

Chapter 1

Executive Summary

City of Austin Fiscal Year 2011-12 Action Plan

Chapter 1: Executive Summary

The City of Austin submits the Fiscal Year (FY) 2011-12 Action Plan as the third of five Action Plans in the Fiscal Years 2009-14 Consolidated Plan. An annual Action Plan is required by the U.S. Department of Housing and Urban Development (HUD) from all participating jurisdictions receiving annual entitlement grants. These sections outline general issues related to the FY 2011-12 Action Plan, including available and potential resources. The final document is due to HUD no later than August 15, 2011. The Austin City Council is scheduled to approve the plan July 28, 2011.

In FY 2011-12, the City of Austin expects to receive the following entitlement grants:

- Community Development Block Grant (CDBG);
- HOME Investment Partnerships Program (HOME);
- Housing Opportunities for Persons with AIDS (HOPWA); and
- Emergency Shelter Grant (ESG).

The City of Austin includes all funding sources in all of its HUD planning documents to increase opportunities for public input and transparency in its planning beyond federal requirements.

NATIONAL GOALS AND LEAD AGENCY MISSION

National Goals

Federal law requires that housing and community development grant funds primarily benefit low- and moderate-income persons in accordance with the following U.S. Department of Housing and Urban Development (HUD) goals:

- **Provide a suitable living environment.**
This includes improving the safety and livability of neighborhoods; increasing access to quality facilities and services; reducing the isolation of income groups within areas by deconcentrating housing opportunities and revitalizing deteriorating neighborhoods; restoring and preserving natural and physical features of special value for historic, architectural, or aesthetic reasons; and conserving energy resources.
- **Provide decent housing**
Included within this broad goal are the following: assist homeless persons in obtaining affordable housing; retain the affordable housing stock; increase the availability of permanent housing that is affordable to low- and moderate-income Americans without discrimination; and increase supportive housing that includes structural features and services to enable persons with special needs to live with dignity.
- **Expand economic opportunities**
These goals encompass creating jobs accessible to low- and very low-income persons; providing access to credit for community development that promotes long-term economic and social viability; and empowering low-income persons in federally assisted and public housing to achieve self-sufficiency.

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Neighborhood Housing and Community Development Office Mission

To provide housing, community development, and small business development services to benefit eligible residents so they can have access to livable neighborhoods and increase their opportunities for self-sufficiency.

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LEAD AGENCY AND PARTICIPATING ORGANIZATIONS

Neighborhood Housing and Community Development Office

The Neighborhood Housing and Community Development (NHCD) Office is designated by the Austin City Council as the single point of contact for HUD, and is the lead agency for the administration of the CDBG, HOME, HOPWA, and ESG grant programs. NHCD administers the CDBG and HOME programs. The City Council designates the Austin/Travis County Health and Human Services Department (HHSD) to administer the HOPWA and ESG programs.

As the single point of contact for HUD, NHCD is responsible for developing: the 5-Year Consolidated Plan, Annual Action Plan, and the end-of-year Consolidated Annual Performance and Evaluation Report (CAPER). NHCD coordinates these reports with HHSD and the Community Development Commission (CDC).

Austin Housing Finance Corporation

Created in 1979 as a public, non-profit corporation pursuant to Chapter 394 of the Texas Local Government Code, the Austin Housing Finance Corporation (AHFC) administers many of the City's housing programs. Employees of the City's Neighborhood Housing and Community Development (NHCD) Office manage the operations of AHFC through annual service agreements.

Austin/Travis County Health and Human Services Department

The Austin/Travis County Health and Human Services Department (HHSD) works in partnership with the community to promote health, safety, and well-being. HHSD is comprised of three divisions: Human Services, Public Health Services and Animal Services.

HHSD administers a number of housing and public services programs identified under the Homeless/Special Needs priority on the FY 2011-12 Investment Plan. To view the Investment Plan, see page 1-30.

Community Development Commission

The Community Development Commission (CDC) advises the Austin City Council in the development and implementation of programs designed to serve low-income residents and the community at large, with an emphasis on federally-funded programs. In accordance with the City's Citizen Participation Plan, adopted by the Austin City Council on March 28, 1996, the CDC holds public hearings on the Five-Year Consolidated Plan and the Annual Action Plan. During the public hearing process, the CDC has the option to make recommendations to the Austin City Council on community needs.

The CDC is comprised of 15 members; seven members are elected through a neighborhood-based process and are appointed by the Austin City Council. The CDC also oversees the Community Services Block Grant (CSBG) program managed by HHSD. CSBG regulations require 15 members including representatives from geographic target areas: Colony Park, Dove Springs, East Austin, Montopolis, Rosewood-Zaragosa/Blackland, St. Johns, and South Austin. For more information on CDC's mission, visit www.cityofaustin.org/boards.

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Urban Renewal Board – East 11th and 12th Streets

The Urban Renewal Board (URB), which oversees the Urban Renewal Agency's functions, is comprised of seven members appointed by the Mayor. The Urban Renewal Board also oversees the implementation and compliance of approved Urban Renewal Plans that are adopted by the Austin City Council. An Urban Renewal Plan's primary purpose is to eliminate slum and blighting influence within a designated area of the City.

The City Council adopted Resolution No. 971119-43 on November 19, 1997, declaring the East 11th and 12th Streets Revitalization Area to be a slum and blighted area and designated this area appropriate for an urban renewal project. Subsequently, the Austin City Council approved an Urban Renewal Plan (the Plan). The roles and responsibilities of the Plan were identified in the Acquisition, Development Loan Agreement (the "Tri-Party") for the City of Austin, the Urban Renewal Agency of the City of Austin and the Austin Revitalization Authority as it related to the redevelopment activities of the area. This agreement expired on September 30, 2010 and all parties agreed not to renew. The City of Austin and the Urban Renewal Agency have entered into an interim agreement to continue moving the revitalization efforts forward in the East 11th and 12th Streets area. A long-term agreement between the two parties is expected to be complete in late 2011.

Local Funds

The City of Austin allocates to the Neighborhood Housing and Community Development (NHCD) Office local revenue for community development initiatives that encompass affordable housing and economic development activities. These funding sources include the City of Austin Sustainability Funds, General Obligation (G.O.) Bonds, Housing Trust Funds (HTF), University Neighborhood Overlay (UNO) Housing Trust Fund, and Austin Energy (AE) funding for the Holly Good Neighbor Program. For the convenience of its residents and community leaders and consistency in reporting, the City of Austin reflects local funding and accomplishments in HUD reports, including the Annual Action Plan and the Consolidated Annual Performance and Evaluation Report (CAPER).

Reports and Publications

Public documents are available on the NHCD website at: www.cityofaustin.org/housing/publications.htm and at the NHCD office: 1000 E. 11th Street, Austin, TX, 78702, Second Floor.

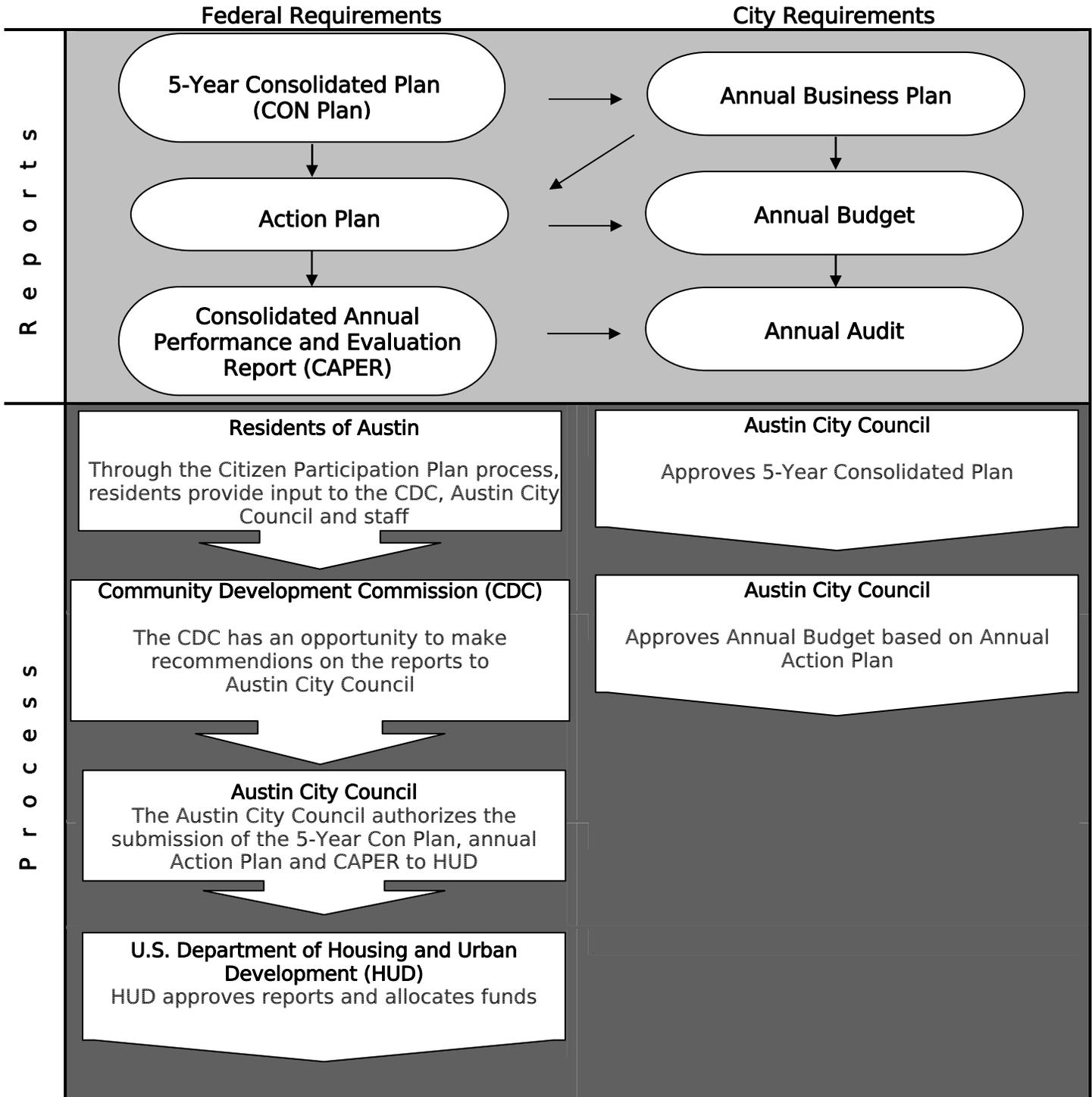
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HUD and City of Austin Allocation Process

Exhibit 1 provides a high-level outline of the allocation and reporting process for the: 5-Year Consolidated Plan, annual Action Plan, and the Consolidated Annual Performance and Evaluation Report (CAPER).

Exhibit 1: HUD and COA Allocation Process



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FY 2009-14 CONSOLIDATED PLAN PRIORITIES

The U.S. Department of Housing and Urban Development (HUD) Consolidated Plan Regulations require that the public be provided opportunities to participate in the development of the Consolidated Plan. This process contains two distinct periods, the needs assessment and draft comment period. HUD also requires the City to adopt a Citizen Participation Plan (CPP). The City of Austin's CPP provides for enhanced opportunities for public input beyond federal requirements and was adopted by the Austin City Council on March 28, 1996.

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 of housing and community development needs, priorities, and actions. An instrumental element in this process was citizen participation. For the FY 2009-14 Consolidated Plan, the City received public input through the following:

- **Needs Assessment Period**
 - Five Public Hearings
 - A Citizen Survey in English and Spanish
 - Nine Stakeholder meetings
 - 30-day Written Comment Period
- **Draft Comment Period**
 - Two Public Hearings
 - 30-day Written Comment Period
- **Austin City Council action on the final FY 2009-14 Consolidated Plan**

HUD's Housing and Community Development Activities table in Exhibit 2 serves as a guide for funding priorities for Austin for FY 2009-14. This section summarizes the funding priorities that will be implemented to achieve the objectives and accompanying strategies for the 5-year plan. The funding priorities were established based on the housing and community development needs identified through public and stakeholder input, the housing market analysis and the analysis of special populations. The City of Austin also used the Analysis of Impediments to Fair Housing report and several other studies to form these priorities.

All the proposed funding priorities will serve very-low, low- and moderate-income households in the City of Austin. Household incomes will be based on the Median Family Income (MFI) definitions updated by HUD annually. In addition to household incomes, the activities will serve special needs populations including: seniors, persons with disabilities, persons experiencing homelessness, and persons living with HIV/AIDS. NHCD uses the 2011 Rent and Income Limits issued by the Texas Department of Housing and Community Affairs (TDHCA). The 2011 MFI established by HUD, for Austin-Round Rock-San Marcos, TX MSA is \$74,900. To view the 2011 Rent and Income Limits, visit Appendix IX. Activities designated as high priority will be funded by the City of Austin in FY 2011-12. Medium priority activities will be funded if funds are available. Low priority activities will not be funded.

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Exhibit 2: Consolidated Plan Priorities and Proposed Accomplishments

| CONSOLIDATED PLAN PRIORITIES AND PROPOSED ACCOMPLISHMENTS | | | | |
|---|--|----------------------------|--------------------------|---|
| Program | Program Description | Priority for Federal Funds | FY 2009-14 Con Plan Goal | Objectives and Outcomes |
| Homeless/Special Needs | Homeless/Special Needs Assistance provides services to the City's most vulnerable populations, including persons experiencing homelessness, persons living with HIV/AIDS, seniors, youth, children, and families. | High | 48,894 | Suitable Living Environment Availability/Accessibility |
| Renter Assistance | Renter Assistance provides assistance to renters so that rent is more affordable as well as provides tenants' rights services to equip renters with information that may allow them more stability. It also provides financial assistance for necessary rehabilitation to make homes accessible. | High | 3,770 | Decent Housing Availability/Accessibility |
| Homebuyer Assistance | Homebuyer Assistance provides counseling to renters wishing to become homebuyers and to existing homebuyers to help them stay in their homes. This category includes the Down Payment Assistance Program, which offers loans to qualifying low and moderate-income homebuyers to help them buy their first home. | High | 1,490 | Suitable Living Environment Sustainability |
| Homeowner Assistance | Homeowner Assistance provides services for low and moderate-income individuals who own their homes, but need assistance to make it safe, functional, and/or accessible. | High | 4,419 | Decent Housing Availability/Accessibility |
| Housing Developer Assistance | Housing Developer Assistance includes NHCD programs that offer assistance to non-profit and for-profit developers to build affordable housing for low- and moderate-income households. | High | 5,677 | Decent Housing Availability/Accessibility |
| Commercial Revitalization | Commercial Revitalization includes programs related to the revitalization of the East 11 th and 12 th Street Corridors. These programs include commercial acquisition and development, historic preservation efforts related to the Dedrick-Hamilton House as well as public facilities and parking facilities within the Corridors. | High | 23,352 | Creating Economic Opportunity Sustainability |
| Small Business Assistance | Small business assistance will provide a range of services for small business, from technical assistance to gap financing, to ensure not only the success of growing small businesses in the community, but also to encourage the creation of jobs for low- and moderate-income households. | High | 223 | Creating Economic Opportunity Availability/Accessibility |
| Public Facilities | The East 11 th and 12 th Streets Revitalization: Public Facilities will complete the development of the African-American Cultural and Heritage Facility. | Medium | 0 | Creating Economic Opportunity |
| Infrastructure | N/A | Low | 0 | N/A |
| | | Total | 87,825 | |

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EVALUATION OF PAST PERFORMANCE

The City of Austin reports its progress towards goals set in the 5-Year Consolidated Plan and Annual Action Plans in the yearly evaluation report, the Consolidated Annual Performance and Evaluation Report (CAPER). Exhibit 3 and 4 illustrates the Austin’s 5-year priorities, affordable housing and community development goals and actual accomplishments. The data was reported in the City’s FY 2009-10 CAPER which was submitted to HUD in December 2010.

Exhibit 3: Consolidated Plan Goals, and Accomplishment

| CITY OF AUSTIN CONSOLIDATED PLAN GOALS AND ACCOMPLISHMENTS | | | |
|---|--|------------------------|----------------------|
| Category | FY 2009-14 Consolidated Plan Goals | Proposed FY 2009-10 | Actual FY 2009-10 |
| Housing, Community Development and Public Services | 87,825 | 17,755 | 18,434 |
| Total Households | 87,825 | 17,755 | 18,434 |

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Exhibit 4: 5-Year Priorities, Goals, and Accomplishments

| 5-YEAR PRIORITIES, GOALS, AND ACCOMPLISHMENTS | | | | | | | | | |
|---|---------------------|-------------------|---|---------------------|---------------------|---------------------|---------------------|-------------------------|--|
| Priority for Federal Funds | Proposed FY 2009-10 | Actual FY 2009-10 | % of 1-Year Action Plan Goal Accomplished | Proposed FY 2010-11 | Proposed FY 2011-12 | Proposed FY 2012-13 | Proposed FY 2013-14 | Total Actual FY 2004-09 | % of 5-Year Con Plan Goal Accomplished |
| Priority 1: Homeless/Special Needs | | | | | | | | | |
| High | 9,646 | 10,526 | 112% | 9,797 | 9,832 | N/A | N/A | 48,894 | 21% |
| Priority 2: Renter Assistance | | | | | | | | | |
| High | 754 | 840 | 111% | 684 | 689 | N/A | N/A | 3,770 | 22% |
| Priority 3: Homebuyer Assistance | | | | | | | | | |
| High | 370 | 421 | 114% | 350 | 353 | N/A | N/A | 1,490 | 28% |
| Priority 4: Homeowner Assistance | | | | | | | | | |
| High | 1,189 | 957 | 80% | 876 | 696 | N/A | N/A | 4,419 | 22% |
| Priority 5: Housing Developer Assistance | | | | | | | | | |
| High | 1,057 | 982 | 93% | 958 | 952 | N/A | N/A | 5,677 | 17% |
| Priority 6: Commercial Revitalization | | | | | | | | | |
| High | 4,677 | 4,668 | 99% | 4,668 | 2,172 | N/A | N/A | 23,352 | 20% |
| Priority 7: Small Business Assistance | | | | | | | | | |
| High | 62 | 40 | 65% | 52 | 52 | N/A | N/A | 223 | 21% |
| TOTAL | 17,755 | 18,434 | N/A | 17,385 | 14,746 | N/A | N/A | 87,825 | 21% |

N/A = Not Applicable.

See program narratives in FY 2009-10 CAPER for explanation of why accomplishments differ from goals.

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OUTCOME PERFORMANCE MEASUREMENTS

The Department of Housing and Urban Development (HUD) requires an outcome performance measurement system for communities that receive entitlement grants. Austin's outcome performance measures allow HUD to clearly demonstrate program results at the national level. Exhibit 5 provides the breakdown of the outcome performance measures for the FY 2011-12 Action Plan by activity, HUD objective and HUD outcome.

Exhibit 5: Outcome Performance Measures

| OUTCOME PERFORMANCE MEASUREMENTS | | |
|--|-------------------------------|-----------------------------|
| ACTIVITY | HUD OBJECTIVE | HUD OUTCOME |
| Homeless/Special Needs Population | | |
| ESG – Shelter Operation and Maintenance (ARCH) | Suitable Living Environment | Availability/ Accessibility |
| ESG – Homeless Essential Services (ATHHSD CDU) | Suitable Living Environment | Availability/ Accessibility |
| HOPWA – Short-Term Rent, Mortgage, and Utility (STRMU) | Decent Housing | Affordability |
| HOPWA – Tenant-Based Rental Assistance (TBRA) | Decent Housing | Affordability |
| HOPWA – Permanent Housing Placement (PHP) | Decent Housing | Affordability |
| HOPWA – Short Term Supported Housing | Decent Housing | Affordability |
| HOPWA – Transitional Housing Assistance | Decent Housing | Affordability |
| HOPWA – Supportive Services | Decent Housing | Affordability |
| Child Care Services | Suitable Living Environment | Availability/ Accessibility |
| Senior Services | Suitable Living Environment | Availability/ Accessibility |
| Youth Support Services | Suitable Living Environment | Availability/ Accessibility |
| Renter Assistance | | |
| Tenant-based rental assistance | Decent Housing | Affordability |
| Tenants' Rights Assistance | Suitable Living Environment | Availability/ Accessibility |
| Architectural Barrier Removal Program – Rental | Suitable Living Environment | Availability/ Accessibility |
| Homebuyer Assistance | | |
| Housing Smarts | Suitable Living Environment | Availability/ Accessibility |
| Down Payment Assistance | Decent Housing | Availability/ Accessibility |
| Homeowner Assistance | | |
| Architectural Barrier Program - Owner | Suitable Living Environment | Availability/ Accessibility |
| Emergency Home Repair Program | Decent Housing | Sustainability |
| Homeowner Rehabilitation Loan Program | Suitable Living Environment | Sustainability |
| G.O. Repair! Program | Suitable Living Environment | Sustainability |
| Holly Good Neighbor | Suitable Living Environment | Sustainability |
| Housing Developer Assistance | | |
| Rental Housing Development Assistance | Decent Housing | Affordability |
| Acquisition and Development | Decent Housing | Affordability |
| CHDO Operating Expenses Grants | Decent Housing | Affordability |
| Developer Incentives Program | Decent Housing | Affordability |
| Commercial Revitalization | | |
| East 11th/12th Streets - Acquisition & Development | Creating Economic Opportunity | Sustainability |
| East 11th/12th Streets - Historic Preservation | Creating Economic Opportunity | Sustainability |
| East 11th/12th Streets - Public Facilities | Creating Economic Opportunity | Sustainability |
| East 11th/12th Streets - Parking Facilities | Creating Economic Opportunity | Sustainability |
| Small Business Assistance | | |
| Community Development Bank | Creating Economic Opportunity | Availability/ Accessibility |
| Microenterprise Technical Assistance | Creating Economic Opportunity | Sustainability |
| Neighborhood Commercial Management Program | Creating Economic Opportunity | Availability/ Accessibility |
| Community, Preservation & Revitalization | Creating Economic Opportunity | Availability/ Accessibility |

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FY 2011-12 ACTION PLAN PUBLIC INPUT PROCESS

The Action Plan is a one-year strategic plan that outlines the community's needs, priorities, local and federal resources, and proposed activities for the upcoming fiscal year. The FY 2011-12 Action Plan must show progress towards meeting the established goals in the FY 2009-14 Consolidated Plan. Participating jurisdictions (PJs) that receive entitlement grants must 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 Consolidated Plan, annual Action Plan, and the Consolidated Annual Performance and Evaluation Report (CAPER).

The City of Austin's CPP requires that the City conduct at least two public hearings during the community needs assessment period. There is a 30-day public comment period on the draft Action Plan – the City will provide the draft report electronically online and will provide hardcopies at ten community centers. During the 30-day public comment period, two additional public hearings on the draft Action Plan will be conducted. The public hearings are held before the Community Development Commission (CDC) and before the Austin City Council. The City notifies the public of these public hearings through English and Spanish public notices in newspapers of general circulation.

Community Needs Assessment Period (March 8 - April 30, 2011)

In developing the annual Action Plan, community feedback has always been instrumental in setting priorities for the use of funds. The FY 2011-12 Action Plan process was especially vital because of the anticipated reductions in federal funding.

As a result, it was essential that NHCD collect as much feedback as possible; thus, NHCD worked closely with the City's Corporate Public Information Office (CPIO) to develop a community engagement and outreach strategy for the community needs assessment period for the FY 2011-12 Action Plan. NHCD also hired a temporary outreach coordinator to ensure additional efforts would be made to conduct outreach to minority communities throughout Austin.

NHCD's overall objective for the community needs assessment phase included awareness of the three public hearings and six neighborhood gatherings; increasing community knowledge on key demographic, housing, and economic indicators; facilitating rich community conversations on funding, programs and services; and offering a funding allocation exercise that would provide an opportunity for attendees to prioritize FY 2011-12 funding for affordable housing, community development, economic development, and public services while generating quantifiable results.

Before the draft Action Plan was produced, staff gathered statistical data and received oral and written comments during the public hearings and neighborhood gatherings. The summary of the public input received during the community needs assessment period is available in Appendix I or online at www.cityofaustin.org/housing. Results from the funding allocation exercise and the online tool can be viewed on page 1-16 or on the City's web site. A comprehensive list of all outreach efforts may be viewed on page 1-12.

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Community Needs Assessment & Outreach Efforts

- **Three Public Hearings**
 - March 8, 2011: Community Development Commission (CDC)
 - March 22, 2011: Community Development Commission (CDC)
 - April 7, 2011: Austin City Council
- **Six Neighborhood Gatherings:**
 - March 22, 2011: Hancock Community Center
 - March 22, 2011: Montopolis Recreation Center
 - March 23, 2011: Parque-Zaragosa Recreation Center
 - March 31, 2011: Trinity Center at St. David's Episcopal Church
 - April 6, 2011: St. John's Community Center
 - April 26, 2011: Dove Springs Recreation Center
- **Enhanced Outreach for Community Feedback**
 - March 29, 2011: Housing Smarts/ Housing Counseling Class
 - April 2, 2011: Imagine Austin Housing and Neighborhoods Building Block Working Group
 - April 7, 2011: Getting Connected® Business Resource Fair
 - April 7, 2011: Austin Police Department Region III Commander's Forum
 - April 20, 2011: Our Lady of Guadalupe Church event
 - April 21, 2011: Austin City Council meeting
 - April 27, 2011: Conley-Guerrero Senior Activity Center
 - April 30, 2011: Austin Tenants' Council fair housing event
- **Testimony and Written Comments**

A summary of the public input received during the community needs assessment period is available in Appendix I or online at www.cityofaustin.org/housing.
- **Funding Allocation Exercise**

The City of Austin provided a funding allocation exercise at the six neighborhood gatherings, at the enhanced outreach opportunities, and in an online tool for the community to provide feedback on funding prioritization at: www.neighborhoodhousing.austintexas.icanmakeitbetter.com/ideas. Results from the funding allocation exercise and the online tool can be viewed on page 1-17 or also on the City's web site. To view a copy of the funding allocation exercise administered, visit Appendix I.
- **Outreach Efforts**
 - **Online**
 - *Online funding allocation tool:*
www.neighborhoodhousing.austintexas.icanmakeitbetter.com/ideas
 - *MeetinginaBox*
NHCD offered meeting materials to individuals who were interested in hosting a meeting to discuss the City's FY 2011-12 federal and local funding and program services. Meeting materials were offered online

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and participants were asked to mail feedback to NHCD. To view MeetinginaBox materials, visit Appendix I.

- *Web Site updates*
City of Austin homepage (www.cityofaustin.org), NHCD homepage (www.cityofaustin.org/housing) calendar feature provided updates on the Action Plan process and opportunities for the community to provide feedback.
- Facebook and Twitter updates advertising public hearing and neighborhood gathering dates.
- **Television, Radio, Print and Emails**
 - Channel 6 circulation of public hearing and neighborhood gathering dates.
 - Your News Now (YNN) Channel 8 Community Calendar advertising public hearings and neighborhood gathering dates.
 - Radio interviews about the Action Plan and opportunities to provide feedback:
 - KAZI - The Voice of Austin 88.7 FM and KUT 90.5 FM.
 - News release circulated to media outlets.
 - The Austin Chronicle community calendar advertising public hearings and neighborhood gathering dates.
 - Public notices in English and Spanish about public hearings circulated in The Villager, El Mundo, and The Austin Chronicle.
 - Emails to local centers and organizations: Austin's Women, Infant and Children (WIC) Centers, City of Austin Libraries, City of Austin Parks and Recreation Centers, City of Austin Small & Minority Business Resource Department's certified small business distribution list, Austin Neighborhood Council's (ANC) distribution list.
 - Emails to Boards and Commissions: African American Resource Advisory Commission, Community Development Commission, and Urban Renewal Agency,
 - Emails to subscribers of NHCD's Austin Notes advertising public hearings and neighborhood gathering dates.
 - Community Action Network (CAN) emails to over 3,800 subscribers advertising public hearings and neighborhood gathering dates.
 - Door-to-door canvassing to businesses on East 11th and 12th Streets.

The City's outreach efforts targeted the general public as well as areas of low-income families and racial/minority concentration. NHCD advertised the Action Plan process through a variety of media outlets targeting minority populations. Public notices were published in English and Spanish and all promotional materials included Americans with Disabilities language. In addition, to further outreach efforts and target special populations, NHCD staff highlighted the Action Plan process at the Austin's Mayor's Committee for People with Disabilities March 14, 2011 meeting and held a neighborhood gathering at the Trinity Center, a facility providing services to person experiencing homelessness on March 31, 2011.

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Draft Comment Period (June 10 – July 11, 2011)

The 30-day comment period allowed the public an opportunity to provide specific feedback on the recommended priorities and activities outlined in the FY 2011-12 Draft Action Plan. The City of Austin received 19 comments and written testimony from the public regarding the draft Action Plan. This includes public testimony before the Community Development Commission (CDC) and the Austin City Council. A summary of the public input received during the draft comment period is available in Appendix I.

Draft Comment Period & Outreach Efforts

- **Two Public Hearings**
 - June 16, 2011: Community Development Commission (CDC)
 - June 23, 2011: Austin City Council
- **Testimony and Written Comments**

A summary of the public input received during the draft comment period is available in Appendix I or online at www.cityofaustin.org/housing.
- **Outreach Efforts**
 - **Online**
 - *Web Site updates*
City of Austin homepage (www.cityofaustin.org), NHCD homepage (www.cityofaustin.org/housing) calendar feature provided updates on the Action Plan process and opportunities for the community to provide feedback.
 - Facebook and Twitter updates advertising public hearing.
 - **Television, Print and Emails**
 - Channel 6 circulation of 30-day draft comment period and public hearing dates.
 - Your News Now (YNN) Channel 8 Community Calendar advertising 30-day draft comment period and public hearing dates.
 - News release circulated to media outlets.
 - The Austin Chronicle community calendar advertising 30-day comment period and public hearing dates.
 - Public notices in English and Spanish about 30-day public comment period and public hearings circulated in The Villager, El Mundo, and The Austin Chronicle.
 - Emails to local centers and organizations: Austin's Women, Infant and Children (WIC) Centers, City of Austin Libraries, City of Austin Parks and Recreation Centers, City of Austin Small & Minority Business Resource Department's certified small business distribution list, Austin Neighborhood Council's (ANC) distribution list.

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- Emails to Boards and Commissions: African American Resource Advisory Commission, Community Development Commission, and Urban Renewal Agency.
- Emails to subscribers of NHCD's Austin Notes advertising 30-day public comment period and public hearing dates.
- Community Action Network (CAN) emails to over 3,800 subscribers advertising public hearings.

Action by the Community Development Commission (CDC) (July 12, 2011)

The CDC at their July 12th regularly scheduled meeting voted to approve recommending the Draft FY 2011-12 Action Plan with the following additions:

- Inclusion of the CDC Housing Trust Fund Working Group recommendations for the Housing Trust Fund.
- Inclusion of a recommendation to extend continuing the Holly Good Neighbor Program until the Holly Power Plant is demolished, and to expand the Program area to IH-35 to the west, East Caesar Chavez to the north, Pleasant Valley Road to the East and Lady Bird Lake to the south.

CDC's recommendation may be viewed in Appendix I.

Action by the Austin City Council on the final FY 2011-12 Action Plan (July 28, 2011)

The final FY 2011-12 Action Plan was approved by the Austin City Council on July 28, 2011.

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FUNDING ALLOCATION RESULTS

NHCD provided a detailed summary on Austin's data demographics and administered the funding allocation exercise at its neighborhood gatherings and eight city-wide events. The funding allocation exercise provided an opportunity for the participants to prioritize FY 2011-12 funding for affordable housing, community development, economic development, and public services.

The six neighborhood gatherings were held at various community centers throughout Austin: South East Austin, Central East Austin, Downtown Austin, Central Austin, and North East Austin. The eight city-wide events provided additional opportunities for the community to provide feedback. NHCD attended various unique city-wide events ranging from the Getting Connected® Business Resource Fair to the Austin Tenants' Council's fair housing event educating the community about fair housing choice. These events provided the opportunity to connect with representatives of various local organization and small businesses.

For the funding allocation exercise, each participant received ten dots, each dot representing \$10. Participants were asked to prioritize each dot on NHCD's Investment Plan. The Investment Plan outlines affordable housing, community development, economic development, and public service activities under seven categories: Homeless/Special Needs, Renter Assistance, Homebuyer Assistance, Homeowner Assistance, Housing Developer Assistance, Commercial Revitalization, and Small Business Assistance. The dots could be placed at the Investment Plan category level or at the program and services levels. Participants could also provide a detailed comment on a program or service that they would like to highlight or that NHCD and HHSD currently does not administer. If a participant felt particularly strongly about a program or service, they could assign multiple dots to that area. NHCD in collaboration with the City's Corporate Public Information Office (CPIO), also launched an online funding tool for the community to provide feedback on funding prioritization:
www.neighborhoodhousing.austintexas.icanmakeitbetter.com/ideas

Exhibit 6 illustrates the results from the funding allocation exercise provided to participants. The prioritization was allotted fairly equally across all Investment Plan categories, with the largest amount of dots going to the Homeless/Special Needs category.

4 percent of the participants preferred to provide a detailed comment on programs or services that they consider priority. Below is the breakdown of the 4 percent (62 dots) and comments:

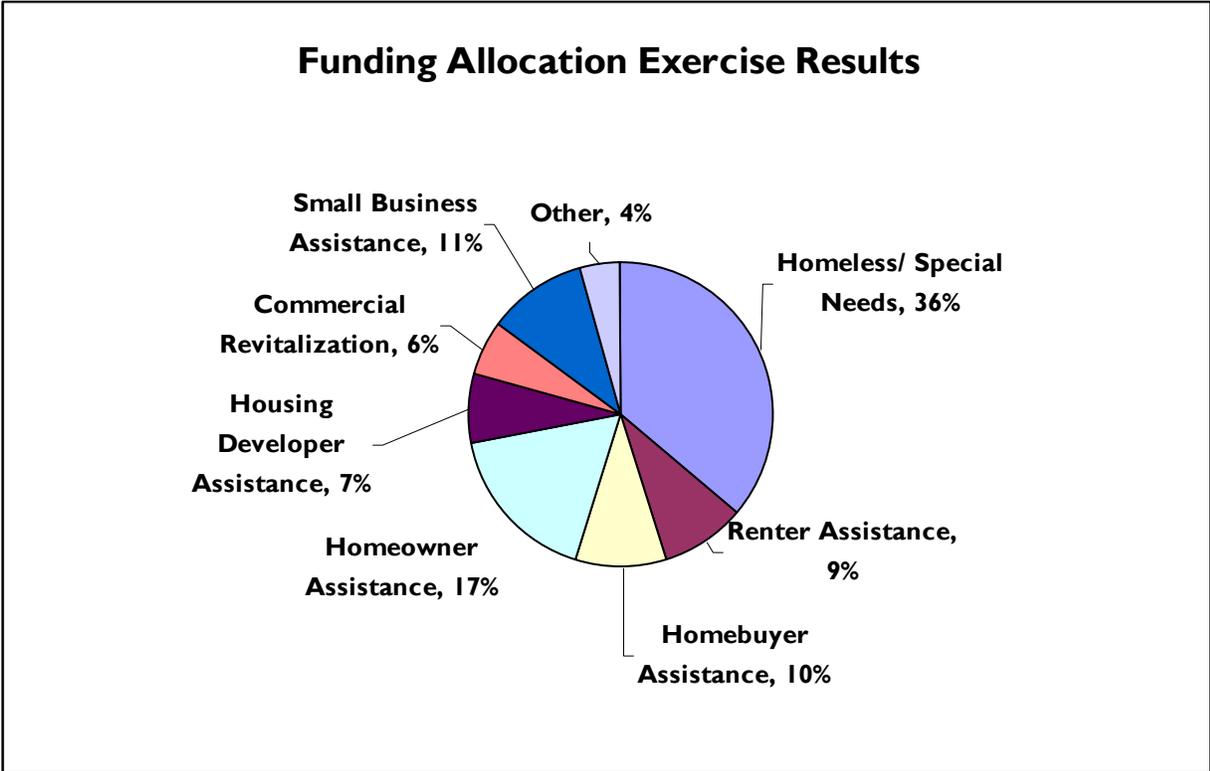
- o 22 dots supported Permanent Supportive Housing (PSH).
- o 11 dots represented comments suggesting that the City of Austin opt to not accept federal funding.

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- Comments that received between 1 - 7 dots: bike trail employment (1), East 12th Street loans (1), family business loan program (1), homeless village (1), libraries around Caesar Chavez/East Austin (1), light rail (2), more job creation programs (3), small business grants (3), women's shelter (4), more assistance for Veterans (5), and solar panel/energy efficient grants (7).

Exhibit 6: Funding Allocation Exercise Results



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COMMUNITY NEEDS ASSESSMENT

Data Profile Update

Austin's Citizen Participation Plan directs NHCD staff to gather community input and statistical data to prepare the draft Action Plan. With the release of Census 2010 data as well as 5-year estimates for the American Community Survey (2005-09), the following data profile is provided as an update to statistics included in the market analysis section of the FY 2009-14 Consolidated Plan.

Population

Since 1990 the City of Austin's population has continued to grow at a consistent and rapid pace. Austin's population in 1990 was 465,622 and in 2011 it is estimated that 812,025 people will reside in Austin.¹

Demographics

The City of Austin has reached a unique threshold in terms of racial composition, by becoming a "majority-minority" city. This means that in Austin, no ethnic or demographic group exists as a majority.² The Anglo (non-Hispanic white) share represents about 50 percent of the population in 2010. The Hispanic (Latino) share has steadily increased since 1990 and in 2010 the Hispanic (Latino) share represents about 30 percent of the population. The Asian community has also grown considerably in the last ten years. In 1990, the Asian community represented about 3.3 percent of the population and in 2010; this share has grown to about 10 percent of the population. The African American share represented about 10 percent of Austin's population in 1990. In 2010, the African American percentage has dropped to about eight percent and will continue to slide as the city continues to increase in population.³ African Americans as well as other demographic groups have migrated to surrounding areas outside Austin - the suburbs and neighboring communities. The geographical dispersion of affordable housing has also moved into the suburbs as the Austin housing market has become more expensive. This also accounts for the migration of residents to the suburbs.

Household Types

According to the 2009 American Community Survey (ACS), 48 percent of Austin's makeup are households considered non-family households. These are persons living together that are un-related - for instance, they may be un-related roommates or other households who reside together but are not related by blood or marriage. Austin's University of Texas student population is feeding into the non-family household share.

The remaining 52 percent of Austin's makeup are comprised of married couples who have children – 18 percent, married couples who do not have children – 19 percent, single parents – nine percent, and six percent are categorized as other family households.⁴

¹ U.S. Census Bureau, URL: <http://www.census.gov/>

² Robinson, Ryan, City of Austin Planning and Development Review Department. [The Top Ten Big Demographic Trends in Austin, Texas.](#) (Austin, TX)

³ U.S. Census Bureau, American Community Survey 5-Year Estimates, 2009 URL: <http://www.census.gov/acs/www/>

⁴ U.S. Census Bureau, American Community Survey 5-Year Estimates, 2009 URL: <http://www.census.gov/acs/www/>

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Poverty

Poverty levels have also increased in Austin. In 1990, the poverty level was slightly below 18 percent. In 2000, the rate dropped to just above 14 percent; however, in 2010, the rate climbed to approximately 18 percent. Within poverty, some groups are disproportionately represented, especially in the areas of race and ethnicity, age, and education. The Community Action Network (CAN) has found that 27 percent of all Hispanics, 21 percent of all African Americans, 10 percent of all Asians, and 10 percent of all Anglo (non-Hispanic whites) live in poverty in the City of Austin.

According to CAN's "2011 Community Dashboard" report, children living in poverty are less likely to be ready to enter kindergarten. According to the "United Way Success by 6" report, many children entering school are two years behind their peers developmentally. Older children living in poverty are also less likely to be ready to enter college. CAN's analysis shows that only 20 percent of African American students and 35 percent of Hispanic students who graduated from high school were prepared to enter college.

Summary of Community Reports Regarding Housing Needs

A host of city and community reports released in the past year highlight critical data points and offer recommendations for the City's Action Plan and for housing planning in Austin. These reports include:

- *Building and Retaining an Affordable Austin* (Urban Land Institute, HousingWorks, Real Estate Council of Austin (RECA), Austin Area Research Organization, 2010),
- *The City of Austin Permanent Supportive Housing Strategy* (City of Austin/Corporation for Supportive Housing, 2010),
- *The Community Dashboard 2011 Report* (CAN, 2011),
- *The Community Plan to End Homelessness* (Ending Community Homelessness Coalition, 2010),
- *The Downtown Austin Plan: Draft for Community Review* (City of Austin, 2010),
- Findings from the *Permanent Supportive Housing Services Work Group* (Ending Community Homelessness Coalition Housing Committee, 2010),
- *The Housing Repair Needs Assessment* (Housing Repair Coalition, 2011), and
- *Meeting Austin's Affordable Housing Needs Across the Spectrum* (CHDO Roundtable, 2011).

Below is a brief summary of the critical data and recommendations outlined in each report.

Building and Retaining an Affordable Austin highlights the fact that Austin was once one of the most affordable cities in the country, and is now one of the most expensive places to live in the state of Texas. The report cites the following statistics from the Comprehensive Housing Market Study (2009):

- Housing costs in Austin have risen by 85 percent in the past 10 years.
- One only in six renters earning less than \$20,000 can find affordable housing. By 2020, as many as 16,500 units will be needed to address this gap.
- Residents earning less than \$75,000, including teachers, police officers, and

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firefighters.

- Many levels of professionals have and will continue to have fewer options to purchase an affordable home.

Building an Affordable Austin offers policy recommendations related to the City's Comprehensive Plan including, funding and acquisition for affordable housing, as well as density and incentives, and recommendations for the revision of the development review process. Related to the Comprehensive Plan, the report recommends that "eight to 12 intermediate planning levels should include reasonable numerical goals for affordable homes, including for-sale, rental and supportive housing options." In addition, the report recommends that the Comprehensive Plan should establish goals that improve job-housing balance with the intent that low- and moderate income workers have more opportunity to live closer to their place of work.

Under the category of Funding and Acquisition, the report recommends issuing more General Obligation (G.O.) Bonds to support affordable housing efforts, and expanding public-private partnerships for inclusionary preservation and development of affordable housing. Related to density and incentives, the report offers several recommendations related to the strengthening and expansion of existing City affordability incentive programs, including aligning the Central Urban Redevelopment (CURE) Combining District zoning to match the proposed downtown density bonus program, assessing fees-in-lieu to commercial and mixed-use developments receiving density bonuses or incentives, prioritizing fees-in-lieu paid on downtown developments to specific areas, and reconvening the Affordable Housing Incentives Task Force to help resolve remaining inconsistencies between city density bonus and incentive programs.

The *City of Austin Permanent Supportive Housing Strategy* also references the housing gap for very low-income renters identified in the Comprehensive Housing Market Study. In addition, the report points to the number of homeless individuals (over 2,000) and chronic homeless individuals (965) identified in the annual point-in-time count in 2010 as well as the number of homeless individuals (over 5,800) identified annually through Austin's Homeless Management Information System (HMIS) as evidence of need for the creation of 350 units of permanent supportive housing by 2014. The report offers a strategy for achieving the creation of 350 units of permanent supportive housing by 2014 as identified by the City Council in March, 2010. For more information on the City's PSH initiative, visit Chapter 3.

The Community Dashboard Report finds that while the total population in Travis County increased 26 percent from 2000 to 2009, the low-income population (less than 200 percent of the federal poverty level, or about 50 percent of the MFI) increased by 56 percent. Approximately one-third of all people in Travis County are currently low-income. *The Community Dashboard Report* also points to the number of local households who are cost-burdened as an important local measure. The U.S. Department of Housing and Urban Development (HUD) considers households to be cost burdened if they pay 30 percent or more of their income on housing costs and utilities. Austin and Travis County have higher rates of households that are cost burdened than the five-county metro area, the state, and the nation. 46 percent of Austin renters pay more than 30 percent of their

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income on rent, and half of those renters – 23 percent – are severely cost burdened, meaning that they spend more than 50 percent of their income on housing.

The Community Plan to End Homelessness 2010 updates and expands upon Austin's 2004 Plan to End Chronic Homelessness. The 2004 plan focused on one segment of the homeless population – the chronically homeless – which has both an extended history of homelessness and significant barriers to self-sufficiency. The 2010 Plan substantially expands the scope of planning to include the entire continuum of the homeless population, from those at immediate risk of becoming homeless to the chronically homeless. In order to address the challenges a continuum of care strategy needs to be established that addresses the following areas: (1) Prevention; (2) Short-term Homelessness; (3) Long-term homelessness; and (4) Highly effective coordination.

The *Downtown Austin Plan: Draft for Community Review* contains a section devoted to housing goals as related to the Downtown area. The overall goal related to Housing is that Downtown and the areas immediately around it should have a greater socio-economic diversity of residents. Related to that goal, the plan offers five sub-goals related to housing downtown:

- Support the production of affordable housing.
- Leverage redevelopment of public lands to contribute to affordable housing production.
- Provide for permanent supportive housing.
- Provide affordable housing for artists and musicians.
- Make Downtown housing more family-friendly.

The *Permanent Supportive Housing Services Work Group Report* summarizes the types and components of support services, based on best practices, for Permanent Supportive Housing (PSH) for chronically homeless individuals, youth, and families. In addition, the report outlines the costs of these services, the impact of these services, outcomes to measure success, and possible revenue sources for these services. To create the final report, ECHO researched evidence based and best practices, conducted nine community input sessions, and conducted a survey of local PSH providers. The report cites the following practices as key indicators of resident success in PSH:

- Low case management ratio and balanced caseload.
- Case management services focused on housing stability.
- Supported employment and other specialized strategies to increase income stability and access to public benefits.
- Harm reduction and peer support models of behavioral health care.
- Access to primary health care.

The *Housing Repair Needs Assessment* provides an overview of the housing needs relating to home repair assistance for low-income homeowners. The report estimates the number of low income homeowners in need of home repair at 13,286. This estimate was determined by multiplying the number of homeowners in Austin (the 2009 American Community Survey reports that there are 22,143 homeowners in Austin with incomes at

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or below 50 percent of the MFI, or approximately \$35,000) by the number of homeowners estimated to have home repair needs (a statistically valid survey conducted as part of the Comprehensive Housing Market Study found that 60 percent of low-income homeowners have home repairs they cannot afford to make. The majority of the repair needs mentioned were painting, window/doors, followed by roofing and flooring.) The report highlights cost burden as a key community indicator for homeowners (especially persons who are elderly or living with disabilities), citing that a quarter of Austin homeowners spend over 35 percent of their income on housing costs. The report also finds that, given the resources, the non-profits within the Austin Housing Repair Coalition have the capacity to repair at least 250 homes per year; thus, saving existing housing stock, preserving neighborhoods and allowing elderly persons and those with disabilities the opportunity to age in their own homes.

Meeting Austin's Affordable Housing Needs Across the Spectrum, produced by the Community Housing Development Organization (CHDO) Roundtable, highlights the role of community-based non-profit organizations in the development and operation of affordable housing and support services for a wide variety of persons in need across our community. The report finds that CHDOs have the capacity to create or preserve approximately 500 units of affordable housing per year, and to do so while furthering goals of deeper affordability, longer-term affordability and geographic dispersion. In addition, the report highlights the need for a comprehensive approach to housing planning in our community through five central recommendations:

- Recognize the housing needs of all lower income Austinites and reaffirm a commitment to addressing them.
- Revise the Annual and Consolidated Plan process to use current and consistent data and analysis across the housing continuum, filling in existing gaps.
- 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.
- Creatively seek new sources of revenue for affordable housing and supportive services.
- Increase the priority of funding CHDOs and nonprofits in order to achieve the core values of deeper affordability, longer-term affordability and geographic dispersion.

Housing Gap Analysis

Many of the reports referenced above build upon data and conclusions released in the City's Comprehensive Housing Market Study (2009), particularly the housing gap analysis completed as a component of the study. Exhibit 7 below outlines the estimated housing gap by income level and housing continuum category. Exhibit 8 highlights the housing needs identified for persons who are experiencing homelessness, based on information reported to HUD through the City's Continuum of Care application. Exhibit 9 and 10 outline the projected housing production necessary to serve future projected growth for the estimated gaps in rental and homeownership products. This analysis serves as a basis for further community research to identify long-term goals and strategies to address and fund housing gaps. NHCD is one of several entities that comprise a regional housing stakeholders group that can address such issues as a consortium.

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Exhibit 7: Austin Housing Gap Analysis

| Housing Type | Income Level Served | Number of Occupants | Number of Units | Estimated Housing Gap ⁵ | Notes |
|----------------|---------------------|---------------------|-----------------|------------------------------------|---|
| Rental Housing | 0-30% MFI | 48,287 | 9,375 | 39,912 units | Supportive housing units are included as a portion of the total estimate housing need for rental housing units serving households at or below 30% MFI. For more information on needs for specific types of supportive housing, see Exhibit 8 below. |
| Rental Housing | 31-50% MFI | 37,140 | 88,392 | N/A | While there is no estimated housing gap at this income level, households at this income level are likely to experience difficulty finding adequate rental housing due to the demand placed upon the market renters in other income categories (primarily <30% MFI). |
| Rental Housing | 51-80% MFI | 35,543 | 68,956 | N/A | While there is no estimated housing gap at this income level, households at this income level are likely to experience difficulty finding adequate rental housing due to the demand placed upon the market renters in other categories (primarily >80% MFI) |
| Rental Housing | 81-120% MFI | 26,788 | 11,840 | 14,948 units | |
| Rental Housing | >120% MFI | 17,893 | 1,443 | 16,450 units | |
| Home-ownership | 0 - 50% MFI | 24,590 | 9,568 | 15,022 homes | |
| Home-ownership | 51-80% MFI | 21,872 | 30,877 | N/A | No estimated housing gap at this income level. |
| Home-ownership | 81-120% MFI | 27,319 | 40,212 | N/A | No estimated housing gap at this income level. |
| Home-ownership | >120% MFI | 67,628 | 65,551 | 2,077 homes | |
| Home Repair | <50% MFI | N/A | N/A | 13,286 homes | Imputed figure based on the analysis conducted in the <i>Housing Repair Needs Assessment (2011)</i> report. |

Sources: Austin Comprehensive Housing Market Study (2009), Housing Repair Needs Assessment (2011).

⁵ Based on gap analysis conducted in the Comprehensive Housing Market Study (2009). The gap analysis was conducted by comparing the number of renters/homeowners from the American Community Survey data (2007/3-year estimates) with the number of available renter or homeownership units available at a price that does not exceed 30% of the individual's imputed income. Because the number of extremely low income persons at or below 30% MFI vastly exceeds the number of rental units available to that population, it is reasonable to expect that a majority of those renters are indeed renting but are spending an amount greater than 30% of their income for housing. In other words, low-income renters who are cost-burdened are competing with other households in higher income brackets for available rental housing, increasing demand on the overall rental housing market. A portion of the individuals in the extremely low-income category may also be homeless, precariously housed, or living in substandard housing.

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Exhibit 8: Unmet Needs for Persons Experiencing Homelessness

| Housing Type | Number of Units | Estimated Need ⁶ | Notes |
|------------------------------------|-----------------|-----------------------------|---|
| Emergency Shelter ⁷ | 607 | N/A ⁸ | An emergency shelter is any facility with overnight sleeping accommodations, the primary purpose of which is to provide temporary shelter for the homeless in general or for specific populations of homeless persons. The length of stay can range depending on the shelter's guidelines. |
| Safe Haven | 16 | N/A | Safe havens are a form of supportive housing that serves hard-to-reach homeless persons with severe mental illness and other debilitating behavioral conditions who are on the street and have been unable or unwilling to participate in housing or supportive services. |
| Transitional Housing | 577 | 430 units | Transitional housing is a project that is designed to provide housing and appropriate support services to homeless persons to facilitate movement to independent living within 24 months. |
| Permanent Supportive Housing (PSH) | 663 | 1280 units | PSH is long-term housing that has supportive services for homeless individuals with disabilities and enables special needs populations to live as independently as possible in a permanent setting. The Permanent Supportive Housing Program and Financial Model for Austin/Travis County (2010) estimated the housing need for Permanent Supportive Housing at 1,889 units, and the Austin City Council has adopted a goal of creating 350 new permanent supportive housing units by 2014. |

Source: HUD Continuum of Care Housing Inventory (2011).

Exhibit 9: Estimated Production to Meet Forecasted Demand for Extremely Low-Income Renters (Units Renting at \$425 and Less)

| | Units per year | Total units needed by 2020 |
|--|----------------|----------------------------|
| Units to meet forecasted demand ⁹ | 1,045 | 12,540 |
| Units to meet forecasted demand + achieve 10% reduction in gap ¹⁰ | 1,370 | 16,440 |

Source: Comprehensive Housing Market Study (2009).

⁶ This formula is designated by HUD for the Continuum of Care Housing Inventory Report. Homeless housing providers are asked the type of service that is most needed for the individuals that are either unsheltered, in emergency shelter, or in transitional housing. Each provider states the percentage of service for their population (whether they need emergency shelter, transitional housing or PSH). The formula then deducts from the overall need the beds that were unused during the night of the Austin Point-in-Time Homeless count.

⁷ This figure includes total year-round emergency shelter beds. It does not include seasonal or overflow beds.

⁸ While there is no estimated need for more emergency shelter beds as indicated by the HUD formula, due to the demand for transitional and permanent support housing, local emergency shelters often run at capacity and there are nights when people cannot access emergency shelter beds.

⁹ Assumptions for this estimate include twelve years of City growth projections (2008-2020) and no change in the homeownership rate.

¹⁰ Ibid.

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Exhibit 10: Estimated Production to Meet Forecasted Demand for Homeownership at Affordable Levels

| | Units per year | Total units needed by 2020 |
|---|----------------|----------------------------|
| 8% at \$113,000 and less (likely small condos) | 264 | 3,200 |
| 13% at \$113,000 - \$160,500 (mix of condos and townhomes) | 428 | 5,200 |
| 21% at \$160,500 - \$240,400 (range of housing options) | 692 | 8,400 |

Source: Comprehensive Housing Market Study (2009).

Comprehensive Housing Planning

Through new federal initiatives such as the Sustainable Communities Program and Choice Neighborhoods, as well as through direction to entitlement cities and public housing authorities, HUD has signaled a new era of collaboration and cross-agency partnership for housing planning. Locally, many efforts have begun to set the stage for a new way of planning for the housing needs of the city and the region.

The Austin Comprehensive Housing Market Study also offered several recommendations related to a more comprehensive model for affordable housing planning in Austin, including creating a strong Comprehensive Plan, setting affordable housing targets, and examining regulatory barriers to affordable housing development. In addition, many key housing stakeholder groups have offered recommendations related to a new, more comprehensive approach for housing planning in Austin.

The Austin/Travis County Corporation for Supportive Housing Texas Re-Entry Initiative report (2010) found a broad but dispersed network of 11 planning bodies (including 110 different organizations) focused on some aspect of housing planning. The report recommended establishing and strengthening housing planning partnerships related to re-entry, homelessness, and disabled persons and housing.

The Capital Area Texas Sustainability (CATS) Consortium offers a model that analyzes transportation, land use, economic development, and housing related issues together, and show local leadership the impact of making investment decisions in their community. The broader goal for the project is to use the tool to analyze what impact decisions at the local levels are having on the region. To view more information on CATS, visit Chapter 3.

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Regional Housing Stakeholder Group

Pursuant to many of the recommendations above, the Community Action Network board has authorized CAN to convene a group of housing stakeholders to implement a regional housing group. This group will meet regularly starting in June 2011. Based on feedback NHCD has compiled through community reports and received directly through the community needs assessment period, NHCD respectfully offers the following action items for consideration by the newly-formed stakeholder group:

- 1. Evaluation and potential update of the existing Housing Continuum as a framework for regional housing planning.** The current housing continuum (Exhibit 11 on page 1-27) was adopted by Austin City Council as part of the City's Consolidated Plan in 2000. NHCD has promoted the Housing Continuum as a planning tool to educate the community about the spectrum of affordable housing needs, and that an adequate affordable housing stock can only be provided if the private and the public sectors collaborate in each step of the continuum. However, NHCD has received feedback that elements of the housing continuum should be updated to reflect more current trends and policy goals. NHCD offers the housing continuum update discussion as one element for the regional housing stakeholder group to consider.
- 2. Identifying numerical targets for affordable housing across the community.** Many cities across the U.S. have developed goals for affordable and workforce housing. For example, "Building Denver's Future: Denver Housing Plan 2008-2018" identifies a goal of creating 5,500 rental housing opportunities including 3,500 for working poor, elderly, and disabled households earning less than 30 percent AMI, primarily as a part of mixed income communities; and a goal of creating 2,500 homeownership opportunities for low-and moderate-income workers in competitive neighborhoods. NHCD anticipates assisting this effort by creating its own targets for short-, medium-, and long-term production.

Identifying and achieving such community goals will require the participation and cooperation of multiple entities to include housing providers, key funders and advocacy agencies.

- 3. Link objectives identified in the Imagine Austin Comprehensive Plan (especially as related to the Housing & Neighborhoods Plan Element) to goals of the Housing Stakeholder Group.** NHCD is actively participating in the Imagine Austin Housing and Neighborhoods Working Group and looks forward to partnering with the Planning and Development Review department to implement the recommended action steps that are adopted in the City's Comprehensive Plan. NHCD recognizes that its contribution to the total affordable housing gap is relatively small; and that other local policy initiatives must encourage private- and non-profit sector development of affordable housing as well.

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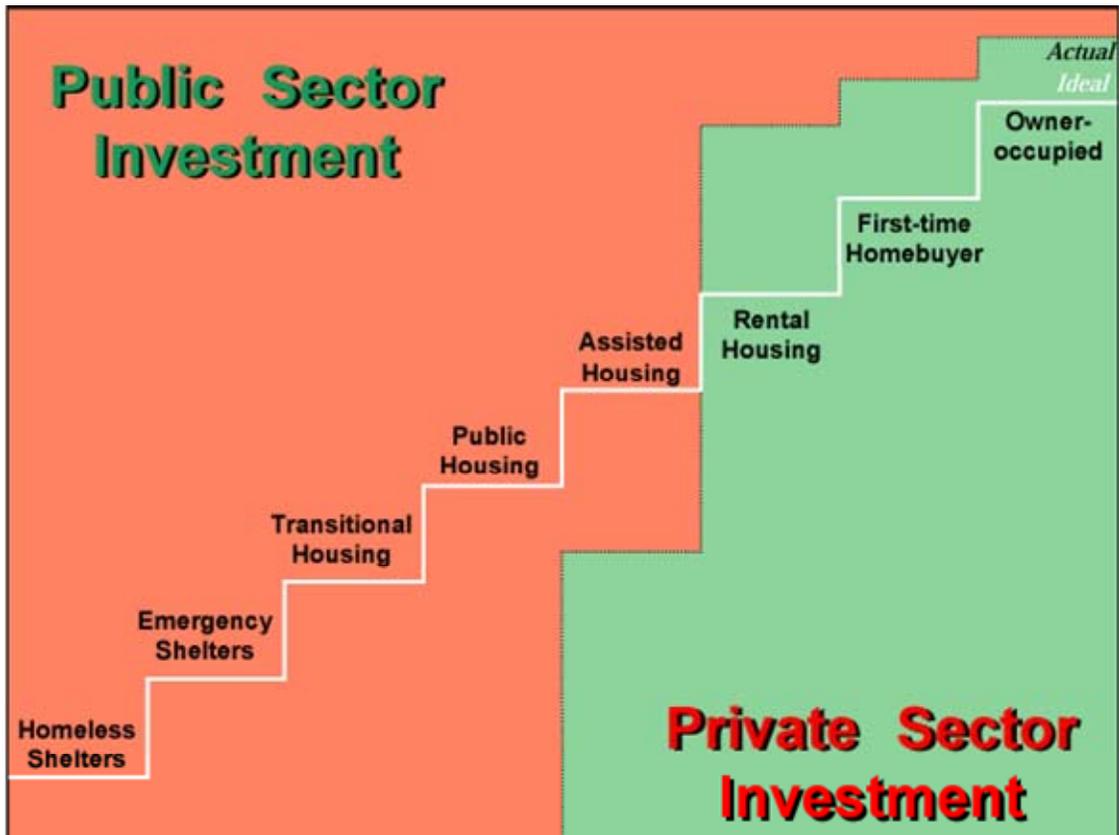
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CITY OF AUSTIN'S HOUSING CONTINUUM

The objective of the Housing Continuum is to educate the community that an adequate affordable housing stock can only be provided if both the private and the public sectors collaborate along each step of the continuum. The steps on the left of the image reflect housing that requires increased public subsidy. As the continuum moves to the right, the housing products and goals, shown as steps along the continuum, are increasingly funded through the private sector or market rate developers. The continuum reflects the ideal that both the private and public sector must participate to respond to a community's housing needs.

NHCD plans to collect stakeholder feedback in FY 2011-12 regarding potential revisions to the Housing Continuum.

Exhibit 11: Housing Continuum



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PROPOSED NEW FUNDING SOURCES

In FY 2010-11, the City of Austin received \$14.1 million from HUD through four entitlement grants. Austin’s preliminary allocation for FY 2011-12 is \$12,322,542, a 13 percent decrease from FY 2010-11. The four entitlement grants provided through HUD are determined by statutory formulas: Community Development Block Grant (CDBG); HOME Investment Partnerships Program (HOME); Emergency Shelter Grant Program (ESG); and Housing Opportunities for Persons with AIDS (HOPWA).

Non-entitlement grants are secured by the City of Austin through a competitive process. As of May 1, 2011, the City has applied or anticipates applying for the following non-entitlement grants: Healthy Homes Production Grant, Lead Hazard Reduction Demonstration Grant Program, Section 108, HUD Counseling Agency Certification, Section 3 Coordination and Implementation Grant, Jobs and Innovation Accelerator Challenge Program, National Assets for Independence demonstration grant for Individual Development Accounts (IDA), and Healthy Homes and Lead Poisoning Prevention Program. Exhibit 12 lists proposed new funding available to the City of Austin in FY 2011-12.

Exhibit 12: Proposed New Funding

| FY 2011-12 PROPOSED NEW FUNDING | |
|---|---------------------|
| Federal Funds | Amount |
| Community Development Block Grant (CDBG) | \$6,877,946 |
| HOME Investment Partnership Program (HOME) | \$4,017,139 |
| Emergency Shelter Grant Program (ESG) | \$330,481 |
| Housing Opportunities for Persons with AIDS Program (HOPWA) | \$1,096,976 |
| Total Federal Funds | \$12,322,542 |

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CITY OF AUSTIN INVESTMENT

During the FY 2009-14 Consolidated Plan process, the Neighborhood Housing and Community Development (NHCD) Office created a new framework that provides a snapshot of activities and services administered by NHCD and some activities and services administered through HHSD. The framework also included the federal and local funding allocations for the seven Investment Plan categories as well as the populations served by each category.

Exhibit 13 is the City's FY 2011-12 Investment Plan which outlines affordable housing, community development, economic development, and public service activities under the seven categories:

- Homeless/Special Needs
- Renter Assistance
- Homebuyer Assistance
- Homeowner Assistance
- Housing Developer Assistance
- Commercial Revitalization
- Small Business Assistance

FY 2011-12 INVESTMENT PLAN

| HOMELESS / SPECIAL NEEDS ASSISTANCE | RENTER ASSISTANCE | HOMEBUYER ASSISTANCE | HOMEOWNER ASSISTANCE | HOUSING DEVELOPER ASSISTANCE | COMMERCIAL REVITALIZATION | SMALL BUSINESS ASSISTANCE |
|--|--|---|--|--|---|--|
| \$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 |

FY 2011-12
New
Investment

POPULATION SERVED
Persons with disabilities and low and moderate income households

POPULATION SERVED
Persons experiencing homelessness, persons with disabilities, vulnerable populations, and low-income households

POPULATION SERVED
Low and moderate income households, small businesses

POPULATION SERVED
Low and moderate income households, persons with disabilities, and Community Housing Development Organizations (CHDOS)

POPULATION SERVED
Small businesses, job creation for low income households

POPULATION SERVED
Persons with disabilities and low and moderate income households

POPULATION SERVED
Person experiencing homelessness, elderly, persons with disabilities, at-risk youth, low-income households,, and persons living with HIV/AIDS



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

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FY 2010-11 PROJECT UPDATES

In an effort to enhance transparency, the Neighborhood Housing and Community Development (NHCD) Office developed and released a Project Inventory List in the FY 2010-11 Action Plan. The list was designed to enhance communications with the public and key stakeholders to ensure the community and affordable housing partners received information about proposed investments as well as projects submitted for public funding through NHCD. Exhibit 14 provides a status update for the FY 2010-11 projects.

During the FY 2010-11 Action Plan process and throughout the current fiscal year, NHCD received significant feedback about the project inventory list. NHCD modified this approach for the FY 2011-12 Action Plan and is including Exhibit 15 as well, to provide an update and further clarity on the department's projects. Exhibit 15 lists developments and initiatives that have been prioritized by the Austin City Council and Austin Housing Finance Corporation Board of Directors through past action.

In addition, through meetings with stakeholders during the FY 2011-12 Action Plan community needs assessment period, NHCD received input related to the need to publish a pipeline of rental housing inventory coming online in FY 2011-12. To view NHCD's FY 2011-12 Inventory Pipeline table, see Chapter 3.

Exhibit 14: FY 2010-11 Project Updates

Projects/initiatives in Alphabetical Order

| Project/Initiative | | Zip Code | Estimated Funding | Project Funding Source | Project Details | Status Update |
|---|--|----------|-------------------|--|--|--|
| 11th and 12th Street | | 78702 | \$426,050 | CDBG, EDI III, SF | HUD Regulatory requirement/Urban Renewal Plan: Acquisition & Development; Community Parking (12 th & Chicon; 11 th & Curve) and Historic Preservation. | The East 11th and 12th Street market study will evaluate the type of development the area can absorb as well as infrastructure and parking needs in order to assist in future planning activities. The market study will be underway and completed in fall 2011. NHCD is working with City's the Public Works Department to develop a community parking lot on East 11th and Curve Street. The parking lot will be constructed using green materials. |
| Acquisition and Development (A&D) | | Citywide | \$3,106,814 | CDBG, HOME, GO Bonds, HTF | Applications for homeownership developments. | NHCD's online Application Center provides detailed information about Acquisition and Development (A&D) projects. For more information on projects, visit www.cityofaustin.org/housing/applications . |
| African American Cultural & Heritage Facility (Dedrick-Hamilton House) | | 78702 | \$2,120,950 | CDBG | HUD Stimulus Funds have completion deadline of July 2012. Additional funds needed to complete project to meet HUD timeline. | Located at 912 East 11th, the African-American Cultural and Heritage Facility grew out of the African American Quality of Life Initiative. This facility will be the flagship for the newly created African American Cultural Heritage District by providing a Visitor's Bureau and office space for two local African American non-profits. Building design is complete and construction is underway. Project completion is scheduled for July 2012. For more information on the Dedrick-Hamilton House, visit www.cityofaustin.org/ahfc/aach_facility.htm . |
| Anderson CDC - 1113 Myrtle | | 78702 | \$150,000 | HOME CHDO | HUD Legal Settlement requirement: Renovation of single-family home by Anderson CDC for Community Housing Development Organization (CHDO) certification. | NHCD received approval to move forward with demolition-reconstruction. NHCD expects the demolition to be complete summer 2011. ACDC will build one unit for homeownership opportunity. |
| Anderson CDC-24 units | | 78702 | \$1,579,990 | HOME CHDO, GO Bonds, HTF | HUD Legal Settlement requirement for AHFC to construct at least 24 rental units for Anderson CDC. | NHCD has selected an architect to begin the design phase. Construction will be underway in FY 2011-12 and completion is anticipated by September 30, 2012. |
| Frontier at Montana Subdivision | | 78741 | \$1,200,000 | Neighborhood Stabilization Program (NSP) | HUD regulatory requirement to complete development: new construction of 12 single-family homes, which could generate revenue for AHFC to recycle into additional units. | Completion of construction of 12 single-family homes is expected in late summer 2011. |
| GO Repair! | | Citywide | \$1,757,869 | GO Bonds | Home repair program. | NHCD's online Application Center provides detailed information about the G.O. Repair! Program. For more information, visit www.cityofaustin.org/housing/applications . For information on the G.O. Repair! Program production in FY 2010-11, visit www.cityofaustin.org/ahfc/production . |
| Home Rehabilitation Loan Program (HRLP) | | Citywide | \$1,000,000 | HOME | Home repair loan program. | For information on the HRLP production in FY 2010-11, visit www.cityofaustin.org/ahfc/production . |
| Juniper Olive Phase III | | 78702 | \$1,183,226 | SMART CIP, HTF | HUD Regulatory requirement to complete project. Phase III is 3 demolitions, 2 new construction & 4 historic renovations. | Project details were modified from the initial project. New project details include: 4 demolitions, 3 new constructions and 3 historic renovations. Project completion is slated for FY 2012-13. |
| Rental Housing and Development Assistance (RHDA) | | Citywide | \$5,914,547 | CDBG, HOME, GO Bonds, HTF (does not include PSH) | Applications for rental developments. | NHCD's online Application Center provides detailed information about RHDA and PSH projects. For more information on projects, visit www.cityofaustin.org/housing/applications . |

The Permanent Supportive Housing (PSH) initiative was assigned to Exhibit 15: Council Resolution and Ordinances Related to Pending NHCD/AHFC Projects.

Exhibit 15: Council Resolutions and Ordinances Related to Pending NHCD/AHFC Projects

Projects/Initiatives in Alphabetical Order

| Project | Zip Code | Application/ Property Information | Project Details | Council/Board Action | Summary of Action |
|---|-----------------|--|--|--|--|
| Colony Park | 78724 | AHFC land - 200 acres @ TX130 | AHFC Board approved and funded professional service contract on June 7, 2007. Planning and engineering underway. Affordable units in future growth corridor near future light rail stop. | AHFC, May 24, 2001 | Resolution No. 010524-02 authorized the AHFC Board of Directors to accept from the City of Austin a conveyance of an estimated 208 acres of property located along Lovola Lane in the Colony Park neighborhood for the purpose of coordinating the development of low and moderate income housing. |
| Levander Loop Affordable Housing | 78702 | City of Austin property | Potential project for residential development at HHSD campus: not shovel ready | Council, November 19, 2009 | Resolution No. 20091119-063 includes affordable housing as a component of the conceptual plan for the campus located at Levander Loop. |
| RBj Senior Residential Center | 78702 | Potential partnership with the City of Austin. | Potential project: not project ready. | Council, May 13, 2010 | Resolution No. 20100513-33 directs the City Manager to coordinate the City's participation with the RBj Board of Directors and the community stakeholder group to evaluate the future use of City property and the potential to participate in the development of a master plan for the 26.78 contiguous acres. |
| Transit Oriented District (TOD) Catalyst Project | Citywide | Site not determined | Potential project: not project ready. Proposal for TOD affordable housing on city owned land. | 1. Council, May 19, 2005; 2. Council, March 23, 2006; 3. Council May 19, 2005 | 1. Resolution No. 20050519-009 establishes a goal of 25% of all new housing in a TOD to be affordable to low- and moderate-income families and directs the City Manager to direct the Community Development Office to pursue policies, programs or funding sources that may be available to achieve or exceed housing affordability goals within the area of each station area plan. 2. Resolution No. 20060323-043 directs the City Manager to study the cost and feasibility of relocating Austin Energy's Justin Lane Service Center and the effect of such relocation on promoting development within the Lamar/Justin TOD and to report back to Council in 120 days. 3. Ordinance No. 20050519-008 as part of the adoption process for the first three Station Area Plans, City Council directed NHCD at the third reading on December 11, 2008 to evaluate affordable housing opportunities on City-owned land within the TODs. |
| Permanent Supportive Housing (PSH) | Citywide | Exhibit 23: Austin PSH Pipeline (p. 3-35) identifies estimated PSH pipeline of units (as of June 1, 2011) | Proposal for PSH units citywide. | 1. Council, March 25, 2010; 2. Council, March 10, 2011 | 1. Resolution No. 20100325-053 directed the City Manager to give priority to federal and local funding for Permanent Supportive Housing (PSH) and to develop a comprehensive strategy for the construction and operation of 350 PSH units over the next four years. On September 30, 2010, City's PSH strategy was presented to Council 2. Resolution No. 20110310-025 authorized the City Manager to facilitate the Leadership Committee on Supportive Housing Finance with the intent to "work together to review and analyze the report given to Council; and recommend a comprehensive public and private financing strategy for the Council to consider for action. |
| Urban Renewal Plan | 78702 | Urban Renewal Agency property East 11th Street-Block 16 mixed-use East 11th Street-Block 17 townhomes East 11th Street-Block 18 mixed-use | HUD Regulatory Requirement: Urban Renewal project delayed due to market conditions. The East 11th and 12th Streets redevelopment plan identifies projects and programs that will lead to a sustained, improved and culturally rich area. The Redevelopment Plan is slated for completion in year 2018. | 1. Council, January 14, 1999; 2. Council, August 2, 2001; 3. Council, July 31, 2003; 4. Council, April 7, 2005; 5. Council, February 28, 2008; 6. Council, November 28, 2008 | 1. Ordinance No. 990114-G approved the Urban Renewal Plan for the East 11th and 12th Streets Urban Renewal Area and charged the City of Austin and the Urban Renewal Agency of the City of Austin to undertake and carry out urban renewal projects and revitalization efforts in the East 11th and 12th Streets redevelopment area. 2. Ordinance No. 010802-89 adopted the first plan modification. 3. Ordinance No. 030731-49 adopted the second plan modification. 4. Ordinance No. 20050407-060 adopted the third plan modification. 5. Ordinance No. 20080228-113 adopted the fourth plan modification. 6. Ordinance No. 20081120-104 adopted the fifth plan modification. |

To view resolutions and ordinances, visit Appendix VIII.