



# Public Hearing: Community Needs Assessment

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**FY 2013-2014 Action Plan**

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Presentation to  
Community Development Commission  
Thursday, April 4, 2013

# Presentation Outline

- I. What is Affordable Housing and Household Affordability?
- II. NHCD's Mission and Financial Overview
- III. What is a Community Needs Assessment?
- IV. Fitting the Pieces Together – HUD's Planning Process
- V. Consolidated Plan – Key Policy Initiatives
- VI. Data Profile Update and Market Conditions
- VII. Community Development Week
- VIII. Important Dates Overview
- IX. Action Plan Community Input
  - Public Hearings
  - Neighborhood Meetings
  - Additional Opportunities
- X. Questions

# What is Affordable Housing and Household Affordability?

## Affordable Housing:

Housing in which the occupant(s) is/are paying no more than 30 percent of his or her income for gross housing costs, including utilities.

*Definition from HUD*



## Household Affordability (Priority Program #6):

Household affordability is about the costs of housing, utilities, taxes and transportation.

*Definition from Imagine Austin*

## Based on Median Family Income:

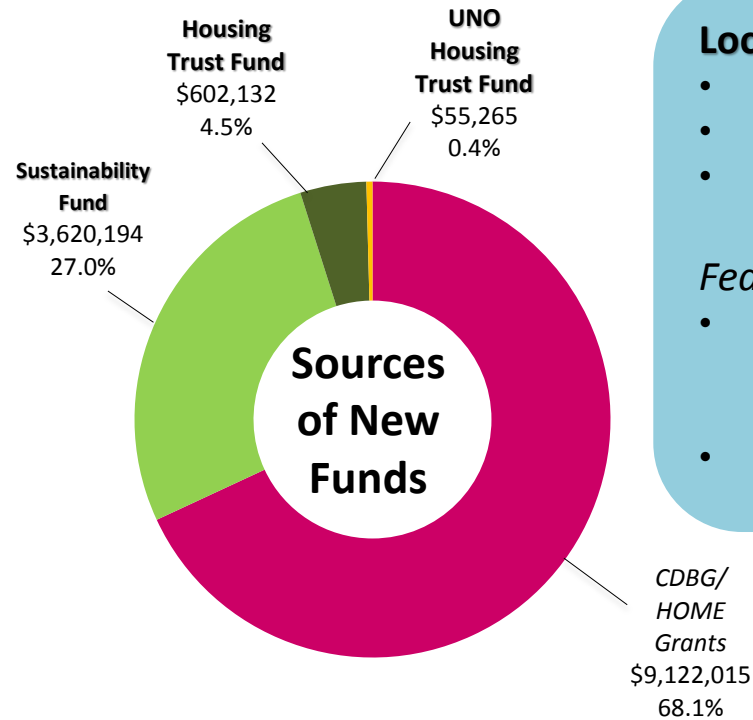
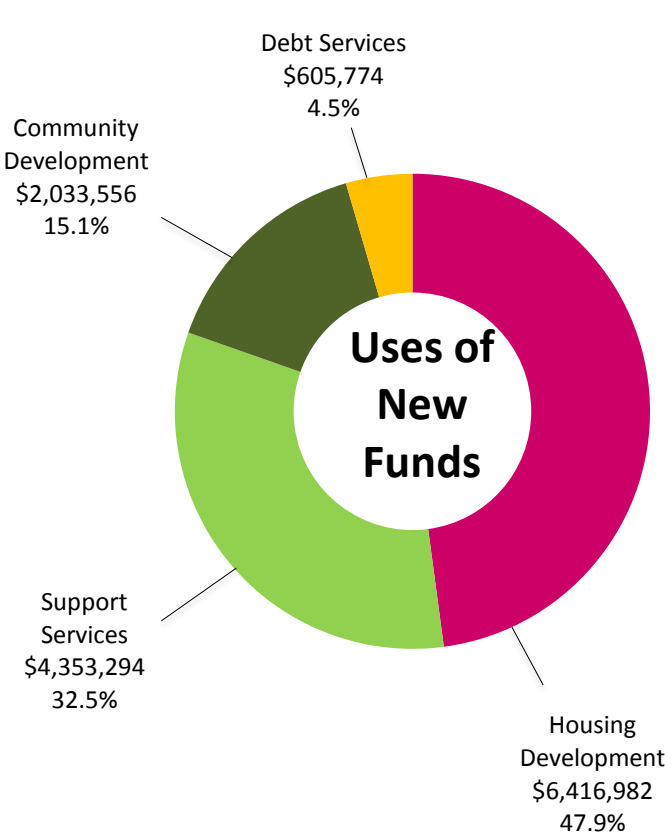
30% of Median Family Income:	\$15,400 for 1-person household; \$21,950 for a 4-person household
50% of Median Family Income:	\$25,650 for 1-person household; \$36,600 for a 4-person household
80% of Median Family Income:	\$41,000 for 1-person household; \$58,550 for a 4-person household

*Per HUD as of December 2012 for the Austin-Round Rock-San Marcos MSA*

# NHCD's Mission and Financial Overview

## 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.



## Local Funding Sources:

- Sustainability Fund
- Housing Trust Fund
- UNO Housing Trust Fund

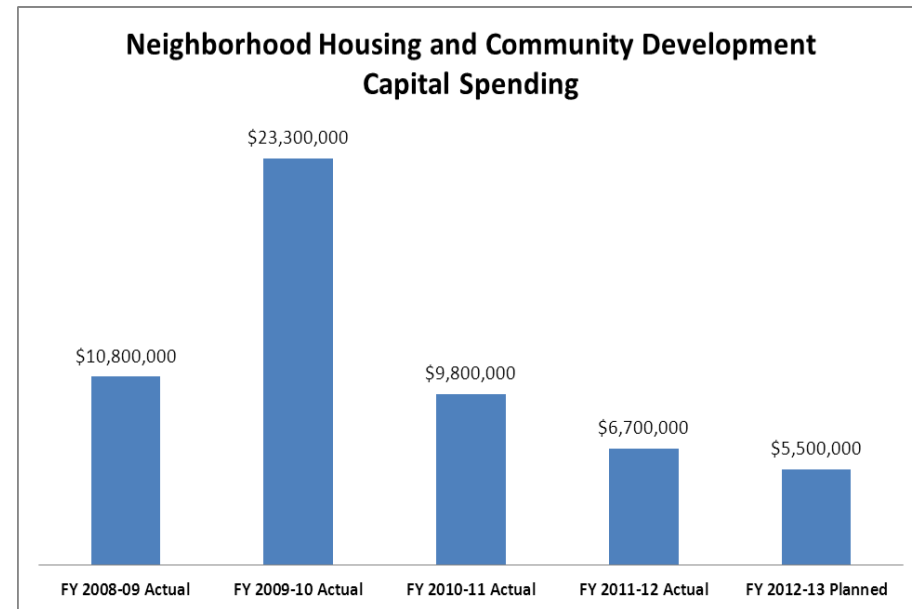
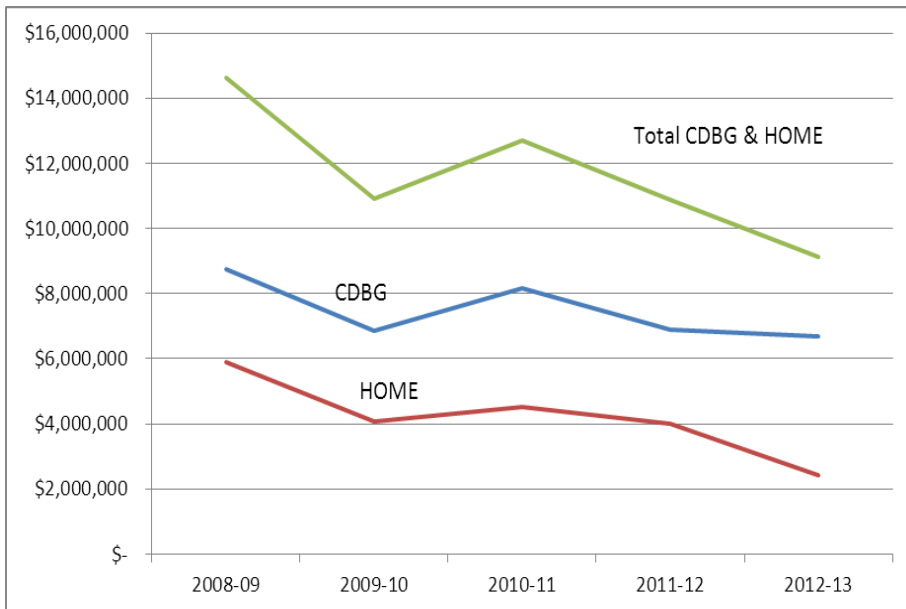
## Federal Funding Sources:

- Community Development Block Grant (CDBG)
- HOME Investment Partnership Block Grant

City of Austin Financial Overview FY 2012-2013  
Total New Funding \$13,399,606

# Funding Sources and Utilization

To accomplish our mission, NHCD directly administers a variety of programs to serve the community's housing, community development and economic development needs and provides grant funding to various agencies and non-profit organizations.



**CDBG and HOME Federal funding levels have been reduced by almost 40% from amounts received 5 years ago –**

**We have been notified to expect another 5% this Fiscal Year**

**The entire \$55 million from the 2006 Affordable Housing General Obligation (G.O.) bond funds being expended or otherwise committed to projects**

# What is a Community Needs Assessment?

The Action Plan encompasses 10 key areas, many of which require engagement to help prioritize needs:

- Resources and Objectives
- Annual Objectives
- Activities to be Undertaken
- Outcome Measures
- Geographic Distribution
- Affordable Housing
- Public Housing
- Homeless and Other Special Needs
- Barriers to Affordable Housing
- Other Actions



## Homeless & Special Needs Assistance

- Emergency Solutions Grant (ESG) programs
- Housing Opportunities for Persons with AIDS (HOPWA) programs
- Child Care Services
- Senior Services
- Youth Services

## Renter Assistance

- Tenant-Based Rental Assistance
- Architectural Barrier Removal – Rental
- Tenants' Rights Assistance

## Homebuyer Assistance

- HousingSmarts Counseling and Financial Literacy Education
- Down Payment Assistance

## Homeowner Assistance

- Architectural Barrier Removal – Owner
- Emergency Home Repair
- Homeowner Rehabilitation Loan Program
- GO Repair! Program
- Holly Good Neighbor
- LeadSmart

## Housing Development Assistance

- Rental Housing Development Assistance
- Acquisition and Development
- Community Housing Developer Organization (CHDO) Operating Expenses Grants
- Developer Incentive-Based Programs

## Neighborhood & Commercial Revitalization

- East 11th and 12th Streets Revitalization
- Colony Park Sustainable Community Initiative

## Small Business Assistance

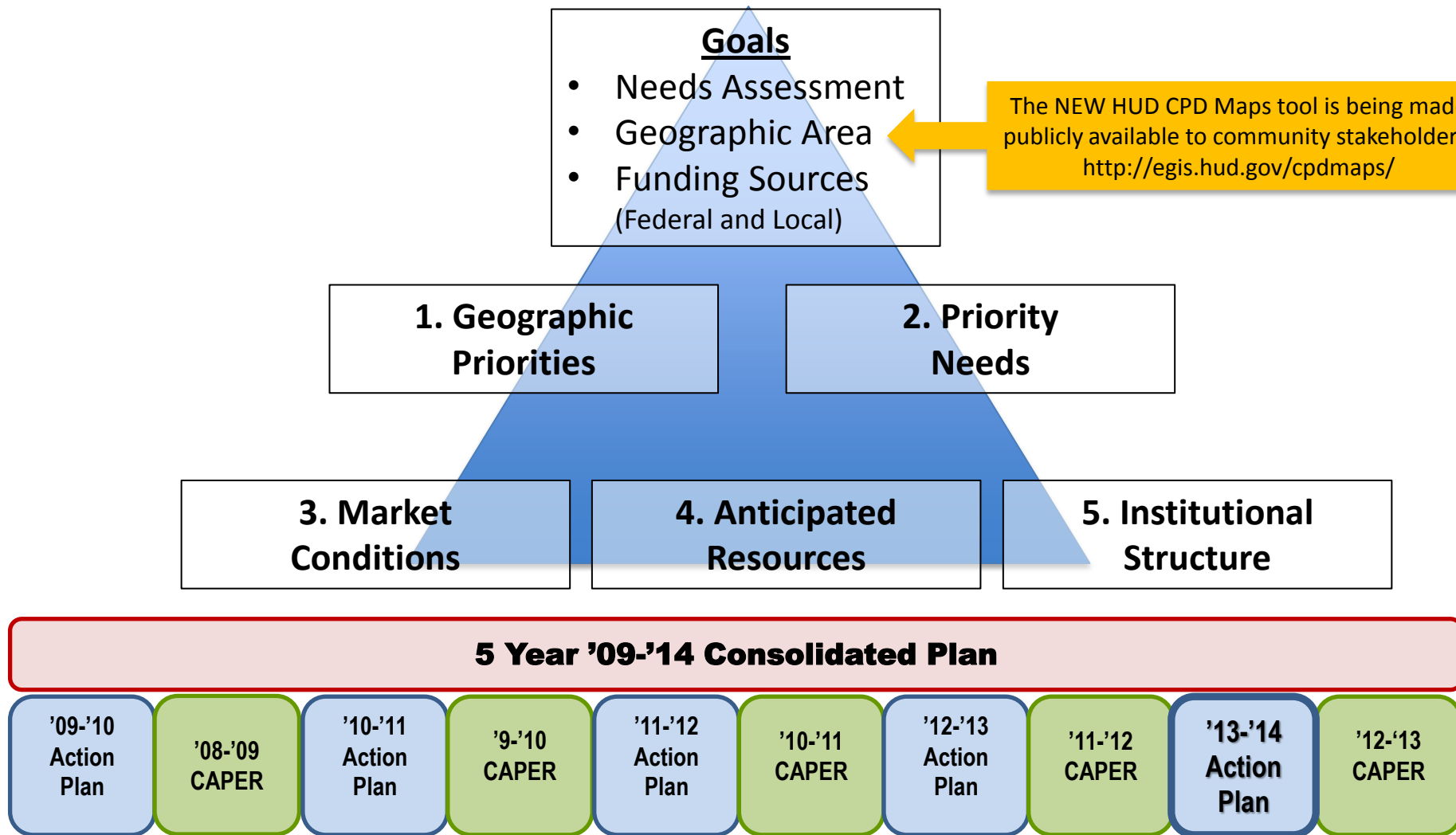
- Community Development Bank
- Microenterprise Technical Assistance

## Financial Empowerment

- Individual Development Accounts
- HousingSmarts Counseling and Financial Literacy Education

# Fitting the Pieces Together

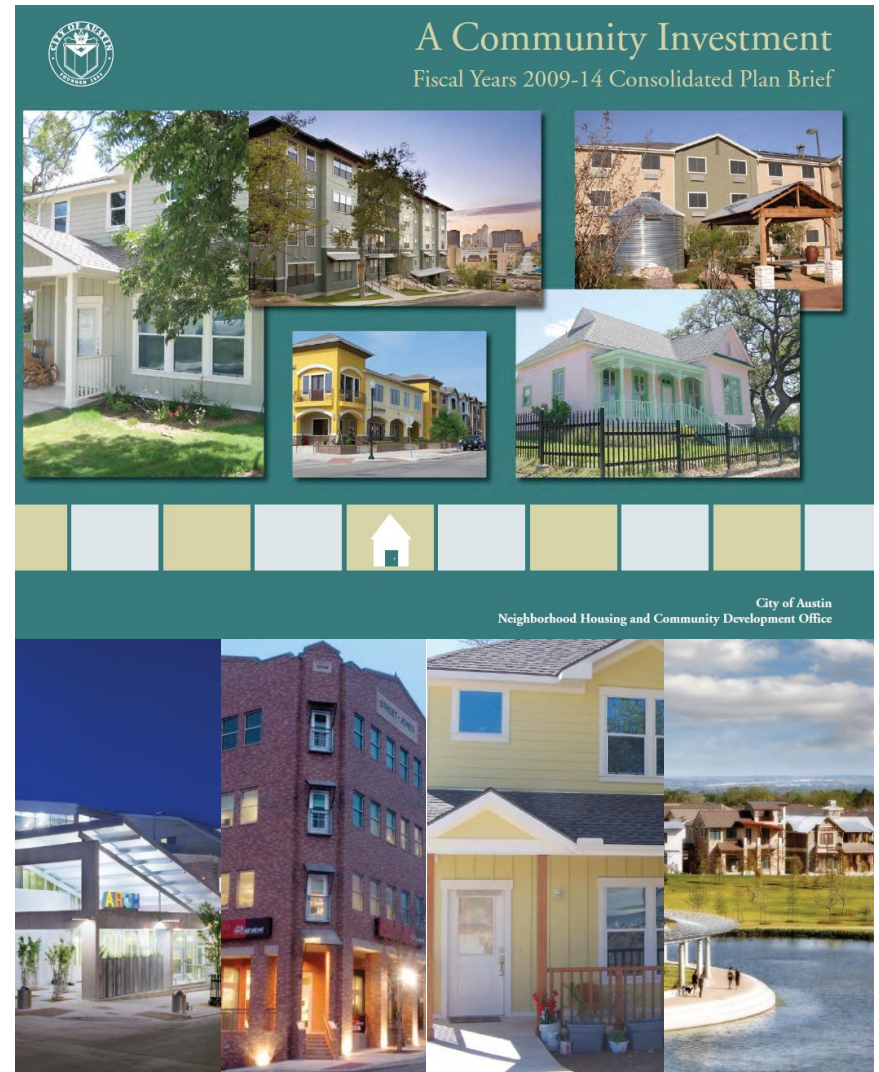
## HUD's Planning Process



# 2009-2014 Consolidated Plan

## Key Policy Initiatives

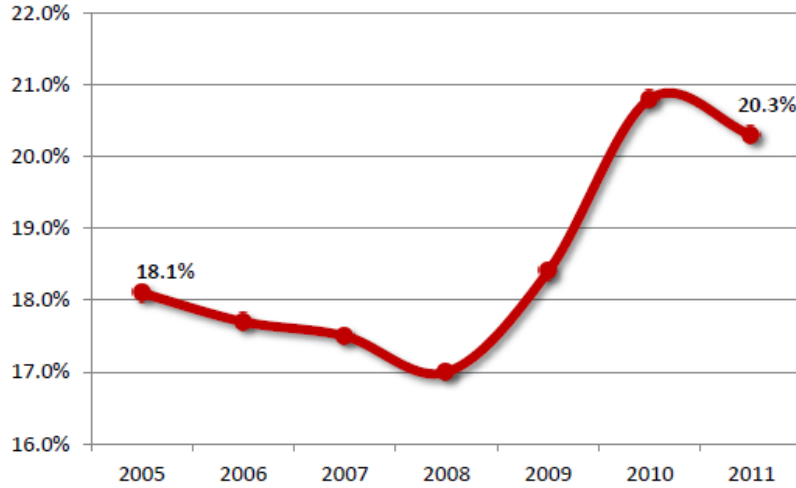
- **Promote Core Values**
  - Long-Term Affordability
  - Geographic Dispersion
  - Deeper Levels of Affordability
- **Encourage Private Sector Development of Affordable Housing**
  - Developer Incentives
  - Public/Private Partnerships
- **Expand Alternative Revenue Sources**
  - General Obligations Bonds (2006: \$55M)
  - Housing Trust Fund
  - Shared Equity Model
- **Provide Leadership**
  - Leadership and Education
  - Housing Market Study
  - Comprehensive Plan (Imagine Austin)
  - Council Initiatives and Policies





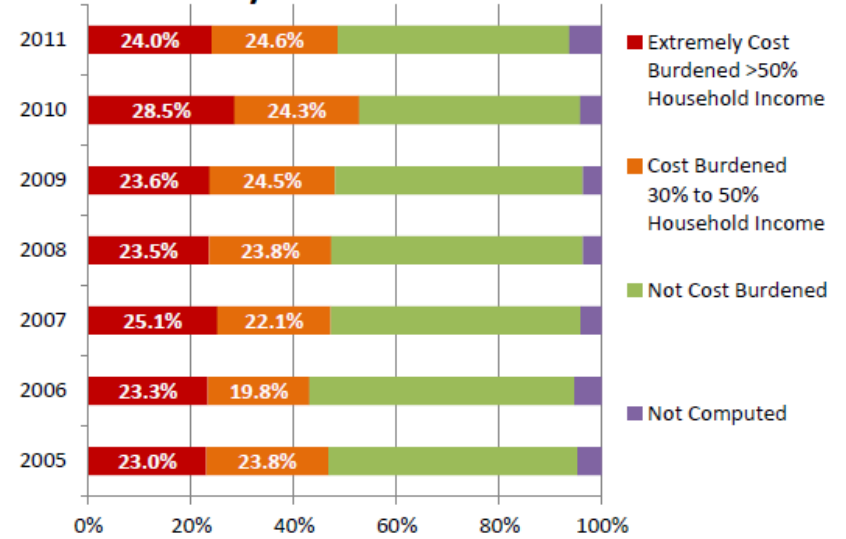
# Data Profile Update

## Austin's Individual Poverty Rate



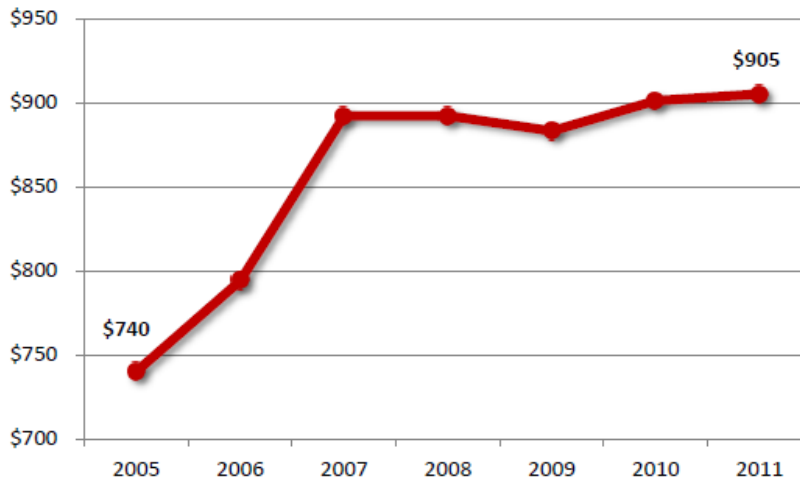
Source: 2005-2011 U.S. Census ACS 1-Year Estimates Table B17001

## Extremely Cost Burdened Rental Trend



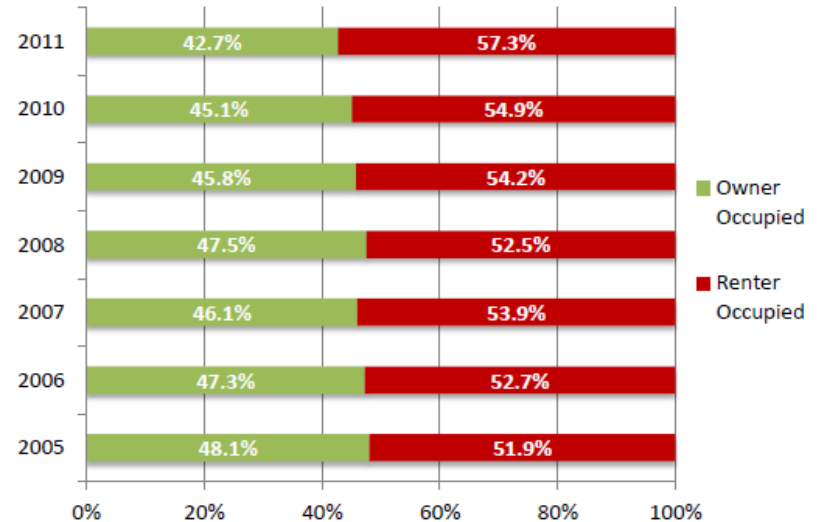
Source: 2005-2011 U.S. Census ACS 1-Year Estimates Table B25070

## Median Gross Rental Rate Trend



Source: 2005-2011 U.S. Census ACS 1-Year Estimates Table B25003

## Homeowner vs. Rental Trend



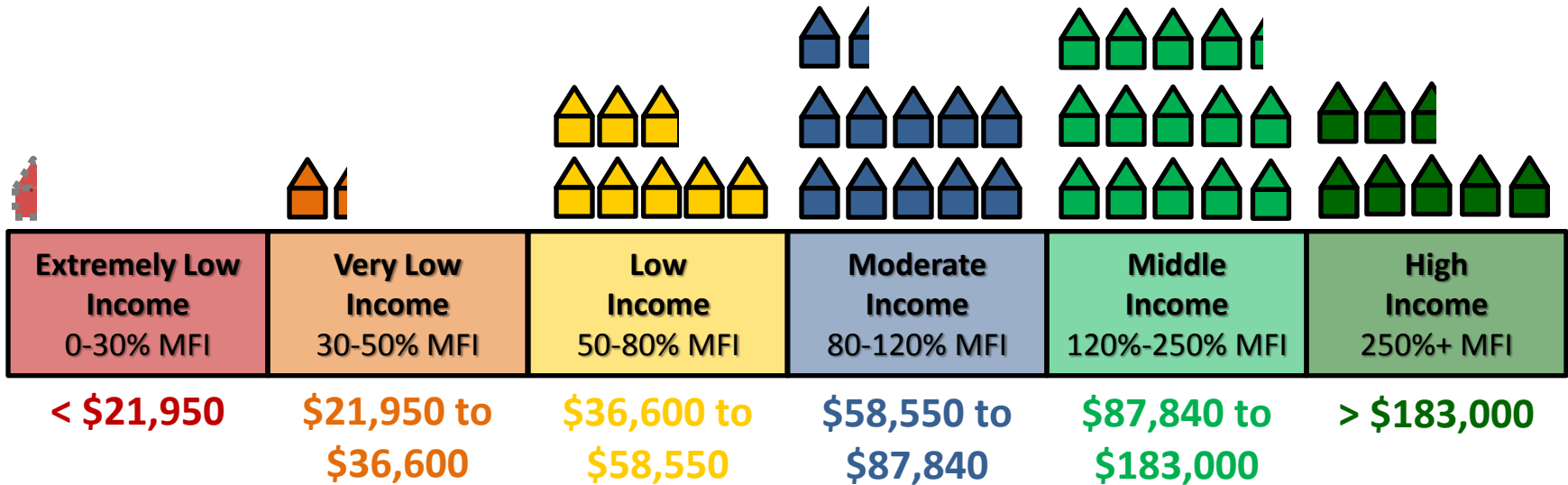
Source: 2005-2011 U.S. Census ACS 1-Year Estimates Table B25064

# Market Conditions

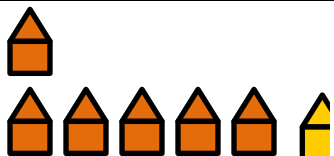
## How has Austin Changed?

### Change in Austin Household Incomes 2005-2011

							Total
HH's 2005	13,492	50,195	59,234	46,551	50,938	14,231	291,693
HH's 2011	12,989	51,422	67,150	57,951	65,200	21,832	333,593
Change	-503 -3.7%	1,227 +2.4%	7,916 +13.4%	11,400 24.5%	14,262 +28.0%	7,601 +53.4%	+41,900 14.4%
# of 2011 HH to keep 14.4% growth rate	15,435	57,425	67,763	53,254	58,273	16,281	N/A
Shortage/Surplus	-2,446	-6,001	-614	4,697	6,927	5,552	



### Needed:



We are continuing to focus on deep affordability < 50% MFI as data indicates these households are not growing with Austin's rapid growth as a result of household affordability

Source: U.S. Census American Community Survey Table DP03

\*Assuming Standard Distribution within Census Data Income Groups

Each Equals an Addition of Roughly 1,000 Households



Each Equals a Reduction of Roughly 1,000 Households

# Affordable Housing Gap

## Affordable Rental Housing Supply Gap

750,500 people

307,000 households

54% renters  
166,000 households

27% earn <\$20,000  
45,000 households

v.

4% of rental units that are affordable  
7,150 units

=

Gap of 37,600 Rental Units

## Affordable Homeownership Supply Gap

750,500 people

307,000 households

46% owners  
141,000 households

Renters earning <\$35,000  
3% of detached units are affordable  
10% of attached units are affordable

Renters earning <\$50,000  
16% of detached units are affordable  
36% of attached units are affordable

Renters earning <\$75,000  
44% of detached units are affordable  
64% of attached units are affordable

Supply Available to Renters wanting to be Owners

# Community Development Week

April 1<sup>st</sup> through April 5<sup>th</sup> 2013

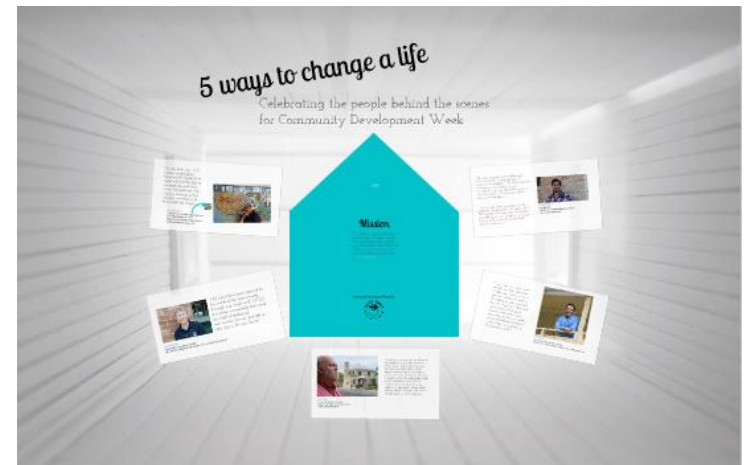
## Community Development Week is:

- An annual campaign designed by the National Community Development Association (NCDA)
- Focuses local as well as national attention on the importance of the Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) Programs

This year in celebration of Community Development Week, we launched a campaign going on all week showcasing how we are able to impact so many lives!



[www.austintexas.gov/blog/5-ways-change-life](http://www.austintexas.gov/blog/5-ways-change-life)



NCDA is a national non-profit organization comprised of local government members that administer community development, affordable housing, and economic development programs, including the CDBG and HOME programs.

# Important Dates Overview

## FY 2013-2014 Action Plan

March 20	Community Needs Assessment Period Begins
April 1-26	Meetings with various Commissions, Neighborhood Groups, and Partner Organizations
April 1 - 5	Community Development Week
April 4	Community Development Commission (CDC) <b>Public Hearing</b> on Community Needs Assessment
April 11	City Council <b>Public Hearing</b> on Community Needs Assessment
April 26	Community Needs Assessment Period Ends
June 1	30-Day Public Comment Period on Draft Action Plan Begins
June 18	Community Development Commission (CDC) <b>Public Hearing</b> on Draft Action Plan
June 20	City Council <b>Public Hearing</b> on Draft Action Plan
July 1	30-Day Public Comment Period on Draft Action Plan Ends
July 9	CDC Final Recommendations on Draft Action Plan
August 8	City Council Takes Action on Final Action Plan
August 15	Action Plan due to HUD

# Action Plan Community Input:

## Public Hearings

### **I. Community Needs Assessment**

**6:30pm, Thurs. April 4, 2013:**

Community Development  
Commission

301 W. 2<sup>nd</sup> Street, Austin City Hall

**4:00pm, Thurs. April 18, 2013:**

Austin City Council Meeting  
301 W. 2<sup>nd</sup> Street, Austin City Hall,  
Council Chambers

### **II. DRAFT Action Plan**

**6:30pm, Thurs. June 13, 2013:**

Community Development  
Commission

301 W. 2<sup>nd</sup> Street, Austin City Hall

**4:00pm, Thurs. June 20, 2013:**

Austin City Council Meeting  
301 W. 2<sup>nd</sup> Street, Austin City Hall,  
Council Chambers

# Action Plan Community Input:

## Additional Opportunities

**speakup**austin!

POST ★ VOTE ★ JOIN  
speakupaustin.org



### SpeakUp Austin Online Forum:

<https://austintexas.granicusideas.com/ideas>

“Completing the Picture of Austin’s Needs”

### E-mail:

Public Comments may be submitted to

[NHCD@austintexas.gov](mailto:NHCD@austintexas.gov)

### Mail:

Public Comments may be submitted via mail to

NHCD

ATTN: Action Plan

P. O. Box 1088

Austin, Texas 78767

### Staff Presentations:

NHCD Staff are available to make presentations to outside organizations and groups



# QUESTIONS?



City of Austin

Neighborhood Housing and Community Development Office

512.974.3100

[www.austintexas.gov/housing](http://www.austintexas.gov/housing)