charlotte Housing Authority Section 8, NC Low-Income Tax Credit, Housing Trust Fund and Hope VI funding.*

** *The AMI is established by the U. S. Department of Housing and Urban Development and is adjusted for household size.*

II. Policy Description

A. General Applicability

This policy applies to new, rehabilitated or converted subsidized multi-family housing developments.

B. Policy Exemptions

New, rehabilitated or converted subsidized multi-family housing developments serving elderly or disabled populations are exempt from the requirements of this policy.

C. Permissible Areas

New Subsidized Multi-Family Housing Developments

- In Stable NSAs
    - An unlimited number of subsidized multi-family housing units may be included in any one development.
    - The NSA shall have no more than 15% subsidized housing units, including the subsidized units in the proposed new development, as a percentage of total housing units.
    - The NSA shall have no more than 5% subsidized housing units serving 0% to 30% of AMI, including the subsidized units in the proposed new development, as a percentage of total housing units.
    - The proposed development may be within ½ mile (property line to property line) of an existing, non-exempt multi-family housing development, which includes greater than 24 subsidized units, in the same or in an adjacent Stable NSA.

- In Non-Residential areas as defined by the most recent QOL Study
    - The proposed development may be within ½ mile (property line to property line) of an existing, non-exempt multi-family housing development, which includes greater than 24 subsidized units, in an adjacent Stable NSA.

Conversions

- In Stable NSAs
    - Any number of non-subsidized units in any one multi-family housing development may be converted to subsidized units.
    - The NSA shall have no more than 15% subsidized housing units, including the proposed converted units, as a percentage of total housing units.
    - The NSA shall have no more than 5% subsidized housing units serving 0% to 30% of AMI, including the proposed converted units, as a percentage of total housing units.

- In Challenged and Transitioning NSAs
    - Up to 50% of the non-subsidized units in any one multi-family development may be converted to subsidized units.
    - The NSA shall have no more than 15% subsidized housing units, including the proposed converted units, as a percentage of total housing units.
    - The NSA shall have no more than 5% subsidized housing serving 0% to 30% of AMI, including the proposed converted units, as a percentage of total housing units.

Rehabilitations

- In any NSA provided no addition to the current total subsidized unit count occurs

D. Non-Permissible Areas

New Subsidized Multi-Family Housing Developments

- In Challenged or Transitioning NSAs
- In Stable NSAs
    - If the NSA has more than 15% subsidized housing units, including the subsidized units in the proposed new development, as a percentage of total housing units.
    - If the NSA has more than 5% subsidized housing units serving 0% to 30% of AMI, including the subsidized units in the proposed new development, as a percentage of total housing units.
    - If the proposed development is within 1/2 mile (property line to property line) of any existing non-exempt multi-family housing development, which includes greater than 24 subsidized units, in an adjacent Challenged or Transitioning NSA.
- In Non-Residential areas as defined by the most recent QOL Study
    - If the proposed development is within ½ mile (property line to property line) of an existing, non-exempt housing development, which includes greater than 24 subsidized units, in an adjacent Challenged or Transitioning NSA.

Conversions

- In Stable NSAs
    - If the NSA has more than 15% subsidized housing units, including the proposed converted units, as a percentage of total housing units.
    - If the NSA has more than 5% subsidized housing serving 0% to 30% of AMI, including the proposed converted units, as a percentage of total housing units.

- In Challenged and Transitioning NSAs
    - If the NSA has more than 15% subsidized housing units, including the proposed converted units, as a percentage of total housing units.
    - If the NSA has more than 5% subsidized housing units serving 0% to 30% of AMI, including the proposed converted units, as a percentage of total housing units.
    - If more than 50% of the housing units, in any one multi-family development, will be converted.

E. Waiver Process

- City Council has the authority to grant waivers on a case-by-case basis
- The developer needing the waiver shall make the waiver request
- City staff will prepare information for City Council's review
- Adjoining property owners, neighborhood organizations, and Council members will be notified four weeks prior to City Council's review of the waiver request

F. Definitions

For purposes of this policy, the following definitions apply:

1. **Multi-Family Housing –** Housing developments consisting of greater than 24 residential units.

2. **Subsidized Multi-Family Housing** – Any existing or proposed multi-family housing development, consisting of greater than 24 residential units that receive local, state or federal financial assistance where the subsidized housing units are restricted to serve households earning 60% or less of the AMI.

3. **Disabled –** Having a physical or mental disability that substantially limits one or more major life activities, having a record of such impairment or being regarded as having such impairment.

4. **Elderly –** Housing occupied by one person who is 55 or older in at least 80 percent of the occupied units.

5. **Rehabilitations –** Existing subsidized multi-family housing developments undergoing physical improvements.

6. **Conversions –** Existing non-subsidized multi-family housing developments that are converted, in whole or in part, to include subsidized units serving households earning 60% or less of the AMI.

IV. Effective Date

Effective Date: March 28, 2011 Amended Date:_____

Answers from 4/24/2012 Community Conversation

Explanation of Median Income:

The chart included in the meeting materials included a listing of Median Household Income levels for Austin and the other spotlighted cities. This Median Household Income was drawn from the 2010 American Community Survey (ACS) 1-year data. As noted by Dr. Mueller during the conversation, Median Household Income is different than Median Family Income (MFI), which is based on a formula from the Housing and Urban Development Office (HUD) at the federal level.[1] The Texas Department of Housing and Community Affairs (TDHCA) and the Neighborhood Housing and Community Development Office at the City (NHCD) generally use income limits based on HUD MFI when determining program eligibility. It was also pointed out that the MFI numbers used by HUD, TDHCA and the City are based on the Austin-Round Rock metropolitan statistical area (MSA), and not strictly by the City of Austin's city limits. The chart included in the meeting materials referenced the median household income for the City of Austin only.

Also note that some other communities utilize the term "Area Median Income" (or AMI), or "Area Median Family Income" (AMFI) to refer to the HUD "Median Family Income."

You can view the income limits that the City of Austin uses to determine program eligibility here: http://www.austintexas.gov/page/income-limits

Here is another helpful resource we've found in explaining affordability levels, area median income, and the definition of low-income:
http://www.policylink.org/site/c.lkIXLbMNJrE/b.5137219/k.2B78/What_Is_It.htm

Affordability Definitions – Who is eligible for programs?[2]

City of Austin:

Please see attached document for Austin's income requirements for programs:

NHCD Program List-Eligibility.pdf

City of Raleigh:

Our scattered site City-owned rental housing (currently 187 units) is capped at 50% AMI.

Our rental production low-interest loan program (called "Joint Venture" program) is capped at 60% AMI, consistent with HOME and low income tax credits.

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[1] Please visit http://www.huduser.org/portal/datasets/il/il12/index_mfi.html for documentation on the HUD formula to calculate MFI.

[2] Only two replies have been received as of May 1, 2012

Citywide second mortgage program ($20,000) is for buyers at 60 – 80% AMI. The OWNER (Ownership within Neighborhoods Experiencing Revitalization) program (up to $30,000), which is available for housing within the low-income Census tracts (which includes all of our redevelopment areas and the conservation districts- or the older central area around our downtown) is for buyers (not necessarily first-time buyers) up to 65% AMI and it is zero-interest. Housing sale prices are capped at $170,000 for using our second mortgage programs.

Everything else (rehab loans, nonprofit grants) is the basic "up to 80% AMI."

City of Dallas:

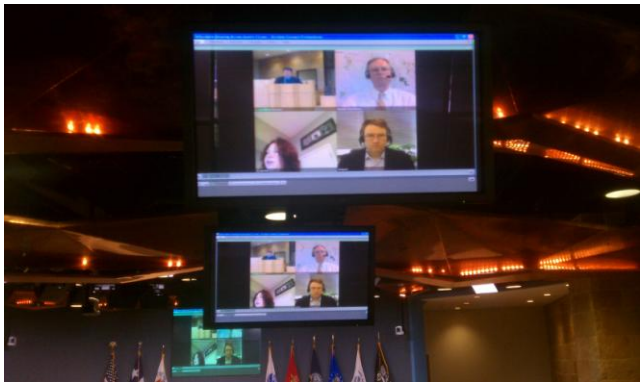
Homerepair and mortgage assistance up to 80% AMFI
Bond funding for single family development up to 140% AMFI
Neighborhood Stabilization Program up to 120% AMFI
Land Bank up to 115% AMFI
Transfer of Surplus Property for affordable single family housing up to 140% AMFI

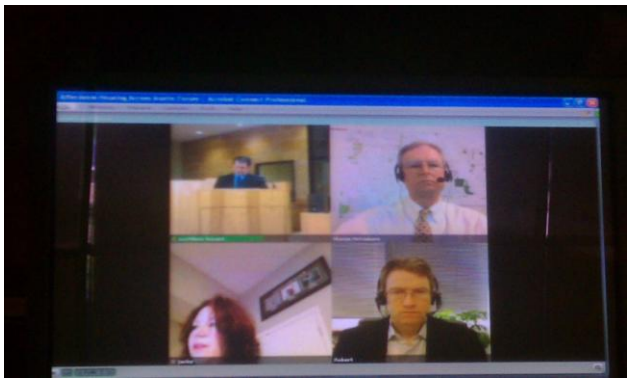
In summary, non-federal development programs focus on work force housing for up to 140% AMFI
Entitlement programs under the Consolidated Plan focus on low/moderate income up to 80% AMFI

Community Conversations

Affordable Housing Across Austin

Tuesday, April 24, 9 am





AGENDA

Community Conversations

Affordable Housing Across Austin - Take 2

Monday, May 7, 5:30 pm
Neighborhood Housing and Community Development Office
1000 E. 11th Street, Room 400A

Facilitation by Larry Schooler, Community Engagement Consultant
Corporate Public Information Office

Objective of the meeting: Evaluate affordable housing siting approaches and solicit feedback on what approaches are best for Austin.

5:30 – 5:40 pm	**Opening**	Neighborhood Housing and Community Development Office
5:40 – 7:00 pm	**Community Conversation**	*All, facilitated by Larry Schooler,* Community Engagement Consultant

Thank you very much for your participation.
www.austintexas.gov/housing

The City of Austin is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request.

Appendix I-C: Action Plan Champion Meeting Materials

The City of Austin would like to thank you for offering your valuable time to "Champion"/ Host a meeting and providing the Neighborhood Housing and Community Development (NHCD) Office with your meeting feedback. We greatly appreciate your time.

Championing a meeting is another opportunity for Austin residents to provide their input on the Neighborhood Housing and Community Development's (NHCD) initiatives: affordable housing, community development, job creation and public services.

Feedback generated from your meeting will be used in the development of the City's FY 2012-13 Action Plan and will assist NHCD in determining which programs and services are priority. Though you are the host, we encourage you to be a participant. Please share your opinions as an equal member of the discussion and participate in the prioritization activity.

Over the next couple months, NHCD will provide a variety of opportunities for the public to voice their input on community needs. NHCD will host a series of community meeting focusing on key topics related to NHCD's Investment Plan:

- Financial education and empowerment - March 30
- Healthy homes and home repair services - April 13
- Creating and preserving affordable housing across Austin - May 4th

Please let your meeting participants know about these conversations and please welcome them to join. More information about these community meetings will be advertised on NHCD's web site: www.austintexas.gov in the near future.

Thank you again for taking the time to lead this important meeting. We will continue to look to you for input and advice as NHCD formulates the FY 2012-13 Action Plan. Please see next page for overview of your Champion Packet and instructions on how to facilitate your meeting.

Your **Champion Packet** should include:

1. Champion Guide

This one pager provides you with step by step instructions on the information you will review during your meeting, how to administer the activity and how & where to submit the results from your meeting.

2. Action Plan and Community Input Process

This document provides brief description of the annual Action Plan and how community's participation plays an integral role in the development of this report.

3. NHCD Investment Plan and Programs/Activities List

- FY 2011-12 Investment Plan: provides a snapshot of all programs and services that NHCD and the City's Health and Human Services Department offers under 7 categories.
- FY 2011-12 NHCD Programs/Activities: provides a detailed description of all programs/ activities and median family income eligibility and funding sources.

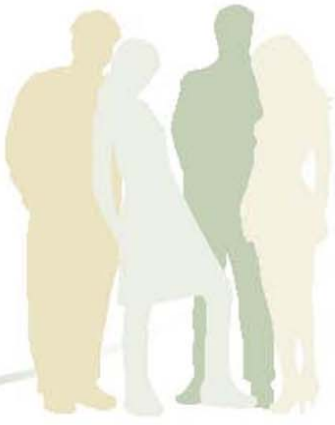
5. Prioritization Activity & Champion Meeting Summary

The Prioritization Activity provides a brief description of NHCD's Investment Plan categories and offers a prioritization exercise.

The Champion Meeting Summary is enclosed for the host to complete and include in the submission to NHCD.

Please mail or drop off in person, completed Prioritization Activity sheets and Champion Meeting Summary to:

NHCD
Attn: FY 2012-13 Action Plan
P.O. Box 1088
Austin, TX 78767



City of Austin
Neighborhood Housing and Community Development (NHCD)
FY 2012-13 Action Plan and Community Needs Assessment

What is the Action Plan?

Every five years, the City of Austin's Neighborhood Housing and Community Development Office (NHCD) develops a 5-Year Consolidated Plan (Con Plan) outlining the City's plan to invests its resources to meet Austin's ongoing affordable housing, community development, economic development, and public services needs.

When developing the FY 2009-14 Consolidated Plan, the City's goal was to ensure a collaborative process by which the community, in partnership with the City, created a unified vision. With the feedback received, NHCD created the "Investment Plan", a new framework that highlights programs and services offered by the City and made possible through federal and local funding. The Investment Plan provides a snapshot of programs and services administered by both NHCD and the Austin/Travis County Health and Human Services Department and groups them in seven priority categories. Investment Plan priority categories: Homeless/Special Needs, Renter Assistance, Homebuyer Assistance, Homeowner Assistance, Housing Developer Assistance, Commercial Revitalization, and Small Business Assistance

NHCD's annual Action Plan is a strategic plan that outlines the community's needs, priorities, local and federal resources, and proposed activities for the upcoming year. The activities serve very-low, low– and moderate-income households. The annual Action Plan must show progress towards meeting the established goals in the 5-Year Consolidated Plan. In addition, NHCD submits a Consolidated Performance and Evaluation Report (CAPER) annually to HUD which provides an overall performance assessment based on the strategies identified in the annual Action Plan. The FY 2012-13 Action Plan serves as the City's application to HUD for entitlement grant funding: Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA).

What is the Community Needs Assessment?

In order to receive the four entitlement grants, cities are required to develop a Citizen Participation Plan (CPP). The CPP describes efforts that will be undertaken to encourage citizens to participate in the development of its federal reports: 5-Year Con Plan, annual Action Plan, and the CAPER.

Austin's CPP requires that NHCD conduct at least two public hearings during the Action Plan's community needs assessment period. These public hearings provide an opportunity for the public to give input on community needs and priorities. Once a draft Action Plan is developed, the report is available to the public for a 30-day public comment period and during this time, two additional public hearings are held to receive input on the draft report.

In developing the City's Action Plan, community feedback has always been instrumental in setting priorities for the use of funds. As the state capital, Austin continues to grow at a rapid pace for several reasons, its thriving private sector, its high "quality of life", and its home as a thriving college is annually infused with students attending the University of Texas.

Since we've seen growth in population, we've also seen an increase in number of jobs; however, we have seen little growth in our region's wages. In addition, there is an increasing income and education gap which has created and influx of poverty in Austin.

In addition to holding public hearings, NHCD will host community discussions that will focus on key topics relating to the Investment Plan ranging from home repair/rehabilitation to maintain Austin's housing stock, to financial education & empowerment tools, to planning & developing affordable housing across Austin. For more information about these meetings and other fun ways to provide your feedback, visit **www.austintexas.gov/housing.**

Champion Meeting Summary

Briefly describe if there were certain ideas or areas that your group felt strongly about, if so, please provide a summary of those concerns:

Did you feel that the information enclosed in your Champion meeting packet provided the necessary background information about NHCD's programs and services to have a successful conversation and administer the prioritization activity?

Would you consider hosting another meeting for next year's Action Plan process?

Please provide your feedback on how we can improve the Champion Meeting exercise:

Optional Information

Champion/Host Name: _____

Identify Meeting Group: (i.e. neighborhood association, professional group, church, PTA, or any other group) _____

Meeting Date: _____

Champion/Host email address: _____

FY 2011-12 Investment Plan

	Homeless / Special Needs Assistance	Renter Assistance	Homebuyer Assistance	Homeowner Assistance	Housing Developer Assistance	Commercial Revitalization	Small Business Assistance
FY 2011-12 New Investment	$2 ,410,947	$1 ,105,729	$1,211,666	$5,467,970	$7 ,261,675	$366,283	$432,000
	Homeless Services Shelter Operation and Maintenance Homeless Essential Services Housing Opportunities for Persons with AIDS Short-Term Rent, Mortgage, and Utility Tenant-Based Rental Assistance Permanent Housing Placement Short-Term Supportive Housing Transitional Housing Supportive Services Child Care Senior Services Youth Services	Tenant-Based Rental Assistance Architectural Barrier Removal - Rental Tenants' Rights Assistance	Housing Smarts -Foreclosure Prevention Counseling -Spanish Homebuyer Counseling Down Payment Assistance	Architectural Barrier Removal - Owner Emergency Home Repair Homeowner Rehabilitation Loan Program GO Repair! Program Holly Good Neighbor	Rental Housing Development Assistance Acquisition and Development CHDO Operating Expenses Grants Developer Incentive-Based Programs	East 11th and 12th Streets Revitalization Acquisition and Development -Façade Improvement Program Historic Preservation Public Facilities Parking Facilities	Community Development Bank Micro-enterprise Technical Assistance Neighborhood Commercial Management Community, Preservation & Revitalization
	POPULATION SERVED Person experiencing homelessness, elderly, persons with disabilities, at-risk youth, low-income households,, and persons living with HIV/AIDS	**POPULATION SERVED** Persons experiencing homelessness, persons with disabilities, vulnerable populations, and low-income households	**POPULATION SERVED** Persons with disabilities and low and moderate income households	**POPULATION SERVED** Persons with disabilities and low and moderate income households	**POPULATION SERVED** Low and moderate income households, persons with disabilities, and Community Housing Development Organizations (CHDOS)	**POPULATION SERVED** Low and moderate income households, small businesses	**POPULATION SERVED** Small businesses, job creation for low income households

Consolidated Plan Fiscal Years 2009-14
Fiscal Year 2011-12
Neighborhood Housing and Community Development
www.cityofaustin.org/housing

City of Austin

Neighborhood Housing and Communtiy Development

FY 2011-12 Action Plan Programs/Activities

Homeless/Special Needs Assistance

Activity	Description	Eligibility	Funding Sources
Shelter Operation and Maintenance	Provides services to low- to moderate-income clients experiencing homelessness through the Overnight Shelter and Day Resources Programs.	< 50% MFI	ESG
Homeless Essential Services	Provides intensive case management to persons experiences homelessness living with HIV/AIDS who are not utilizing shelter services.	<50% MFI	ESG
Short-Term Rent, Mortgage, and Utility	Provides short-term housing assistance to prevent homelessness of renters and homeowners.	< 30% MFI	HOPWA
Tenant-Based Rental Assistance	Provides rent, mortgage, and utility assistance for persons living with HIV/AIDS and their families.	< 150% of	HOPWA
Permanent Housing Placement	Assists eligible clients establish permanent residence where on-going occupancy is expected to continue. The program provides first month's rent, security deposit and utility connection fees for persons living with HIV/AIDS and their families.	<30% MFI	HOPWA
Short-Term Supportive Housing	Provides temporary shelter to eligible clients to address immediate housing needs. Clients receive case management services to assist them in securing other types of long-term, permanent, and stable housing.	<30% MFI	HOPWA
Transitional Housing	Provides facility-based and scattered-site housing with support services to persons living with HIV/AIDS.	<150% of	HOPWA
Supportive Services	Provides residential supportive services assisting persons living with HIV/AIDS to stabilize their living situation and address care needs.	<150% of Poverty	HOPWA
Child Care Services	Provides quality child care services for homeless and near-homeless families, families in crisis, and parents enrolled in self-sufficiency programs, for teen parents who are attending school, and through Early Head Start.	< 200% of Poverty	CDBG, Sustainability Fund
Senior Services	Provides guardianship and bill payer services to help prevent and protect seniors from becoming victims of abuse, neglect or financial exploitation.	< 200% of Poverty	CDBG, Sustainability Fund
Youth Services	Provides access to holistic, wraparound services and support to youth designated at-risk and their families. The program will focus on areas of basic needs, mental health services, educational support, and social enrichment.	< 200% of Poverty	CDBG, Sustainability Fund

Renter Assistance

Activity	Description	Eligibility	Funding Sources
Tenant-Based Rental Assistance	Provides rental housing subsidies and security deposits to eligible families who may otherwise be homeless.	< 50% MFI	HOME, Sustainability Fund
Architectural Barrier Removal - Rental	Modifies or retrofits the living quarters of eligible, low-income elderly and severely disabled renters to make their housing more accessible.	< 80% MFI	GO Bonds
Tenant's Rights Assistance	Provides mediation, direct counseling, public education and addresses fair housing complaints for renters, resolving or minimizing discriminatory housing practices.	< 80% MFI	CDBG and Sustainability Fund

Homebuyer Assistance

Activity	Description	Eligibility	Funding Sources
Housing Smarts –Housing Counseling	Provides pre-purchase, post-purchase, and one-on-one housing counseling in English and Spanish.	< 80% MFI	Sustainability Fund and HTF
Down Payment Assistance	Provides deferred and forgivable, zero-interest loans to low- and moderate-income first-time homebuyers to assist with down payment and closing costs of their first home.	< 80% MFI	HOME and HOME PI

Homeowner Assistance

Activity	Description	Eligibility	Funding Sources
Architectural Barrier Removal - Owner	Modifies or retrofits the living quarters of eligible, low-income elderly and severely disabled homeowner to make their housing more accessible.	< 80% MFI	CDBG
Emergency Home Repair	Makes repairs to alleviate life-threatening living conditions and health and safety hazards for low- and moderate-income homeowners.	< 80% MFI	CDBG
Homeowner Rehabilitation Loan Program	Assists income-eligible homeowners with substantial repairs through deferred interest loans up to $75,000 and up to $29,999 may be forgivable after ten years.	< 80% MFI	HOME, HOME PI, and CDBG-RL
GO Repair! Program	Addresses substandard housing conditions for low- and moderate-income homeowners. The program provides financial assistance to make repairs that will eliminate health and safety hazards and/or provide improved accessibility.	< 80% MFI	GO Bonds
Holly Good Neighbor Program	Provides repairs and rehabilitation to homeowners residing near the Holly Power Plant. Austin Energy funds the program administered by the Austin Housing Finance Corporation.	< 100% MFI	Austin Energy Fund

Housing Developer Assistance

Activity	Description	Eligibility	Funding Sources
Rental Housing Development Assistance	Provides opportunities to create and retain affordable rental units for low- and moderate-income households and low-income persons with special needs. Provides below-market-rate financing to for-profit and non-profit developers for acquisition, new construction, or rehabilitation of affordable rental housing.	< 50% MFI	CDBG, HOME, HOME PI, HOME (CHDO), UNO, GF-CIP, GO Bonds, and HTF
Acquisition and Development	Works with lenders, for-profit and non-profit developers to leverage City and federal funds for: 1) acquisition and development of lots, 2) acquisition and rehabilitation of residential structures, 3) acquisition of new or existing housing units, and 4) the construction of new housing.	< 80% MFI	CDBG, HOME, HOME (CHDO), GF-CIP, GO Bonds, HTF, and HAF
CHDO Operating Expenses Grants	Provides financial support to eligible, City-certified Community Housing Development Organizations (CHDOs) expected to begin housing production within 24 months.	N/A	HOME (CO)
Developer Incentive Based Programs	Provides incentives for housing developers to develop affordable rental and homebuyer housing in market rate developments. The program includes six developer incentives: S.M.A.R.T. Housing™, Vertical Mixed Use Ordinance (VMU), Downtown Density Bonus, North Burnet/Gateway, University Neighborhood Overlay (UNO), and Transit Oriented Development (TODs).	N/A	Sustainability Fund

Commercial Revitalization

East 11th and 12th Streets Revitalization contains activities that will lead to a sustained, improved, and culturally rich area.

Activity	Description	Eligibility	Funding Sources
Acquisition and Development	The goal is to continue to maintain and dispose of several parcels of land acquired in previous years. Upon the transfer of property for development, job creation or retention for low- to moderate-income individuals are required as project performance goals. The City of Austin has commissioned a market study to provided a development strategy for the East 11th and 12th Street Corridors.	< 80% MFI	CDBG, EDI III
Historic Preservation	The goal is to complete the historic renovation along the East 11th and 12th Streets that will lead to a sustained, improved and culturally rich area.	< 80% MFI	CDBG, Sustainability Fund
Public Facilities	The goal is to complete the rehabilitation of the Dedrick-Hamilton House to be utilized s the Visitor's Bureau for the African-American Cultural and Heritage Facility that will serve as the anchor for the newly created African-American Cultural and Heritage District (the District).	< 80% MFI	CDBG, Sustainability Fund
Parking Facilities	Provide funds to lease a community parking lot(s) and/or create a new parking facility in the revitalization area to support the economic development in the area, which will support the area's economic development.	< 80% MFI	CDBG, Sustainability Fund

Small Business Assistance

Activity	Description	Eligibility	Funding Sources
Community Development Bank	Provides funds to a Community Development Financial Institution (CDFI) to administer loan programs offering flexible capital and technical assistance to small and minority businesses.	Jobs for < 80% MFI	CDBG
Microenterprise Technical Assistance	Provides operational funds for the administration of training and technical assistance for qualified microenterprises.	< 80% MFI	CDBG
Neighborhood Commercial Management	Provides gap financing to eligible borrowing businesses. These loans can be used for acquisition of land, improvements, various fixed costs, new construction, and leasehold improvements. Modifications to the NCMP guidelines to make the program responsive to market conditions will be implemented in FY 2011-12. NHCD will market to businesses within the East 11th and 12th Street redevelopment area.	N/A	CDBG-RL, Section 108
Community, Preservation, and Revitalization	Provides financial assistance to qualified small businesses within the CP&R Zone. Modifications to the grant program guidelines will be implemented in FY 2011-12. NHCD will market to businesses within the East 11th and 12th Street redevelopment area with the intent to further revitalization efforts.	N/A	Sustainability Fund

Take Action

Help the City of Austin prioritize resources for low-income residents.

Prioritization Activity

Each square represents an investment area for the City's Neighborhood Housing and Community Development Office. Place numbered sticker dots in your priority order, with "1" being most important.

Assisting homeless and special needs population

Provide housing, financial services and supportive services to persons experiencing homelessness or with special needs and considered Austin's most vulnerable populations.

Assisting renters to improve living conditions

Provide tenant-based rental assistance, utility and security deposits; and home repairs to modify the rental units of low-income making homes more accessible.

Offer support services that educate renters and promote housing rights.

Helping residents buy and keep their home

Expand the resources available for low- to moderate-income renters wanting to become homeowners through down-payment assistance.

Provide homeownership, financial literacy, and foreclosure prevention counseling to low- and moderate-income households.

Providing home repairs and safety improvements

Assist low- and moderate-income homeowners with necessary home repairs to make their homes safe, habitable and accessible allowing owners to stay in their homes and improving the City's aging housing stock.

Funding developers/partners to create affordable housing

Encourage development of affordable rental and homebuyer housing, including permanent supportive housing, for low- and moderate-income households through developer incentives.

Commercial redevelopment and revitalization

Provide funding and technical assistance to eligible organizations to improve the economic viability of neighborhoods and promote the creation of jobs.

Investing in local businesses and new jobs

Help small businesses grow and prosper through financing and technical assistance to improve the economic viability of neighborhoods and promote the creation and/or retention of jobs.

In one word or phrase, what is the most critical need facing your community?

_____

_____

_____

Thank you very much for your participation.

www.austintexas.gov/housing

FY 2012-13 Action Plan Champions

Austin City Council Proclamations

Community Development Week & FY 2012-13 Action Plan Champions

Thursday, April 12, 2012