

Chapter 4

Local Policy and Program Initiatives

Chapter 4: Local Policy and Program Initiatives

Update on Key Policy and Program Initiatives

NHCD continued local policy and program initiatives in FY 2011-12 to support its mission to provide housing, community development, and economic development that benefit eligible residents so that they have access to livable neighborhoods and increase their opportunities for self-sufficiency. The following are key policy strategies that the City utilizes to meet its mission during the FY 2009-14 Consolidated Planning period:

1. Promote affordable housing core values: long-term affordability, geographic dispersion, and deeper levels of affordability;
2. Encourage private sector development of affordable housing;
3. Expand alternate revenue sources;
4. Provide leadership and education for affordable housing and community development; and
5. Promote sustainable practices.

The following pages provide a detailed update of actions taken to further each policy initiative in FY2011-12.

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1) Promote affordable housing core values: Long-Term Affordability, Geographic Dispersion, Deeper Levels of Affordability

Tools	Outcome
<p>a. Long-Term Affordability</p>	<p>1. Shared Equity Tools: Austin Housing Finance Corporation (AHFC) programs that use the shared equity model to preserve affordable housing in FY 2011-12 were the Down Payment Assistance (DPA) Program, Acquisition and Development (A&D), and Home Rehabilitation Loan Program (HRLP). The cumulative production outcome for all three programs is 58. View program descriptions and performance outcomes in Chapter 6: Activity Tables.</p>
	<p>2. Community Land Trust: City Council approved Ordinance No. 20120628034 designating Blackland Community Development Corporation, Chestnut Neighborhood Revitalization Corporation, and Guadalupe Neighborhood Development Corporation as Community Land Trusts. City Council Ordinance No. 20120524-020 (May 2012) established criteria for designating community land trusts and granting them property tax exemptions. City Council Resolution No. 20120202-15 (Feb. 2012) considered applications by non-profit organizations for Community Land Trust status. View ordinances and resolutions in Appendix VI.</p>
	<p>3. Publicly-Owned Land/ Public Property Tax Exemption: The Austin Housing Finance Corporation (AHFC), as a tax-exempt public entity, receives a 100 percent tax exemption on all land it owns. AHFC occasionally chooses to partner with an affordable housing developer through purchase of the land and a long-term leasehold deed of trust held by AHFC. The benefit of AHFC's property tax exemption helps sustain the project's viability and affordability. This structure is typically used when the affordable housing development meets several key criteria, among them: location on/near a transit-oriented development or core transit corridor, near critical services and amenities, in a high-opportunity area, and serving very low-income residents. Exhibit 4.1 provides a list of the properties AHFC owns and leases back to the development's operating entity (view Exhibit 4.1: AHFC Long-Term Lease Projects).</p>

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<p>a. Long-Term Affordability cont'd</p>	<p>4. Preservation of Affordable Housing: NHCD issued a report, Affordable Housing in Austin, A Platform for Action in April 2008 to proactively address the loss of existing affordable housing stock in the community. Other City of Austin studies that have addressed the importance of preserving Austin’s affordable housing stock include the Comprehensive Housing Market Study (March 2009) and the Downtown Affordable Housing Strategy (July 2009). In addition, community feedback provided throughout the FY 2009-14 Consolidated Plan stakeholder meetings identified preservation as a priority for Austin’s affordable housing efforts. During FY 2011-12 NHCD actively worked with the City’s Code Compliance Department and Health and Human Services Department to establish proactive processes for residents and property owners to adhere to compliance requirements surrounding aging multi-family housing stock. NHCD funded one preservation development in FY 2011-12, Pecan Springs Commons. This development, sponsored by Green Doors, has preserved 82 total affordable units on Sweeney Circle in northeast Austin. Pecan Springs Commons was recognized with the award for Multi-Family and Redevelopment Excellence from the National Association of Local Housing Finance Agencies' (NALHFA), at their national conference in April 2012.</p>
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1) Promote affordable housing core values: Long-Term Affordability, Geographic Dispersion, Deeper Levels of Affordability

Tools	Outcome
<p>b. Geographic Dispersion</p>	<p>1. Affordable Housing Siting Policy: City Council Resolution No. 20111215-058 (Dec. 2011) directed the City Manager to work with stakeholders to make recommendations regarding the siting of affordable housing throughout the city. An 11 member Affordable Housing Siting Policy Working Group was formed in March 2012, convened 20 times through October 2012 and developed an Affordable Housing Siting Policy recommendation to present to the City of Austin Community Development Commission (CDC). View the Working Group's report in Appendix XI.</p>

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1) Promote affordable housing core values: Long-Term Affordability, Geographic Dispersion, Deeper Levels of Affordability

Tools	Outcome
<p>c. Deeper Levels of Affordability</p>	<p>1. <i>Permanent Supportive Housing:</i> City Council Resolution No. 20100325-053 (March 2010) directed the City Manager to work with the community to create 350 new units of Permanent Supportive Housing (PSH) by 2014. To date, 263 units have been at least partially funded with 113 units that are occupied. City Council Resolution 20110310-025 (March 2011) directed the City Manager to create a Leadership Committee on PSH Finance to create a funding recommendation for the remaining 350 unit goal. The Committee convened twice in FY 2011-12 and produced a recommendations report to the City Council in April 2012. View PSH chart in Exhibit 4.2.</p>
	<p>2. <i>Good Neighbor Guidelines:</i> City Council Resolution No. 20110113-040 (January 2011) directed the City Manager to research community engagement strategies for affordable housing. After research and 11 public input sessions and other community feedback opportunities, NHCD staff developed Good Neighbor Guidelines establishing a uniform community engagement practice to be used among affordable housing developers who receive funding through NHCD/AHFC. The guidelines become effective October 1, 2012, as a requirement of all RHDA and A&D applications for City funding. View the Good Neighbor Guidelines in Appendix X.</p>

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2) Encourage Private Sector Development of Affordable Housing

Tools

Outcome

a. Developer Incentives

1. S.M.A.R.T. Housing™: The City Council adopted the S.M.A.R.T. Housing™ Ordinance in April 2000 to encourage the development of reasonably priced, mixed-income housing units that meet accessibility standards. The S.M.A.R.T. Housing™ Ordinance ensures that new homes are Safe, Mixed-Income, Accessible, Reasonably Priced, and Transit-Oriented and meet the City’s Green Building minimum-energy efficiency rating. The policy stipulates that all S.M.A.R.T. Housing™ certified single-family ownership units meet visitability standards reflected in the City’s Visitability Ordinance. All multi-family developments must comply with federal, state and local accessibility standards, and at least 10 percent of the multi-family housing units must be accessible. Developments that meet these and other prerequisites are given expedited review under the City’s development process and reductions/exemptions for certain development and construction fees. S.M.A.R.T. Housing™ provides a vehicle to achieve neighborhood support for housing that serves low- and moderate-income residents by requiring applicants to meet with neighborhood organizations prior to filing an application for a zoning change. The S.M.A.R.T. Housing™ program provided assistance to 953 households in FY 2011-12, including 295 households earning at or below 80% of the area median family income. Accomplishments over the period of the FY09-14 Consolidated Plan include: FY09-10: 673 units, FY10-11: 947 units, FY11-12: 953 units.

2. Vertical Mixed-Use (VMU): The City Council adopted changes to the Commercial Design Standards regarding Vertical Mixed Use in 2007. Developers who want exemptions from certain dimensional and parking standards must provide 10 percent of the units as affordable housing for 40 years for rental and 99 years for ownership. During FY 2011-12, NHCD issued letters of affordability to eight VMU developments that will provide over 2,000 rental units - 171 of these units will serve households earning at or below 60 percent MFI and 31 units are designated for households earning at or below 80 percent MFI.

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a. Developer Incentives cont'd	<p>3. North Burnet/Gateway: This low-density neighborhood is being transformed into a high-density bonus neighborhood with incentives, whereby developers can receive a density bonus and must provide 10 percent affordable housing or pay a fee-in-lieu (currently \$6/square foot). No development bonus applications providing additional affordability were received in FY 2011-12.</p>
	<p>4. University Neighborhood Overlay (UNO): City Council adopted Ordinance No. 040902-58 (September 2004), established the University Neighborhood Overlay (UNO) zoning district, which includes a density bonus based on the provision of affordable housing. The ordinance allows for the adoption of an "opt-in" zoning overlay in the West campus area to allow for greater density and development entitlements in exchange for a set-aside of affordable housing units. Since inception, approximately \$1.1 million has been collected as fees-in-lieu for the UNO program. These funds are available to develop affordable units within UNO boundaries. To date, a total of 117 units have been constructed and serve households earning at or below 50 percent MFI, 10 units serving at or below 65 percent MFI, and 374 units designated for households earning at or below 80 percent MFI.</p> <p>- <i>UNO Fee-in-Lieu Potential Adjustment</i></p> <p>The City Council directed the City Manager in December 2009, through Resolution No. 20091210-044 to work with the Community Development Commission (CDC) and Planning Commission to make recommendations on a potential revision to the calculation of the fee in-lieu and initiate the necessary code amendments. NHCD staff and stakeholders provided a summary of public input to both the Community Development Commission (CDC) and the Planning Commission. Both, CDC and Planning Commission requested that the City hire a consultant for an economic analysis of how adjustments to the fee-in-lieu would impact the feasibility and production of the UNO density bonus program before both boards make an official recommendation on revising the fee-in-lieu. The City contracted with the firm Economic & Planning Systems (EPS) for this economic analysis. EPS worked with key stakeholders and commissioners, and presented the findings and recommendations on the fee-in-lieu to the CDC and Planning Commission, as well as City Council subcommittee members. The amendments were approved by the Planning Commission in November 2012. The City Council is expected to approve code amendments to the UNO ordinance in January 2013. The amendments to the UNO Ordinance can be viewed at http://www.austintexas.gov/department/city-council/2012/20121206-reg.htm#113.</p>

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<p>a. Developer Incentives cont'd</p>	<p>5. <i>Transit-Oriented Development (TOD):</i> The Transit-Oriented Development (TOD) Ordinance, establishes station areas for the Capital Metro commuter rail line. The ordinance set affordable housing goals for new development or redevelopment in the half-mile areas surrounding the commuter rail stations. The overall goal is for 25 percent of all new housing units in the TOD areas to be occupied by households earning at or below 80 percent of MFI for homeownership or at or below 60 percent of MFI for rental. The City Council adopted the following three station area plans: Saltillo Station Area Plan, Martin Luther King, Jr. (MLK) Station Area Plan, and the Lamar/Justin Station Area Plan. In FY 2011-12, there were two developments that were certified in the Saltillo Station Area Plan affordability requirements - the Corazon Residential and the East 4th Street Apartments.</p>
<p>b. Incentive Programs Under Creation</p>	<p>1. <i>Downtown Density Bonus:</i> The City Council adopted Resolution No. 20051215-056 (Dec. 2005), directing the City Manager to initiate the process of creating a Downtown Austin Plan. The City's Planning and Development Review Department (PDR) is the lead department for the Downtown Austin Plan. As part of the plan, there is a Downtown Density Bonus Program that includes an affordable housing component and allows developers and the community to equitably share the benefits of additional height and density. It is a city priority that Downtown Austin remains affordable for a diverse range of incomes and household types, including low to moderate-income households that make up much of the critical workforce employed Downtown. The Downtown Austin Plan was adopted with amendments by the Austin City Council in December 2011. The following fundamental principals have been established by the Downtown Austin Plan relating to Density Bonus Program:</p> <ol style="list-style-type: none"> 1.) Maintain existing height and density limits as a baseline with some adjustments based on the surrounding context. 2.) Establish a Density Bonus Program that: <ol style="list-style-type: none"> a. Enables developers and the community to equitably share the benefits of additional height and density above the existing regulations. b. Is calibrated to ensure that developers are incentivized to use it. c. Replace the Central Urban Redevelopment (CURE) zoning process, which has been the primary mechanism used in the last 10 years for achieving additional height/density, with a process that can be administered primarily at the administrative/staff level. d. Is recalibrated when market conditions change, or at intervals of approximately five years. 3.) Employ additional density incentives to achieve specific community objectives. 4.) Establish specific scale-compatibility standards that are tailored to the Downtown context. <p>In FY 2011-12 NHCD continued to assist PDR staff and affordable housing advocates from the community to ensure implementation of the density bonus program in an effort to encourage affordable housing development for low- to moderate-income households.</p>

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<p>b. Incentive Programs Under Creation cont'd</p>	<p>2. East Riverside Corridor Density Bonus: East Riverside Drive is a highly traveled corridor located a few minutes from downtown Austin. The corridor presents a significant opportunity for redevelopment into a more sustainable, mixed use, transit-oriented neighborhood that can provide opportunities for a diverse range of Austinites, including low to moderate-income households. Currently, the City has moved into the Regulatory Planning stage of the East Riverside Corridor plan, which includes a Development Bonus program for more dense development in certain locations in the Corridor. Planning and Development Review (PDR) staff has worked with consultants, community stakeholders, and NHCD to develop this Development Bonus program. PDR released draft recommendations for the ERC Development Bonus program. Local economic research firm Texas Perspectives conducted analysis that concluded that development bonus programs can help fulfill the overall community goal of sustainability and provide specific public benefits only if they are calibrated appropriately for market conditions such that participation in the program results in a decent rate of return for a developer. As part of the analysis for the ERC Development Bonus calibration, PDR consulted with both market rate developers and non-profit affordable housing providers. The analysis indicates that current demand and market rents in the East Riverside Corridor may support the construction of dense buildings under six stories, but are unlikely to support the construction of buildings taller than that in the near-to-mid-term, as the construction costs of taller buildings increase projects' costs above what can be charged in rent. Because of the differing economics for shorter and taller buildings types, PDR recommends that the public benefit requirements be tailored for each type. The public benefit requirements in the draft ERC Development Bonus Program were calibrated for current market conditions, but should be re-calibrated when conditions change. The draft development bonus recommendations have been available for public review since April 2012. The complete ERC Regulating Plan, including the development bonus program, was reviewed by the Planning Commission in October 2012. Public hearings and Council Action took place in November and December 2012. To view the draft development bonus recommendations, please visit: http://www.austintexas.gov/eastriverside.</p>
<p>c. Affordability Impact Statements (AIS)</p>	<p>1. Chapter 25-1, Article 15 of the City of Austin's S.M.A.R.T. Housing™ Ordinance requires an Affordability Impact Statement (AIS) on proposed ordinances, rules or processes that could impact housing affordability. As part of the S.M.A.R.T. Housing™ Ordinance, staff prepares an Affordability Impact Statement (AIS) for all proposed city code amendments, ordinances and other proposed changes to identify any potential impacts on housing affordability. This analysis ensures that the City Council and the community are informed on an amendment's potential impact on housing affordability. In FY 2011-12, the City of Austin has issued 37 Affordability Impact Statements (AIS).</p>

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<p>d. Public/Private Partnerships</p>	<p>1. East 11th and 12th Streets: The City, in partnership with the Urban Renewal Agency (URA), carries out the East 11th and 12th Streets Urban Renewal Project. The East 11th and 12th Streets Plan defines specific redevelopment projects and associated regulatory controls intended to assure quality, compatible, mixed-use development along the East 11th and 12th Street Corridors. In FY 2011-12, the City of Austin commissioned a consultant to provide an East 11th and 12th Streets Development Strategy, to conduct a study of the area and evaluate what type of development the area can absorb and infrastructure needs in order to assist with future planning activities. The East 11th and 12th Streets Development Strategy was finalized in March 2012. This development strategy provides a framework for the development of a mixture of commercial, retail and residential component in central east Austin. In FY 2011-12, 2,170 households were served through revitalization efforts. During the fiscal year resources were committed and expended on leasing the community facility that provided parking to the area businesses patrons. For more detailed information, page 3-3.</p>
	<p>2. Robert Mueller Municipal Airport Redevelopment: A key public/private partnership for the City has been the Robert Mueller Municipal Airport Redevelopment (RMMA). The RMMA Master Plan was the result of years of planning by the City of Austin, stakeholders, and neighborhood residents. In 1996, a task force representing a broad spectrum of Austin interests defined a vision, as well as a set of redevelopment goals that set the stage for the RMMA master plan. The master plan outlines aggressive affordable housing requirements for the development. 25 percent of all housing units at Mueller, or approximately 1,200 units, will be affordable for residents earning at or below Austin’s MFI (80 percent for ownership and 60 percent for rental). In 2004, the City Council, directed Catellus, the master developer, to semi-annually report its progress on the Mueller affordable housing program. Catellus makes semi-annual presentations to the Community Development Commission (CDC). Resolution No. 041202-59 also directs Catellus to report progress of affordable housing development in the City’s Consolidated Planning process. Appendix V includes these reporting requirements with the inclusion of the Mueller Affordable Housing Plan and the current semi-annual update from December 2012.</p>
	<p>3. Other City Redevelopment Efforts: In FY 2011-12 NHCD explored opportunities to provide and encourage development of affordable housing in other City redevelopment efforts. Initiatives underway include the Airport Boulevard Planning Process, Green Water Treatment Plant/Seaholm Power Plant Redevelopment, and the Rebekah Baines Johnson (RBJ) Facility Redevelopment Process.</p>

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d. Public/Private Partnerships cont'd	<p>4. <i>Private Developer Agreements:</i> The City continues to negotiate the inclusion of affordable housing in developer agreements with market-rate developers. Development agreements have included Gables West Avenue (5 percent, or 13 units, at 80 percent MFI); Robertson Hill Apartments (10 percent, or 29 units, at 80 percent MFI); the Domain (10 percent, or 42 units, at 65 percent MFI); AMLI on 2nd (5 percent, or 12 units, at 80 percent MFI); AMLI on East Riverside (5 percent, or 3 units, at 80 percent MFI), and AMLI on Burnet Road (5 percent, or 9 units, at 80 percent MFI). These projects have brought affordable housing into developments that would otherwise be unaffordable to low- and moderate-income households.</p>
	<p>5. <i>Municipal Utility Districts:</i> In February 2011, the City of Austin adopted a policy regarding Municipal Utility Districts (MUDs) that established the City’s policy and criteria for considering requests to create MUDs to fund public infrastructure, municipal services, or both in association with development projects, with the objective to promote superior development providing extraordinary public benefits. In April 2011, City Council resolutions supported legislative creation of Southeast Travis County and Pilot Knob MUDs, both located in southeast Austin within the City’s Extraterritorial Jurisdiction (ETJ). These actions stipulated that the MUDS would dissolve if the City Council did not approve a consent agreement by September 1, 2012. Austin City Council approved a consent agreement for the Southeast Travis County and Pilot Knob MUDs on March 22, 2012 and a Strategic Partnership Agreement for both MUDs on May 24, 2012.</p>

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d. Public/Private Partnerships cont'd	<p>Southeast Travis County MUD The proposed Southeast Travis County MUD development is approximately 1,600 acres, with plans for 2,500 single-family units; 1,300 townhome units; 780 multi-family units; and 560,000 square feet of commercial space. The affordability terms defined in the consent agreement are as follows:</p> <ol style="list-style-type: none">1. Ten percent of the rental units within the Project will be set aside for households with an income level of 60% or less of the median family income in the Austin metropolitan statistical area for a period of 40 years from the Effective Date of this Agreement.2. Ten percent of the owner-occupied units within the Project will be priced, at the time of their initial offering for sale, at a price that is affordable to a household with an income level of 80% of the median family income in the Austin metropolitan statistical area.3. The Developer will make a financial contribution to the City's affordable housing program equal to two percent of the total "hard" construction cost reimbursements actually received by the Developer out of the proceeds of bonds issued by the District and the Other Southeast Travis County Districts, up to a maximum total contribution of \$1.8 Million. <p>Pilot Knob MUD The proposed Pilot Knob MUD development is approximately 2,200 acres, with plans for 5,662 single-family units; 2,418 townhome units; 6,729 multi-family units; and 3,843,000 square feet of commercial space. The affordability terms defined in the consent agreement are as follows:</p> <ol style="list-style-type: none">1. Ten percent of the rental units within the Project will be set aside for households with an income level of 60% or less of the median family income in the Austin metropolitan statistical area for a period of years from the Effective Date of this Agreement.2. Ten percent of the owner-occupied units within the Project will be priced, at the time of their initial offering for sale, at a price that is affordable to a household with an income level of 80% of the median family income in the Austin metropolitan statistical area.3. The Developer will make a financial contribution to the City's affordable housing program equal to two percent of the total "hard" construction cost reimbursements actually received by the Developer out of the proceeds of bonds issued by the District and the Other Pilot Knob Districts, up to a maximum total contribution of \$8.0 Million.
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3) Expand Alternate Revenue Sources

Tools	Outcome
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<p>a. General Obligation (G.O.) Bonds: Affordable Housing Programs</p>	<p>The City of Austin voters approved a \$55 million bond package for affordable housing in November 2006. These resources have enabled Austin to make great strides in addressing the City’s core values: reaching deeper levels of affordability in order to serve lower-income residents; preserving affordability for the long-term; and dispersing affordable housing geographically throughout the City of Austin. As a result of this focus, NHCD has achieved greater geographic dispersion in the units it has funded in recent years. The City of Austin has achieved significant geographic dispersion in the units funded through the City’s General Obligation (G.O.) Bond funding. 3,417 total units have been created or are in progress. This total includes units served with home repair services. The G.O. Bond funding has leveraged \$197 million in private/public investment. Exhibit 4.4 provides snapshot of the G.O. Bond balance as well as Austin’s return on investment related to rental and ownership opportunities.</p>
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<p>b. Housing Trust Fund</p>	<p>The Housing Trust Fund (HTF) is another key source of local funding. The City Council has directed \$8.8 million in local funds to the HTF since 2000. The City dedicates to this fund 40 percent of incremental tax revenues derived from developments that are built on city-owned property located in the Desired Development Zone that were not on the Travis Central Appraisal District property tax rolls in June 1997. This policy is anticipated to generate revenues in perpetuity to the HTF. The two projects underway that will potentially support the HTF are the Green Water Treatment Plant redevelopment and Block 21 located in downtown Austin on 2nd Street and Lavaca Street. NHCD expended \$530,791 in HTF in FY 2011-12.</p>
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<p>c. Shared Equity</p>	<p>The City generates funds from the use of the shared equity model of homeownership. When a low- to moderate-income homebuyer purchases a home from the City using the shared equity model, the homeowner agrees to share with a City a portion of the equity increase of the home at resale and to repay the Down Payment Assistance funds originally received at purchase. The homeowner gets a fair return on its investment, and the funds generated will assist future low- to moderate-income homebuyers. A “Right of First Refusal” allows NHCD the first option to buy the home at resale for the appraised value. AHFC programs that apply the shared equity model include: Down Payment Assistance Program (DPA), Home Rehabilitation Loan Program (HRLP), and the Acquisition and Development (A&D) Program.</p>
<p>d. Fee-In-Lieu</p>	<p>Several developer incentive programs in the City of Austin require development of affordable housing in exchange for density and/or height bonuses. These programs can allow for the payment of a fee-in-lieu of the requirement to develop affordable housing on-site. Current districts/corridors allow for density incentives in S.M.A.R.T. Housing™ developments, Vertical Mixed-Use, Downtown, North Burnet/ Gateway, University Neighborhood Overlay (UNO) District, and Transit-Oriented Developments (TODs).</p>
<p>e. Revolving Loans</p>	<p>The City uses revolving loans for several loan programs that provide a revolving funding source. When a loan is repaid by the borrower, the funds are recycled back into the program creating a fiscally responsible model for asset creation for the City. NHCD expended \$195,072 in CDBG-Revolving Loan in FY 2012-13.</p>
<p>f. Program Income</p>	<p>CDBG and HOME Program Income is gross revenue received by the City of Austin that is directly generated by the use of CDBG and HOME funds. CDBG Program Income is available to activities that do not have established revolving loan funds. HUD entitlement grants CDBG and HOME provide funding to the NHCD/AHFC to fund program activities that create and retain affordable housing. These activities generate Program Income. In FY 2011-12, \$432,915 is the collective Program Income expended for CDBG and HOME.</p>

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g. Revenue-Generating Partnerships with other City Departments	As part of the Austin Clean Water Program, the Austin Water Utility tests for deficient sewer lines including private laterals. Property owners are required to repair deficient sewer lines on private property. In FY 2011-12, NHCD and Austin Water Utility (AWU) partnered to administer the private lateral repair program to assist income-eligible households with these repairs as a component of NHCD's other home repair programs.
h. Build Partnerships to Increase Financial Capacity for Affordable Housing	NHCD/AHFC applied for or partnered with other entities to apply for a total of seven opportunities in FY 2011-12 to increase financial capacity for affordable housing and community development initiatives. These grants and reservation systems included: U.S. Department of Health and Human Services Administration for Children and Families for a National Assets for Independence (AFI) demonstration grant establishing Individual Development Accounts (IDAs); Housing Authority of City of Austin's (HACA) Choice Neighborhoods Planning Grant; Texas Department of Housing and Urban Affairs' (TDHCA) Amy Young Barrier Removal Reservation System; TDHCA's HOME Persons with Disabilities Program Reservation System; TDHCA's Neighborhood Stabilization Program – Program Income; U.S. Treasury's New Market Tax Credits; and the Bloomberg Financial Empowerment Centers' Living Cities for Financial Empowerment grant funding.

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4) Provide Leadership and Education for Affordable Housing and Community Development

Tools

Outcome

<p>a. City of Austin Initiatives</p>	<p>1. <i>Imagine Austin Comprehensive Plan:</i> On June 15, 2012, the City Council voted unanimously to adopt Imagine Austin, the City’s comprehensive plan for Austin’s future. The plan includes implementation guidelines and the following priority programs:</p> <ol style="list-style-type: none"> 1. A compact, connected Austin with improved transportation options. 2. Sustainably managed water resources. 3. Invest in Austin’s workforce, education systems and entrepreneurs. 4. Protect environmentally sensitive areas and integrate nature into the City. 5. Invest in Austin’s creative economy. 6. Develop and maintain household affordability throughout Austin. 7. Create a “Healthy Austin” program. 8. Revise Austin’s land development regulations and processes. <p>NHCD is lead in implementing the Housing and Neighborhoods component and will partner with Planning Development and Review Department (PDR), Austin/Travis County Health and Human Services Department (HHSD), Economic Growth and Redevelopment Services Office (EGRSO), Travis County, Austin Independent School District (AIDS), Capital Area Council of Governments, Capital Area Metropolitan Planning Organization, Capital Area Transportation Authority, Community Action Network (CAN), and Housing Authority of the City of Austin (HACA) as implementation of the Imagine Austin Comprehensive Plan moves forward.</p>
<p>b. Education and Community Engagement</p>	<p>1. <i>Permanent Supportive Housing Community Engagement Plan:</i> In FY2011-12 City of Austin staff conducted over 13 public meetings and events to engage and educate the community about the Permanent Supportive Housing (PSH) initiative and collaborated in the production of a PSH public service announcement video. Please see the campaign flyer "Roof Over Austin" in Exhibit 4.3. Please view the video at: http://youtu.be/e3_dW2RReqo</p>

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<p>b. Education and Community Engagement cont'd</p>	<p>2. East 11th and 12th Streets Development Strategy: In FY 2011-12, the City of Austin commissioned a consultant to provide an East 11th and 12th Streets Development Strategy, conducting a study of the area and evaluating what type of development the area can absorb and infrastructure needs in order to assist with future planning activities. The East 11th and 12th Streets Development Strategy was finalized in March 2012. The consultant team provided a multi-phase stakeholder process in order to educate interested parties, facilitate community engagement and ensure the study path was proactively influenced by community input. This process was achieved by holding three community meetings, conducting over 20 interviews, and hardcopy and online surveys that generated over 100 responses. The East 11th and 12th Street Development Strategy was finalized in March 2012. For more information, visit page 3-3.</p> <p>3. Community Action Network (CAN) Regional Housing Stakeholder Group: CAN is a public/private partnership between 15 major community organizations that work to achieve sustainable social, health, educational, and economic outcomes for Austin and Travis County. CAN supports 12 Issue Area Groups (IAGs) that range from housing, health, and elderly services to workforce development. The Issue Area Groups bring together stakeholders from throughout the community to collaborate with organizations that provide social services. CAN maintains a listserv of more than 3,500 community contacts, which is a key resource for NHCD's outreach efforts to provide information to the public, community non-profits and small businesses. NHCD collaborated with CAN and several agencies in the Regional Housing Stakeholders Group in FY 2011-12. CAN worked with the City of Austin, Travis County, the Travis County Housing Authority, the Housing Authority of the City of Austin and other agencies to explore opportunities to enhance local affordable housing planning efforts and incorporate this planning initiative into the CAN framework.</p> <p>4. FY 2012-13 Action Plan: NHCD's Planning, Policy and Outreach staff worked closely with the City's Corporate Public Information Office to develop an extensive community engagement and outreach strategy with the intent to increase awareness of the community needs assessment period, gain interest and increase public participation. The collaborative efforts of NHCD and CPIO resulted in the development of a FY 2012-13 Action Plan web site, an online survey for the public to rank their priorities (227 individuals participated), the design and implementation of various marketing and promotional materials highlighting ways to participate. In addition, public hearings and community gatherings were held to engage the public on the following areas: financial empowerment, healthy homes and home repair, and geographic dispersion of affordable housing.</p>
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b. Education and Community Engagement cont'd	<p>5. <i>Opportunity Mapping:</i> NHCD participated in the Opportunity Mapping Steering Committee, comprised of representatives from Ohio State University’s Kirwan Institute, City of Austin, Travis County, and local and regional planning agencies to determine key indicators the Kirwan Institute utilized to update the 2006 regional Opportunity Map. Opportunity mapping is a research tool used to understand the dynamics of “opportunity” within geographic areas. The purpose of opportunity mapping is to illustrate where opportunity-rich communities exist (and assess who has access to these communities) and to focus on areas of need in underserved or opportunity-poor communities. On September 10, 2012, NHCD hosted an Affordable Housing Forum to brief the Austin community on the the 2012 Kirwan Institute Opportunity Mapping project.</p>
	<p>6. <i>Joint Planning & Education Efforts:</i> NHCD worked closely with the Planning & Development Review (PDR) Department’s planning team to participate in comprehensive and neighborhood plan meetings and facilitate affordable housing education. Collaborative efforts with PDR in FY 2011-12, included following areas: Affordable Housing Siting Policy, Airport Boulevard, Colony Park Sustainable Communities Initiative, Density Bonuses, Downtown Austin Plan, East Riverside Corridor, FY 2012-13 Action Plan process, Imagine Austin Comprehensive Plan, Neighborhood Plans, Permanent Supportive Housing (PSH), Transit Oriented Developments (TODs), and meetings with various boards, commissions and subcommittees to promote affordable housing education. During FY 2011-12, NHCD participated in monthly joint planning meetings with members of the PDR's planning team.</p>

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c. Marketing & Outreach	<p>1. Technical Assistance Work Sessions: As part of the strategy to create and retain affordable housing the NHCD/AHFC development team provides ongoing technical assistance to non-profits and for-profit developers as needed. Each year, more than 100 face-to-face meetings, as well as responses to numerous phone calls and e-mails give NHCD/AHFC development staff the opportunity to assist and inform current and potential funding applicants about various aspects of affordable housing development. Assistance can be provided at any stage in a project life cycle: pre-application, during development, and in post-development. Just a few examples of the types of assistance provided are: how the requirements of different funding sources may affect a project; complying with federal requirements; assistance with City of Austin development regulations and processes; and suggestions for alternate fund sources.</p>
	<p>2. Media and Outreach Contacts: NHCD continues to utilize its web site as a key educational tool receiving more than 43,000 unique page views annually to the NHCD/AHFC site for housing and community development information. NHCD Housing Information Referral services offers customers responsive information to direct inquires made by phone and the web site. This service is essential in providing ongoing outreach and information about housing and community development programs. NHCD also has a listserv that it uses to send out updates on all affordable housing news in the City of Austin, as well as notices about public meetings and events. There are currently over 647 people signed up on the NHCD listserv to receive NHCD information distributed regularly by the City.</p>
	<p>3. NHCD Website: NHCD staff worked closely with the City’s web development team in FY 2011-12 to complete its departmental web site overhaul that will improve its online architecture and build on its resources and user-friendly navigation. NHCD/AHFC’s Application Center web site was launched in FY 2010-11 to offer potential clients and housing developers seeking funding a more efficient and simplified application process. The effort was also intended to increase transparency on the funding awarded to RHDA and A&D applications. All RHDA and A&D applications submissions are posted online. To view projects awarded funding, visit www.austintexas.gov/housing/applications.</p> <p>In addition, NHCD’s Policy, Planning & Outreach (PPO) launched a departmental blog, “Community Matters,” featuring news, events, and information in data-driven decision making and planning process for the Austin community. To view NHCD’s blog, visit www.austintexas.gov/blogs/Housing/CommunityMatters/Blog.</p>

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<p>d. Partnerships and Community Involvement</p>	<p>Boards and Commissions</p>
	<p>1. African American Resource Advisory Commission (AARAC): NHCD works with members on the African American Resource Advisory Commission (AARAC) to target outreach and marketing efforts on NHCD programs and services to the African American community. The AARAC advises the City Council on issues relating to the quality of life for the City's African American community and recommends programs designed to alleviate any inequities that may confront African Americans in social, economic and vocational pursuits, including; health care; housing, affordable housing, home ownership and homelessness; entertainment opportunities for professionals and students; employment; and cultural venues, including museums, theaters, art galleries and music venues. In FY 2011-12, NHCD presented ways that the committee could participate in the Action Plan process, and provided regular updates on the African American Cultural & Heritage Facility (AACHF).</p>
	<p>2. Austin Mayor's Committee for People with Disabilities: NHCD staff coordinated with this committee whose mission is to carry out a program to encourage, assist and enable persons with disabilities to participate in the social and economic life of the City of Austin and achieve maximum personal independence; to become gainfully employed; and to enjoy fully and use all the public and private facilities available within the community. In FY 2011-12, NHCD presented ways that the committee could participate in the Action Plan process. Several Commissioners provided feedback on increasing services for persons with disabilities.</p>
<p>3. Bond Oversight Committee: The Bond Oversight Committee ensure efficiency, equity, timeliness, and accountability in the implementation of the 2006 and 2010 bond programs, as well as all future bond programs. The committee shall review the annual appropriation and spending plan of bond funds.</p>	

Chapter 4: Local Policy Program Initiatives

d. Partnerships and Community Involvement cont'd	<p>4. <i>Community Development Commission:</i> 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. 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.</p> <p>In FY 2011-12 the CDC made recommendations to the City Council on several policy initiatives, including the affordable housing component in the Green Water Treatment Plant Master Development Agreement, the in-lieu fee for affordable housing in the University Neighborhood Overlay (UNO) ordinance, the Austin Energy Weatherization Program, and the FY 2012-13 City of Austin Budget. In FY 2011-12 NHCD continued providing support to the CDC and the commission convened a total of 13 meetings.</p>
	<p>5. <i>Community Development Commission Housing Committee:</i> The CDC established a CDC Housing Committee that explores in depth policy issues related to affordable housing, community development and other issues as assigned to the committee by the CDC. The Housing Committee will deliberate and make recommendations for the full CDC to consider and pass on to the City Council. In FY 2011-12 the Housing Committee met 8 times.</p>
	<p>6. <i>Community Development Commission Working Groups:</i> Working Groups were established by Council as a tool for Boards and Commissions to use to delve into specific policy issues. Working Groups then bring recommendations to the full Board or Commission for consideration. These Groups are intended to be short-term, organized around specific charges and dissolved after the charges are completed. Working Groups may also have members who are not Commissioners. NHCD coordinated with the following Working Groups to address affordable housing and community development needs in FY 2011-12: Neighborhood Centers Working Group, Holly Good Neighbor Program Working Group, Affordable Housing Siting Policy Working Group, and the FY2012-13 Budget Working Group. The Affordable Housing Siting Policy Working Group presented their findings to the full CDC in October 2012 (see Appendix XI for the Working Group report).</p>

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d. Partnerships and Community Involvement cont'd	<p>7. <i>Housing Bond Review Committee:</i> The purpose of the Housing Bond Review Committee (HBRC) is to review and provide recommendations concerning RHDA and A&D project evaluation scoring criteria, to provide recommendations for project funding. HBRC is comprised of five members - two members shall be current Community Development Commissioners appointed by the CDC and three members shall be appointed by NHCD. The Housing Bond Review Committee convened twice in FY 2011-12.</p>
	<p>8. <i>2012 Bond Election Advisory Task Force:</i> The purpose of the Bond Election Advisory Task Force is to identify and prioritize bond funding for projects that will advance the vision identified by the Imagine Austin planning process. The task force shall work within the scope of a needs assessment and funding priorities to be recommended by City staff. NHCD provided regular support and presentations to the Task Force on matters relating to the affordable housing general obligation bond ballot resolution in FY 2011-12.</p>
	<p>9. <i>Early Childhood Council:</i> The Early Childhood Council (ECC) makes recommendations to the Austin City Council for the creation, development and implementation of programs that promote optimal development for young children and programs and activities that contribute to the continued development of a system of high-quality early care and education and after-school programs for Austin children. Staff will maintain communications and consultations with the ECC to ensure the committee has the opportunity to provide feedback on progress on NHCD programs and initiatives. In FY 2011-12, NHCD presented ways that the committee could participate in the Action Plan process. Several Commissioners provided feedback on increasing services assisting children and their families. NHCD also briefed the council about the Colony Park Sustainable Communities Initiative. Several Commissioners provided feedback that NHCD should strive to increase services assisting children and their families.</p>

Chapter 4: Local Policy Program Initiatives

<p>d. Partnerships and Community Involvement cont'd</p>	<p>10. Urban Renewal Board: Under Chapter 374 of the Texas Local Government Code, the City in partnership with the Urban Renewal Agency (URA) carries out the East 11th and 12th Streets Urban Renewal Project. URA was created on December 7, 1959, to serve six urban renewal areas. . An Urban Renewal Plan's primary purpose is to eliminate slum and blighting influence within a designated area of the City. Two plans which remain active are the East 11th and 12th Streets Plan and the University East Plan. The City of Austin and the Urban Renewal Agency, in the shared interest of completing the East 11th and 12th Streets Urban Renewal Project, have entered into an agreement which identifies each party's roles and responsibilities for the completion of the revitalization for these two corridors.</p> <p>In FY 2011-12, Board action included approving a renegotiated agreement with the City of Austin and the Agency relating to roles, responsibilities and processes for the redevelopment of the East 11th and 12th Street Revitalization Project. This was a requirement after the dissolution of the Tri-Party Agreement (City of Austin, URA, and the Austin Revitalization Authority [ARA]) in 2010. The City of Austin commissioned a consultant to prepare an East 11th and 12th Street Development Strategy (Development Strategy) in 2011, which was completed in March 2012. This development strategy provides a framework for the development of a mixture of commercial, retail and residential component in central east Austin. The assessment of both the current market demand and projections of future demand are critical to developing short-term and long-term strategies. The Urban Renewal Agency (URA) in partnership with the City of Austin, have made steps in implementing certain recommendations from the Development Strategy. The URA voted to direct staff to prepare an analysis of all development regulations of the area; identifying areas of conflict and reconciling previous modifications. In addition, the URA voted to release a Request for Proposals for two development sites along east 12th streets and to remove federal funding barriers from these two development sites. The two sites were awarded and transferred in October 2012. The URB met for a total of 10 regular and two special-called meetings.</p>
	<p>Community Organizations</p>
	<p>1. Central East Austin Weed & Seed Initiative: Weed & Seed is a community-based strategy sponsored by the U.S. Department of Justice (DOJ). It is an innovative, comprehensive multi-agency approach to law enforcement, crime prevention, and community revitalization. Currently, there are more than 250 Weed and Seed sites nationwide. The Central East Austin Weed & Seed Site requested and received an extension of time on its grant from August 2011 to February 2012. NHCD staff served on the Weed & Seed Steering Committee and attended monthly meetings in FY 2011-12.</p>

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d. Partnerships and Community Involvement cont'd	<p>2. <i>Community Action Network (CAN):</i> The Community Action Network (CAN) developed a Regional Housing Stakeholder Group comprised of several local agencies and regional municipalities to collaborate educate and explore opportunities to enhance local affordable housing planning efforts and incorporate this planning initiative into the CAN framework. NHCD supports CAN's efforts to increase interagency partnership with the intent of improving housing affordability across the housing continuum and enhancing coordination and communication across governmental jurisdictions. NHCD met regularly with the CAN Regional Stakeholder Group during the FY 2011-12.</p>
	<p>3. <i>Community Housing Development Organization (CHDO) Roundtable:</i> Community Housing Development Organizations (CHDOs) are non-profit housing providers whose organizational mission includes the development of affordable housing for low- and moderate-income households. The City is able to work closely with CHDOs to help them meet their housing development goals by coordinating with the CHDO Roundtable, an organization comprised of local, non-profit affordable housing providers. NHCD met regularly with the CHDO Roundtable in FY 2011-12 to discuss policy matters and provides CHDO Operating Expenses Grants to help increase organization capacity. The CHDO Operating Expenses Grants provided six eligible, City-certified CHDOs with financial support in FY 2011-12.</p>
	<p>4. <i>Ending Community Homelessness Coalition (ECHO):</i> The Ending Community Homelessness Coalition (ECHO) is charged with providing dynamic proactive leadership that engages policy makers and the community in ending homelessness. City staff from both the Austin/Travis County Health and Human Services Department (HHSD) and NHCD serve on ECHO committees and working groups, including the housing working group, education and outreach working group, and the Membership Council. City staff also serves as institutional members on the Continuum of Care (CoC) Independent Review Team, which evaluates and scores local CoC applications. During FY 2011-12 NHCD staff were active in ECHO meetings, committees and other activities in order to achieve common goals.</p>

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d. Partnerships and Community Involvement cont'd	<p>5. <i>Austin Housing Repair Coalition:</i> The Austin Housing Repair Coalition is a collaboration of more than 17 governmental and non-profit organizations that provide low-income housing repair services. The Housing Repair Coalition helps maximize the community's resources by coordinating the delivery of an array of housing repair and weatherization services to help low-income households who may also be elderly or disabled remain safely in their homes. For the FY 2012-13 Action Plan community needs assessment, NHCD hosted a community conversation focused on "Healthy Homes & Home Repair," inviting the Housing Repair Coalition and its members to provide feedback on home repair services to help keep residents' homes hazard-free and accessible.</p>
	<p>6. <i>HousingWorks:</i> HousingWorks is a non-profit organization whose goal is keeping homes affordable for Austinites, through research, education and public policy change. NHCD met regularly with HousingWorks in FY 2011-12 and collaborated on efforts to keep homes affordable in Austin. Members from HousingWorks also provided representation on the Affordable Housing Siting Working Group.</p>
	<p>7. <i>Opportunity Mapping: Steering Committee:</i> The Steering Committee, which is comprised of representatives from Ohio State University's Kirwan Institute, City of Austin, Travis County, and local and regional planning agencies to determine key indicators the Kirwan Institute will utilize to update the current regional Opportunity Map. NHCD staff participated in several opportunities during FY 2011-12 related to opportunity mapping. On September 10, 2012, NHCD hosted an Affordable Housing Forum to brief the Austin community on the the 2012 Kirwan Institute Opportunity Mapping project.</p>
	<p>8. <i>Texas Association of Local Housing Finance Agencies (TALHFA):</i> The Austin Housing Finance Corporation maintained its membership with TALHFA, a statewide non-profit organization established in 1989 for the purpose of informing, planning and supporting the needs of local housing finance agencies in its delivery of affordable housing in the State of Texas. TALHFA has a membership of over 300 professionals in all areas of affordable housing.</p>

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<p>d. Partnerships and Community Involvement cont'd</p>	<p><i>Community-Wide and or Departmental Leadership Collaborations</i> NHCD staff participated in the following events, conferences and workshops in FY 2011-12:</p>
	<ul style="list-style-type: none"> o FY 2012-13 Action Plan process: three community meetings, four public hearings, a hardcopy and an online prioritization activity, and four enhanced outreach events. o Hosted “Tour of Urban Austin: Affordable Living & Investment in Community” for National Association of Local Housing Finance Agencies Conference, July 2012 o Community Workshop on Austin’s Permanent Supportive Housing Initiative, October 2011 o TALHFA Annual Educational conference, October 2011 o National Community Development Association Academy, October 2011 o National League of Cities and the Cities for Financial Empowerment Coalition, February 2012 o HUD New Sustainable Housing & Communities Grantees Orientation, February 2012 o U.S. Department of Housing and Urban Development Open House, February 2012 o City of Austin Affordable Housing Forum - Kirwan Opportunity Mapping Initiative, September 2012 o Corporation for Supportive Housing Conference - Health Begins at Home: Texas Health Systems and Supportive Housing, September 2012
	<p><i>Departmental Awards for FY 2011-12</i></p>
	<ul style="list-style-type: none"> o National Association of Telecommunications Officers and Advisors' First Place Award in the “Community Awareness” category - Bennu Coffee House in East Austin o Lone Star Emmy Awards, Emmy nomination for “Community Affairs” category - Bennu Coffee Housing in East Austin o 2012 Austin Bronze Quill Award of Merit for Publication Design - FY 2010-11 Highlights Providing Opportunities, Changing Lives, CAPER Brief o TALHFA 2011 Annual Achievement Award Winner – African American Heritage and Cultural Facility Groundbreaking (Sept. 17, 2011) o NALHFA 2012 Redevelopment Award Winner – Pecan Springs Commons (Austin Housing Finance Corporation & Green Doors)
	<p><i>Groundbreaking and Ribbon Cutting Ceremonies</i></p>
<ul style="list-style-type: none"> o May 2012, Wildflower Terrace – Grand Opening o October 2011, Guadalupe-Saldaña Net Zero Subdivision - Groundbreaking o August 2012, Sierra Vista Apartments and Learning Center - Dedication Ceremony o November 2011, M Station – Dedication Ceremony o December 2011, The Palms on North Lamar - Ribbon Cutting 	

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5) Promote Sustainable Practices

Tools	Outcome
<p>a. City of Austin Initiatives</p>	<p>1. Project: Colony Park Sustainable Community Initiative The Colony Park Sustainable Community Initiative, funded by a \$3 million HUD Community Challenge Grant, is a 3-year community planning process that will accomplish three project goals: (1) Further land-use planning and development of 208 acres of publicly-owned land at Colony Park inspired by the U.S. Department of Housing and Urban Development (HUD) Livability Principles as an economic catalyst for the broader project area; (2) Foster cross-department/agency coordination and create successful models of comprehensive systems change to support sustainable and equitable development; and (3) Support capacity building and community transformation goals of Colony Park area residents and stakeholders. For a complete update on the Colony Park Sustainable Community Initiative, see Exhibit 4.6.</p> <p>2. Capital Area Texas Sustainability (CATS) Consortium: The Capital Area Texas Sustainability (CATS) Consortium was selected in 2010 to receive \$3.7 million, as one in 45 nation-wide grant recipients for the federal Sustainable Communities Grant. The Capital Area Council of Governments (CAPCOG) serves as the grant administrator for the regional collaboration. CAPCOG is partnering with local agencies: the Capital Area Metropolitan Planning Organization (CAMPO), Capital Area Rural Transportation Systems (CARTS), CapMetro, Envision Central Texas (ECT), City of Austin, City of Round Rock, City of San Marcos, along with other stakeholders. CAPCOG is contracting with the City of Austin, and the University of Texas Sustainable Development Center to assist in developing and testing the tool. The tool, a GIS-based open source platform called Envision Tomorrow –originally developed by Fregonese Associates – will be tailored to local development conditions to analyze 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 level is having on the region.</p> <p>To date the CATS Consortium has conducted several visioning events in the five cities that fall within the planning grant. Beginning in the fall of 2012, the CATS Consortium will roll out the Envision Tomorrow tool for use in its public meetings. Participants in these public meetings will be able to designate areas of their city with pre-selected development types (e.g. town centers, commercial, single-family) while facilitators enter those decisions into the Envision Tomorrow tool, providing participants with real-time feedback on the impacts of their selected development scenarios.</p> <p>The Colony Park Sustainable Communities Initiative proposes collaboration between several other City of Austin entities with national reputations for excellence in sustainable initiatives. In order to foster cross-departmental cooperation and leverage the resources made available by the two HUD grants, members of the Colony Park Sustainable Community Initiative have been involved in the CATS Consortium Envision Tomorrow trainings and will participate as facilitators in upcoming CATS Consortium events. Likewise, the Colony Park Sustainable Community Initiative will make use of the Envision Tomorrow tool as part of its public participation planning process.</p>

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<p>a. City of Austin Initiatives cont'd</p>	<p><i>3. FY 2012-13 Action Plan</i></p> <p>For the FY 2012-13 Action Plan and in preparation of the FY 2014-19 Consolidated Plan, NHCD hosted a series of three Community Conversations focusing on key areas that would bring together Austin residents, stakeholders, and City leaders to share ideas on how the City can move forward and gather feedback. Below is a brief summary of these events.</p>
	<p><i>Financial Empowerment in Austin!:</i> On March 30, 2012, NHCD hosted the Financial Empowerment in Austin! community conversation. The event brought together 32 people representing 20 local agencies whose mission and efforts are dedicated to promoting financial empowerment and offering financial educational tools to individuals seeking assistance for personal or professional growth. The Financial Empowerment in Austin! conversation marked the first in many conversations that NHCD would like to have on this nation-wide movement in increasing the importance of financial empowerment has within the community. NHCD looks forward to continued communications with its local partners and future meetings focusing on this topic in FY 2012-13. Organizations that participated in the conversation included: Austin Area Urban League, Austin Community College, City of Austin, ClearPoint, Cornerstone Financial Education, Austin City Council Member Bill Spelman’s Office, Financial Literacy Coalition, Foundation Communities, Frameworks CDC, Frost Bank, Austin 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.</p>
	<p>The City of Austin understands that more than ever, municipal leaders are playing key roles in ensuring access to low or no-cost banking services, financial education, anti-predatory lending resources, free tax preparation services, free credit counseling and other supports for families who operate on the fringe of an increasingly complex financial system.</p>

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<p>a. City of Austin Initiatives cont'd</p>	<p><i>Healthy Homes and Home Repair:</i> The Healthy Homes & Home Repairs community conversation held on April 13, 2012, brought together over 25 key stakeholders whose efforts are dedicated to providing critical home repair services to help keep residents' homes hazard-free and accessible. As a result, these services create healthier homes and preserve the affordable housing stock in Austin. 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 to low-income residents and streamline referral 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 can 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 among the City of Austin and local agencies when designing and launching new home repair programs. Professionals shared knowledge of other models and examined how those practices could enhance service delivery. Organizations that participated in the conversation included: Austin Area Urban League, Austin Habitat for Humanity, Community Action Network, Easter Seals of Central Texas Community Housing Services, Home Repair Coalition, Meals on Wheels and More, and Women.Design.Build.</p>
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<p>a. City of Austin Initiatives cont'd</p>	<p><i>Affordable Housing Across Austin:</i> The Affordable Housing Across Austin community conversation on April 20, 2012, brought together community members, City leaders and representatives from other municipalities whose efforts are dedicated to ensuring affordable housing is geographically dispersed throughout Austin. About 70 individuals and representatives from local organizations participated in this event.</p> <p>The conversation featured presentations on current and past City of Austin efforts for geographic dispersion. Panelists who provided insight on successes and challenges in implementing housing siting policies included: <i>Center for Housing Policy – National Overview</i>; <i>City of Dallas – Housing Element</i>; <i>City of Raleigh – Scattered Site Policy</i>; <i>City of San Jose – Siting Policy</i>; and <i>City of Charlotte – Housing Location Policy</i>.</p> <p>Organizations that participated in the conversation included: Accessible Housing Austin!, African American Resource Advisory Commission, Austin Independent School District, American YouthWorks, Austin Neighborhoods Council (ANC), ARM Holdings (The Architecture for Digital World), Austin Restoration Ministries, Austin Tenants’ Council, Austin Travis County Integral Care(ATCIC), Blackland Community Development Corporation (BCDC), City of Austin, Community Development Commission (CDC), Child Inc., Downtown Austin Alliance, Economic Growth Business Incubator (EGBI), Ending Community Homelessness Coalition (ECHO), Foundation Communities, Foundation for the Homeless, Frameworks CDC, FrontSteps, Inc. Guadalupe Neighborhood Development Corporation (GNDC), Goodwill Industries of Texas, Housing Authority for the City of Austin (HACA), LifeWorks, Meals on Wheels and More, National Alliance on Mental Illness, Parent Leader, Project Transitions, Texas Masonry Council, Texas State University, Travis County, Trinity Center Austin, Texas State Affordable Housing Corporation (TSAHC), and University Hills Neighborhood Association (UHNA).</p>
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SUPPLEMENTAL INFORMATION

Exhibit 4.1: AHFC Long-Term Lease Projects

Name	Operated by	Location	Population Served	Units
Arbor Terrace	Foundation Communities	2501 South IH-35	50% MFI and below	120, 25 set aside for PSH
Villas on Sixth*	Campbell-Hogue & Associates	2011 East 6 th Street	50 % MFI and below, but also includes 24 market-rate units	160
Oak Springs Villas	Volunteers of America	2901 Oak Springs (former City Surplus)	Seniors at or below 50 % MFI	56
Spring Terrace	Foundation Communities	7101 North IH-35	50 % MFI and below	140
Primrose at Shadow Creek*	Cascade Affordable Housing	1036 Clayton Lane	Seniors at or below 60 % MFI	176
Glen Oaks Corner	Green Doors	900 Neal Street (former City Surplus)	50 % MFI and below	6
Franklin Gardens	Chestnut Neighborhood Revitalization Corporation	MLK and E. M. Franklin Blvd. (former City Surplus)	Seniors at or below 50 % MFI	22
Retreat at North Bluff	Village on Little Texas, LLC	2912 Crow Lane	Mixed income development with 6 PSH units, and 50 units for 30 % and 50 % MFI	240

*Owned in part by an AHFC-affiliated entity either through a Limited Partnership or Limited Liability Company.

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Exhibit 4.2: Permanent Supportive Housing Unit Pipeline - Initial Funding Committed

Sponsor Name	Project Name	Total Occupied PSH Units	Total Anticipated PSH Units
Foundation Communities	Capital Terrace	0	27
Foundation Communities/Caritas	Arbor Terrace	3	47
Front Steps	Scattered Sites	5	0
Green Doors/ Safeplace	Glen Oaks Corner	6	0
Summit Housing Partners/ Caritas	Marshall Apartments	0	20
Mulholland Group/ Front Steps	The Palms	14	0
Green Doors/ Front Steps/ Veterans Affairs	Pecan Springs Commons	48	6
Foundation Communities/ Caritas	Spring Terrace	10	0
Foundation Communities/ Front Steps/ Travis County Housing Authority	Skyline Terrace	1	7
Front Steps/ Travis County Housing Authority	Scattered Site TBD	0	10
Travis County/ Travis County Housing Authority	Scattered Site TBD	0	23
Green Doors/ Veterans Affairs	Treaty Oaks	26	0
Village on Little Texas, LLC	Retreat at North Bluff	0	6
Lifeworks	Works at Pleasant Valley	0	10
Total		113	156

*Initial funding committed as of October 2012

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Exhibit 4.3 Roof Over Austin Campaign



Exhibit 4.4: G.O. Bond Snapshot

Rental	Amount (in millions)	Units	Leverage (in millions)
Workforce/Family Housing	\$11.2	529	\$87.6
Very Low-Income Persons/Families	\$21.5	869	\$49.6
Persons with Mental Disabilities	\$3.3	61	\$1.2
Senior Housing	\$3.0	108	\$25.2
Children	\$1.9	42	\$1.5
Mobility Disability - ABR Program	\$0.8	70	\$0.0
Subtotal – Rental	\$41.7	1,668	\$165.1
Homeownership	Amount (in millions)	Units	Leverage (in millions)
(\$4.6M – Repairs; \$8.7M – Buyers)			
Subtotal – Homeownership	\$13.3	914	\$31.5
Subtotal – Affordable Units	\$55.0	2,593	\$196.7
Total – All Units		3,417	
Balance Remaining from \$55M	\$0.0		

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Exhibit 4.5: FY 2012-13 Action Plan Web Site Promotional Image



Exhibit 4.6: Colony Park Sustainable Community Initiative

The Colony Park Sustainable Community Initiative, funded by a \$3 million HUD Community Challenge Grant, is a 3-year community planning process that will accomplish three project goals:

- Further land-use planning and development of 208 acres of publicly-owned land at Colony Park inspired by the U.S. Department of Housing and Urban Development (HUD) Livability Principles as an economic catalyst for the broader project area.
- Foster cross-department/agency coordination and create successful models of comprehensive systems change to support sustainable and equitable development.
- Support capacity building and community transformation goals of Colony Park area residents and stakeholders.

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These goals will support and further the U.S. Department of Housing and Urban Development's six "livability principles" which include: providing more transportation choices; promoting equitable, affordable housing; enhancing economic competitiveness; supporting existing communities; coordinating policies and leveraging investment; and valuing communities and neighborhoods. Guiding the work is a set of four activities that serve as benchmarks for detailing next steps and measuring progress. Those project activities are:

- Activity 1: Team Formation and Initial Analysis
- Activity 2: Kickoff and Visioning Phase
- Activity 3: Plan Development and Approval
- Activity 4: Evaluation and Knowledge Sharing

Progress on the Colony Park Sustainable Communities Initiative

Team Formation and Initial Analysis

NHCD was joined by representatives from HUD, City Officials, and neighborhood representatives in January 2012, to kick off the initiative with a news conference. NHCD designated a Planner and a Project Coordinator to spearhead the initiative.

NHCD led the formation of a city-wide Technical Advisory Group (TAG) fostering cross-departmental/agency coordination and comprised of representatives from the following City departments and local agencies:

- Austin Energy/Austin Energy Green Building
- Austin Housing Finance Corporation (AHFC)
- Austin Resource Recovery (formerly Solid Waste Services)
- Austin Transportation Department
- Austin Water Utility (AWU)
- Austin/Travis County Health and Human Services Department (HHSD)
- Economic Growth and Redevelopment Services Office (EGRSO)
- Parks and Recreations Department (PARD)
- Planning & Development Review Department (PDR)
- Sustainability Office
- Watershed Protection Department
- Austin Community Development Commission
- Austin Independent School District (AISD)
- Capital Area Texas Sustainability Consortium (CATS)
- Capital Metro
- Pecan Street, Inc.

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In order to further the goal of cross-coordination and promoting sustainable development, the Watershed Protection Department (WPD) undertook the task of conducting an in-depth environmental constraints and opportunities analysis of the site area focusing on site hydrology and soil composition. WPD staff and NHCD convened on several occasions to discuss progress and findings. The analysis was completed in September 2012 and presented by WPD to the NHCD project team. A TAG meeting is scheduled to occur by the end of the calendar year to share the analysis with all agencies.

Members of the Colony Park Neighborhood Association (CPNA) were invited to a May 2012 TAG meeting for an opportunity to meet City representatives and HUD's Grantee Technical Representatives (GTRs). The meeting served as a meet and greet, tour of the Colony Park project site and an opportunity to provide feedback.

Since the initiative kickoff, the NHCD project team has held meetings with TAG agencies to gain more knowledge of the work performed by the respective departments and identify concerns related to future development at Colony Park. These one-on-one meetings also served to identify opportunities for collaborative efforts throughout the planning process. The NHCD project team has also conducted several "knowledge-sharing" sessions with members of PDR and EGRSO teams - during which these agencies shared their experiences with similar large-scale planning projects in Austin and detailed the processes they developed and implemented.

Project Leadership and Governance

During the initial planning phase, members of the CPNA requested a public participation process in which their membership is influential in outcomes moving forward. This resulted in a series of meetings with members of CPNA, NHCD project team, HUD and HUD technical assistance providers to discuss a revised governance structure for the grant and a revised public participation plan.

Next Steps

The following are actions to be taken in FY 2012-13:

- Define an inclusive Project Governance Structure that will be coordinated by the City of Austin and the CPNA membership;
- Form a collaborative community engagement strategy and designate points of contact from NHCD, the City's Communications Department and CPNA among other entities to move the initiative forward;

Chapter 4: Local Policy and Program Initiatives

- Continue Conditions, Constraints, and Opportunity Analyses, as well as Community Asset Mapping to be conducted by City Departments and community partners;
- Convene work sessions with the Technical Advisory Group to review previous work and make assignments for future analyses and knowledge sharing;
- Release Request for Qualifications (RFQ) for a Sustainable Planning & Design Team;
- Conduct a Master Plan kickoff event that will introduce the HUD Livability Principles and objectives and outcomes to the community;
- Conduct a Community Visioning Workshop Series that will engage the broader Colony Park area community and create a collective vision for the 208-acres of City-owned land; and
- Plan and coordinate a public event co-sponsored with the Capital Area Texas Sustainability Consortium (CATS), which will provide an opportunity for the public to engage with an innovative scenario planning tool.