COVER SHEET

City of Austin
Neighborhood Housing and Community Development
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July 26, 2017

Note about backup for August 3, 2017, City Council agenda item to approve a resolution adopting the City's Fiscal Year 2017-2018 Action Plan, which is the City's application for federal block grants to support programs for low- to moderate-income Austinites:

On June 15, 2017, the City of Austin received notice from the U.S. Department of Housing and Urban Development (HUD) announcing the fiscal year 2017-18 funding allocation for each of the federal block grants mentioned below. On June 30, 2017, the City of Austin received an additional notice announcing a supplemental allocation of $245,699 to the Emergency Solutions Grant (ESG). **This updated version of the FY 2017-18 Action Plan includes the additional ESG funds, and is the version City Council will be considering as the City of Austin's application to receive the $11.9 million funding. The Action Plan is due to HUD no later than August 16, 2017.**

For more information regarding the Action Plan, please contact Erica Leak, Housing Planning & Policy Manager, at (512) 974-9375.

EXHIBIT A EXHIBIT D

City of Austin Fiscal Year 2017-18 Action Plan

Providing Opportunities, Changing Lives

Homeless & Special Needs Assistance | Renter Assistance | Homebuyer Assistance | Homeowner Assistance | Housing Development Assistance | Neighborhood & Commercial Revitalization | Small Business Assistance | Financial Empowerment

Neighborhood Housing and Community Development Office

City of Austin, Texas

Fiscal Year 2017-18
DRAFT Annual Action Plan

For Consolidated Plan Years
October 1, 2014 through September 30, 2019

Prepared by:
City of Austin
Neighborhood Housing and Community Development Office
PO Box 1088, Austin, TX 78767
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Austin City Council

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Kathie Tovo, *District 9*

Mayor Pro Tem

Council Members

Ora Houston, *District 1*

Delia Garza, *District 2*

Sabino "Pio" Renteria, *District 3*

Gregorio "Greg" Casar, *District 4*

Ann Kitchen, *District 5*

James "Jimmy" Flannigan, *District 6*

Leslie Pool, *District 7*

Ellen Troxclair, *District 8*

Alison Alter, *District 10*

Elaine Hart

Interim City Manager

City of Austin Fiscal Year 2017-18 Action Plan
Table of Contents

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b) 5
PR-05 Lead & Responsible Agencies – 91.200(b) 11
AP-10 Consultation – 91.100, 91.200(b), 91.215(l) 13
AP-12 Participation – 91.105, 91.200(c) 26
AP-15 Expected Resources – 91.220(c) (1, 2) 31
AP-20 Annual Goals and Objectives-91.220(c) 41
AP-35 Projects – 91.220(d) 46
AP-38 Projects Summary 48
AP-50 Geographic Distribution – 91.220(f) 70
AP-55 Affordable Housing – 91.220(g) 71
AP-60 Public Housing – 91.220(h) 74
AP-65 Homeless and Other Special Needs Activities – 91.220(i) 77
AP-70 HOPWA Goals – 91.220 (l)(3) 81
AP-75 Barriers to affordable housing – 91.220(j) 82
AP-85 Other Actions – 91.220(k) 85
AP-90 Program Specific Requirements – 91.220(l)(1,2,4) 91

ATTACHMENTS

Attachment I: **Citizen Participation**

A. Citizen Participation Plan
B. Public Notices and Comments
C. Change log for May 23, 2017 Draft Action Plan

Attachment II: **Grantee Unique Appendices**

A. Resale and Recapture Policies
B. ESG Program Standards
C. Monitoring Plan
D. Optional Relocation Plan
E. Summary Funding & Production Table

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Austin submits this Fiscal Year (FY) 2017-18 Action Plan as the fourth of five Action Plans within the Consolidated Plan for FY 2014-19. An Annual Action Plan is required by the U.S. Department of Housing and Urban Development (HUD) from all jurisdictions receiving annual formula grants. The Annual Action Plan is the city's application to HUD for formula grant funding for each fiscal year. The following section provides a concise summary of the FY 2017-18 Action Plan. The final document is due to HUD no later than August 16, 2017.

In addition to HUD funding, the City of Austin also appropriates local funds to the Neighborhood Housing and Community Development (NHCD) Office for affordable housing and community development activities. HUD's guidance regarding the inclusion of non-federal funding sources in an Annual Action Plan is that non-federal sources are to be included if they are reasonably expected to be made available to address the needs outlined in the plan. For this reason, NHCD has included the anticipated FY 2017 General Obligation Bond (GO) Fund allocation of $10.0 million and the anticipated Housing Trust Fund (HTF) of $1.1 million. The FY 2017-18 City of Austin budget is anticipated to be approved by the Austin City Council in September 2017. Once the city budget is approved, NHCD will notify HUD of any additional funding allocated by the city that will leverage the federal investment outlined in the FY 2017-18 Action Plan.

This Action Plan is not intended to confer any legal rights or entitlements on any persons, groups, or entities, including those named as intended recipients of funds or as program beneficiaries. The terms of this Annual Action Plan are subject to amendment and to the effect of applicable laws, regulations and ordinances. Statements of numerical goals or outcomes are for the purpose of measuring the success of programs and policies and do not impose a legal obligation on the city to achieve the intended results. Actual funding of particular programs and projects identified in this Plan are subject to completion of various further actions, some of which involve discretionary determinations by the city or others. These include HUD approval of this Plan; appropriations by the United States Congress and the City Council; reviews and determinations under environmental and related laws; and results of bidding and contracting processes.

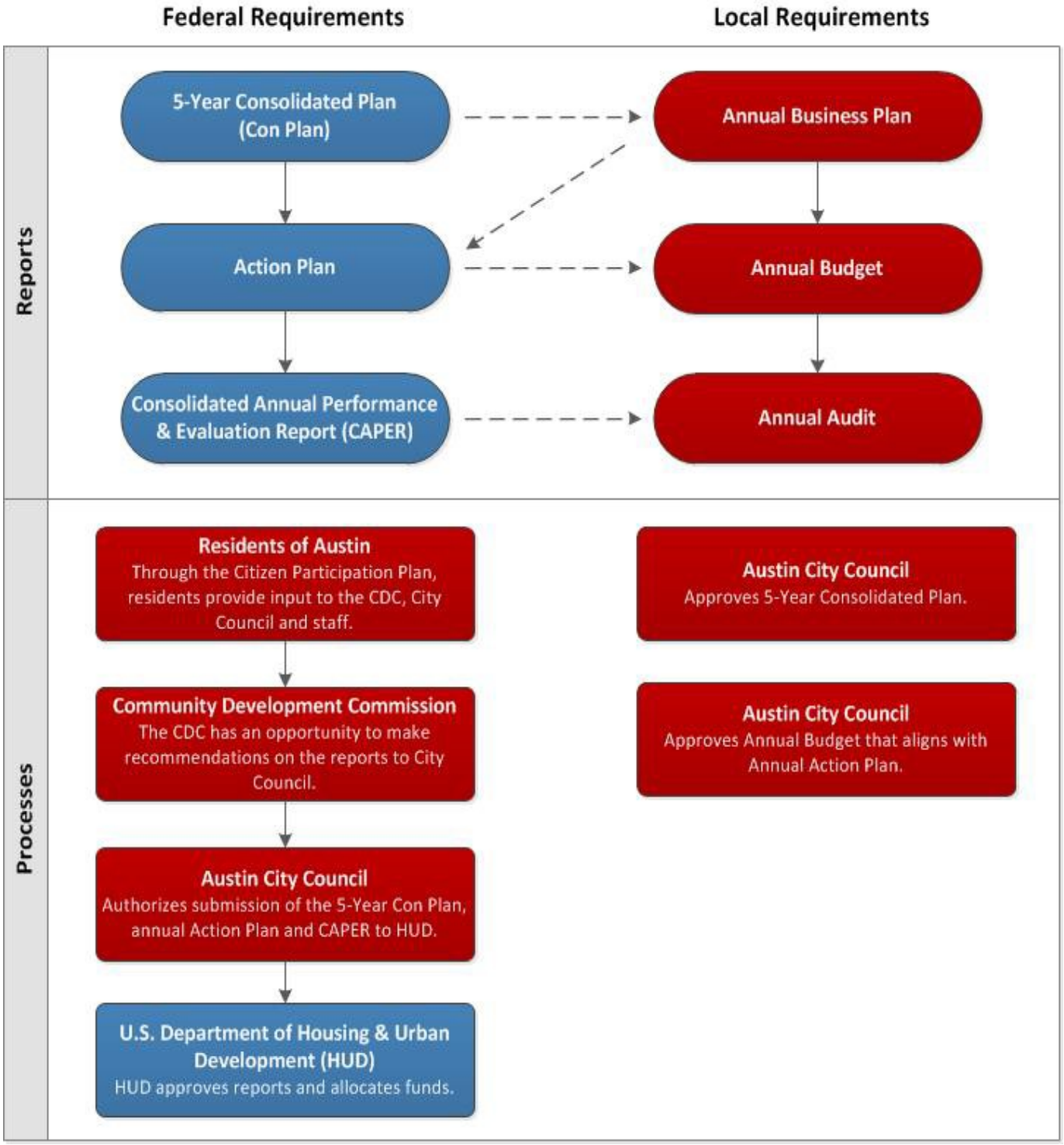

Exhibit 1- HUD and City Budget Process Comparison

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The city's FY 2014-19 Consolidated Plan establishes funding priorities for the FY 2017-18 Action Plan in the following high priority need areas: Homeless/Special Needs Assistance; Renter Assistance; Homebuyer Assistance; Homeowner Assistance; Housing Development Assistance; Small Business Assistance; Neighborhood and Commercial Revitalization and Financial Empowerment. These 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. All of the proposed funding priorities will serve very-low, low- and moderate-income households in the City of Austin. In addition, the proposed activities will serve special needs populations including: seniors, persons with disabilities, persons experiencing homelessness and at risk of homelessness, persons living with HIV/AIDS, at risk children and youth, victims of domestic violence, housing authority residents, and persons returning to the community from correctional institutions and/or with criminal histories.
Activities designated as high priority will be funded by the City of Austin in FY 2017-18. Medium priorities will be funded if funds are available. Low priority activities will not be funded.

City of Austin ordinance 820401-D ("The Austin Housing and Community Development Block Grant Ordinance") dated April 1, 1982, sets forth requirements and provisions for the administration of funds received by the City under the Housing and Community Development Act of 1974, as amended, including the assertion that "the primary objectives of community development activities in the City of Austin shall be the development of a viable urban community, including decent housing, a suitable living environment, elimination of slums and blight and expanding economic opportunities, principally for persons of low and moderate-income," and that in implementing the above, "the city's general obligation to provide capital improvements to the target areas is not diminished except in extraordinary circumstances. Capital improvements in the target areas are to be funded through the normal course of city-wide capital improvements." Responsive to this ordinance, infrastructure needs are designated a low priority for Consolidated Planning purposes and will not be funded with Community Development Block Grant (CDBG) funding unless the infrastructure exclusively supports the development of housing for low-income persons.

FY 2014-19 CONSOLIDATED PLAN PRIORITIES AND PROPOSED ACCOMPLISHMENTS				
Program	**Program Description**	**Priority for Federal Funds**	**FY 2014-19 Con Plan Goal**	**Objects 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	31,795	Suitable Living Environment Availability/ Accessibility
Renter Assistance	Renter Assistance provides assistance to renters so that rent is more affordable, provides tenants' rights services to equip renters with information that may allow them more stability and provides financial assistance for necessary rehabilitation to make homes accessible.	High	2,998	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	75	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	3,527	Decent Housing Availability/ Accessibility
Housing Development Assistance	Housing Development 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	406	Decent Housing Availability/ Accessibility
Neighborhood & Commercial Revitalization	Neighborhood and Commercial Revitalization includes programs related to the revitalization of neighborhoods and corridors. These programs include commercial acquisition, competitive and non-competitive grants.	High	4	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	199	Creating Economic Opportunity Availability/ Accessibility
Financial Empowerment	The Individual Development Account Program (IDA) encourages households to save by providing a matched savings account for post-secondary education, to become a first-time homebuyer or to start a business.	Medium	190	Creating Economic Opportunity
Total			39,194	

Exhibit 2- FY14-19 Consolidated Plan Activities

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of Austin reports its progress towards goals set in the 5-Year Consolidated Plan and Annual Action Plans in the end-of-year Consolidated Annual Performance and Evaluation Report (CAPER). The projects and goals outlined in the Action Plan are informed by past performance.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Outreach

The Neighborhood Housing and Community Development Department (NHCD) began the community needs assessment period of the annual Action Plan on March 1, 2017. The assessment period was open to the general public. Austinites were encouraged to participate in the following ways:

* Two Public Hearings were conducted on community needs, one before the Community Development Commission and one before the Austin City Council.

* Eight Boards and Commissions were consulted and encouraged to provide input. The public hearing schedules were promoted online at www.austintexas.gov/housing and through emails distributed to stakeholders. Additionally, the general public was encouraged to provide comments via Austin Energy's PowerPlus Newsletter as well as submit comments through e-mail and postal mail.

Community Needs Assessment

The community needs assessment period ran from March 1, 2017 through May 2, 2017. The City of Austin's Citizen Participation Plan (CPP) requires that the city conduct two public hearings during the community needs assessment period. The public hearings were held before the Community Development Commission (CDC) on April 11, 2017, and before the Austin City Council on April 20, 2017. Nine speakers in total participated in both the public hearings.

Draft Comment Period

The 30 day public comment period on the Draft Action Plan ran from May 23, 2017 through June 26, 2017. City staff provided the draft report electronically online and provided hard copies at ten community centers beginning on May 23, 2017. During the 30-day public comment period the public had an opportunity to provide specific feedback on the recommended priorities and activities outlined in the FY 2017-18 draft Action Plan. Additionally, two public hearings were held: one before the CDC on June 13, 2017, and one before the Austin City Council on June 15, 2017, to obtain feedback on the draft Action Plan. Comments received during the draft Action Plan comment period have been added to the final Action Plan in Attachment I.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

See Attachment I for a summary of public comments provided during public hearings and copies of all written comments received. Attachment I B features a log of written comments received and staff responses.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments or views received were accepted. Attachment I B features a log of written comments received and staff responses.

7. Summary

In FY 2017-18, the City of Austin expects to receive $11.9 million from HUD through four formula grants: Community Development Block Grant (CDBG); HOME Investment Partnerships Program (HOME); Emergency Solutions Grant Program (ESG); and Housing Opportunities for Persons with AIDS (HOPWA). Formula grants provided through HUD are determined by statutory formulas. Reasonably anticipated local resources include the 2013 General Obligation (GO) Bonds and resources from the City of Austin's Housing Trust Fund (HTF).

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	AUSTIN	
CDBG Administrator	AUSTIN	NHCD
HOPWA Administrator	AUSTIN	APH*
HOME Administrator	AUSTIN	NHCD
ESG Administrator	AUSTIN	APH*
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative (optional)

LEAD AGENCY AND PARTICIPATING ORGANIZATIONS

Neighborhood Housing and Community Development Office (NHCD)

NHCD 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. NHCD is directly responsible for developing the 5-Year Consolidated Plan, the Annual Action Plan, and the end-of-year Consolidated Annual Performance and Evaluation Report (CAPER).

Austin Housing Finance Corporation (AHFC)

AHFC was created in 1979 as a public, non-profit corporation organized pursuant to Chapter 394 of the Texas Local Government Code, and administers many of the City's housing programs. Employees of NHCD manage the funding and operations of AHFC through an annual service agreement executed by the city and AHFC.

***Austin Public Health (APH) formerly known as Austin/Travis County Health and Human Services Department (HHSD)**

In 2017, the Austin/Travis County Health and Human Services Department changed its name to Austin Public Health (APH); therefore, the new name is used throughout this document. The City Council designates APH to administer the HOPWA and ESG programs. APH works in partnership with the community to prevent disease, promote health, and protect the well-being of our community with the vision of making Austin/Travis County the healthiest community in the nation. APH is comprised of seven divisions: The Office of the Director, Administrative Services, Community Services, Disease Prevention and Health Promotion, Environmental Health Services, Epidemiology and Public Health Preparedness, and Healthy Equity and Community Engagement.

Economic Development Department (EDD)

EDD executes the City of Austin's economic development strategy, which consists of attracting corporate relocations and expansions, managing urban redevelopment, promoting international business, developing locally-owned small businesses, and developing the creative economy through arts and music. EDD administers the Family Business Loan Program (FBLP) identified under the Small Business Assistance priorities funded with Section 108 funds. Section 108 is a loan guarantee provision of the CDBG Program.

Community Development Commission (CDC)

The CDC advises the Austin City Council in the development and implementation of programs designed to serve low- and moderate-income residents and the community at large, with an emphasis on federally-funded programs. The CDC is comprised of 15 members; eight members are elected through a neighborhood-based process and seven members are nominated by the Mayor. All members serve at the pleasure of the Austin City Council. The CDC also oversees the Community Services Block Grant (CSBG) program managed by APH. CSBG regulations require representatives from geographic target areas: Colony Park, Dove Springs, East Austin, Montopolis, North Austin, Rosewood-Zaragosa/Blackland, St. Johns, and South Austin.

Urban Renewal Board (URB)

The URB oversees the Urban Renewal Agency's functions and is comprised of seven members appointed by the Mayor, with consent of the Austin City Council. The Urban Renewal Board also oversees the implementation and compliance with 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.

Consolidated Plan Public Contact Information

Action Plan Public Contact Information: Angela Sommers
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AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

To ensure that priority needs are carried out in the most efficient manner, NHCD coordinates with other city departments in its administration of programs and activities including Planning and Zoning Department, Development Services Department, Economic Development Department, Austin Public Health, Austin Energy/Austin Green Building, Austin Water, Austin Code, and the Austin Sustainability Office. NHCD consults with boards and commissions and external agencies with missions related to affordable housing and community development. These organizations are described later in this section.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

Austin/Travis County stakeholders understand that housing is a determinant of health and are undertaking efforts to enhance integration and collaboration between housing and the health care system. Community leaders, including the new Dell University of Texas Medical School are investing significant time and resources to address physical and behavioral health and substance abuse needs across the community, including resources for persons living on the streets, in shelters and subsidized housing. Both the City of Austin and Travis County participate in numerous committees addressing crisis response, psychiatric needs, substance abuse treatment and detoxification, and re-entry issues related to healthcare. A common thread that runs through this work is the need for supportive housing.

The City of Austin provides funding and works closely in partnership with the Ending Community Homelessness Coalition (ECHO). ECHO is the entity that serves as the HUD Lead Agency for the local Continuum of Care (CoC) and manages the Homeless Management Information System (HMIS). Leadership staff from the City and ECHO participate in the HUD sponsored Healthcare-and-Housing (H2) Initiative, as well as the annual Texas Homeless Network conference, Supportive Housing = Healthcare. Two local housing authorities, hospitals, private housing providers, City and County Health and Human Services Departments, social service programs that serve the homeless, as well as criminal justice entities serve on the ECHO Membership Council and Leadership Committee on Permanent Supportive Housing Finance.

The City of Austin, ECHO and Integral Care (the local mental health authority) are working to expand housing resources for homeless clients who also have mental illness. Fifty units of housing first permanent supportive housing (to be built in part with $3.9 million of City General Obligation bond funds) will connect to a new neighborhood integrated clinic and is expected to open in 2018. Integral Care is staffing another community clinic, built in conjunction with a faith-based Community First Village, which offers housing for chronically homeless individuals.

ECHO, the City of Austin, Travis County, and Central Health (the area's local hospital district), are pursuing a pay-for-success funding model to scale permanent supportive housing for super-utilizers of healthcare, social services and criminal justice. This work includes enhanced data sharing between housing/social services (HMIS), and criminal justice and healthcare entities which will eventually impact the relationship

of housing and healthcare. Austin is concerned both with providing access to healthcare while people experience homelessness and after they locate permanent housing.

Local housing providers have developed relationships with a variety of healthcare providers to promote care for clients and tenants. For physical health, they use Lone Star Circle of Care, El Buen Samaritano, the People's Community Clinic and the CommUnity Care Clinics (one of which is co- located at the Austin Resource Center for the Homeless). For behavioral health they use Integral Care (which is also a CoC recipient) and Lone Star Circle of Care. CoC recipients refer individuals to the Foundation Communities' Insure Central Texas program to apply for insurance through the Affordable Care Act and to the Central Health's Medical Assistance Program, which provides access to local health services designed for low-income individuals. Austin is using mobile medical teams to visit shelters and housing complexes to improve access to care.

ECHO continues to partner with a managed care organization (MCO) to streamline access to healthcare for homeless clients. This includes a data match to determine if any members of the MCO are known in the HMIS and if so, to locate them and make the connection to the MCO. This pilot is proving fruitful to all parties.

The City of Austin has two projects that merged into one starting in October 2016 and funded through the Medicaid 1115 Healthcare Transformation Waiver that provides assertive community treatment (ACT) services for chronically homeless individuals with complex health conditions. Program participants are housed in permanent supportive housing units with strong dedication to housing first practices as ACT staff members engage individuals who are extremely vulnerable and typically very high users of healthcare, behavioral health, criminal justice, and emergency shelter systems in the community. Partners and providers of direct service in these projects include the Integral Care, nonprofit housing and homeless services providers, and Central Health. In addition, Front Steps has increased recuperative care beds for individuals who are medically fragile and are exiting a medical institution.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

APH and NHCD staff continue to provide leadership roles in the CoC. City staff chair both the Independent Review Team (which evaluates projects for renewal and new funding), and the Membership Council (which is the governing body of the CoC). In these positions and with knowledge of other City funding opportunities, City staff shape the development of the annual CoC Notice of Funding Availability (NOFA) application, oversee development of coordinated assessment, review the needs and gaps analysis, and help set community funding priorities and CoC policies and procedures. This participation ensures that City of Austin resources are aligned with HUD CoC funds as well as other federally-funded programs.

The CoC has been following the Opening Doors Federal Strategic Plan goals to end veteran chronic homelessness as well as develop coordinated community systems to prevent and end homelessness for unaccompanied youth and families.

Since December of 2014, Austin has participated in the federally sponsored Mayor's Challenge to End Veterans' Homelessness. On August 8, 2016, Austin was recognized by the U.S. Interagency Council on Homelessness (USICH) as achieving the benchmarks and criteria of effectively ending veteran homelessness (locally called Housing our Heroes). The Housing our Heroes initiative has been effective in finding permanent housing for homeless veterans and could be the model for an expanded landlord outreach program to secure housing for additional homeless populations such as chronically homeless youth and families. Mayor Steve Adler, whom led the initiative, brought together entities such as the Austin Apartment Association, the Real Estate Council of Austin, the Austin Board of Realtors (ABOR), the Veterans Administration, local social service agencies such as Caritas of Austin, Front Steps, Salvation Army, ECHO (which organized the effort) in order to pair landlords with residents that need low barrier housing options. The initiative created a risk mitigation fund to provide security to landlords willing to accept new tenants who have high barriers to housing. In Austin, barriers to housing can include: criminal history, chronic homelessness, poor or no credit, low income, prior evictions, behavioral health issues, and/or other issues that make it difficult for them to obtain and remain in stable housing. NHCD supports ECHO's landlord outreach work, including exploration of strategies to make more units available for people experiencing significant barriers to housing.

In September 2016, Austin was selected by A Way Home America to be amongst one of three first communities to participate in a 100 Day Challenge to address youth homelessness. The City of Austin participated in the 100 Day Challenge weekly and provided leadership support to the team. In addition to developing an improved continuum of intervention for youth and young adults, this successful initiative exceeded its goal of housing 50 youth in 100 days and ended up permanently housing 53 youth who were experiencing homelessness. The success of the 100 days has continued as the Austin/Travis County CoC (ECHO) was selected as one of 10 communities nationally to receive the highly competitive HUD Youth Homelessness Demonstration Program (YHDP) award. This $5.2 million award provides demonstration funding to develop and implement a coordinated community plan to prevent and end youth homelessness. The City of Austin participates in the YHDP Leadership Advisory Council and meetings semi-monthly to oversee the planning and implementation process.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

In its role as the CoC, ECHO participates in the City of Austin's ESG consultation meetings providing input as to how best allocate and track the performance of and evaluate ESG projects. In April 2017, partners from ECHO and governmental entities including Housing Authority of the City of Austin, Austin/Travis County's Integral Care, and NHCD met with APH to review and make recommendations about the City's ESG allocations, and funded agencies' performance standards and outcomes. The group also discussed putting into place policies and procedures, aligning similar performance benchmarks and coordinating with ECHO COC to review each program's performance on a regular basis. Standardizing expectations and requirements for Rapid Rehousing programs will benefit clients by ensuring all are provided the same quality services, and the same types of services (financial assistance, housing location and housing stability case management) regardless of program. The City of Austin requires that all ESG subrecipients use HMIS and can now ensure that subrecipients adopt coordinated assessment as the referral source to ESG programs.

All ESG-funded programmatic data is entered into HMIS, and ECHO staff analyze HMIS data and report progress on ending homelessness to APH and other community entities.

The City of Austin has taken an active role in supporting a more effective HMIS so the data can help guide policy decisions and identify program effectiveness. The City of Austin allocates general fund dollars to support ECHO by partially funding an HMIS Director position and Coordinated Entry Assessment staff positions. City staff have taken an active role with ECHO in developing coordinated assessment and improving other components of the continuum. City staff attend monthly HMIS user group meetings and meet with ECHO staff about HMIS operations and administration planning. The effective use of HMIS as the mechanism for coordinated assessment has allowed ECHO to produce a thorough Current Needs and Gaps report that can better inform the City as to what should be funded with ESG dollars.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

1	**Agency/Group/Organization**	Ending Community Homelessness Coalition (ECHO)
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Austin provides funding and works closely in partnership with ECHO, which is the coordinator of the region's CoC. Leadership from City and County Health Departments attend monthly ECHO Membership Council meetings, serve on the CoC Independent Review Team, and coordinate activities serving the homeless and low-income communities in the area. NHCD reviews the CoC application through the Certificate of Consistency process. ECHO is one of several partners represented on the Austin City Council appointed Leadership Committee on Permanent Supportive Housing Finance. ECHO is an active contributor to the information in the Consolidated Plan regarding homeless needs and strategies. Staff also promoted direct public outreach opportunities related to the Action Plan.
2	**Agency/Group/Organization**	Housing Authority of the City of Austin (HACA)
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	HACA was consulted to provide information on its activities and needs relating to public housing. As one of two Public Housing Authorities (PHAs) serving the City of Austin boundaries, input from and coordination with HACA is valuable to address community needs efficiently. Staff also promoted direct public outreach opportunities related to the Action Plan.
3	**Agency/Group/Organization**	Austin Mayor's Committee for People with Disabilities
	Agency/Group/Organization Type	Board/Commission - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Persons with Disabilities
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Austin Mayor's Committee for People with Disabilities advises the City Council and City Manager regarding problems affecting persons with disabilities in the Austin area. NHCD staff made a presentation before the board on March 10, 2017. The community needs assessment process was discussed, and the members had an opportunity to ask questions or raise concerns about how the City's programs address the needs of those with disabilities in Austin. Staff also promoted direct public outreach opportunities related to the Action Plan.
4	**Agency/Group/Organization**	Community Development Commission
	Agency/Group/Organization Type	Board/Commission - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs Economic Development Household Affordability

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The CDC advises the City Council on the development and implementation of programs designed to serve the poor and the community at large with emphasis on federally funded programs. Per the City of Austin's Citizen Participation Plan, the CDC is required to conduct two public hearings to inform the Annual Action Plan and make recommendations to the Austin City Council before final approval. Staff also promoted direct public outreach opportunities related to the Action Plan.
5	**Agency/Group/Organization**	Asian American Quality of Life Advisory Commission
	Agency/Group/Organization Type	Board/Commission - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Asian American Quality of Life Commission advises the City Council on issues related to the Asian American Resource Center and provides ongoing guidance and support for the City's Asian American quality of life initiatives. NHCD staff briefed the Commission on April 18, 2017. The community needs assessment process was discussed, and the members had an opportunity to ask questions or raise concerns about how the city's programs address the needs of those with disabilities in Austin. Staff also promoted direct public outreach opportunities related to the Action Plan.
6	**Agency/Group/Organization**	Hispanic/Latino Quality of Life Resource Advisory Commission
	Agency/Group/Organization Type	Board/Commission - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Hispanic/Latino Quality of Life Resource Advisory Commission advises the City Council on issues relating to the quality of life for the City's Hispanic/Latino community and recommends programs and policies designed to alleviate any inequities that may confront Hispanics and Latinos in social, economic, and vocational pursuits including education, youth services, housing and community development, cultural arts, economic development, health, civic engagement, and transportation. NHCD staff made a presentation before the Commission on March 22, 2017. The community needs assessment process was discussed, and the members had an opportunity to ask questions or raise concerns about how the city's programs address the needs of residents. Staff also promoted direct public outreach opportunities related to the Action Plan.
7	**Agency/Group/Organization**	African American Resource Advisory Commission
	Agency/Group/Organization Type	Board/Commission - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The African American Resource Advisory Commission 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, including affordable housing, home ownership and homelessness; entertainment opportunities for professionals and students; employment; and cultural venues, including museums, theaters, art galleries and music venues. NHCD staff made a presentation before the Commission on February 7, 2017. The community needs assessment process was discussed, and the members had an opportunity to ask questions or raise concerns about how the city's programs address the needs of residents. Staff also promoted direct public outreach opportunities related to the Action Plan.

8	**Agency/Group/Organization**	Commission on Seniors
	Agency/Group/Organization Type	Board/Commission - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Commission on Seniors advises the City Council on issues related to the senior population in the Austin area; evaluates and recommends programs, policies, and practices that create a positive impact and reduce the burden on seniors; determines the needs of seniors in the Austin community, and advises the City Council regarding these needs; and promotes the contributions of seniors to the cultural, economic, and historical value of Austin. NHCD staff made a presentation before the Commission on March 8, 2017. The community needs assessment process was discussed, and the members had an opportunity to ask questions or raise concerns about how the city's programs address the needs of residents. Staff also promoted direct public outreach opportunities related to the Action Plan.
9	**Agency/Group/Organization**	Commission on Immigrant Affairs
	Agency/Group/Organization Type	Board/Commission - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Commission on Immigrant Affairs advises the City Council on issues of common concern to immigrants, particularly in the areas of health and human services, education, and the demographic makeup of the Austin immigrant community. NHCD staff made a presentation before the Commission on April 10, 2017. The community needs assessment process was discussed, and the members had an opportunity to ask questions or raise concerns about how the city's programs address the needs of immigrants. Staff also briefed the board on additional opportunities to provide input on the Action Plan.

10	**Agency/Group/Organization**	Early Childhood Council
	Agency/Group/Organization Type	Board/Commission - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Early Childhood Council makes recommendations to City Council for the creation, development, and implementation of programs that promote optimal development for young children. The board also develops recommendations on 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's children. NHCD staff made a presentation before the Council on March 8, 2017. The community needs assessment process was discussed, and the members had an opportunity to ask questions or raise concerns about how the city's programs address the needs of Austin's children. Staff also briefed the board on additional opportunities to provide input on the Action Plan.

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

The City of Austin contacted a variety of agency types and partnering organizations in preparing the FY 2017-18 Annual Action Plan. No agencies were intentionally excluded from consultation.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Ending Community Homelessness Coalition (ECHO)	The Community Plan to End Homelessness guides Continuum of Care prioritization and has four goals to prevent homelessness: 1) Develop community-wide strategies for affordable housing; 2) Identify and provide services for those most at risk of becoming homeless in our community using a triage model; 3) Increase employment and income opportunities for people at-risk of losing their homes; 4) Educate the community about homelessness and advocate for evidence-based practices and solutions. These are in alignment with the City of Austin Consolidated Plan which includes two prevention objectives: 1) Assist persons experiencing homelessness or who are at risk of becoming homeless; 2) Assist persons living with HIV/AIDS to achieve stable housing and increase access to medical care and supportive services.
Imagine Austin	City of Austin Planning and Zoning Department	Adopted by the City Council on June 15, 2012, Imagine Austin is the City's 30-year comprehensive plan. Informed by the ideas and contributions of the community, the plan is based on Austin's greatest asset- its people. It includes implementation guidelines and the following priority programs: 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 (NHCD is lead in implementing the Household Affordability priority program and will continue to partner with other city departments and community entities to guide implementation of Imagine Austin through its strategic plan); 7) Create a 'Healthy Austin' program; 8) Revise Austin's land development regulations and processes.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
CodeNEXT	City of Austin Planning and Zoning Department	A priority program of the Imagine Austin comprehensive plan, CodeNEXT is the City of Austin's initiative to revise the Land Development Code, which determines how land can be used throughout the city. The process is a collaboration between Austin's residents, business community, and civic institutions to align land use standards and regulations with what is important to the community. The project timeline calls for City Council to consider adoption of a revised Land Development Code in 2017.
Long-Range Capital Improvement Program Strategic Plan	City of Austin Capital Planning Office	The City of Austin's Capital Planning Office, in conjunction with city departments, developed the Long-Range Capital Improvement Program Strategic Plan to further align capital investments with the city's Comprehensive Plan and related city priorities. The Long-Range CIP Strategic Plan has a 10-year or longer planning horizon and provides the basis for identifying both on-going capital needs and strategic opportunities for capital investment, including affordable housing.
Housing Opportunity in Central Texas	Capital Area Council of Governments	Housing Opportunity in Central Texas is a summary report of the regional effort to promote equitable growth through the Sustainable Places Project, an ambitious regional planning initiative. The report summarizes key findings of data analysis, deliberation, and the many related products built by the project that will impact future policy decisions.
Sustainable Places Project	Capital Area Council of Governments (CAPCOG)	The Capital Area Texas Sustainability (CATS) Consortium, through a grant from HUD and regional partnership of local governments, regional organizations, and other stakeholder groups, is developing a new approach to planning in Central Texas by introducing an analytics tool to provide a better understanding of the impacts of various development patterns. CAPCOG serves as the grant administrator for the regional collaboration. CAPCOG contracted with the City of Austin and the University of Texas Sustainable Development Center to assist in developing and testing the tool.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Colony Park Master Plan	City of Austin Economic Development Department	The City of Austin received $3 million in grant funds from HUD to create a master plan for the Colony Park tract, a proposed 208-acre development in Northeast Austin. On December 11, 2014, the Austin City Council voted unanimously to approve an amendment to the Imagine Austin Comprehensive Plan by adopting the Colony Park Master Plan and Design Guidelines that incorporate best practice strategies for energy-efficient building design; water conservation and zero-waste technology; and standards to create a model sustainable and livable mixed-use, mixed-income community. EDD is exploring funding opportunities for the implementation of the master plan.

Table 3 – Other local / regional / federal planning efforts

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City of Austin's Citizen Participation Plan requires that the city conduct two public hearings during the community needs assessment period. Additionally, there is a 30-day public comment period on the draft Action Plan. The city provided the draft report electronically online and distributed hard copies at ten community centers. During the 30-day public comment period, there were two additional public hearings on the draft Action Plan. The public hearings were held before the Community Development Commission (CDC) and before the Austin City Council.

A copy of all public comments received during both the community needs assessment period and the draft Action Plan comment period are included in Attachment I.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Minorities	The meeting was attended by members of the African American Resource Advisory Commission and was open to the public.	A presentation and community needs discussion was held during the February 7, 2017 meeting of the African American Resource Advisory Commission. Staff answered questions from commission members.	All comments or views received were accepted.	https://www.austintexas.gov/aarac
2	Public Meeting	Youth	The meeting was attended by members of the Early Childhood Council and was open to the public and was open to the public.	A presentation and community needs discussion was held during the March 8, 2017 meeting of the Early Childhood Council. Comments and questions from Council members related to affordable housing needs particularly for families. Staff answered questions from commission members.	All comments or views received were accepted.	https://www.austintexas.gov/ecc

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting	Seniors	The meeting was attended by members of the Commission on Seniors and was open to the public.	A presentation and community needs discussion was held during the March 8, 2017 meeting of the Commission on Seniors. Staff answered questions from Commission members.	All comments or views received were accepted.	https://www.austintexas.gov/content/commission-seniors
4	Public Meeting	Persons with disabilities	The meeting was attended by members of the Austin Mayor's Committee for People with Disabilities and was open to the public.	A presentation and community needs discussion was held during the March 10, 2017 meeting of the Mayor's Committee for People with Disabilities. Staff answered questions from Committee members.	All comments or views received were accepted.	https://www.austintexas.gov/amcpd
5	Public Meeting	Minorities	The meeting was attended by members of the Hispanic/Latino Quality of Life Resource Advisory Commission and was open to the public.	A presentation and community needs discussion was held during the March 22, 2017 meeting of the Hispanic/Latino Quality of Life Resource Advisory Commission. Staff answered questions from Commission members.	All comments or views received were accepted.	https://www.austintexas.gov/content/hispaniclatino-quality-life-resource-advisory-commission

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Public Meeting	Minorities/Non-English Speaking	The meeting was attended by members of the Commission on Immigrant Affairs and was open to the public.	A presentation and community needs discussion was held during the April 10, 2017 meeting of the Commission on Immigrant Affairs. Staff answered questions from Commission members.	All comments or views received were accepted.	https://www.austintexas.gov/coia
7	Public Hearing	Low income community	8 citizens provided public testimony.	Public Hearing conducted before the Community Development Commission (CDC) on April 11, 2017: Public testimony advocated for the continuation of home repair funding for low income residents.	All comments or views received were accepted.	http://austintx.swagit.com/play/04132017-1005
8	Public Meeting	Minorities	The meeting was attended by members of the Asian American Quality of Life Commission and was open to the public.	A presentation and community needs discussion was held during the April 18, 2017 meeting of the Asian American Quality of Life Commission. Staff answered questions from Commission members.	All comments or views received were accepted.	http://www.austintexas.gov/content/asian-american-quality-life-advisory-commission
9	Public Hearing	Non targeted/broad community	4 citizens provided public testimony.	Public Hearing conducted before the Austin City Council on April 20, 2017: Public testimony advocated for the continuation of home repair funding for low income residents.	All comments or views received were accepted.	http://austintexas.gov/department/city-council/2017/20170420-reg.htm

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
10	Public Hearing	Low income community	4 citizens provided public testimony.	Public Hearing conducted before the Community Development Commission on June 13, 2017: Public testimony addressed the need for increased funding for home repair and renter assistance.	All comments or views received were accepted.	http://austintx.swagit.com/play/06142017-675
11	Public Hearing	Non targeted/broad community	6 citizens provided public testimony.	Public Hearing conducted before the Austin City Council on June 15, 2017: Public testimony addressed the need for increased funding for home repair, homebuyer assistance, homeowner assistance and renter assistance.	All comments or views received were accepted.	http://austintx.swagit.com/play/06152017-552

Table 4-Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c) (1, 2)

Introduction

In addition to HUD funding, the City of Austin allocates revenue to NHCD for affordable housing and community development activities. HUD's guidance regarding the inclusion of non-federal funding sources in an Annual Action Plan is that non-federal sources are to be included if they are reasonably expected to be made available to address the needs outlined in the plan. The FY 2017-18 City of Austin budget is expected to be approved by the Austin City Council in September 2017. Once the city budget is approved, NHCD will notify HUD of any additional funding allocated by the city that will leverage the federal investment outlined in the FY 2017-18 Action Plan.

This Action Plan is not intended to confer any legal rights or entitlements on any persons, groups, or entities, including those named as intended recipients of funds or as program beneficiaries. The terms of this Annual Action Plan are subject to amendment and to the effect of applicable laws, regulations and ordinances. Statements of numerical goals or outcomes are for the purpose of measuring the success of programs and policies and do not impose a legal obligation on the city to achieve the intended results.

Actual funding of particular programs and projects identified in this Plan are subject to completion of various further actions, some of which involve discretionary determinations by the city or others. These include HUD approval of this Plan; appropriations by the United States Congress and the City Council; reviews and determinations under environmental and related laws; and results of bidding and contracting processes.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	7,195,182	229,000	0	7,424,182	7,022,946	The CDBG Program is authorized under Title I of the Housing and Community Development Act of 1974 as amended. The primary objective of CDBG is the development of viable communities by: Providing decent housing; Providing a suitable living environment; Expanding economic opportunities. To achieve these goals, any activity funded with CDBG must meet one of three national objectives: Benefit low- and moderate-income persons; Aid in the prevention of slums or blight; Meet a particular urgent need.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,546,781	347,000	0	2,893,781	2,884,274	The HOME Program was created by the National Affordable Housing Act of 1990 (NAHA), and has been amended several times by subsequent legislation. The three objectives of the HOME Program are: 1) Expand the supply of decent, safe, sanitary, and affordable housing to very low and low-income individuals; 2) Mobilize and strengthen the ability of state and local governments to provide decent, safe, sanitary, and affordable housing to very low- and low-income individuals; 3) Leverage private sector participation and expand the capacity of non-profit housing providers.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	1,296,948	0	0	1,296,948	1,100,176	The HOPWA Program was established by HUD to address the specific needs of low-income persons living with HIV/AIDS and their families. HOPWA makes grants to local communities, states, and non-profit organizations. HOPWA funds provide housing assistance and related supportive services in partnership with communities and neighborhoods.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	886,287	0	0	886,287	605,023	The Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act) became law on May 20, 2009, and consolidated several homeless assistance programs administered by HUD. It also renamed the Emergency Shelter Grants program the Emergency Solutions Grants (ESG) program. ESG is designed to be the first step in a continuum of assistance to help clients quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness. ESG-funded programs leverage other federal and local funds including HOPWA, City of Austin General Fund, State Housing and Homeless Services Program funding. Transitional housing is no longer an eligible activity under ESG (24 CFR 576 Subpart B).

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
Housing Trust Fund	public - local	Homeowner rehab Housing TBRA Other	1,108,234	0	0	1,108,234	1,800,000	The Austin City Council dedicates 40 percent of all City property tax revenues from developments built on City-owned lands to affordable housing. This policy is anticipated to generate revenues in perpetuity to the HTF. The estimate provided here does not reflect Austin City Council Resolution NO. 20151217-074, which increased this percentage from 40 to 100 because the City of Austin Budget will not be adopted until September 2017.
Other	public - federal	Economic Development	0	90,000	0	90,000	5,000,000	Funds to be administered by the City of Austin Economic Development Department, and used for the Family Business Loan Program (FBLP). Please see section AP-85 Other Actions (Discussion), for a comprehensive description.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
Other	public - local	Acquisition Homeowner rehab Housing New construction for ownership Other	10,000,000	0	0	10,000,000	0	In 2013 voters approved the City of Austin proposition for $65 million in general obligation bonds for affordable housing. These funds will be utilized for constructing, renovating, improving and equipping housing for low-income persons and families; acquiring land and interests in land and property necessary to do so; and funding affordable housing programs.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

HOME Investment Partnership Program: The City of Austin will satisfy its matching requirement through Housing Trust Fund and General Obligation Bond Proceeds. The U.S. Department of Housing and Urban Development (HUD) requires that the Participating Jurisdictions (PJs) that receive HOME funds match 25 cents of every dollar. The matching requirement mobilizes community resources in support of affordable housing. The table below calculates the total required contribution of matching funds from the City of Austin for FY 2017-18 funding.

Calculation		FY 2017-18
	Grant Allocation	$2,546,781
	Administration (10%)	$254,678
	Amount of Incurring Repayment	
	Total Match Obligation	$2,292,103
25% Match Percentage		
	Match Requirement	$573,026
Sources		
	Non-Federal Funds	$429,770
	Bond Proceeds (25% Maximum)	$143,257
	Total Sources of Match	$573,026

Emergency Solutions Grant: City of Austin sub-contractors at Downtown Austin Community Court and APH Communicable Disease Unit match ESG dollar for dollar with city general funds for salaries for the Rapid Rehousing program. The third sub-contractor, Front Steps, matches the ESG Shelter program with city general funds provided through another contract for the maintenance of the shelter. State Housing and Homeless Services funds from the Texas Department of Housing and Community Affairs (TDHCA) are used to match the ESG Rapid Rehousing program and HMIS program. APH matches administration funding with city general funds for salaries.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

There are several publically owned parcels that may be utilized to address the needs identified in the FY 2017-18 Action Plan:

• 208.16 Acres on Loyola Lane (Colony Park) – On December 11, 2014, the City Council voted unanimously to approve an amendment to the Imagine Austin Comprehensive Plan by adopting the Colony Park Master Plan and Design Guidelines, which incorporate best practice strategies for energy-efficient building design; water conservation and zero-waste technology; and standards to create a model sustainable and livable mixed-use, mixed-income community. The Economic Development Department has taken the lead in implementing the adopted Master Plan and is continuing to explore funding and partnership opportunities. Solicitation for a Master Developer will begin in FY 2017. The city will review Statement of Qualifications submittals and identify a short list of qualified developers that submit proposals for further review. An evaluation panel will select a preferred master developer for recommendation to City Council in FY 2018. With the approval of the 2016 mobility bond, voters approved the expenditure of $500,000 toward developing preliminary engineering and design of improvements for Colony Loop Drive. The mobility bond funds allocated toward Colony Loop Drive will facilitate the advancement of the Colony Park Master Plan Implementation and prepare for the construction of the "backbone infrastructure" and provide a catalyst for the Colony Park Development.

• 5.15 Acres on Tillery Street and Henninger Street - Pecan Grove development to be determined. Parcels of land were acquired over a period of years and assembled into the 5-acre tract, part of which contains a grove of mature pecan trees and a vacant stone house. The house was built circa 1935, and is rare for the area, which is surrounded mostly by 1960's-era wood frame single-family homes. The age of the trees and their placement on the property will provide a unique setting for the type of development that is ultimately chosen and a new use for the stone house could be incorporated into the development plan.

• 6.0 acres located off of Gardner Road- AHFC has acquired 6.0 acres out of the 44.45 acres of the Health & Human Services Levander Loop campus, which includes the Austin Animal Center. AHFC is exploring future development of the site and proposes to solicit for a design team that will include public outreach to inform the community of the process and plans to develop the property.

NOTICE OF REPROGRAMMING OF FUNDS

NHCD proposes to reprogram the following CDBG and HOME funds through the FY17-18 Action plan process according to the guidelines established in the City of Austin Citizen Participation Plan. Exhibits 1 and 2 outline the reprogramming of these funds.

Exhibit 1 CDBG

Amount	From	To
217,506	Administration	Housing
45,509	Community Development	Housing
1,058,909	Housing	Housing

Exhibit 2 HOME

Amount	From	To
146,533	Administration	Housing
560,406	Housing	Housing

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeless/Special Needs	2014	2019	Homeless Non-Homeless Special Needs	Throughout the City of Austin	Homeless/Special Needs	CDBG: $837,213 HOPWA: $1,296,948 ESG: $886,287	Public service activities other than Low/Moderate Income Housing Benefit: 642 Persons Assisted; Tenant-based rental assistance/Rapid Rehousing: 216 Households Assisted; Homeless Person Overnight Shelter: 2000 Persons Assisted; Homelessness Prevention: 165 Persons Assisted; HIV/AIDS Housing Operations: 48 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Renter Assistance	2014	2019	Affordable Housing	Throughout the City of Austin	Renter Assistance	CDBG: $427,064 HOME: $510,300	Public service activities other than Low/Moderate Income Housing Benefit: 511 Persons Assisted; Rental units rehabilitated: 10 Housing Units; Tenant-based rental assistance/Rapid Rehousing: 75 Households Assisted
3	Homebuyer Assistance	2014	2019	Affordable Housing	Throughout the City of Austin	Homebuyer Assistance	HOME: $845,000	Direct Financial Assistance to Homebuyers: 15 households assisted
4	Homeowner Assistance	2014	2019	Affordable Housing	Throughout the City of Austin	Homeowner Assistance	CDBG: $3,116,346 HOME: $484,520 General Obligation Bonds: $2,000,000	Homeowner Housing Rehabilitated: 416 Housing Units
5	Housing Development Assistance	2014	2019	Affordable Housing Homeless	Throughout the City of Austin	Housing Development Assistance	CDBG: $1,200,960 HOME: $831,032 Housing Trust Fund: $875,953 General Obligation Bonds: $8,000,000	Rental units constructed: 9 Homeowner Housing Added: 10 Housing Units Other: 2

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Small Business Assistance	2014	2019	Non-Housing Community Development	Throughout the City of Austin	Small Business Assistance	CDBG: $390,000	Jobs created/retained: 91 Businesses assisted: 36
7	Neighborhood and Commercial Revitalization	2014	2019	Non-Housing Community Development	Throughout the City of Austin	Neighborhood and Commercial Revitalization	CDBG: $0	Other: 0 Other
8	Financial Empowerment	2014	2019	Financial Empowerment	Throughout the City of Austin	Financial Empowerment	Other: $0	Other: 0 Other

Table 6-Goals Summary

Goal Descriptions

1	**Goal Name**	Homeless/Special Needs
	Goal Description	Persons experiencing homelessness or with special needs are Austin's most vulnerable populations and therefore are a high priority for the FY 2014-19 Consolidated Plan. This decision was made based on feedback from the public process, including stakeholder meetings that included homeless and special needs providers, public hearings, and a Consolidated Plan survey.
2	**Goal Name**	Renter Assistance
	Goal Description	The City of Austin's 2014 Comprehensive Housing Market Study identifies the high need for affordable rental housing in Austin. This analysis was echoed in every aspect of the public input process from service providers, government partners, policy makers, and community members. Renter assistance is a high priority in the FY 2014-19 Consolidated Plan.
3	**Goal Name**	Homebuyer Assistance
	Goal Description	The city identified assistance to homebuyers as a high priority in the FY 2014-19 Consolidated Plan. The housing market analysis illustrates the difficulty for low- to moderate-income households to transition from renting to buying a home with the rising real estate market in Austin. The public process also highlighted the need for financial literacy for new and current homebuyers to have the necessary tools to stay in their homes.
4	**Goal Name**	Homeowner Assistance
	Goal Description	Preserving the safety and livability of the housing of low-income homeowners, allowing owners to stay in their homes, and improving the city's aging housing stock were highlighted as high priority needs by stakeholders and community members. Homeowner assistance is a high priority in the FY 2014-19 Consolidated Plan.
5	**Goal Name**	Housing Development Assistance
	Goal Description	The need for affordable housing for low- to moderate-income renters, including special needs populations and homebuyers, was reflected in the housing market analysis and public input received from the community. The city's main tool to create affordable housing is through financing to non-profit and for-profit developers. In addition, the city encourages the development of affordable housing through developer incentives. The city, therefore, makes Housing Development Assistance a high priority for the FY 2014-19 Consolidated Plan.

6	**Goal Name**	Small Business Assistance
	Goal Description	Recognizing that small businesses are important drivers of the Austin economy, assistance to small businesses is a high priority for the City of Austin. Feedback from the FY 2014-19 Consolidated Plan survey identified job creation as the highest community development need.
7	**Goal Name**	Neighborhood and Commercial Revitalization
	Goal Description	Neighborhood and Commercial Revitalization includes programs related to the revitalization of the East 11th and 12th Street Corridors, and the Colony Park Master Plan. East 11th and 12th Street programs include commercial acquisition and development, historic preservation efforts related to public facilities, and parking facilities within the corridors.
8	**Goal Name**	Financial Empowerment
	Goal Description	Individual Development Accounts (IDA) was promoted and funded through an IDA Grant. The grant will be completed in FY 2017-18.

Table 7 – Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

Extremely low-income households: 74 (TBRA, RHDA, and HRLP)
Low-income households: 29 (RHDA, A&D, HRLP, and DPA)
Moderate-income households: 38 (A&D, DPA, HRLP)

Totals include the number of households for HOME-financed programs: Down Payment Assistance (DPA), Tenant Based Rental Assistance (TBRA), Homeowner Rehabilitation Loan Program (HRLP), Rental Housing Development Assistance (RHDA), and Acquisition and Development (A&D).

Estimates are based on data reflecting the percent of households served by income category in FY 2016-17.

AP-35 Projects – 91.220(d)

Introduction

In accordance with the Federal Register Notice dated March 7, 2006, outcome measures are established for each activity as follows:

Objectives
1. Create Suitable Living Environment
2. Provide Decent Affordable Housing
3. Create Economic Opportunities

Outcomes
1. Availability/Accessibility
2. Affordability
3. Sustainability

#	Project Name
1	Child Care Services
2	Senior Services
3	Youth Support Services
4	Emergency Solutions Grant: Shelter, Rapid Re-housing, HMIS and Administration
5	HOPWA Permanent Housing Placement (PHP)
6	HOPWA Short-Term Supported Housing Assistance (STSH)
7	HOPWA Short-Term Rent, Mortgage, and Utility (STRMU)
8	HOPWA Supportive Services
9	HOPWA Tenant Based Rental Assistance (TBRA)
10	HOPWA Transitional Housing
11	HOPWA Housing Case Management
12	HOPWA Administration
13	HOME Tenant-Based Rental Assistance
14	Tenants' Rights Assistance
15	Architectural Barrier Removal (ABR) Program - Renter
16	Down Payment Assistance (DPA)
17	Architectural Barrier Removal (ABR) Program - Owner
18	Homeowner Rehabilitation Loan Program (HRLP)
19	Emergency Home Repair (EHR) Program
20	Rental Housing Development Assistance (RHDA)
21	Acquisition and Development (A&D)
22	CHDO Operating Expense Grants
23	Microenterprise Technical Assistance

#	Project Name
24	Community Development Bank
25	Family Business Loan Program (FBLP)
26	Neighborhood Commercial Management
27	Debt Service
28	HOME Administration
29	CDBG Administration
30	GO Repair! Program

Table 8 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Allocation priorities are based on the FY 2014-2019 Consolidated Plan, and are informed by public comments received during the community needs assessment period. Please see Attachment I to view public comments received.

Projects

AP-38 Projects Summary

Project Summary Information

1	**Project Name**	**Child Care Services**
	Target Area	Throughout the City of Austin
	Goals Supported	Homeless/Special Needs
	Needs Addressed	Homeless/Special Needs
	Funding	CDBG: $550,965
	Description	The City of Austin NHCD department contracts with child care providers for services that increase the supply of quality childcare, and with a social service agency that provides a child care voucher service for families in crisis such as homelessness. The programs provide services to children (ages: 0-13 years) from low-income families with gross incomes less than 200 percent of Federal Poverty Guidelines who reside within the Austin city limits.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than Low/Moderate Income Housing Benefit: 201 Persons Assisted
	Location Description	Throughout the City of Austin
	Planned Activities	Child Care Services will increase the supply of childcare for low-income families. Social service contracts through APH will provide: 1) child care vouchers for families in crisis, including homeless and near homeless families, and parents enrolled in self-sufficiency programs; 2) direct child care services for teen parents who are attending school; and 3) direct child care services through the Early Head Start child development program.
2	**Project Name**	**Senior Services**
	Target Area	Throughout the City of Austin

	Goals Supported	Homeless/Special Needs
	Needs Addressed	Homeless/Special Needs
	Funding	CDBG: $113,584
	Description	NHCD contracts with a sub-recipient to provide guardianship and bill payer services that help prevent and protect seniors from becoming victims of abuse, neglect, or financial exploitation. Persons must meet income, age, and residential eligibility requirements.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than Low/Moderate Income Housing Benefit: 230 Persons Assisted
	Location Description	Throughout the City of Austin
	Planned Activities	Senior Services will provide legal protection for low-income seniors who are at risk of abusive, neglectful, or financially exploitative situations.
3	**Project Name**	**Youth Support Services**
	Target Area	Throughout the City of Austin
	Goals Supported	Homeless/Special Needs
	Needs Addressed	Homeless/Special Needs
	Funding	CDBG: $172,664
	Description	The Youth Support Services program provides access to holistic, wraparound services and support to youth designated as at-risk and their families. The program's three components provide different levels of intervention: school-based intensive wraparound services, community-based wraparound services, and summer camps. The program, in partnership with the youths and their families, addresses the needs and challenges of the youth's situation to improve his or her functioning in school, the community, at and home.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than Low/Moderate Income Housing Benefit: 133 Persons Assisted
	Location Description	Throughout the City of Austin

	Planned Activities	Youth Support Services will serve youth designated at-risk and their families. The services and support will be customized to the youth and family and will be delivered utilizing the wraparound model. The interventions will focus on the areas of basic needs, mental health services, educational support and social enrichment. Services will continue to be accessed through designated schools and community centers.
4	**Project Name**	**Emergency Solutions Grant: Shelter, Rapid Re-housing, HMIS and Administration**
	Target Area	Throughout the City of Austin
	Goals Supported	Homeless/Special Needs
	Needs Addressed	Homeless/Special Needs
	Funding	ESG: $886,287
	Description	**ARCH Shelter Operating and Maintenance:** APH contracts with a private nonprofit organization to operate the Austin Resource Center for the Homeless (ARCH.) All clients served in the ARCH have low- to moderate-incomes and are at or below 50 percent of MFI. Emergency Solutions Grant (ESG) funds are used to provide maintenance and operations for this program. The ARCH provides emergency shelter to homeless adult males through its Overnight Shelter program, and provides Day Sleeping to homeless adult males and females. The ARCH provides basic services such as showers, laundry facilities, mailing addresses, telephone use, and lockers through its Day Resource Center program. The Day Resource Center program also includes a number of services such as mental health care, legal assistance, and employment assistance provided by co-located agencies. In addition, ARCH also houses a Health Clinic through CommUnity Care. **Rapid Rehousing programs**: There are three ESG-funded programs connecting clients with safe and stable housing. 1) Communicable Disease Unit of Austin Public Health will provide Rapid Rehousing to homeless persons with HIV/AIDS who are not utilizing shelter services. 2) Downtown Austin Community Court provides homeless community court clients with Rapid Rehousing services. 3) Front Steps provides homeless clients at the ARCH and clients referred from other programs with Rapid Rehousing services. **HMIS** funding will support 42 HMIS licenses at all three ESG-funded programs - Communicable Disease Unit, Downtown Austin Community Court and Front Steps ARCH. This project also includes funding for administration.

	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Homeless Person Overnight Shelter: 2000 Persons Assisted Tenant-based rental assistance/Rapid Re-housing: 143 Households Assisted
	Location Description	Throughout the City of Austin
	Planned Activities	**ARCH Shelter Operating and Maintenance:** The ARCH will serve individuals with its Night Sleeping, Day Sleeping and Day Resource Program. All clients will be entered into the Homeless Management Information Systems database. **The Rapid Re-Housing program** provides housing location, housing stability case management and direct financial assistance to rapidly rehouse homeless persons who are receiving services from ESG-funded programs at the Communicable Disease Unit, Austin Resource Center for the Homeless and Downtown Austin Community Court. It is anticipated that 143 households will be assisted through this project during FY 2017-18. **HMIS** funding will support 42 HMIS licenses at all three ESG-funded programs - Communicable Disease Unit, Downtown Austin Community Court and Front Steps ARCH. **Administration** all of the above. **On June 30, 2017, HUD notified the city there will be an additional allocation of $245,699 in supplemental Emergency Solutions Grant funds. The City of Austin will allocate these funds to the Rapid Rehousing and HMIS categories to support local initiatives that address homelessness in the downtown Austin area. The supplemental funding will serve 48 additional households with Rapid Rehousing financial assistance and for housing location and case management staffing. Funds will also be allocated to HMIS for HMIS licenses and computers.
5	**Project Name**	**HOPWA Permanent Housing Placement (PHP)**
	Target Area	Throughout the City of Austin
	Goals Supported	Homeless/Special Needs
	Needs Addressed	Homeless/Special Needs
	Funding	HOPWA: $20,000

	Description	APH contracts with AIDS Services of Austin to manage the Permanent Housing Placement (PHP) program. PHP is designed to increase stability to reduce homelessness and increase access to care and support. The program may provide clients with first month's rent, security deposit, and utility connection fees to meet urgent needs of eligible persons living with HIV/AIDS and their families with a cap of "Fair Market Rent". The goal is to prevent homelessness and to support independent living for persons with HIV/AIDS who can access the program through HIV case management.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than Low/Moderate Income Housing 30 Persons Assisted
	Location Description	Throughout the City of Austin
	Planned Activities	PHP will help prevent homelessness and will support independent living of persons with HIV/AIDS. Persons can access the program through HIV case management. PHP will assist eligible clients to establish a new residence where on-going occupancy is expected to continue. Assistance will be provided to eligible clients and their families with payment of first month's rent to secure permanent housing and will complement other forms of HOPWA housing assistance.
6	**Project Name**	**HOPWA Short-Term Supported Housing Assistance (STSH)**
	Target Area	Throughout the City of Austin
	Goals Supported	Homeless/Special Needs
	Needs Addressed	Homeless/Special Needs
	Funding	HOPWA: $82,000
	Description	APH contracts with AIDS Services of Austin to manage the Short-Term Supportive Housing (STSH) program. The STSH program provides short-term emergency shelter needs to persons living with HIV/AIDS. Short-term facilities provide temporary shelter (up to 60 days in a six-month period) to prevent homelessness and allow an opportunity to develop an individualized housing and service plan to guide the client's linkage to permanent housing.
	Target Date	9/30/2018

	Estimate the number and type of families that will benefit from the proposed activities	Homelessness Prevention: 95 Persons Assisted
	Location Description	Throughout the City of Austin
	Planned Activities	Transitional Housing will provide eligible households with housing and supportive services to maintain stability and receive appropriate levels of care.
7	**Project Name**	**HOPWA Short-Term Rent, Mortgage, and Utility (STRMU)**
	Target Area	Throughout the City of Austin
	Goals Supported	Homeless/Special Needs
	Needs Addressed	Homeless/Special Needs
	Funding	HOPWA: $77,842
	Description	The Austin/Travis County Health and Human Services Department contracts with AIDS Services of Austin (ASA) to manage the Short-Term Rent, Mortgage, and Utility Assistance program (STRMU). Both agencies work with four community-based organizations to provide essential financial help to persons living with HIV/AIDS and their families. Case managers assess client needs and submit requests for assistance. STRMU provides monthly payments to eligible clients who are at risk of becoming homeless.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Homelessness Prevention: 70 Persons Assisted
	Location Description	Throughout the City of Austin
	Planned Activities	STRMU will provide short-term housing assistance to prevent homelessness of the renters or homeowners. It will help maintain a stable living environment for households who experience financial crisis and possible loss of their housing arrangement.
8	**Project Name**	**HOPWA Supportive Services**
	Target Area	Throughout the City of Austin
	Goals Supported	Homeless/Special Needs
	Needs Addressed	Homeless/Special Needs

	Funding	HOPWA: $97,650
	Description	Project Transitions administers the Supportive Services program and provides residential supportive services to help program participants stabilize their living situation and help address care needs of persons living with HIV/AIDS. The program is designed to increase stability, reduce homelessness and increase access to care and support. A variety of supportive services are offered to all clients including: facility-based meals, life skills management counseling, substance abuse relapse prevention support, client advocacy, transportation, and assistance with obtaining permanent housing. Case managers ensure that clients are informed of the availability of needed medical and supportive services. They also provide referrals and assistance in accessing those services. Project Transitions has 30 apartments located in two agency- owned facilities and other apartments are leased throughout the community.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than Low/Moderate Income Housing Benefit: 48 Persons Assisted
	Location Description	Throughout the City of Austin
	Planned Activities	Supportive Services will assist persons living with HIV/AIDS to stabilize their living situation and help address care needs.
9	**Project Name**	**HOPWA Tenant Based Rental Assistance (TBRA)**
	Target Area	Throughout the City of Austin
	Goals Supported	Homeless/Special Needs
	Needs Addressed	Homeless/Special Needs
	Funding	HOPWA: $529,250
	Description	APH contracts with AIDS Services of Austin to manage Tenant-Based Rental Assistance (TBRA) program. The program provides rent, mortgage, utility assistance, and assistance with shared housing arrangements for income-eligible persons with HIV/AIDS and their families. Income eligibility is restricted to families earning an income at or below 10 percent of MFI, and for households of one with zero income. The program goal is to prevent homelessness and support independent living of persons living with HIV/AIDs.
	Target Date	9/30/2018

	Estimate the number and type of families that will benefit from the proposed activities	Tenant-based rental assistance / Rapid Rehousing: 73 Households Assisted
	Location Description	Throughout the City of Austin
	Planned Activities	TBRA will provide rent, mortgage, utility assistance, and assistance with shared housing arrangements to meet the urgent needs of eligible persons with HIV/AIDS and their families. The goal is to prevent homelessness and to support independent living of persons living with HIV/AIDS who access the program through HIV case management.
10	**Project Name**	**HOPWA Transitional Housing**
	Target Area	Throughout the City of Austin
	Goals Supported	Homeless/Special Needs
	Needs Addressed	Homeless/Special Needs
	Funding	HOPWA: $238,886
	Description	APH contracts with Project Transitions for Transitional Housing services. The program is designed to increase stability, to reduce homelessness, and increase access to care and support. Transitional Housing provides facility-based and scattered-site housing with support services to persons living with HIV/AIDS. Transitional Housing is provided until permanent housing is obtained. A variety of supportive services are offered to all clients including: facility-based meals, life skills management counseling, substance abuse relapse prevention support, client advocacy, transportation, and assistance with obtaining permanent housing. Case managers ensure that clients are informed of the availability of needed medical and supportive services and provide referrals and assistance in accessing those services. Project Transitions has 30 apartments located in two agency-owned facilities and other apartments that are leased throughout the community.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	HIV/AIDS Housing Operations: 48 Households Assisted
	Location Description	Throughout the City of Austin

	Planned Activities	Transitional Housing will provide eligible households with housing and supportive services to maintain stability and receive appropriate levels of care.
11	**Project Name**	**HOPWA Housing Case Management**
	Target Area	Throughout the City of Austin
	Goals Supported	Homeless/Special Needs
	Needs Addressed	Homeless/Special Needs
	Funding	HOPWA: $212,412
	Description	Provides housing case management and inspections for HOPWA clients.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Throughout the City of Austin
	Planned Activities	Case managers develop a strategy for helping clients obtain and maintain housing stability. Regular follow-up visits occur at a frequency appropriate to need.
12	**Project Name**	**HOPWA Administration**
	Target Area	Throughout the City of Austin
	Goals Supported	Homeless/Special Needs
	Needs Addressed	Homeless/Special Needs
	Funding	HOPWA: $38,908
	Description	Funds provide administrative costs for programs.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	NA - Administration
	Location Description	Throughout the City of Austin
	Planned Activities	Administration of Federal Programs
13	**Project Name**	**HOME Tenant-Based Rental Assistance**
	Target Area	Throughout the City of Austin

	Goals Supported	Renter Assistance
	Needs Addressed	Renter Assistance
	Funding	HOME: $510,300
	Description	The Tenant-Based Rental Assistance (TBRA) program provides rental-housing subsidies and security deposits to eligible case-managed families working toward self-sufficiency.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Tenant-based rental assistance / Rapid Rehousing: 75 Households Assisted
	Location Description	Throughout the City of Austin
	Planned Activities	AHFC will oversee the TBRA program and contracts with The Housing Authority of the City of Austin (HACA) and the Salvation Army to administer program services.
14	**Project Name**	**Tenants' Rights Assistance**
	Target Area	Throughout the City of Austin
	Goals Supported	Renter Assistance
	Needs Addressed	Renter Assistance
	Funding	CDBG: $242,064
	Description	Tenants' Rights Assistance provides services to tenants residing in Austin city limits. Objectives of this program include: 1) facilitate mediation services between landlords and low- to moderate-income tenants to complete health and safety related repairs in rental units, which will help maintain reasonable habitability standards; 2) provide direct counseling and technical assistance to low-income renters regarding tenant/landlord issues; 3) provide public education and information through workshops and public forums on landlord/tenant relationships and educate renters on their rights as well as their responsibilities under the law; and 4) identify fair housing complaints that can be investigated and may assist in resolving, reducing or minimizing discriminatory housing practices.
	Target Date	9/30/2018

	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than Low/Moderate Income Housing Benefit: 511 Persons Assisted
	Location Description	Throughout the City of Austin
	Planned Activities	This program will provide mediation, counseling, public information, and assistance to help the community identify fair housing complaints. The program will also further fair housing in the elimination of discrimination, including the present effects of past discrimination, and the elimination of de facto residential segregation.
15	**Project Name**	**Architectural Barrier Removal (ABR) Program - Renter**
	Target Area	Throughout the City of Austin
	Goals Supported	Renter Assistance
	Needs Addressed	Renter Assistance
	Funding	CDBG: $185,000
	Description	The program modifies or retrofits the living quarters of eligible, low- and moderate-income elderly and disabled renters with incomes at or below 80% of the Median Family Income (MFI) for the Austin area. The program seeks to remove architectural barriers in the homes of elderly and severely disabled renters, increasing mobility and self-sufficiency and allowing clients to remain in their homes.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Rental units rehabilitated: 10 Household Housing Unit
	Location Description	Throughout the City of Austin
	Planned Activities	The program will provide improvements and modifications related to the removal of architectural barriers that restrict mobility and accessibility, and are limited to those considered to be part of the structure and permanently affixed. Eligible program services include wheelchair ramps, handrails and reconfiguring of areas of the home to the extent that the disabled resident will be able to use them. Program assistance will be provided in the form of a grant, up to $15,000 per household for the year.
16	**Project Name**	**Down Payment Assistance (DPA)**

	Target Area	Throughout the City of Austin
	Goals Supported	Homebuyer Assistance
	Needs Addressed	Homebuyer Assistance
	Funding	HOME: $845,000
	Description	The Down Payment Assistance (DPA) Program assists low-and moderate-income first-time homebuyers with incomes at or below 80% of the Median Family Income (MFI) for the Austin area, by providing the necessary financial gap assistance for down payment and closing costs to purchase a home. The program increases housing opportunities and promotes financial stability for eligible households.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Direct Financial Assistance to Homebuyers: 15 Households Assisted
	Location Description	Throughout the City of Austin
	Planned Activities	The DPA program will provide financial gap assistance for down payment and closing costs to purchase a home through two options: Standard DPA and Shared Equity DPA. Standard DPA will provide no less than $1,000 and up to $14,999 in the form of a 0% interest, forgivable loan, with a 5-year loan term. Shared Equity DPA will provide no less than $15,000 and up to $40,000 in the form of a 0% interest, forgivable loan, with a 10-year loan term, and 30-year shared equity term. The loan will be forgiven at a monthly prorated amount until the loan term is met. Shared equity will be forgiven after 30 years. Shared Equity DPA is subject to Purchase Option and Right of First Refusal.
17	**Project Name**	**Architectural Barrier Removal (ABR) Program - Owner**
	Target Area	Throughout the City of Austin
	Goals Supported	Homeowner Assistance
	Needs Addressed	Homeowner Assistance
	Funding	CDBG: $1,325,000
	Description	The program modifies or retrofits the living quarters of eligible, low- and moderate-income elderly and disabled homeowners with incomes at or below 80% of the MFI for the Austin area. The program seeks to remove architectural barriers in the homes of elderly and severely disabled homeowners, increasing mobility and self-sufficiency and allowing clients to remain in their homes.

	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Homeowner Housing Rehabilitated: 81 Household Housing Unit
	Location Description	Throughout the City of Austin
	Planned Activities	The program will provide improvements and modifications related to the removal of architectural barriers that restrict mobility and accessibility, and are limited to those considered to be part of the structure and permanently affixed. Eligible program services include wheelchair ramps, handrails and reconfiguring of areas of the home to the extent that the disabled resident will be able to use them. Program assistance will be provided in the form of a grant, up to $15,000 per household for the year.
18	**Project Name**	**Homeowner Rehabilitation Loan Program (HRLP)**
	Target Area	Throughout the City of Austin
	Goals Supported	Homeowner Assistance
	Needs Addressed	Homeowner Assistance
	Funding	CDBG: $791,346 HOME: $484,520
	Description	The Homeowner Rehabilitation Loan Program (HRLP) assists low- and moderate-income homeowners with incomes at or below 80% of the MFI for the Austin area, by providing financial assistance and addressing substandard housing conditions. The result of the program is that the housing is decent, safe, sanitary, and in good repair.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Homeowner Housing Rehabilitated: 15 Household Housing Unit
	Location Description	Throughout the City of Austin

	Planned Activities	HRLP will provide financial assistance for rehabilitation or reconstruction costs in order to bring the home up to code compliance. Rehabilitation will provide no less than $15,000 and up to $75,000 ($100,000 for Historical) in the form of a 0% interest, forgivable loan, with a maximum loan term of 15 years. If it is determined that it is economically infeasible to rehabilitate a property, reconstruction is necessary. Reconstruction will provide up to $130,000 in the form of a 0% interest, forgivable loan, with a 20-year loan term, and 30-year shared equity term. The loan will be forgiven at a monthly prorated amount until the loan term is met. Shared equity will be forgiven after 30 years. Shared Equity HRLP is subject to a Purchase Option and Right of First Refusal Agreement. Eligible repairs include the foundation, roof, plumbing, HVAC system, electrical work and other major interior and exterior repairs.
19	**Project Name**	**Emergency Home Repair (EHR) Program**
	Target Area	Throughout the City of Austin
	Goals Supported	Homeowner Assistance
	Needs Addressed	Homeowner Assistance
	Funding	CDBG: $1,000,000
	Description	The Emergency Home Repair (EHR) Program makes repairs to alleviate life-threatening living conditions and health and safety hazards for low- and moderate-income homeowners. Households residing in Austin city limits and earning incomes at or below 80 percent of MFI are eligible. Eligible households can receive up to $5,000 for home repairs per year.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Homeowner Housing Rehabilitated: 320 Household Housing Unit
	Location Description	Throughout the City of Austin
	Planned Activities	Households that are owner-occupied and low- to moderate-income will receive home repairs to alleviate life-threatening conditions or health and safety hazards.
20	**Project Name**	**Rental Housing Development Assistance (RHDA)**
	Target Area	Throughout the City of Austin

	Goals Supported	Housing Development Assistance
	Needs Addressed	Housing Development Assistance
	Funding	CDBG: $714,327 HOME: $433,513 Housing Trust Fund: $875,953 General Obligation Bonds: $6,062,500
	Description	The Rental Housing Development Assistance (RHDA) program provides opportunities to build and preserve affordable rental units for low- and moderate-income households and low-income persons with special needs (e.g. permanent supportive housing). RHDA provides below-market-rate financing to non-profit and for-profit developers for the acquisition, new construction, or rehabilitation of affordable rental housing. RHDA serves households with incomes at or below 50 percent of MFI with a target of serving households with incomes at or below 30 percent of MFI. If the funding source allows, an exception can be made to serve households between 51 percent and 80 percent of MFI under certain circumstances.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Rental units constructed: 9 Household Housing Units Units created will be restricted to households with incomes at or below 50% MFI. Depending on the project, the units may be for one or more of several underserved populations: seniors, children, persons with disabilities, chronically homeless, including chronically homeless veterans.
	Location Description	Throughout the City of Austin
	Planned Activities	RHDA will increase the supply of affordable rental units for income-eligible households.
21	**Project Name**	**Acquisition and Development (A&D)**
	Target Area	Throughout the City of Austin
	Goals Supported	Housing Development Assistance
	Needs Addressed	Housing Development Assistance
	Funding	CDBG: $486,633 HOME: $288,761 General Obligation Bonds: $1,937,500

	Description	The Acquisition and Development (A&D) program works with lenders, non-profit and for-profit developers to leverage city and federal funds to increase homeownership opportunities for low- to moderate-income buyers. Activities of the A&D program include: 1) the acquisition and development of land; 2) the acquisition and rehabilitation of existing residential structures for homeownership; 3) the acquisition of newly constructed ownership units; and 4) the construction of new housing, all for sale to income-eligible households with incomes at or below 80 percent of MFI.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Homeowner Housing Added: 10 Household Housing Units. The families to be assisted will be households whose incomes are at or below 80% of the Median Family Income. It is anticipated that due to market conditions and in order to make the homes affordable, each of them will be placed in a community land trust where the land is held in trust and only the improvements are sold to the buyer. A 99-year ground lease is executed with the buyer, and the buyer is responsible for all upkeep and taxes on the home. In order to keep a CLT house affordable for its next owner, the amount of equity increase the owner may realize is limited to a certain percentage each year. Another long- term affordability ownership model involves a shared equity and right of first refusal model. In this case, the seller (usually a mission-based non-profit organization) will purchase the home from the buyer based on a pre-determined formula which allows the buyer to realize equity increase, but also shares the increase with the non-profit. The non- profit's share of the equity is used to help make the home affordable for the next buyer.
	Location Description	Throughout the City of Austin
	Planned Activities	A&D will increase the supply of affordable homeownership units for income-eligible households. A&D activities using HOME funds that provide direct financial assistance to homebuyers will use the "recapture" method combined with a shared equity model. This ensures that HOME funds are returned for other HOME-eligible activities. For A&D activities using HOME funds that provide funding to a developer, the "resale" method will be used to ensure affordability throughout the affordability period.
22	**Project Name**	**CHDO Operating Expense Grants**
	Target Area	Throughout the City of Austin
	Goals Supported	Housing Development Assistance

	Needs Addressed	Housing Development Assistance
	Funding	HOME: $50,000
	Description	The Community Housing Development Organizations (CHDO) Operating Expenses Grant program provides financial support to eligible, city-certified CHDOs actively involved in housing production or expected to begin production within 24 months. Under the terms of the grant, CHDOs must access CHDO set-aside funds to produce affordable housing for the community. Funding can only be used for the organization's operating expenses and cannot be used on project- related expenses.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Other: 2 CHDO Operating Expenses Grants are used to supplement a CHDO's operating funds. HOME regulations prohibit the use of these funds on project-related costs, and therefore, no families will directly benefit from this activity.
	Location Description	Throughout the City of Austin
	Planned Activities	Eligible CHDOs will receive financial assistance to support their operations as affordable housing providers. Financial support to CHDOs allows them to maintain or increase their capacity to create affordable rental and homeownership units.
23	**Project Name**	**Microenterprise Technical Assistance**
	Target Area	Throughout the City of Austin
	Goals Supported	Small Business Assistance
	Needs Addressed	Small Business Assistance
	Funding	CDBG: $200,000
	Description	The program will provide training and technical assistance to current and aspiring Microenterprises.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Businesses assisted: 31 Businesses Assisted

	Location Description	Throughout the City of Austin
	Planned Activities	
24	**Project Name**	**Community Development Bank**
	Target Area	Throughout the City of Austin
	Goals Supported	Small Business Assistance
	Needs Addressed	Small Business Assistance
	Funding	CDBG: $150,000
	Description	The Community Development Bank (CDB) provides funds to a Community Development Financial Institution (CDFI) to administer loan programs offering flexible capital and technical assistance to small and minority businesses that are expanding or relocating to low-income areas. The performance goal for this program is job creation or retention for low to moderate-income individuals.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Jobs created/retained: 6 Jobs
	Location Description	Throughout the City of Austin
	Planned Activities	The program will create or retain jobs for low- to moderate-income individuals.
25	**Project Name**	**Family Business Loan Program (FBLP)**
	Target Area	Throughout the City of Austin
	Goals Supported	Small Business Assistance
	Needs Addressed	Small Business Assistance
	Funding	CDBG Section 108: *No new funding

	Description	FBLP makes low-interest loans to small businesses for expansion projects that will create jobs. FBLP provides funds for a portion of the borrowers' expansion projects and partners with private banks and 504-certified community lenders to fund the remainder of the projects. FBLP guidelines require borrowers to create one new job for every $35,000 borrowed, and per HUD regulations, at least 51% of the jobs created must be made available to low- and moderate-income individuals. FBLP was originally funded in 2012 by a $3.0 million Section 108 Loan Guaranty, from which 10 loans were made that created 63 jobs for low- and moderate-income residents. The original $3.0 million allocation was exhausted in FY15 and an additional $8.0 million Section 108 allocation was received to re-capitalize the FBLP in FY16. The Family Business Loan Program will use the $8.0 million allocation to create at least 229 new jobs over the next 3 to 5 years.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Jobs created/retained: 85 (Source: Austin Economic Development Department) Businesses assisted: 5 (Source: Austin Economic Development Department)
	Location Description	Throughout the City of Austin
	Planned Activities	FBLP will make low-interest loans for small business expansions that will create at least 229 new jobs for low- and moderate-income residents of Austin over the next 3 to 5 years.
26	**Project Name**	**Neighborhood Commercial Management**
	Target Area	Throughout the City of Austin
	Goals Supported	Small Business Assistance
	Needs Addressed	Small Business Assistance
	Funding	CDBG: $40,000
	Description	Provides gap financing to eligible borrowing businesses.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	N/A – Funding reflects estimated revolving loan income.

	Location Description	Throughout the City of Austin
	Planned Activities	These loans can be used for acquisition of land, improvements, various fixed costs, new construction, and leasehold improvements.
27	**Project Name**	**Debt Service**
	Target Area	Throughout the City of Austin
	Goals Supported	Neighborhood and Commercial Revitalization
	Needs Addressed	Neighborhood and Commercial Revitalization
	Funding	Section 108 Program Income: $229,388
	Description	East 11th and 12th Street Debt Service: The city secured a $9,035,000 HUD Section 108 Loan Guarantee to implement the East 11th and 12th Streets revitalization project. A portion of these funds were used by the City of Austin for acquisition, relocation, demolition and other revitalization expenses on E 11th and 12th Street. Funds were also loaned to the Austin Revitalization Authority (ARA) for the construction of the Street-Jones and Snell Buildings on E 11th Street. ARA paid off its loan in full in 2017. The debt service will be paid from small business loan repayments through 2026.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Throughout the City of Austin
	Planned Activities	Debt Servicing for Revitalization
28	**Project Name**	**HOME Administration**
	Target Area	Throughout the City of Austin
	Goals Supported	Renter Assistance Homebuyer Assistance Homeowner Assistance Housing Development Assistance

	Needs Addressed	Renter Assistance Homebuyer Assistance Homeowner Assistance Housing Development Assistance
	Funding	HOME: $254,687
	Description	Funds provide administrative costs for programs
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Throughout the City of Austin
	Planned Activities	Funds provide administrative costs for programs
29	**Project Name**	**CDBG Administration**
	Target Area	Throughout the City of Austin
	Goals Supported	Homeless/Special Needs Renter Assistance Homebuyer Assistance Homeowner Assistance Housing Development Assistance Small Business Assistance Neighborhood and Commercial Revitalization
	Needs Addressed	Homeless/Special Needs Renter Assistance Homebuyer Assistance Homeowner Assistance Housing Development Assistance Neighborhood and Commercial Revitalization Small Business Assistance
	Funding	CDBG: $1,453,145
	Description	Funds provide administrative costs for programs
	Target Date	9/30/2018

	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Throughout the City of Austin
	Planned Activities	Funds provide administrative costs for programs
30	**Project Name**	**GO Repair! Program**
	Target Area	Throughout the City of Austin
	Goals Supported	Homeowner Assistance
	Needs Addressed	Homeowner Assistance
	Funding	General Obligation Bonds: $2,000,000
	Description	The GO Repair! program addresses substandard housing conditions for low- and moderate-income homeowners residing in Austin city limits. The program provides financial assistance to make repairs that will eliminate health and safety hazards and/or provide improved accessibility.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	N/A – fund source is local.
	Location Description	Throughout the City of Austin
	Planned Activities	The program will provide up to $15,000 per home for repairs.

Table 9-Projects Summary

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Austin does not currently direct its investments in specific target areas.

Geographic Distribution

Target Area	Percentage of Funds
Throughout the City of Austin	100

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Austin does not currently direct its investments in specific target areas.

Discussion

While the City of Austin does not currently target investments to specific geographic areas, it considers the geographic dispersion of affordable housing to be a key core value in the investment of affordable housing-related activities with federal and local funds. The city supports providing affordable housing in areas outside of low-income neighborhoods, thereby reducing racial and ethnic segregation, de-concentrating poverty, and providing for more economic opportunities for low-income households.
NHCD currently provides funding preference through a scoring matrix system to projects that assist in the dispersion of affordable housing stock throughout the community, to focus on areas in Austin where there is a shortage of affordable housing.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Affordable housing is a critical priority for the City of Austin. The need for affordable housing for extremely low-, low- and moderate-income renters, special needs populations and homebuyers was reflected in the 2014 Comprehensive Housing Market Study. The report reveals that affordable housing opportunities for renters earning below $25,000 has grown by nearly 7,000 units since 2012, estimating the 2014 gap at approximately 48,000 units.

The Study identified top housing needs as:

- Deeply affordable rental units
- Geographically dispersed opportunities
- Preservation of affordable housing in neighborhoods where long-time residents are being displaced due to redevelopment
- Affordable housing near transit and other services

For more information on Austin housing market conditions, the 2014 Comprehensive Housing Market Study is available online: www.austintexas.gov/housing

One Year Goals for the Number of Households to be Supported:	
Homeless	75
Non-Homeless	369
Special-Needs	264
Total	708

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through:	
Rental Assistance	248
The Production of New Units	19
Rehab of Existing Units	445
Acquisition of Existing Units	15
Total	727

Table 12 - One Year Goals for Affordable Housing by Support Type

Discussion

The following is a breakdown of the values featured in Table 11 - One Year Goals for Affordable Housing by Support Requirement*

- Homeless = 75 (HOME = 75)
- Non-Homeless = 369 (CDBG=338, HOME=31)
- Special-Needs = 264 (CDBG = 91, HOPWA=173)

The following is a breakdown of the values featured in Table 12 - One Year Goals for Affordable Housing by Support Type*

- Rental Assistance = 248 (HOME=75, HOPWA=173)
- The Production of New Units = 19 (CDBG=10, HOME=9)
- Rehab of Existing Units = 445
- Acquisition of Existing Units =15

*Figures in tables 11 and 12 above are informed by the FY 17-18 funding table in attachment II-D. The combination of programs and activities that comprise these values was corrected in the FY 15-16 CAPER. To see the breakdown of the above values, refer to FY 15-16 CAPER, CR 20-Affordable Housing 91.520(b); tables 10 and 11 respectively.

Austin Strategic Housing Blueprint

The Austin City Council adopted the Austin Strategic Housing Blueprint in April 2017, which outlines strategies to build and preserve affordable housing for a range of incomes throughout the city, as envisioned in the Imagine Austin Comprehensive Plan.

The Strategic Housing Blueprint aligns resources, ensures a unified strategic direction, and helps to facilitate community partnerships to achieve this shared vision. It recommends new funding mechanisms, regulatory changes, and other creative approaches to achieve housing goals. These goals can be realized through a range of strategies addressing the following issues:

Prevent Households from Being Priced out of Austin. Preserve communities and combat gentrification through legislative changes, local policies, programs and targeted investments.

Foster Equitable, Integrated and Diverse Communities. Promote strategic investments and create protections for low-income households and people of color to address racial integration in housing

Invest In Housing for Those Most in Need. Adopt a balanced approach to provide affordable housing resources for low-income workers, seniors, people with disabilities and the thousands of people experiencing homelessness.

Create New and Affordable Housing Choices for All Austinites in All Parts of Austin. Harness new development to create affordable homes and diversify housing choices for current and future residents.

Help Austinites Reduce their Household Costs. Encourage development in a compact and connected manner so households of all incomes have access to a range of affordable housing and transportation options, and can easily access jobs, basic needs, heath care, educational opportunities, and public services. Other household expenses such as healthcare costs, utilities, food and telecommunications must also be considered.

AP-60 Public Housing – 91.220(h)

Introduction

The City of Austin boundaries are served by two Public Housing Authorities (PHAs): the Housing Authority of the City of Austin (HACA) and the Housing Authority of Travis County (HATC). The agencies are not departments of the city or county, respectively, but work independently of the City of Austin and Travis County. Both HACA and HATC share updates on agency progress through regular contacts and meetings with city staff.

HACA's PHA Annual and Five-Year Plan provide comprehensive information on actions that HACA has planned or considered for implementation in the next year to address the need for public housing. HACA's Public Housing 2017 Annual and Five-Year plan can be found on the Housing Authority of the City of Austin's website at http://www.hacanet.org/forms/index.php.

Actions planned during the next year to address the needs to public housing

Housing Authority of the City of Austin (HACA)

HACA serves over 19,000 individuals through the administration of the Public and Subsidized (RAD) Housing and Housing Choice Voucher programs. HACA is project-basing some of its Housing Choice vouchers. Austin Travis County Integral Care (ATCIC) has been awarded 25 Permanent Supportive Housing (PSH) project-based vouchers and 29 Veteran Assistance Supportive Housing (VASH) project-based vouchers will be awarded to two (2) providers in April 2017.

In 2016, HACA broke ground with a bold new initiative to preserve public housing in Austin and improve the lives of more than 43,000 Austinites who rely on that public housing. By participating in the U.S. Department of Housing and Urban Development's Rental Assistance Demonstration (RAD) program, HACA will be able to finance critically needed improvements to its aging properties and guarantee these properties will be available to low income residents for the next 40 years. This program will allow HACA to upgrade housing staples to include kitchens and bathrooms, playgrounds, and roofs. In addition, RAD will create more opportunities for residents to choose where they wish to live.

The first phase of RAD included the conversion of eight properties: Shadowbend, Manchaca II, Manchaca Village, Goodrich, Northgate, Coronado Hills, North Loop and Georgian Manor. HACA is currently in the process of the second phase of the RAD conversions for the remaining public housing properties.

RAD provides to all residents: PROTECTIONS: Every resident has the right to stay in assisted housing and return to an upgraded unit in their original property. Rents will still be based on 30% of adjusted household income, and no current resident has to reapply to stay at the property. HACA will maintain a high level of services to its residents. **IMPROVEMENTS:** Every property will receive some improvements, and many units will be thoroughly upgraded, modernized, and made more energy-efficient. Residents

will have a voice in planning these improvements. **CHOICES:** Residents in the RAD program can apply to live at the specific HACA properties of their choice. Residents who remain at the same RAD property for two years will have the option to be placed on the Housing Choice Voucher waitlist that will allow them to seek housing in the private rental market.

The Housing Choice Voucher (HCV) program is the largest program with over 6,000 rental vouchers supporting more than 14,200 individuals. HACA also administers several special purpose voucher programs, including Veteran Affairs Supportive Housing, Homeless Program Grant, Family Unification, Mainstream, Non-Elderly with Disabilities, and Hurricane Ike-Conversion vouchers. There are currently 1,200 families on the Housing Choice Voucher waiting list.

Working with the City of Austin, Google Fiber, and other partners, HACA developed Unlocking the Connection, a first-in-the-nation approach to helping low-income residents access basic broadband, digital literacy training devices, and or other essential internet programs and services. Since the launch of Unlocking the Connection, about 80% of the residents at five of HACA's 18 public and subsidized housing properties have registered for free basic internet from Google Fiber.

Housing Authority of Travis County (HATC)

HATC administers eight housing services programs, the largest of which is 566 units of Housing Choice Vouchers, with approximately 800 individuals and families on a waiting list to receive a voucher. HATC receives a Shelter Plus Care grant for 95 units to provide assistance for homeless individuals and families in the Austin Travis County metropolitan area, as well as inter-local agreements with two other counties that allow for services in those areas. HATC is a partner in the PSH Leadership Council to assist in developing a financial model for a multi-jurisdictional solution to fund PSH in Austin. The City of Austin is committed to continuing the support of partnerships and efforts that will improve public housing and resident initiatives, and will continue coordinating with both HACA and HATC in FY 2017-18 to inform public housing residents of affordable housing programs and opportunities.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The City of Austin collaborates closely with local PHA officials to ensure that city housing programs are linked to the needs of public housing residents. HACA through its subsidiary, Austin Affordable Housing Corporation (AAHC), continues to be successful in moving families toward self-sufficiency with over 100 families who have become homeowners through its down payment assistance program. The program provides qualified families participating in the Public Housing or HCV programs with a $10,000 forgivable loan to be applied towards the down payment on a new or existing home. If the applicant meets all program criteria for the first five years, then the loan is forgiven.

HACA's Six Star program provides another alternative for those who are ready to move out of public housing, but have not met all the criteria to purchase a home. The Six Star program allows residents to reside at one of AAHC's apartment homes at a rate lower than the fair market rental rate. The rent amount increases slightly over the course of the three-year program, until the fair market rent is reached. The Six Star program allows participants to continue to learn financial management and work toward goals that will support sustainable economic and housing self-sufficiency and ultimately homeownership. In 2011, AAHC implemented another alternative to homeownership through the creation of a Community Land Trust (CLT). This program provides HACA's Public Housing residents the ability to purchase a home at an extremely affordable price while the land is held by the CLT. HACA currently has two homeowners in this program.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Neither the Travis County Housing Authority nor the Housing Authority of the City of Austin (HACA) is designated as troubled. For 15 consecutive years, HACA has been designated as a high performing agency by the U.S. Department of Housing and Urban Development.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City of Austin coordinates the administration of the Emergency Solutions Grant (ESG) funding with local and state funding of homeless services. ESG funds serve primarily the downtown single adult homeless population, many of whom are chronically homeless. ESG funds provide emergency shelter, Rapid Rehousing Housing Location, and Housing Stabilization Case Management.

The Ending Community Homelessness Coalition (ECHO) serves as the lead planning entity on homeless issues in Austin/Travis County. As part of this responsibility, ECHO coordinates and completes Austin's Continuum of Care (CoC) application and Community Plan to End Homelessness. ECHO also administers HMIS and Austin's homeless count and survey. The City of Austin allocates general fund dollars to support a HMIS Director position.

A Roof Over Austin is an initiative of the City of Austin and ECHO to provide Permanent Supportive Housing (PSH) and other deeply affordable housing options to the lowest-income residents of the city, including the chronically homeless. In 2010, the Austin City Council passed a resolution to create 350 new PSH units in the city by 2014. The target populations of this initiative are chronically homeless individuals and families, including youth aging out of foster care, veterans and those with mental, behavioral, or physical disabilities. PSH units are defined as subsidized rental units linked to a range of support services that enable tenants to live independently and participate in community life. The 350 unit goal was met and on October 2, 2014, the City Council approved a resolution setting a new goal to create 400 additional units of PSH in the next four years, 200 of which will be dedicated as "Housing First" units.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including: Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Austin funds case managers at the Downtown Austin Community Court (DACC) to provide case management to mostly unsheltered frequent offenders of the court and other frequent users of the shelter system. The city also allocates ESG funds to support an employee at DACC, provides Rapid Rehousing Housing Search and Placement and Housing Stability Case Management, and works with other case managers. DACC staff participate on the city's Homeless Outreach Street Team (HOST) which works to engage people living on the streets into services and bring them into Coordinated Entry. In addition to DACC, the team has members from coordinating agencies such as: Austin Police Department, Integral Care, and Emergency Medical Services.

Addressing the emergency shelter and transitional housing needs of homeless persons

APH funds a private non-profit organization to operate the Austin Resource Center for the Homeless (ARCH). ARCH provides emergency shelter to homeless adult males through its Overnight Shelter program and provides Day Sleeping to homeless adult males and females. ARCH provides basic services such as showers, laundry facilities, mailing addresses, telephone use, and lockers through its Day Resource Center program. The Day Resource Center program also includes a number of services such as mental health care, legal assistance, and employment assistance provided by co-located agencies. In addition, ARCH houses the Healthcare for the Homeless clinic operated by CommunityCare/Central Health. ARCH will serve 2,000 individuals with its Night Sleeping Program. All clients are entered into the HMIS database. While the city also funds other shelters, transitional housing and homeless services (including a shelter for women and children), it does not utilize ESG funds to do so. All clients served in ARCH have low- to moderate- incomes and are at or below 50 percent MFI. ESG funds are used to provide maintenance and operations for this program.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Front Steps, Inc., DACC, and APH's Communicable Disease Unit will administer ESG Rapid Rehousing funds to move homeless, and particularly chronically homeless, from the streets and shelters, and into permanent housing. The Rapid Rehousing program serves frequent users of the shelter, frequent offenders at the Community Court and HIV positive homeless individuals. Many of these program clients are the hardest to serve and chronically homeless. This program brings together case management and housing location, and coordinates with other funding sources such as the City of Austin general fund, to bring housing resources to this hard-to-serve population.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

ECHO coordinates CoC funded projects and submits the annual application to HUD. ECHO works with the Reentry Roundtable, Travis County Criminal Justice Department, Central Health's Psychiatric Stakeholders, ATCIC leadership and other community planning organizations. ECHO coordinates Discharge Planning from hospitals, treatment facilities and jails to assist persons leaving mental/physical health facilities to locate support services and housing, and persons with mental/physical health challenges leaving other institutions to do the same. Central Health (the local healthcare taxing district), has identified Permanent Supportive Housing as a top 10 strategy for improving mental health in Travis County.

ESG funds are not allocated to Homelessness Prevention. However, the ESG Rapid Re- housing program and the ESG-funded Emergency Shelter do serve persons exiting an institution where they have resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution.

The HOPWA Program coordinates with Best Single Source Plus program so eligible clients will receive rent, mortgage and utility assistance. This program is funded by the City of Austin via the Basic Needs Coalition. Clients must have an income at or below 200% of the federal poverty guideline and a financial need that, with sufficient assistance, is expected to be met with one, three, or twelve months of case management and financial assistance. This extends housing assistance to clients who may be eligible or ineligible for assistance through HOPWA and who are very likely to become self-sufficient in maintaining housing stability in the future. HOPWA has a collaborative contract with the Austin Housing Authority called Shelter Plus. Its purpose is to serve clients considered homeless as defined by HUD. HOPWA is allowed a limited number of housing slots that allow homeless clients to bypass the Section 8 wait list. The HOPWA program also participates in the Customer Assistance Program through Austin Energy for utility payment allocations to avoid cutoff of utilities.

HOPWA case managers also work with community agencies like Easter Seals Housing, Mobile Loaves and Fishes Housing, Housing First, and the Foundation Communities properties. Housing case managers address the needs of HOPWA eligible individuals by providing case management that focuses on housing assessments and housing service plans. HOPWA consortium agencies also leverage supportive services through this funding. These services include food bank, medication and eye glasses assistance, health insurance premium assistance, payment for identification documents, and medical services such as oral health and medication nutrition therapy.

The TBRA Housing Case Manager participates in a CoC weekly staff meeting where the goal is to combine resources to locate housing and landlords that will work with HOPWA clients. This meeting is organized by ECHO. Case managers meet and discuss client cases weekly to potentially locate housing options. The housing staff is currently working with ECHO and other housing providers to advocate for housing placements.

AP-70 HOPWA Goals – 91.220 (l)(3)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	70
Tenant-based rental assistance	73
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	48
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	95
Total	286

AP-75 Barriers to affordable housing – 91.220(j)

Introduction

The city conducts initiatives that aim to remove barriers to affordable housing, including regularly reviewing the City's Analysis of Impediments to Fair Housing Choice (AI), which was last updated in 2015. Below is the list of impediments to fair housing choice that were identified in the 2015 AI. The complete analysis is available online: www.austintexas.gov/housing.

Impediments to Fair Housing Choice

1. Lack of affordable housing in Austin disproportionately impacts protected classes with lower incomes and higher poverty rates.
2. Lack of affordable housing citywide exacerbates segregation created through historical policies and practices.
3. Information on housing choice is not widely available in languages other than English and/or in accessible formats. No information is available to people who are members of protected classes about possibilities to live in housing that was created in higher opportunity areas through city incentive and developer agreement programs.
4. Complaint data and lawsuits signal non-compliance of property owners and builders with reasonable accommodations and accessibility requirements.
5. Overly complex land use regulations limit housing choice and create impediments to housing affordability. These include: minimum site area requirements for multifamily housing, limits on accessory dwelling units, compatibility standards, overly restrictive neighborhood plans and excessive parking requirements.
6. Private market barriers exist in the forms of "steering" (the practice of real estate agents showing certain homebuyers only certain neighborhoods because of their race or ethnicity), high loan denials for African Americans, and overly complex and rigorous standards for rental agreements.
7. Incentives to create affordable housing may not be equitably distributed throughout the city and may not serve the protected classes with the greatest needs.
8. The city's historical lack of enforcement of city codes governing the maintenance of housing stock in different neighborhoods disproportionately impacts protected classes, influences housing preferences and restricts access to opportunities.
9. The city is limited in its ability by state law to use inclusionary zoning as a tool to broaden housing choice.
10. The city's historical lack of funding for public infrastructure and amenities, including parks, in different neighborhoods may disproportionally impact protected classes, influence housing preferences, and restrict access to opportunities.
11. Lack of knowledge about fair housing requirements creates barriers to affirmatively furthering fair housing.
12. "Crime in neighborhood" is a frequently cited reason for dissatisfaction with current housing.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Many of the identified impediments to fair housing choice relate to a lack of affordable housing and barriers in the land development code that limit affordable options. The city's AI identified the complex land use regulations as one factor limiting housing choice and creating impediments to housing affordability. The draft code includes a range of affordable housing options at a range of incomes with a range of family sizes.

High priority actions in the 2015 AI to be addressed through land development code revisions:

• Maintain and strengthen policies through the code revision process that provide incentives for the development of affordable housing for households with incomes at or below 50%, 60% and 80% MFI.
• Strengthen and align density bonus programs in terms of formula for calculating the number of units, accessibility requirements, the affordability period, and on-site requirements.
• Revise vertical mixed use (VMU) and planned unit development regulations to require renting units to households with incomes at or below 60% MFI and for ownership units, households with incomes at or below 80% MFI.
• Develop programs to incentivize family-oriented units in high opportunity areas.
• Secure longer affordability periods for VMU and other programs that are successful in providing affordable housing.
• Require units with incentives or subsidies to accept vouchers to be consistent with the addition of source of income protection in the city's Fair Housing ordinance.

After a year-long process of focused community engagement, the Austin Strategic Housing Blueprint was adopted by City Council in April 2017. The Blueprint includes numerical goals, timelines, and strategies to maintain and create affordable housing for a range of incomes throughout the city, as envisioned in the city's Comprehensive Plan, Imagine Austin. This Blueprint will help align resources, ensure a unified strategic direction, and help facilitate community partnerships to achieve this shared vision. The Blueprint recommends funding mechanisms, potential regulations, and other creative approaches the city should utilize to achieve housing goals. High priority actions in the 2015 AI to be addressed through the Strategic Housing Blueprint include:

• Recommendations related to the land development code revisions (see above).
• Enact policies, including a land bank, to acquire and preserve apartments on and near transit corridors, where affordable programs can be applied to increase housing for people who are members of protected classes.
• Work with governmental entities to require inclusion of affordable housing opportunities for families with children on government-owned land that is undergoing redevelopment.
• Sets a goal for a minimum percentage of affordable housing in all city council districts. The 2014 Housing

Market Study recommends setting a goal of 10% of rental housing units to be affordable to households earning $25,000 or less per year.

• Recommend adoption of a requirement that at least 25 units be affordable on developments proposed on city-owned land.

- Sets a goal for at least 25% of the affordable units funded by the department be accessible.

The city will continue to track activities to remove or ameliorate barriers to fair housing choice. Additionally, the city will strive to increase community knowledge on the importance of providing low and moderate-income housing in high opportunity areas through education initiatives, and facilitate local partnerships and align resources to reduce impediments to fair housing choice.

Discussion

The complete plan is available online:
http://austintexas.gov/sites/default/files/files/NHCD/Reports_Publications/4FHAP.pdf

AP-85 Other Actions – 91.220(k)

Introduction

Federal regulations require that Participating Jurisdictions (PJs) include in their Annual Action Plans how they will use HUD grant funds in conjunction with other HUD funding and local resources in order to improve the lives of low- and moderate-income households. Federally mandated guidelines are outlined below, along with a brief description of a best practice or an initiative underway or planned to begin in FY 2017-18 to meet the specific directive.

Actions planned to address obstacles to meeting underserved needs

Affordable housing remains an underserved need with the City of Austin. The Comprehensive Housing Market Study (2014) shows a gap of approximately 48,000 units of affordable housing units for renter households making less than $25,000 annually. Recognizing this need, the City adopted a Strategic Housing Blueprint in April 2017. The Blueprint outline strategies to build and preserve affordable housing for a range of incomes throughout the city, as envisioned in the Imagine Austin Comprehensive Plan. The Strategic Housing Blueprint aligns resources, ensures a unified strategic direction, and helps to facilitate community partnerships to achieve this shared vision. It is intended to complement federal planning documents such as the annual Action Plan.

Concurrently, the city will continue to prioritize resources to build and preserve affordable housing. Through the City of Austin's Acquisition and Development (A&D) and Rental Housing Development Assistance (RHDA) programs, NHCD has partnered with various lenders and non-profit and for-profit developers to increase and preserve the supply of affordable rental and homeownership opportunities that will benefit low- and moderate-income households.

Actions planned to foster and maintain affordable housing

Create and Retain Affordable Housing: Through the City of Austin's Acquisition and Development and Rental Housing Development Assistance programs, NHCD has partnered with various lenders and non-profit and for-profit developers to increase and preserve the supply of affordable rental and homeownership opportunities that will benefit low- and moderate-income households.

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 Austin Housing Coalition, an organization comprised of local, non-profit affordable housing providers. The city meets with the Austin Housing Coalition to discuss policy matters and provides CHDO Operating Expenses Grants to help increase organizational capacity. NHCD will continue to work closely and support CHDOs in FY 2017-18 to increase opportunities that will foster and maintain affordable housing. NHCD administers the following home repair programs: Architectural

Barrier Removal - Rental and Owner, Emergency Home Repair, Homeowner Rehabilitation Loan Program, and the GO Repair! Program, which is leveraged by members of the Home Repair Coalition membership. In addition, NHCD collaborates with Austin Energy, Austin Water, and Austin Code to offer comprehensive services promoting healthier homes.

Additionally, in early 2016, Mayor Steve Adler signed a compact agreement with Green & Healthy Homes Initiative (GHHI), non-profit organizations, and other city departments, in an effort to improve client service delivery and outcomes. GHHI is a non-profit, social enterprise that integrates energy, health and safety-based housing interventions in lower income households. Their model breaks the cycle for low-income families of deferred housing investments that result in higher medical bills, energy costs, and housing maintenance costs. NHCD implemented the GHHI model in both the Holly Good Neighbor, and GO Repair! programs. Thus far, the programs have provided assistance in the amount of $3.2 million dollars to 176 Austin households, addressing the health and safety hazards on their properties. These programs were contracted out to local non-profit organizations, who administered the funds and repairs, thus leveraging their non-profit capacity. The Holly program is expected to expend the remainder of its funds by September of 2017.

NHCD is actively working with stakeholders to investigate new financing tools, including creating of a strike fund that can be used to preserve affordable housing in Austin. A steering committee is charged with 1) creating a framework for the strike fund, 2) identifying relevant goals and performance metrics, and 3) developing a brand and shared narrative.

Actions planned to reduce lead-based paint hazards

The City of Austin was awarded $2.5 million through HUD's Lead Hazard Control/Healthy Homes Grant in May of 2013. The funding is used to provide services to eligible low-income rental and owner-occupied housing. The city's Lead Hazard Control/Healthy Homes Grant Program serves residents with homes built prior to 1978 where children under six years of age live or spend a significant amount of time. It is not required that the child test positive for lead. The program targets communities with the greatest need, including a high incidence of lead poisoning and older housing stock. This grant has resulted in 152 projects under construction with 61 completed to date. The grant is scheduled to end July 31, 2017.

Actions planned to reduce the number of poverty-level families

All programs administered by the City of Austin aim to address critical needs through housing, community development, and public services to benefit eligible residents, including persons in poverty, so they can increase their opportunities for self-sufficiency. HOPWA, ESG, and CDBG activities in particular assist households that fall under the special populations category outlined in the FY 2014-19 Consolidated Plan.

<u>Housing Opportunities for People with AIDS (HOPWA) Activities</u>

APH administers all HOPWA activities for the City of Austin. These programs provide housing assistance for income eligible persons living with HIV/AIDS and their families. The goals of these programs are to

prevent homelessness and to support independent, self-sufficient living among persons living with HIV/AIDS. The services ensure clients have improved access to primary medical care and other supportive services.

Emergency Solutions Grant (ESG) Activities

APH administers all ESG activities for the City of Austin. These programs are designed to help clients quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness. ESG can also assist with the operational costs of the shelter facility, and for the administration of the grant.

Public Service Activities

NHCD administers public service contracts funding using CDBG. APH provides program expertise for the development of the work statements and performance measures upon request from NHCD. Public service activities offer supportive services to households with gross incomes less than 200 percent of Federal Poverty Guidelines. Childcare Services provides childcare vouchers for homeless and near-homeless families and direct child care services for teen parents who are attending school. Youth Services provides access to holistic, wraparound services and support to youth designated as at-risk and their families. Senior Services offers services that prevent and protect seniors in becoming victims of abuse, neglect, and/or financial exploitation. Austin's Tenants' Council is another community partner that provides public services that focus on housing discrimination, tenant-landlord education and information, and housing repair and rehabilitation.

Actions planned to develop institutional structure

City of Austin Interdepartmental Coordination

NHCD administers housing, community, and economic development programs, which require interdepartmental coordination. Many city departments coordinate efforts to provide program services and projects outlined in the Annual Action Plan.

The City of Austin contracts with the Austin Housing Finance Corporation (AHFC) to develop affordable rental and homeownership opportunities and housing rehabilitation of owner-occupied homes. APH provides support to Austin residents living with HIV/AIDS and their families through the use of HOPWA grant funds. APH also provides assistance to help clients quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness using ESG funds.

NHCD and APH collaborate on several public service programs. The Economic Development Department fosters small business expansions in low- and moderate-income neighborhoods to stimulate job creation through the Family Business Loan Program (FBLP). Numerous non-federally funded housing programs and activities offered by NHCD rely on the coordination with other city departments including: Austin Energy, Austin Water, Budget Office, City Manager's Office, Austin Code, Office of Real Estate Services, Government Relations, APH, Law Department, Office of Sustainability, Parks and Recreation Department, Planning and Zoning Department, Development Services Department, Public Works, Austin Resource Recover and Watershed Protection.

Below are initiatives and programs that require interdepartmental coordination and will be underway in FY 2017-18:

Developer Incentives and Community Development

• East 11th and 12th Streets Revitalization
• Imagine Austin Comprehensive Plan, Household Affordability Priority Program and implementation
• Fair Housing Action Plan – Coordination and implementation of actions to remove barriers to fair housing choice that were identified in the city's 2015 Analysis of Impediments to Fair Housing Choice
• S.M.A.R.T. Housing Program
• Development Density Bonuses

Redevelopment of Publicly-Owned Land

• Colony Park Sustainable Communities Initiative
• Agreements between the City of Austin and developers including affordable housing as a community benefit

Home Repair and Other Initiatives

• Green & Healthy Homes Initiative (GHHI)
• Austin Code Department utilizing a referral system to identify and address homes needing substantial and costly repairs
• APH, ECHO, and other key agencies for activities supporting the Community Plan to End Homelessness

City of Austin Interdepartmental Partnership: Austin Water

The Private Lateral Program (P-Lat) assists in replacing aging water infrastructure for eligible homeowners. NHCD administers the program through a partnership with Austin Water. This collaboration leverages home repair services offered by the department by supporting the department's outreach and construction expertise through cross promotion. Additionally, this program furthers the city's commitment to HUD's Healthy Homes Initiative, which takes a comprehensive approach to reducing housing-related hazards in a coordinated fashion, rather than addressing a single hazard at a time. The program provides the opportunity for homeowners to maintain a safe environment for themselves and their families, free of health hazards and safety concerns. For more information visit: http://www.austintexas.gov/department/private-lateral-program.

Actions planned to enhance coordination between public and private housing and social service agencies

NHCD will continue to work closely with the following organizations to overcome gaps and enhance coordination efforts: Austin Tenants' Council, Community Development Commission (CDC), Community Advancement Network (CAN), Community Housing Development Organizations (CHDOs), and community development corporations, Austin Housing Coalition, ECHO, Housing Authority of the City of Austin (HACA), Housing Authority of Travis County (HATC), HousingWorks, and the Urban Renewal Agency, as well as other key stakeholders and organizations. NHCD will also remain engaged with housing finance agencies, the National Association of Local Housing Finance Agencies (NALHFA), and

the Texas Association of Local Housing Finance Agencies (TALHFA) to connect with other agencies whose missions address critical housing needs. NHCD will also continue to attend COC work group meetings of housing providers, convene stakeholder groups of local affordable housing providers, and coordinate with Travis County and Austin Independent School District on housing needs.

In FY 2017-18, NHCD will continue to utilize Opportunity Mapping, which 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. Key indicators include: sustainable employment, high-performing schools, access to high-quality healthcare, adequate transportation, quality child care, safe neighborhoods, and institutions that facilitate civic and political engagement. Staff will continue to utilize the Kirwan Opportunity Map to further the city's housing and community development goals to help ensure that there is affordable housing in all parts of Austin.

Discussion

Section 108 Loan Guarantee/Family Business Loan Program (FBLP)

The Family Business Loan Program (FBLP) was launched in FY 2012 using a $3.0 million HUD Section 108 loan guaranty. As of April 2017, FBLP, which is managed by the city's Economic Development Department, has originated 15 loans totaling approximately $3.9 million to local business owners who have committed to creating 153 new jobs benefiting low-to moderate income persons.

Since program inception, the FBLP has provided a vital source of capital to small businesses that while deserving, may be unable to secure access to such capital through traditional lenders. Overall program approvals reflect 73% of loans were approved for minority businesses owners, of which 47% were women owned businesses. Additionally, private and non-profit local lenders have originated over $11.3 million in financing in coordination with FBLP loans, leveraging FBLP funding approximately 3:1. Finally, while FBLP has achieved success, there are still many census tracts with high levels of poverty. When possible, FLBP has targeted these areas, which includes 67% of all FBLP loans being deployed to areas of Austin experiencing 20% poverty or greater. There is still great need and opportunity to utilize FBLP through the Austin areas as outlined in the planning section.

FBLP has originated seven new loans since April 2016 totaling $1,096,010, which leveraged an additional $2.3 million in local lender financing. This is the first full year for FBLP to operate citywide and the highest one-year volume of loans originated in a fiscal year. During FY 2017, 85% of new Section 108 loans were approved for minority owned businesses, 57% of which were women owned businesses. Projects have included several women-owned businesses including Hip Haven, which specializes in retro 1950's era planters and light fixtures and Bouldin Creek Café, a locally loved coffee shop that pioneered vegetarian and vegan menu options during a time when there were few choices for dining out.

Following successful outreach efforts to Chambers of Commerce, other local community groups and prior applicant word of mouth, FBLP has developed an active pipeline of potential loans. As of April 1, 2017 FBLP is working with 8 applicants with a total estimated loan pipeline of $2.8 million. FBLP will continue, when possible and appropriate, to target underserved women and minority communities and to offer micro loans for early stage businesses.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction

The following information is being included in response to the Annual Action Plan Review Checklist, and recommendations that have been provided by HUD. Additional program related information can be found in Attachment II.

20% CDBG Administrative Cap
- CDBG Entitlement: $7,195,728
- Administrative Expense: $1,439,145 = 20.00%

15% CDBG Public Service Cap
- CDBG Entitlement: $7,195,728
- Public Service Expense: $1,079,277 = 15.00%

10% HOME Administrative Cap
- HOME Entitlement: $2,546,781
- HOME Administrative Expense: $254,687 = 10.00%

15% CHDO Set Aside
- HOME Entitlement: $2,546,781
- CHDO Set Aside: $382,017 = 15.00%

7.5% ESG Administrative Cap
- ESG Entitlement: $886,287
- ESG Administrative Expense: $47,790= 5.39%

3% HOPWA Administrative Cap
- HOPWA Entitlement: $1,296,948
- HOPWA Administrative Expense: $38,908 = 3.00%

HOPWA - Selection of Project Sponsors

Austin Public Health has contracted with two agencies, AIDS Services of Austin (ASA) and Project Transitions (PT) since 1995. These two agencies have been the sole respondents to Notifications of Funding Availability (NOFA) for HOPWA services. They also were selected to provide these services via a Request for Applications (RFA) process in August of 2002 and have been the designated subrecipients for these services. These agencies carry out activities independently or collaboratively with other housing case management providers in the area and have a history of satisfactory service performance and delivery.

Monitoring

The goal of the City of Austin's monitoring process is to assess sub-recipient/contractor performance in the areas of program, financial and administrative compliance with applicable federal, state and municipal regulations and current program guidelines. The City of Austin's monitoring plan consists of active contract monitoring and long-term monitoring for closed projects. For more information including a copy of the City of Austin's Monitoring Plan, please see Attachment II-C.

Homeowner Assistance

Under the Home Rehabilitation Loan Program, optional relocation assistance is made available pursuant to 24 CFR 92.353 (d). The department has developed a written policy available to the public which describes the optional relocation assistance that it has elected to furnish and provide for equal relocation assistance within each class of displaced persons for projects assisted with HOME or CDBG funds. Relocation payments and other relocation assistance to individuals and families displaced by the Program will be reimbursed. For more information including a copy of the City of Austin's Optional Relocation Plan, see Attachment II D.

Community Development Block Grant Program (CDBG) Reference
24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**0**

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	75.00%

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The city does not anticipate utilizing any other forms of investment beyond those identified in Section 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

To view the city's Resale and Recapture Policy, please see Attachment II-A.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Cities receiving HOME Investment Partnership Funds are required to comply with a designated affordability period. The affordability period of any project is contingent upon the amount per unit subsidy received and may be five, ten, or fifteen years long. In addition, new construction of rental housing requires an affordability period of 20 years irrespective of the dollar amount per unit. Participating jurisdictions are required to utilize the recapture or resale provisions to ensure continued affordability and the wise stewardship of federal funds. The following NHCD programs use HOME funds to assist homebuyers, developers, or homeowners; thus, recapture and resale provisions are incorporated in their program guidelines: Down Payment Assistance (DPA), Homeowner Rehabilitation Loan Program (HRLP), and the Acquisition and Development (A&D).

Resale

In cases where HOME funding was provided to the developer, but not directly to the homebuyer, the resale method is used. The affordability period is enforced through a Restrictive Covenant signed by the homebuyer at closing and is recorded in the Travis County Clerk's Official Public Records. The Restrictive Covenant details the length of the affordability period and the specific resale requirements that must be satisfied should the owner wish to sell the property prior to the end of the affordability period. Both recapture and resale options have distinct advantages; the decision of which option to use is a matter of weighing factors such as trends in the marketplace, the availability of homeownership opportunities for lower-income households in the community, and the homebuyer program's local objectives.

Recapture

Under a recapture provision, the HOME financial assistance generally must be repaid. This option allows the seller to sell to any willing buyer at any price; PJs can decide what proportion of net proceeds from sale, if any, will go to the homebuyer and what proceeds will go to the PJ. Once the HOME funds are repaid, the property is no longer subject to any HOME restrictions. The funds may then be used for any other HOME eligible activity. The city's Resale/Recapture Policy can be found in Attachment II-A.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The city has no plans to utilize HOME funds to refinance existing debt secured by multifamily housing rehabilitated with HOME funds.

Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

Please see ESG Program Standards featured in Attachment II-B.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

ECHO is the HMIS administrator in the community, and has taken the lead on implementation of the coordinated assessment. In 2013, the Austin Continuum of Care (CoC) approved a new framework for housing stability for the entire CoC with coordinated assessment that identifies three permanent housing interventions based on the principle of providing the least intervention necessary. The new system will ensure that individuals are placed in the best housing situation to meet their individual needs, which in turn will increase housing stability. Based on need, individuals will receive one of the three interventions, which may include one-time housing assistance, rapid rehousing with three to twenty-four months of support, or permanent supportive housing (PSH). PSH is intended to be reserved for those individuals and families who are unable to remain stably housed "but for" a permanent subsidy and ongoing supportive services. The strategy of "just enough" assistance is important as Austin has more demand for assistance than available resources. The assessment tool identifies which Permanent Housing intervention best meets each client's need. The tool includes diversion and self-sufficiency outcomes matrix. In January 2014 ECHO launched the second pilot of its assessment questions and will continue to pilot and modify as needed. The framework calls for multiple "front doors" making the assessment easily accessible when fully implemented. CoC has made numerous presentations about the changes and continues to involve the community throughout implementation; all social service agencies and local intercept points will be made aware of how persons approach the system. All CoC programs have agreed to participate.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

In 2012, APH competed the funding for the Rapid Re-housing program. Front Steps was the only applicant and they received the award. Since then, there has been no new competition due to the reduction in award.

The grant sub-award process, as well as details on all programs, are featured in Attachment II-B, ESG Program Standards.

4. **If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.**

APH works with ECHO to develop the ESG program and ECHO has persons who are homeless or formerly homeless as members.

Describe performance standards for evaluating ESG

All City of Austin homeless contracts have the following performance measures:

• Number of unduplicated clients served.
• Number of households provided homeless services that transition from homelessness into housing. In addition, all ESG recipients must provide demographic information to reflect the IDIS report screens.

For additional information, please see the ESG Program Standards featured in Attachment II-B.

Attachment I A: Citizen Participation Plan

CITY OF AUSTIN
NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT (NHCD) OFFICE

CITIZEN PARTICIPATION PLAN

A. PURPOSE

Participating Jurisdictions (PJs) that receive U.S. Department of Housing and Urban Development (HUD) entitlement grant funds must develop a Citizen Participation Plan (CPP). The CPP describes efforts that will be undertaken to encourage citizens to participate in the development of the City's federal reports: 5-Year Consolidated Plan, annual Action Plan, and the Consolidated Annual Performance and Evaluation Report (CAPER).

The CPP is designed to encourage the participation of city residents in the development of the federal reports listed above, particularly those residents who are predominantly low- and moderate-income. The CPP also encourages local and regional institutions and other organizations (including businesses, developers, and community and faith-based organizations) in the process of developing and implementing the 5-Year Consolidated Plan and related reports. The City takes appropriate actions to encourage the participation of persons of minority backgrounds, persons with limited-English proficiency, and persons with disabilities.

The City of Austin is committed to compliance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, as amended. Reasonable modifications and equal access to communications will be provided upon request. The City of Austin does not discriminate on the basis of disability in the admission or access to, or treatment or employment in, its programs and activities.

The City of Austin considers it the right of all Austin's residents to have the opportunity to provide input and comment on the use of public funds and the community's needs related to affordable housing and community and economic development.

The CPP applies to five areas of planning for the use of affordable housing, community and economic development made possible through HUD funding:

1) The 5-Year Consolidated Plan;

2) The annual Action Plan;

3) The Consolidated Annual Performance and Evaluation Report (CAPER);

4) Substantial amendments to a 5-Year Consolidated Plan and/or annual Action Plan; and

5) Amendments to the CPP, itself.

The City of Austin's program/fiscal year begins October 1 and ends September 30. In order to receive entitlement grant funding, the U. S. Department of Housing and Urban Development (HUD) requires jurisdictions to submit a Consolidated Plan every five years. This plan is a comprehensive

strategic plan for community planning and development activities. The annual Action Plan serves as the City's application for these HUD grant programs. Federal law also requires citizens have opportunities to review and comment on the local jurisdiction's plans to allocate these funds.

The purpose of programs covered by this CPP is to improve the Austin community by providing: decent housing, a suitable living environment, and growing economic opportunities – all principally for low- and moderate- income households.

This document outlines how members of the Austin community may participate in the five planning areas listed above. General requirements for all or most activities are described in detail in Section E of the Citizen Participation Plan (CPP).

B. HUD PROGRAMS

The City of Austin receives four entitlement grants from the U.S. Department of Housing and Urban Development (HUD), to help address the City's affordable housing, community and economic development needs. The four grant programs are described below:

1. ***Community Development Block Grant Program (CDBG)*:** Title I of the Housing and Community Development Act of 1974 (PL 93-383) created the CDBG program. It was re-authorized in 1990 as part of the Cranston-Gonzalez National Affordable Housing Act. The primary objective of the CDBG program is to develop viable urban communities by providing decent housing and a suitable living environment and by expanding economic development opportunities for persons of low and moderate income. The City develops locally defined programs and funding priorities for CDBG, but activities must address one or more of the national objectives of the CDBG program. The three national objectives are: (1) to benefit low- and moderate- income persons; (2) to aid in the prevention or elimination of slums or blight; and/or (3) to meet other urgent community development needs. The City of Austin's CDBG program emphasizes activities that directly benefit low and moderate-income persons.

2. ***HOME Investment Partnerships Program (HOME)*:** HOME was introduced in the Cranston-Gonzalez National Affordable Housing Act of 1990 and provides funding for housing rehabilitation, new housing construction, acquisition of affordable housing, and tenant-based rental assistance. A portion of the funds (15 percent) must be set aside for community housing development organizations (CHDOs) certified by the City of Austin.

3. ***Emergency Shelter/Solutions Grant (ESG)*:** The ESG Program is authorized by the Steward B. McKinney Homeless Assistance Act of 1987 and was amended by the Homeless Emergency Assistance and Rapic Transition to Housing (HEARTH) Act of 2009. ESG has four primary objectives: (1) to improve the quality of existing emergency shelters for the homeless; (2) to provide additional emergency shelters; (3) to help meet the cost of operating emergency shelters; and (4) to provide certain essential social services to homeless individuals. The program is also intended to help reduce the number of people at risk of becoming homeless.

4. ***Housing Opportunities for Persons with AIDS (HOPWA)*:** HOPWA funds may be used to assist housing designed to meet the needs of persons with HIV/AIDS, including the prevention of homelessness. Supportive services may also be included. HOPWA grants are allocated to Eligible Metropolitan Statistical Areas (EMSAs) with a high incidence of HIV/AIDS. The City of Austin receives a HOPWA grant on behalf of a five-county EMSA (Bastrop, Hays, Travis, Williamson, and Caldwell Counties).

C. LEAD AGENCY

The Neighborhood Housing and Community Development (NHCD) Office is designated by the Austin City Council as the lead agency for the administration of the CDBG, HOME, HOPWA, and ESG grant programs. Through the U.S. Department of Housing and Urban Development (HUD) NHCD directly 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 lead agency for HUD, NHCD is responsible for developing the 5-Year Consolidated, annual Action Plans, and the Consolidated Annual Performance and Evaluation Report (CAPER). NHCD coordinates with the HHSD, boards and commissions and other community agencies to develop these documents. Needs and priorities for funding for the ESG and HOPWA grants are developed by HHSD in consultation with community agencies.

D. PLANNING ACTIVITIES SUBJECT TO CITIZEN PARTICIPATION PLAN

ACTIVITY 1 – FIVE-YEAR CONSOLIDATED PLAN. The City of Austin's 5-Year Consolidated Plan is developed through a collaborative process whereby the community establishes a unified vision for Austin's affordable housing, and community and economic development initiatives.

Citizen participation is an essential component in developing the 5-Year Consolidated Plan, including amending the plan as well as reporting on program performance. Consultations, public hearings, community meetings, citizen surveys and opportunities to provide written comment are all a part of the strategy to obtain citizen input. The City will make special efforts to solicit the views of citizens who reside in the designated CDBG-priority neighborhoods of Austin, and to encourage the participation of all citizens including minorities, the non-English speaking population, and persons with disabilities. Actions for public participation in the 5-Year Consolidated Plan follow:

1. ***Consultations with Other Community Institutions***. In developing the Consolidated Plan, the City will consult with other public and private agencies, both for-profit and non-profits that either provide or have direct impact on the broad range of housing, health, and social services needed by Austin residents. Consultations may take place through meetings, task forces or committees, or other means with which to coordinate information and facilitate communication. The purpose of these meetings is to gather information and data on the community and economic development needs of the community. The City will seek specific input to identify the needs of persons experiencing homelessness, persons living with HIV/AIDS and their families, persons with disabilities and other special populations.

2. ***Utilize Quantitative and Qualitative Data on Community Needs***. City staff shall review relevant data and conduct necessary evaluation and analysis to provide an accurate assessment of community needs and priorities on which to base strategic recommendations.

3. ***Initial Public Hearings***. There will be a minimum of two public hearings at the beginning stages of the development of the Consolidated Plan before the Community Development Commission (CDC), policy advisers to NHCD appointed by the City Council, to gather information on community needs from citizens. There will be two more hearings sponsored by organizations working with low- and moderate-income populations. An additional hearing will be held before City Council. Based on public testimony received, the CDC will make recommendations to City Council on the community needs.

4. ***Written Comments***. Based on public input and quantitative analysis, NHCD staff will prepare a draft 5-Year Consolidated Plan, which also includes proposed allocation of first-year funding. A period of 30 calendar days will be provided to receive written comments on the draft 5-Year Consolidated Plan. The draft plan will be made available at public libraries, public housing authorities, neighborhood centers, at NHCD's Office, and on the NHCD's web site (www.austintexas.gov/housing/publications.) In addition, upon request, federal reports will be provided in a form accessible to persons with disabilities.

5. ***Draft Consolidated Plan Public Hearings***. There will be a public hearing held before the City Council to receive oral public comments on the draft. An additional hearing will be held before the Community Development Commission (CDC). These hearings will be scheduled during the 30-day written comment period on the draft plan. The CDC will be given the opportunity to make recommendations to Council on the draft 5-Year Consolidated Plan/ Action Plan.

6. ***Final Action on the Consolidated Plan***. All written or oral testimony provided will be considered in preparing the final 5-Year Consolidated Plan. A summary of testimony received and the City's reasons for accepting or not accepting the comments must be included in the final document. The City Council will consider these comments, CDC recommendations, and the recommendations of the City Manager before taking final action on the 5-Year Consolidated Plan. Final action by the City Council will occur no sooner than fifteen calendar days next following the second City Council public hearing on the draft plan. When approved by City Council, the 5-Year Consolidated Plan will be submitted to HUD, no later than August 15 each year.

ACTIVITY 2 – ONE-YEAR ACTION PLAN. Each year the City must submit an annual Action Plan to HUD, reporting on how that year's funding allocation for the four HUD entitlement grants will be used to achieve the goals outlined in the 5-Year Consolidated Plan.

1. NHCD staff will gather input from citizens and consultations to prepare the draft Action Plan. There shall be two public hearings: one before the Community Development Commission (CDC) and one before the City Council to receive citizen input on the community needs, including funding allocations.
2. NHCD staff will gather public input and statistical data to prepare the draft Action Plan. A draft Action Plan will be available for 30 days for public comment after reasonable notice to the public is given.
3. During this comment period, the CDC and the City Council shall conduct two additional public hearings to receive public comments on the draft Action Plan and 5-Year Consolidated Plan, if it is during a Consolidated Planning year.
4. The CDC will be given the opportunity to make recommendations to the City Council prior to its final action.
5. Final action by the City Council will occur no sooner than fifteen calendar days following the second Council public hearing on the draft Action Plan.
6. When approved by City Council, the Action Plan will be submitted to HUD.

ACTIVITY 3 – SUBSTANTIAL AMENDMENTS TO CONSOLIDATED/ACTION PLAN. Recognizing that changes during the year may be necessary to the 5-Year Consolidated Plan and annual Action Plan after approval, the Citizen Participation Plan allows for "substantial amendments" to plans. These "substantial amendments" apply only to changes in CDBG funding allocations. Changes in funding allocation for other HUD grant programs received by the City of Austin -- HOME, ESG, and HOPWA

-- are not required to secure public review and comment. The CPP defines a substantial amendment as:

a) A proposed use of CDBG funds that does not address a need identified in the governing 5-Year Consolidated Plan_or annual Action Plan; or
b) A change in the use of CDBG funds from one eligible program to another. The eligible programs defined in the City of Austin's Business Plan are "Housing" or "Community Development."
c) A cumulative change in the use of CDBG funds from an eligible activity to another eligible activity that decreases an activity's funding by 10% or more OR increases an activity's funding by 10% or more during fiscal year. An activity is defined as a high priority need identified in the Consolidated Plan that is eligible for funding in the Action Plan (see Attachment #1 – NHCD's Investment Plan).

In the event that there are substantial amendments to the governing the 5-Year Consolidated Plan or annual Action Plan,

1. The City will draft the amendment and publish a brief summary of the proposed substantial amendment(s) and identify where the amendment(s) may be viewed
2. After reasonable notice, there will be a 30-daywritten public comment period
3. During the 30-day comment period, the City Council shall receive oral comments in public hearings.
4. The CDC will be given the opportunity to make recommendations to City Council prior to its final action.
5. Upon approval by Council, the substantial amendment will be posted in the official City Council minutes and available online and in the City Clerk's office. Final action by the City Council will occur no sooner than fifteen calendar days next following the second Council public hearing on the draft plan.

ACTIVITY 4 – CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER). The City is required to submit annually by December 30 a CAPER to HUD that describes the City's progress in meeting the goals in the 5-Year Consolidated Plan.

1. NHCD staff prepares the draft CAPER.
2. After reasonable notice is provided, the CAPER is available for 15 days for written public comment.
3. The final CAPER and public comments will then be submitted to HUD.
4. The CAPER and public comments will be presented at a CDC meeting.

ACTIVITY 5 – AMENDMENTS TO CITIZEN PARTICIPATION PLAN. In the event that changes to this Citizen Participation Plan (CPP) are necessary, the NHCD staff shall draft them.

1. After reasonable notice, these will be available to the public for 15 days for written comment.
2. The CDC and City Council shall each hold a public hearing to receive oral public comments on the proposed change.
3. The CDC will be given the opportunity to make recommendations to City Council prior to its final action.
4. Upon approval by City Council, the substantial amendment will be posted in the official City Council minutes and available online and in the City Clerk's office.

The City will review the CPP at a minimum of every 5 years for potential enhancement or modification; this review will occur as a component of the Consolidated Planning process.

E. GENERAL REQUIREMENTS

The City of Austin is committed to compliance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, as amended. Reasonable modifications and equal access to communications will be provided upon request. The City of Austin does not discriminate on the basis of disability in the admission or access to, or treatment or employment in, its programs and activities.

1. ***Public Hearings***. Public hearings before the Austin City Council, the Community Development Commission (CDC), and other appropriate community organizations will be advertised in accordance with the guidelines outlined in the notification section below. The purpose of public hearings is to provide an opportunity for citizens, public agencies, and other interested parties to provide input on the City of Austin's affordable housing, community and economic development needs. Public hearings will be held in locations accessible to low- and moderate- income residents and persons with disabilities. Spanish translation and translation for individuals with hearing impairments will be provided upon request.

2. ***Public Meetings***. Public meetings of the Austin City Council, Community Development Commission (CDC), and other boards and commissions overseeing HUD programs provide opportunities for citizen participation and comment on a continuous basis. Public meeting notices are posted at the Office of the City Clerk at least three days (72 hours), prior to the meeting date, in accordance with the Texas Open Meetings Act. Public meetings are held in locations accessible to persons with disabilities. Spanish translation and translation for individuals with hearing impairments will be provided upon request.

   Notification. The Neighborhood Housing and Community Development (NHCD) Office will provide the community advance notice of public hearings and/or public comment periods. The notice will be provided at least two weeks prior to the public hearing date and the start date of comment periods.

   Related to the CPP specified federal documents, NHCD will provide public notifications by utilizing City of Austin publications and media (television, print, electronic) that will maximize use of City resources and reach an increased number of Austin residents by direct mail. Related to federal publications referenced above, NHCD will notify the public about public hearings, comment periods, public meetings, and additional opportunities for public feedback through communications outlets that are designed to increase public participation and generate quantifiable feedback/results. NHCD will utilize the following notifications mechanisms as available: City of Austin utility bill inserts (distribution to approximately 410,000 households, 2011); City of Austin web site; and Channel 6, the municipally-owned cable channel. In addition, NHCD will use other available media (print, electronic, television) to promote public feedback opportunities. Notifications will be published in English and Spanish.

   NHCD will coordinate with the Community Development Commission, Urban Renewal Agency, other governmental agencies, public housing authorities, key stakeholders, and the general public during the development of the 5-Year Consolidated Plan and annual Action Plan.

3. ***Document Access***. Copies of all planning documents, including the following federal reports: City's Citizen Participation Plan (CPP), 5-Year Consolidated Plan, annual Action Plan, and the Consolidated Annual Performance and Evaluation Report (CAPER), will be available to the public upon request. Citizens will have the opportunity to review and comment on applicable federal reports in draft form prior to final adoption by the Austin City Council. These documents will be made available at public libraries, public housing authorities, certain neighborhood centers, at

NHCD's Office, and on the NHCD's web site (www.austintexas.gov/housing/publications.) In addition, upon request, federal reports will be provided in a form accessible to persons with disabilities.

4. ***Access to Records.*** The City will provide citizens, public agencies, and other interested parties reasonable and timely access to information and records relating to the Citizen Participation Plan (CPP), 5-Year Consolidated Plan, annual Action Plan, and CAPER, and the City's use of assistance under the four entitlement grant programs, as stated in the Texas Public Information Act and the Freedom of Information Act.

5. ***Technical Assistance.*** The City will provide technical assistance upon request and to the extent resources are available to groups or individuals that need assistance in preparing funding proposals, provided that the level of technical assistance does not constitute a violation of federal or local rules or regulations. The provision of technical assistance does not involve re-assignment of City staff to the proposed project or group, or the use of City equipment, nor does technical assistance guarantee an award of funds.

F. CITIZENS' COMPLAINTS

Written complaints related to NHCD's programs and activities funded through entitlement grant funding may be directed to the Neighborhood Housing and Community Development (NHCD) Office. A timely, written, and substantive response to the complainant will be prepared with 15 working days of receipt of the complaint by NHCD. If a response cannot be prepared within the 15-day period, the complainant will be notified of the approximate date a response will be provided. Written complaints must include complainant's name, address, and zip code. A daytime telephone number should also be included in the event further information or clarification is needed. Complaints should be addressed as follows:

Neighborhood Housing and Community Development Office
Attn: Director
City of Austin
P.O. Box 1088
Austin, Texas 78767

If the response is not sufficient, an appeal may be directed to the City Manager, and a written response will be provided within 30 days. An appeal should be addressed as follows:

City Manager's Office
Attn: City Manager
P.O. Box 1088
Austin, Texas 78767

G. CITY OF AUSTIN'S RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN

The City of Austin does not anticipate any displacement to occur as a result of any HUD funded activities. All programs will be carried out in such a manner as to safeguard that no displacement occurs. However, in the event that a project involving displacement is mandated in order to address a concern for the general public's health and welfare, the City of Austin will take the following steps:

1. A public hearing will be held to allow interested citizens an opportunity to comment on the proposed project and voice any concerns regarding possible relocation. Notice of the public hearing/meeting will be made as per the procedure noted in Section E - General Requirements section of the Citizen Participation Plan.

2. In the event that a project involving displacement is pursued, the City of Austin will contact each person/household/business in the project area and/or hold public meetings, depending on the project size; inform persons of the project and their rights under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and respond to any questions or concerns.

3. Relocation assistance will be provided in adherence with the City's Project Relocation Plan and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.

The City's Anti-Displacement and Relocation Assistance Plan may be viewed in NHCD's Action Plan submitted annually to HUD. The document is available online at www.austintexas.gov/housing; NHCD, 1000 E. 11th Street, Austin, Texas 78702.

The City of Austin is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. For assistance please call 974-2210 OR 974-2445 TDD.

Attachment I B: Public Notices and Comments

Neighborhood Housing and Community Development Department Draft Fiscal Year 2017-18 Action Plan
Notice of Public Hearings and 30-Day Public Comment Period

In accordance with the City of Austin's Citizen Participation Plan and the Texas Local Government Code, Chapter 373, the City's Neighborhood Housing and Community Development Office announces public hearings and a 30-day public comment period to receive public input on the Draft FY 2017-18 Action Plan.

The Neighborhood Housing and Community Development Office has prepared a Draft FY 2017-18 Action Plan, which describes community needs, resources, and priorities for the City's housing, community development and economic development activities. These activities are funded primarily through four grant programs received from the U.S. Department of Housing and Urban Development (HUD): Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA).

In developing the Draft FY 2017-18 Action Plan, community feedback was instrumental in setting priorities for funds through the Community Needs Assessment. Public input was received and considered while outlining the draft report: through public hearings before the Community Development Commission (CDC) on April 11, 2017 and Austin City Council on April 20, 2017. Feedback and input opportunities through NHCD's Website, e-mail, and postal mail were offered and provided sources of input which was reviewed and considered in preparation of the report.

Furthermore, federal funding allocations have yet to be determined. Under guidance from HUD, the Draft FY 2017-18 Action Plan was written with figures from the FY 2016-17 Action Plan. Subsequent FY 2017-18 Action Plan documents will be updated once funding allocations are determined.

Public Hearings on Draft FY 2017-18 Action Plan

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

- Tuesday, June 13, 2017, 6:30 PM: Before the Community Development Commission (CDC), Austin Energy, Town Lake Center, 721 Barton Springs Road
- Thursday, June 15, 2017, 4:00 PM: Before the Austin City Council at City Hall, City Council Chambers, 301 W. Second Street

View the Report

The public is invited to review the Draft FY 2017-18 Action Plan from Tuesday, May 23, 2017, through Monday, June 26, 2017, on the City's website at www.austintexas.gov/housing or at the following community locations:

- Austin Central Public Library, 800 Guadalupe (Central)
- Austin Resource Center for the Homeless, 500 East 7th Street (Central)
- East Austin Neighborhood Center, 211 Comal (East)

- Neighborhood Housing and Community Development Department, 1000 East 11th Street, Suite 200 (East)
- Rosewood-Zaragosa Neighborhood Center, 2800 Webberville Road (East)
- St. John's Library Branch, 7500 Blessing (North East)
- AIDS Services of Austin, 7215 Cameron Road (North)
- Housing Authority of the City of Austin, 1124 S IH 35 (South)
- South Austin Neighborhood Center, 2508 Durwood (South)
- Pleasant Hill Library Branch, 211 East William Cannon (South)

Written Comments

Written comments may be submitted until 5 PM on June 26, 2017. Please include a name, address, and phone number.

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

For more information concerning the Fiscal Year 2017-18 Action Plan process and public hearings, and 30-day comment period, City of Austin staff may be reached at 512-974-3100 (voice) Monday through Friday, 8 AM to 5 PM.

The City of Austin is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. For assistance please call 512-974-3100; TTY users route through Relay Texas at 711.

Departamento de Vivienda y Desarrollo Comunitario Plan de Acción para el Año Fiscal 2017-18
Aviso de Audiencia Pública y del Período de 30 Días de Comentario Público

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

La Ciudad de Austin ha preparado un Plan de Acción para el Año Fiscal 2017-18 que describe las necesidades, recursos y prioridades de la comunidad, y prioridades para las actividades de desarrollo de la vivienda y de la comunidad de la Ciudad que están financiadas principalmente mediante subsidios de HUD. Los fondos de HUD se proveen mediante cuatro programas de subsidios: Subvención Bloque Para el Desarrollo Comunitario (CDBG), Asociaciones de Inversión para el Hogar (HOME), Subsidio para Refugios de Emergencia (ESG), y Oportunidades de Vivienda para Personas con SIDA (HOPWA).

En la elaboración del proyecto del Plan de Acción para el Año Fiscal 2017-18, los comentarios de la comunidad fueron importantes en establecer las prioridades en el uso de los fondos durante el processo de evaluación de las necesidades de la comunidad. Los comentarios del público fueron recibidos y considerados en la preparación del proyecto del plan: mediante de audiencias públicas ante la Comisión de Desarrollo Comunitario (CDC), efectuada el 12 de Abril de 2017 y ante el Consejo de la Ciudad de Austin, el 21 de Abril, de 2017. Además, se brindó la oportunidad para comentarios mediante del sitio Web NHCD, por correo electrónico y por medio del correo postal. La información recibida fue revisada y considerada en preparación del proyecto del plan.

Además, los fondos apropiados para el año 2017-18 no se han determinado. Bajo las guías del programa HUD y el documento borrador del año 2017-18, el Plan de Acción fue escrito con información basada en al Plan de Acción del 2016-17. Por lo tanto los documentos del Plan de Acción del 2017-18 serán actualizados una vez que los fondos sean determinados.

Audiencias Públicas

Se invita al público a las siguientes audiencias públicas:

- 6:30 PM martes, 13 de junio, 2017: Ante la Comisión de Desarrollo Comunitario (CDC), Austin Energy, Town Lake Center, 721 Barton Springs Road
- 4:00 PM jueves, 15 de junio, 2017: Ante el Concejo de la Ciudad de Austin , Austin City Hall, City Council Chambers, 301 W. Second Street

Para Ver el Reporte

Se invita al público a que reconsidere el Plan de Acción para el Año Fiscal 2017-18, desde martes, 23 de mayo, 2017 hasta lunes 26 de junio, 2017, en el sitio Web de la Ciudad, www.austintexas.gov/housing o en los siguientes lugares:

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

Comentarios por Escrito

Comentarios por escrito pueden ser presentados hasta las 5 PM el 26 de junio, 2017. Por favor incluya nombre, dirección y número de teléfono.

Enviar por correo a:
Neighborhood Housing and Community Development Office Attn: Plan de Acción
PO Box 1088
Austin, Texas 78767 Email: NHCD@austintexas.gov

Para obtener más información sobre el Plan de Acción, audiencias públicas, y el período de 30 días de comentarios,contacte al personal de la Ciudad de Austin al 512-974-3100 (voz) o al 512-974-3102 (TDD) de lunes a viernes, de 8 AM a 5 PM.

La Ciudad de Austin se compromete a cumplir con el Acta de Americanos con Discapacidades. Modificaciones razonables e igual acceso a comunicaciones disponibles bajo petición. Para asistencia, por favor llame al 512-974-3100 O 711 TTY.

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the official website of the City of Austin

CITY OF AUSTIN

FOR IMMEDIATE RELEASE
Release Date: Feb. 28, 2017
Contact: Erica Leak 512-974-3100 Email

COMMUNITY NEEDS ASSESSMENT: FISCAL YEAR 2017-18 ACTION PLAN

City of Austin expects to receive approximately $11 million in federal funding.

In Fiscal Year 2017-2018, the City of Austin expects to receive approximately $11 million in federal funding through four U.S. Housing and Urban Development (HUD) formula grants: Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA). In order to receive these HUD grants, the City must submit an annual Action Plan that provides an overview of the community needs, resources, priorities, and proposed activities with regard to housing, community development, economic development and public services.

As required by the City of Austin's Citizen Participation Plan (CPP) and Texas Local Government Code, Chapter 373, the steps for public participation include four total public hearings during the formation of the Action Plan: two before the Austin City Council and two before the Community Development Commission (CDC). There is also a 30-day comment period on the draft Action Plan. The two initial public hearings are conducted to receive input on the community's needs and service gaps.

The public is invited to attend the following public hearings on community needs:

- **Tuesday, April 11, 2017** at 6:30 PM: Before the Community Development Commission (CDC), Austin Energy, Town Lake Center, 721 Barton Springs Road
- **Thursday, April 20, 2017** at 4:00 PM: Before the Austin City Council at Austin City Hall, City Council Chambers, 301 W. Second Street

The draft Action Plan and Community Development Program will be made available for public comment on or before Tuesday, May 23, 2017. During the 30-day comment period beginning May 23, 2017, two additional public hearings will be conducted to receive input on the draft plan and Program, one before the CDC and one before the Austin City Council.

The public is invited to attend the following public hearings on the draft Action Plan:

- 6:30 PM Tuesday, June 13, 2017: Before the Community Development Commission (CDC), Austin Energy, Town Lake Center, 721 Barton Springs Road

EXHIBIT A EXHIBIT D

- 4:00 PM Thursday, June 15, 2017: Before the Austin City Council at Austin City Hall, City Council Chambers, 301 W. Second Street

It is anticipated that the Austin City Council will take final action on the Fiscal Year 2017-2018 Action Plan and Fiscal Year 2017-2018 Community Development Program on August 3, 2017 prior to HUD's submission deadline of August 15, 2017.

Written Comments

Written **comments on community needs** may be submitted until **5 PM on May 2, 2017**. Written **comments on the draft Action Plan** may be submitted beginning on or before May 23, 2017 until **5 PM on Monday, June 26, 2017**. Please include a name, address, and phone number.

Mail written comments to:
Neighborhood Housing and Community Development Office
Attn: Action Plan
P.O. Box 1088
Austin, Texas 78767

Email comments to: NHCD@austintexas.gov

For additional information, call the NHCD Office at 512-974-3100 (voice).

Share

Communications and Public Information Office 301 W. 2nd Street, Austin, TX 78701

EXHIBIT A EXHIBIT D

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austintexas.gov
the official website of the City of Austin

Department » Housing

NHCD: PROVIDING OPPORTUNITIES AND CHANGING LIVES

The mission of the City of Austin's Neighborhood Housing and Community Development (NHCD) is 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.

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.

Public Comment Sought for Draft FY 2017-18 Action Plan

The Neighborhood Housing and Community Development (NHCD) Department has released its Draft FY 2017-18 Action Plan for a 30-day comment period, which will end on June 26, 2017.

Each year, NHCD seeks participation and input from Austin residents, on the Action Plan to outline community needs, resources, priorities and proposed activities for continued federal funding the City of Austin expects to receive through the U.S. Department of Housing and Urban Development (HUD) entitlement grants.

The public is invited to review and comment upon the Draft FY 2017-18 Action Plan from May 23, 2017, through June 26, 2017, on the City's web site at www.austintexas.gov/housing, at public hearings scheduled for June 13 and June 15, 2017, or at community locations in the notice in English and Información en Español.

NHCD Program Income Limits for 2017 Announced

Housing and financial empowerment programs are designed to assist Austin's moderate- and low-income residents and families. There are income restrictions for many of these programs set by state and federal guidelines. Each program has different eligibility requirements. Access current Income Limits for NHCD programs.

To find out more about the City's efforts regarding Homestead Preservation Districts, visit the Homestead Preservation District page here.

To learn more about the City's policies, programs, and initiatives, visit the Policies and Initiatives page here.

RECENT NEWS

- May 26, 2017
  Austin Affordable Housing Development Receives National Attention

Public Hearing – Community Development Commission
FY 2017-18 Action Plan - Community Needs Assessment
Date: 11 April 2017

Eight speakers participated in the Public Hearing before the Community Development Commission on 11 April 2017:

1. Charles Cloutman, Meals on Wheels Central Texas
2. Stuart Hersh, pro bono consultant, Austin Housing Repair Coalition
3. Cindy Lee, Executive Director, Rebuilding Together Austin
4. Billy Whipple, Vice President of Construction, Austin Habitat for Humanity
5. Steven Vorndran, Housing Program Manager, Austin Urban League
6. Rosa Gonzalez-Abrego, Housing Director, Easter Seals Central Texas
7. Simone Talma Flowers, Director, Interfaith Action Coalition of Texas
8. John Poyner, Project Manager, Austin Habitat for Humanity

All the aforementioned speakers advocated for the continuation of home repair funding for low income residents. Written comments provided by the speakers can be found in Attachment IB.

Video of the public hearing is available here: http://austintx.swagit.com/play/04132017-1005

**

Public Hearing - Austin City Council
FY 2017-18 Action Plan - Community Needs Assessment
Date: 20 April 2017

Four speakers participated in the Public Hearing before the Austin City Council on 20 April 2017:

1. Stuart Hersh, pro bono consultant, Austin Housing Repair Coalition
2. Isela Galvin, Housing Program Manager, Easter Seals of Central Texas
3. Cindy Lee, Executive Director, Rebuilding Together Austin
4. Simone Talma Flowers, Director, Interfaith Action Coalition of Texas

The following reflects excerpts from the transcript of public testimony. The complete meeting transcript and video are available here: http://austintexas.gov/department/city-council/2017/20170420-reg.htm

Speaker 1: Stuart Hersh

Thank you, sir. Members of the council, Austin needs to have at least 600 owner occupied homes repaired each year. A goal listed in the Austin strategic housing plan you adopted last week. This investment is needed not only because some lower income homeowners do not have resources to pay for repairs and all their other bills, but also because you discussed last week the need to preserve existing affordable housing stock and neighborhood character, this [indiscernible] Does. The organizations that actually do these repairs free of charge to the owners are part of the Austin housing repair coalition, and I have the privilege to serve as a pro Bono consultant to that coalition since 2008. Please recognize home repair is the highest priority in the 2008, 2017, 2018 action plan, and listen to the testimony of those who repair roofs, wiring, plumbing, heating, and air conditioning, and build ramps and other improvements to remove architectural barriers for persons with disabilities and seniors trying to age safely in place. It is nothing short of miraculous that some long-time, low-income homeowners are able to live in Austin despite affordability challenges. Let's help them get their homes repaired sooner rather than later. Thank you very much.

Speaker 2: Isela Galvin

Good evening, city council members, and please forgive me. The lady that was supposed to speak on my-- today had a schedule conflict, so I'm speaking on her behalf. My name is Isela. I'm the housing program manager for Easter seals, central Texas. It's a member of the Austin housing repair coalition. Together, we promote Independence and create opportunities for people with disabilities to pursue their hopes and dreams. We are successful in accomplishing our mission through diverse collaboration, including the city of Austin and the global repair program. I want to thank you all for helping us create opportunities for people with disabilities to pursue their hopes and dreams. I am here to request that you please continue to prioritize home repair programs in our area and that you also consider increasing the resources that will allow agencies like Easter seals, along with other agencies in the area, to partner with the city to increase affordable housing in our community. Increasing funds to repair existing homes will allow us to continue to address the needs of our community. Currently, Easter seals alone has approximately 150 individuals on our wait list, and all these individuals are with -- have disabilities. Easter seals received funds to repair only five homes this year. These five homes did not make a dent to the waiting list that continues to grow every day. We support the goal of Austin homeowners being able to continue living in their homes in safe, sanitary, and accessible conditions. If sufficient funding is available, we will be able to decrease the list, so Austin homeowners do not have to choose between housing that is safe and housing that is affordable. I thank y'all.

Speaker 3: Cindy Lee

Good evening. My name is Cindy Specman and I'm the CEO and founder of rebuilding together Austin. And we are a non-profit. We are also part of the Austin housing repair coalition. And we've been around for about three years. We already have a wait list of 25-plus people. We're a very small, growing non-profit, and one of the things -- that we do as part of the coalition, we provide home repairs, we focus on repairs, critical health and safety repairs, based on the seven principles of healthy housing. And those are keep it clean, keep it dry, maintained, safe, ventilated, pest-free and contaminant free. And a lot full our homeowners here in Austin that we serve are typically very low income and they live alone and they're

seniors. And so we come in and we allow these people who are living on a limited income to stay in their homes. Often homes that they've lived in most of their lives and raised their families. So we're requesting that you prioritize the resources for home repairs so that we all, as a coalition, and individual agencies can continue to epithet low income homeowners stay in their homes in comfort and safety and Independence. Thank you.

Speaker 4: Simone Talma Flowers

Good evening, mayor and city council members. My name is Simone and I'm director of interfaith action of central Texas, as well as the chair of the Austin housing repair coalition. Interfaith action of central Texas cultivates peace and respect through interfaith dialogue service and celebration. We run the housing program which repairs home for low income homeowners, primarily the elderly and people who live with disabilities. We have been doing housing repairs since 1989. I'm here today to support the recommendation, the goal adopted Austin strategic housing plan to have at least 600 owner occupied homes each years, and we ask that resources are to be allocated so that housing repairs can be done. Thank you very much.

**

Public Hearing – Community Development Commission
FY 2017-18 Action Plan – Draft Action Plan
Date: 13 June 2017

Four speakers participated in the Public Hearing before the Community Development Commission on 13 June 2017:

1. Stuart Hersh, pro bono consultant, Austin Housing Repair Coalition
2. Cindy Lee, Executive Director, Rebuilding Together Austin
3. Billy Whipple, Vice President of Construction, Austin Habitat for Humanity
4. Kate Moore, Board of Director Chair, Austin Tenants' Council

The aforementioned speakers advocated for the continuation of funding for home repair and renter assistance for low income residents. Written comments provided by the speakers can be found in Attachment IB.

Video of the public hearing is available here: http://austintx.swagit.com/play/06142017-675

**

Public Hearing - Austin City Council
FY 2017-18 Action Plan – Draft Action Plan
Date: 15 June 2017

Six speakers participated in the Public Hearing before the Austin City Council on 15 June 2017:

1. Stuart Hersh, pro bono consultant, Austin Housing Repair Coalition
2. David King
3. Zenobia Joseph
4. Julianna Gonzalez, Executive Director, Austin Tenants' Council
5. Cindy Lee, Executive Director, Rebuilding Together Austin
6. Billy Whipple, Vice President of Construction, Austin Habitat for Humanity

The following reflects excerpts from the transcript of public testimony. The complete meeting transcript and video are available here: http://austintexas.gov/department/city-council/2017/20170615-reg.htm

Speaker 1: Stuart Hersh

Mayor, members of the council, my name is stu and I live in district 2. The action plan will be the first time that the city council will consider investment decisions following adoption of the strategic housing plan as an amendment to imagine Austin. Austin's current comprehensive plan. During the needs assessment public hearing, several of us who helped not for profit organizations repair homes owned by low income residents at no cost to the homeowners, highlighted the 600 home repair annual goal, included in the strategic plan. It appears that the proposed level of funding for next year will not result in 600 repairs. It looks like the number is 555 on one page and 507 on the other. Carry guard funding from the current fiscal year or other funding sources will be needed to achieve the 600 homes repaired per year goal, particularly since we were fearful that the federal funding may not be leveled, but we just heard good news that it is, so that's great. Creative solutions such as use of housing trust fund or clean community fees collected by Austin code from our monthly utility bills can enable low income homeowners to live in housing that they can afford and is safe. While this decision does not have to be made part of the action plan adoption that you will do in a couple of months, direction to city staff to include funding for 600 home repairs can be part of the draft city budget for 2017-2018 that the city council will approve in September of 2017. Please align your future budget decisions with the 600 home repair goal so that these families can age safely in place. Creativity can allow homeowners to have repairs performed timely instead of continuing to live in subis the conditions. Our brothers and sisters deserve nothing less. Thank you very much.

Speaker 2: David King

I don't know if this plan will be reviewed by the equity office but I think it would be a good thing to do so I hope you will consider doing that and provide that office with sufficient resources and time to do that review. And in terms of the affordability periods that are in the draft plan, I think they should be increased to a minimum of 40 years. I saw five, 10, 15 and 20 years, and that is insufficient. So I'm hopeful that we can increase that to a minimum of 40 years. And then corollary to this -- the actions proposed in this plan, I think we need to look at opportunities to help folks stay in place and so those policies would help pre-

displacement of low and middle income families that push them into the situation that they need subsidies, that they need help. So I think if we can do things right now to inhibit that, it will actually be a better strategy. And these are some stay in place policies we could enact. We should stay and increase the enforcement of the rental program for older properties. We should monitor the code violations on those properties to be sure that they're not used to evict low and middle income families and make the way for high income families to take their place. We should require purchasers of distressed residential properties to immediately bring especially up to code and increase funding for no interest forgivable loans and subsidies to help low and middle income families with home repairs, rental and mortgage payments, property taxes, down payments on home purchases and deposits for apartment rentals. We should increase the homestead exemptions for seniors to $100,000. Austin's current exemption is 80,000. Houston's is 164,000. We should increase the homestead exemption for homeowners to 10%. That will help people who currently are on the edge right now of home ownership from falling over and then needing subsidies and help. So we need to help them now. Austin is six percent, Houston, Dallas, Fort Worth exemptions are 20%. We need to require the tenant relocation plans and affordable housing income statements for demolition permits for single and multi-family housing so we can see what impact those decisions are going to have on low income families. And we need to require at least 50% of materials from single and multi-family housing demolitions to be recycled. That pays multiple dividends. It will inhibit the demolition of properties that are affordable right now. And it will decrease landfill trash and increase the supply of lower cost recycled building materials. And I can tell through local non-profits that would love to have more recycled building materials so they can build more affordable single-family homes and multi-family homes. So thank you for listening to my comments. And thank you for your service to our community.

Speaker 3: Zenobia Joseph

Thank you, mayor, council members. My name is Zenobia Joseph. My comments are related to specifically there's a provision specifically related to transit. It's not on the screen yet. But its recommendations specifically related to policies, increase housing near transit and for members of protected class. So that draws me to make comments specifically related to title six of the civil rights act of 1964. And in front of you have actually a copy -- if you'll push the document up you'll see that some of you have in front of you a few of the routes that actually have been moved under connections 2025. Specifically I wanted to draw your attention to colony park routes, and there's 323 for those of you looking at the screen. I just want you to recognize that the new route that was created moves to the west to serve whites that are there. That route actually generates 40,000 less passengers than the 392, which is in northeast Austin, and it costs $1.42 more per rider. Next slide. And so my purpose in showing you these examples is so that you recognize that there's no language that specifies how to deal with transit when it is next to affordable housing, but then cap metro moves those bus routes. So I know yesterday, mayor, that Terri Mitchell was here, but can you just state on the record was he here discussing this item? Mayor Adler: I didn't -- My point in showing you these examples is it's nice to have a plan, but when cap metro is not in the room, then it's just nice words. If you look specifically at route 37, 37 actually will lose approximately 330,000 riders and they will lose $118,000. And that is the route that is specifically on Loyola lane and it's at decker, and that route will actually be removed as well. If you put up number 37 on the deck. If you look at the colony park map I want

you to understand that under connections 2025, the individuals that live in the decker lane area will lose their bus. So if you live in the neighborhood by LBJ high school, that bus is being rerouted. And I gave you the money and the figures on the slide. Next slide, if you show number 20, the route that was created under connections 2025, which is councilmember Garza's route 820, will actually impact the writers that are in -- riders that are in district 1. Specifically they will have to be to Springdale shopping center, which means if you live in the Delco center or the neighborhood in that area or by the Exxon, there is actually 183. If you look on the map or the bus goes down to manor road and that will actually be rerouted as well to serve the west. So I just want you to understand, mayor that this is pretty significant because we have the riders on these routes and it's being moved from where the affordable housing is.

Speaker 4: Juliana Gonzalez

Good afternoon, mayor, council. My name is Julianna Gonzalez. I'm the executive director of the Austin tenants' council. So happy to be here in the early part of the evening, late afternoon. And I can be so much more brief now that we've heard that our funding is going to be level. Thank you. So I basically just wanted to stop by today and let you know some of the programs that we are funded for currently under the CDBG money, let you know what they do. Thank you for this plan to continue that funding. And put a bug in your ear that we're going to be like Stewart, asking for more from different places. We don't have to talk about that today, though. So under the CDBG funds that we get from the city, we administered the renter's rates assistance program. We serve about 500 clients from the city of Austin for counseling services a year and we serve about 100 for repair mediation services a year in this program. Right now, you know, we see a pretty wide variety of people for counseling services, but they come in talking about the kinds of problems that y'all are trying to solve with housing in general. So they come in talking about evictions, they come in talking about needing their security deposits to be able to find stable housing in the future. They talk about violations of their rights in terms of lease violations. They're worried about rent increases. Yeah, sort of the broad spectrum of housing issues that you already know about. We do one on one counseling with them in the office, and we often do follow-up counseling with them by phone or if they need to come back in. We also do repair mediations under this program, the CDBG funds. Which involve one of our staff going out to their home, documenting the repair issue that they've identified. Generally these are tenants who have already tried to get repairs from their landlord and have had trouble getting those repairs accomplished. If these are repairs that are violations of the health and safety of the tenants we can pursue mediation with the landlord to try and get those done. At times we get involved when the tenant has not yet worked with the landlord to get these repairs done. And in those cases, generally we're getting involved because the tenant is fearful of retaliation. So we're excited to be able to continue both those services, the counseling and the repair mediations. We do have some additional funding needs when we're talking about community needs and priorities. And we've already made NHCD aware of these. One of them that I think might interest you is that we're proposing a program to deal with eviction advocacy. So helping clients who are currently being served through our counseling services really walk through the eviction process. A lot of times they're coming to us and they don't even know that they're supposed to show up at eviction corridor with the notice that they've received means, and so we have a proposal for how to make that go better. I'll leave it there. Thanks for your time tonight.

Speaker 5: Cindy Lee

Mayor and councilmembers, I'm a data and I'm Cindy Lee, the executive director of rebuilding Austin and I'm here representing the Austin housing repair coalition. We provide home repairs to low income homeowners and are request is that you increase the funding to 600 homes so that we can continue to address all of our homeowners who are on the wait list for the repairs that we provide. This funding allows us to go into the home and it allows the homeowners to use their resources on things like medicine and food instead of repairing a leaky roof or a foundation that doesn't support the home. And these are critical health and human services repairs that we provide to these homeowners. And it changes their lives in ways that we can't imagine. So thank you.

Speaker 6: Billy Whipple

Good afternoon, mayor and commissioners. Thank you for taking the time to hear this testimony today. My name is Billy Whipple and I'm the vice-chair of the house repair coalition. I'm the vice-president of construction for Austin habitat for humanity. And I'm here to attest for the need that we see for home repair in our community. In the Austin strategic housing blueprint that's been adopted there is one line that states 600 home repairs per year. Just one little line in the 52 pages. I just want to say it will have such a profound impact on our community. Those 600 repairs would really allow us to reduce the time that it takes us to get to clients after they request repairs because sometimes with our wait list, it takes us a couple of years to get to them. So if we can fund these repairs fully, we can get to these repairs before they get worse. It would also allow us -- allow our neighbors to age comfortably in our homes, reduce health hazards and really bring up the vibrancy of all of our neighborhoods in the city of Austin. I just want to ask you to keep this in mind as you move into the next fiscal year. And thank you for your time.

MAKING AUSTIN AFFORDABLE AGAIN: 2017 NEEDS ASSESSMENT

Stuart Harry Hersh [redacted]

Austin needs to have at least 600 owner-occupied homes repaired each year, a goal listed in the draft Austin Strategic Housing Plan. This goal is needed because the lower income owners do not have the resources to pay for repairs and pay all of their other bills.

The organizations that actually do these repairs free of charge to the owners are part of the Austin Housing Repair Coalition, and I have served as a pro-bono consultant to the Coalition since 2008.

Please recognize home repair as a highest priority in the 2017-2018 Action Plan, and listen to the testimony of those who repair roofs, wiring, plumbing, heating and air-conditioning and build ramps and other improvements to remove architectural barriers for persons with disabilities and seniors trying to age safely in place.

It is nothing short of miraculous that some long-time low-income homeowners are able to live in Austin despite affordability challenges. Let's help them get their homes repaired sooner rather than later.

MAKING AUSTIN AFFORDABLE AGAIN: 2017 NEEDS ASSESSMENT 4/20/17

Stuart Harry Hersh [redacted]

Austin needs to have at least 600 owner-occupied homes repaired each year, a goal listed in the Austin Strategic Housing Plan you adopted last week. This investment is needed not only because some lower income owners do not have the resources to pay for repairs and pay all of their other bills, but also because you extensively discussed last week to preserve existing affordable housing stock and neighborhood character.

The organizations that actually do these repairs free of charge to the owners are part of the Austin Housing Repair Coalition, and I have had the privilege to serve as a pro-bono consultant to the Coalition since 2008.

Please recognize home repair as a highest priority in the 2017-2018 Action Plan, and listen to the testimony of those who repair roofs, wiring, plumbing, heating and air-conditioning and build ramps and other improvements to remove architectural barriers for persons with disabilities and seniors trying to age safely in place.

It is nothing short of miraculous that some long-time low-income homeowners are able to live in Austin despite affordability challenges. Let's help them get their homes repaired sooner rather than later.

2017 – 2018 ACTION PLAN

The Community Development Commission and the City Council will conduct public hearings in June 2017 prior to City Council action on adoption of the 2017-2018 Action Plan for use of federal funds and leveraged local resources.

The Action Plan will be first time that the City Council will consider investment decisions following adoption of the Strategic Housing Plan as an amendment to Imagine Austin, Austin's current comprehensive plan.

During the Needs Assessment public hearings, several of us who help not-for-profits repair homes owned by low-income residents at no cost to the homeowners highlighted the 600 home repair annual goal included in the Strategic Plan. It appears that the proposed level of funding for next year will not result in 600 repairs (555 repair goal on page 157 and 507 repair goal on page 37).

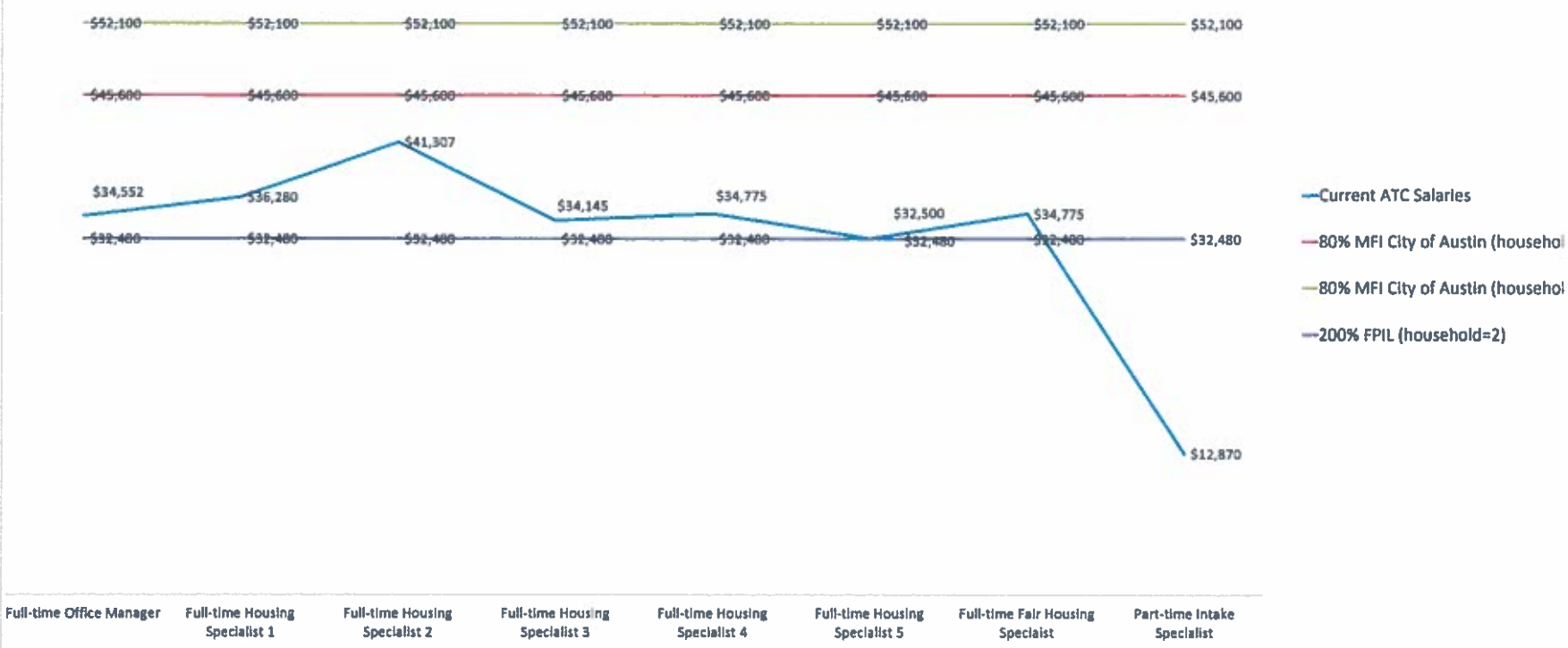
Carry-forward funding from the current fiscal year or other local funding sources will be needed to achieve the 600 homes repaired per year, particularly since some federal funding sources are facing significant cuts in the proposed federal budget.

Creative solutions such as use of Housing Trust Fund or Clean Community fees collected by Austin Code from our monthly utility bills can enable low-income homeowners to live in housing that they can afford and is safe. While this decision does not have to be made as part of Action Plan adoption, direction to City staff to include funding for 600 home repairs can be part of the draft City budget for 2017-2018 that the City Council will approve in September 2017.

Please align your future budget decisions will 600 home repair goal so that these families can age safely in place. Creativity can allow homeowners to have repairs performed timely instead of continuing to live in substandard conditions. Our brothers and sisters deserve nothing less.

Stuart Harry Hersh [redacted]

ATC Current Staff Salaries as compared to MFI and FPIL



*Reflects Direct Service Staff listed on the 2016-2017 RRAP Cost Allocation

COMMUNITY DEVELOPMENT COMMISSION RECOMMENDATION 20170411-03a

Date: April 19, 2017

Subject: Response to Fiscal Year 2017-18 Action Plan Community Needs Assessment process

Motioned By: Commissioner McGhee Seconded By: Commissioner Tolliver

Recommendation
The Community Development Commissioner (CDC) recommends that the City of Austin utilize Community Development Block Grant (CDBG) funds and Housing Trust funds to provide assistance to mobile/manufactured home residents who are being displaced from their homes..

Description of Recommendation to Council
The Community Development Commissioner (CDC) recommends that the City of Austin utilize Community Development Block Grant (CDBG) funds and Housing Trust funds to provide assistance to mobile/manufactured home residents who are being displaced from their homes due to re-development of mobile/manufactured home sites.

Date of Approval: April 11, 2017

Vote: A motion to approve the recommendation was approved on Commissioner McGhee's motion, Commissioner Tolliver's second, on a 12-0-0 vote.

For: Chair Rivera and Commissioners Fadelu, McGhee, Paup, R. Villalobos, Tolliver, Zamora, Delgado, A. Villalobos, Dailey, Taylor, and Singer.

Against: None

Abstain: None

Absent: Vice Chair Deshotel and Commissioner Hinely

Attest: Matthew Ramirez, CDC Liaison

Matthew Ramirez

COMMUNITY DEVELOPMENT COMMISSION
RECOMMENDATION 20170711-04b

Date: July 12, 2017

Subject: Fiscal Year 2017-18 Action Plan

Motioned By: Commissioner Fisayo Fadelu
Seconded By: Vice Chair Joe Deshotel

Recommendation: See the recommendation below from the Community Development Commission (CDC) concerning the Fiscal Year 2017-18 Action Plan.

In Fiscal Year 2017-2018, the City of Austin expects to receive continued federal funding through four U.S. Housing and Urban Development (HUD) formula grants: Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA).

The CDC supports the City's Fiscal Year 2017-2018 Action Plan, and recommends that the plan advance to City Council for its approval.

Date of Approval: July 11, 2017

Record of the Vote: The recommendation was approved on an 11-0-0 vote, with Commissioners Singer, Taylor and Zamora absent.

Attest: *[CDC Chair, Gilbert Rivera]*

_____

Austin Habitat for Humanity®

We build **strong, stable** and **self-reliant** communities

April 11, 2017

Community Development Commission,

Austin Habitat for Humanity takes a whole-market approach to the affordability crisis in this great city. We advocate for housing, build new units and repair homes. I am here tonight to attest to the home repair need our community faces.

Austin Habitat, like many of these great organizations here tonight, receive hundreds of inquires a year for service. We currently have 199 potential clients on a waiting list for service, with an average of 75 new inquires every month. We were fortunate enough to be a recipient of the GO Repair! funding this cycle. With this funding, we were able to perform 14 repairs and this funding was 100% committed in the first quarter of 2017.

One of the great things that we can do as an organization is leverage this funding with other grants and donations from the community. In 2017, we will complete a total of 20 Critical Home Repair projects and eight more A Brush with Kindness projects, these are exterior repair and paint only.

The draft Austin Strategic Housing Plan calls for 600 repairs a year. Austin Habitat and the Austin Housing Repair Coalition see this need daily and can continue to be excellent partners in keeping this city affordable.

Who Austin Habitat for Humanity Home Repair served in 2016:

- Total household occupants served – 50 people
- 42% of total households included disabled individuals
- 50% of households had a head of household over 65 years old
- Average MFI served 32% (below 30% is extremely low income)

Thank you for your time,

Billy Whipple
VP of Construction, Austin Habitat for Humanity
Vice Chair, Austin Housing Repair Coalition
WWhipple@ahfh.org
603-866-0899

Board Members Eric T. Smith | Mark Masten | Ken Corby | Gaylon Boyd | Dilum Chandrasoma | John Doucet | Michael Golden | Heather Ladage | Curtis Page | Sherine Thomas | Yvette Boatwright | Quan Cosby | Chip Dart | Chris Engen | Hugh Forrest | Dr. George Gau | Jay Hartzell | George Miller | Robbi Millest | David Osborn | Everett Plante | Estrella Posey | Timothy Rosolio | Ross Sabolcik | Valerie Salinas-Davis | Jeff Serra | Larry Smith | Anand Srinivasan | Joe Tracy | Dan Young

500 W Ben White Blvd, Austin, TX 78704
512-472-8788 | austinhabitat.org

COMMISSION RECOMMENDATION

Commission on Seniors

Recommendation Number: 20170412-3C:

Recommendations on the Community Needs Assessment for the FY 2017-18 Annual Action Plan, the City of Austin's application to receive formula grants from the U.S. Department of Housing and Urban Development

WHEREAS, the greater Austin area is experiencing rapid growth in the population of residents age 50 and older; and

WHEREAS, affordable and accessible housing is a primary concern for Austin residents as they age. Seniors need and request assistance with affordable housing options, including the option of aging in place in their own home; and

WHEREAS, Austin currently lacks adequate affordable housing options for those seniors who wish to age in place in their own homes, as well as those who would like the option of living in a housing community designed for seniors; and

WHEREAS, seniors are often living on fixed incomes, and many live in poverty; for example, according to the city demographer, the median household income for seniors in Austin is $44,251 compared with $55,744 for all households.

NOW, THEREFORE, BE IT RESOLVED that the Commission on Seniors submits the following comments on the Community Needs Assessment:

- The goals and strategies of the Age Friendly Austin Action Plan should be incorporated into planning for affordable housing.
- In addition to tracking demographics required by the U.S. Department of Housing and Urban Development (HUD), programs should track age of recipients and units set aside for seniors in order to determine if needs of seniors are being addressed.

- Assistance for affordable home repair, maintenance and modification for seniors of all income levels should be expanded and publicized. Homeowner assistance will assist those seniors who wish to age in place to remain in their homes, and ensure those homes are safe and comfortable. Consider a sliding payment scale for homeowners who cannot afford market rate repairs but do not qualify as low or very low income clients.
- Publicize information about and direct seniors to comprehensive information resources including, but not limited to 211 and 311 and provide guidance for seniors who are seeking affordable housing and/or assistance to stay in their homes, such as connecting seniors to the Aging and Disability Resource Center.
- Educate developers about the needs of seniors and give incentives to developers to develop affordable housing for seniors.

Date of Approval: April 12, 2017

Record of the vote: Approved on an 11-0 vote with Commissioner Grampp absent

Attest: _____

Needs Recommendation for the Neighborhood Housing and Community Development

City of Austin Commission on Immigrant Affairs

Walid Kobrosly, Ph.D., District 6
Elisse Jean-Pierre, District 1

Introduction

On April 10, 2017, the Neighborhood Housing and Community Development (NHCD) office presented their proposed budget for federal funding to the Commission on Immigrant Affairs (CoIA) seeking feedback and recommendations for the 2017-2018 action plan. NHCD, whose goal is to ensure all Austin residents have access to affordable, safe housing regardless of income, discussed some initial concerns with CoIA regarding what type of residents can have access to programs using federal funds. It was uncovered that undocumented immigrants cannot apply to programs that use federal funds. With that caveat in mind, CoIA has made the recommendations that follow from the lens of both documented and undocumented immigrants and how the NHCD's action plan can benefit the entire immigrant community's needs.

Part 1: Documented Immigrants

Need of Affordable Housing (Rental Assistance) in Austin

Summary

The Arab and Muslim refugee community in the City of Austin is in dire need of affordable housing in the form of rental assistance. This includes refugees from Iraq, Syria, Afghanistan and Burma (Rohingya). SARA (Syrian American Refugee Aid Organization), which is a non-profit organization and established to ease the resettlement of Syrian refugees, is serving 40 refugee families (~225 people) in Austin. SARA's Director, Mr. Bassam Marawi, who attended the May session of the City of Austin Commission on Immigrant Affairs, pointed out that 84% of the funding in 2017, which is entirely private, went for rent assistance. As a result, little funding was left for transportation, training and other forms of assistance. Mr. Marawi made it clear during his presentation that the SARA assistance is supplemental and at least one member of each Syrian Refugee family is working, making $8 - $10 an hour.

Mr. Marawi said the average rent of a 2 Bedroom apartment for a Syrian Refugee family of 5 - 6 people is $1,400, plus $150 for utilities. Although many qualify and have applied for low income housing, including the disabled, there are no Syrian Refugee families currently receiving housing assistance from the City of Austin. There are no vacancies and the waiting list is very long.

The bottom line is: there is a dire need for low income housing in Austin for Arab and Muslim Refugees, as well as all other immigrant communities.

The City of Austin is Beacon of Hope

The City of Austin is a beacon of hope, diversity and opportunity. As such, it is an ideal place for refugee families to resettle after enduring the horrors of wars and destruction in their home countries. To a refugee family, the City of Austin living brings much needed necessities, such as public transportation, refugee services, specialized school programs, community support, volunteers with language skills, medical facilities and jobs, which are not available in cheaper housing outside the City. For the Muslim refugee families, there is a thriving Muslim community in Austin providing a welcoming environment including volunteers, assistance and much needed mosques within the City.

AISD Plays a Major Role

Within the Austin diverse community, AISD provides Arabic language skilled resources to help refugee parents with needed tasks, such as, registration, tutoring, parent-teacher conferences, and connecting families to outside resources. Spanish language skilled resources are available. I am sure other languages are supported as well.

Help refugees Settle in their Adopted City of Austin

Arab and Muslim refugees, in addition to other immigrants, need low income housing in the form of rental assistance to help ease the transition from the communities they left behind to their adopted City of Austin.

Recommendations

1) Invest more funds into rental assistance programs

As outlined above, easing the housing of the immigrant communities is pivotal to their transition into their new lives. Since home ownership is not an immediate need for most immigrants, as they have to build credit and save for their down payment, we are recommending that NHCD focus on providing more affordable rental housing. Areas where well-known affordable rental housing units are being developed, like in the Mueller area, may not always provide the resources that new immigrants need to thrive. Also, these affordable units can be embedded in communities that aren't so affordable. This means everyday, local needs like grocery shopping and childcare may be a financial burden for low-income immigrant community members. Thus, it is important to ensure low-income immigrant community members have options for affordable rentals in their current communities where they have access to resources and in other supportive areas around Austin. Using the City of Portland as a benchmark, the city doubled its budget specifically for new rental housing development to increase the number of affordable units available in the city, pulling funds from housing development support and preservation to meet the need.[2] Since restructuring their budget to support more affordable housing units, the city has been able to maintain the percentage of available units for households with less than 60% of the median income, which means the city has been able to affect more of the low-income population but still has more

investing to do in order to accommodate low-income households. Since Portland is a city facing very similar issues to Austin and to be successful in addressing low income housing, we are recommending that the NHCD also double its budget for new rental housing development.

2) Create an affordable housing resource page that includes local, state, and federal housing assistance, as well as programs from local Austin-area nonprofits and organizations.

The City of Portland references an Oregon state website page, which lays out all of the housing resources above.[1] This would be a great opportunity to leverage the work of our local governmental agencies in a single resource medium.

Part 2: Undocumented Immigrants

Need for Commercial Revitalization in Austin

Summary

Newly displaced immigrants face similar issues whether they are documented or undocumented due the challenges they face adapting to the new environment, such as, learning a new language and new skills. This can adversely affect and compound the challenges of being a part of a low-income household. Since undocumented immigrants do not qualify for the assistance programs funded by federal grants, there is a need to include funding for programs that do not require individuals or families to apply for assistance in the 2017-2018 action plan. As it stands, NHCD did not invest any funds in its Commercial Revitalization program for 2016-2017 and there is currently no funding listed for the 2017-2018 action plan. Programs like Commercial Revitalization can benefit entire communities, despite their immigration status. Investments in a community can work in tandem with assistance provided to individuals and families. As small parts of the community rise, it is important to do our due diligence to lift other areas of the community. This creates a better environment for direct beneficiaries of NHCD's assistance programs, while indirectly benefitting all the members of their communities.

Austin is a Welcoming City

Austin has proven itself to be a city that ensures all residents have a high quality of life, regardless of race, economic background, or citizenship status.[3] Austin's immigrant population, documented and undocumented alike, is facing an affordable housing crisis. The priority of most of the organizations the Commission on Immigrant Affairs has spoken with is affordable housing for this reason. Rising rental costs and price gouging in urban centers where immigrant communities can access necessary resources are displacing families and forcing multiple families to share small spaces to be able to afford to live close to vital resources.

Recommendation

Reinvest in Commercial Revitalization with a focus on low-income areas

Last year's budget and the proposed budget for this year do not include any funds from the federal pool of funds. Providing funds to redevelop low-income areas may provide jobs for local residents and help local families save on transportation costs needed to access goods or resources that may be outside of their neighborhoods. Creating a plan to invest in these areas will not only affect individual immigrant families, but will lift entire communities up.

1. https://www.oregon.gov/ohcs/Pages/housing-assistance-in-oregon.aspx
2. https://www.portlandoregon.gov/cbo/article/626395
3. https://austintexas.gov/sites/default/files/files/EGRSO/WelcomingCityInitiativeFinalReport9_4_2015__1_.pdf

From: Desdemona Bandini
To: Sommers, Angela
Cc: Leak, Erica; Patterson, Jeffery
Subject: My Identity Was Stolen - I believe from your assistance process City of Austin Affordable Housing Action Plan Feedback
Date: Thursday, April 13, 2017 1:59:18 AM

Hi,

I had a good and bad year last year. So far this year, it is just bad. So I bought a house last year! With every cent I had. Then I got laid off two months later. I had had a good job. But I was in trouble now.

At the beginning of this year I applied to all of the community centers as I was instructed to by [redacted] to apply to with the application to all the TDHCA's centers.

The application was truly sensitive. OVERLY sensitive. It asked for xerox copies of every single official ID I could possibly have. NEVER in my life have I been asked to xerox my entire identity and had it over to social workers who could make a hell of lot more money stealing it, it would be beyond easy to do. I felt extremely uncomfortable giving out my driver's license, social security, passport and for god's sake you even wanted a birth certificate. I am sorry but that is ridiculous. It is not a secure system to hand out xeroxes of your entire identity to a community center person. And I thought, I hope my identity doesn't get stolen, because never in my life have I had to provide this amount of personally sensitive info completely with no masking of any kind just actual copies. I was not asked to do this ever before: not when going to college, not when applying for a job, not when applying for unemployment, not when buying a house, not when applying for security clearance, never have I had to make xerox copies of my entire collection of identifying information and HAND them to a human with NO SECURITY AT ALL.

To make things worse, I can't drive due to an injury right now, so I had to EMAIL them.

This isn't even a suggestion, this is a YOU MUST FIX THIS SYSTEM IMMEDIATELY and ask for less information, and provide more security.

I just tried to file an extension for my taxes and sure enough, they had already been filed. Now my life is ruined. And I didn't get any aid. I am very careful with my info, I knew right away it was from your application process and requirements. I am sure I am not the first person.

Which bring me to my next suggestion...

Provide aid to the unemployed. Where is that category? How are we suppose to pay you if you don't offer any assistance? Not even for utilities unless you are on welfare??

I will get a job again soon, but do you really want me, a home owner who pays property taxes to go under because you can't help me for a few months? But meanwhile, if I had 20 kids and lived off the system...I would qualify? EVEN CALIFORNIA GIVES ASSISTANCE TO PEOPLE WHO CAN PROVE THEY ARE ON UNEMPLOYMENT. You need to fix that, stat.

Next...

From what I understand, the homeowners carry the budget. It would make sense you would want more of them. But from the time I bought this house in October to the property tax assessment it somehow went up $60k??

1. You need to rejigger your property taxing system since it sounds like all the flipping and multifamily condos and apartments are flooding the market and the people who invest and stay in the area long term pay for that. Like make another filing for people to incentivize them to stay and be able to afford their own community more than just the homestead tax. Like if people sell after a year or two...then that costs THEM not everyone.

2. Have you read the property tax assessment documents? I got the form and the only thing that made sense was the page that said I could protest online and the url. The rest of it made no sense at all, there were no instructions and was clearly meant to utterly confuse anyone who looked at. It shouldn't be so complicated you have to take a course or watch videos.

You need to contact these people and get them to help you help us all.

https://sbst.gov/

Next...

Affordable housing. I came here specifically to get a good job and buy a house. Yes, I am from California, like so many of us. I hear the Austinites saying we are in a bubble and it is going to go down. I know that is not true. I have seen this disaster firsthand. It is not going to go down. It is just going to get worse. Wait till the Chinese investors come and pool their money together (not even in banks, in their own underground network) and just plop down enormous amounts of cash. No one will be able to ever buy anything ever again. I know. It happened to me. I got pushed out of my entire state. And there is no answer except protection to begin with. They way you guys keep making polls saying you are the best city in the world for everything, well its working. I know it is what got me to Austin vs. Colorado or Portland.

If what makes Austin, Austin is the artists and musicians and community family vibe and up and coming tech companies and workers both big and small, well...I worked in Silicon Valley and made more money than I ever have, and I was poor. Literally. From the rent, and the dog rent, and the parking fees...etc... So I don't have a clue how people who did not make 6 figures lived. They probably lived like your base is doing now....super far away, 3 hour commutes not uncommon one way, with multiple people, think adults living in a shoebox or a dorm, or moving to somwhere else, like I did. Which seems to be what you guys are approving for these newer apartment communities - super small - super expensive. Raising property taxes, your main source of income and causing traffic that your roads and lack or public transportation can't support.

You give tax incentives for corporations to move here, give equally generous tax incentives to real estate developers to create affordable housing not just for the destitute welfare lifers, but for everyone who qualifies. Stop making the bar so low for low income. No one can live on $15000. Certainly no one can work full time, pay rent and go to school, get loans, pay them barely and try to buy a house. I was told that people who worked at the grocery store as a cashier used to be able to buy house here. Is that possible ever again?

I know you have programs to help people with a fair income get a house for less than 20%

down, but guess what? No one knows that. NO ONE. How are you getting the word out? Don't you want property taxes to subsidize some of this? Why not use Nextdoor.com?? Craig's list? Places people go?

I suggest you reimagine what you don't know. Like get out of Texas and go visit some other housing departments that are working in other states and ask them how they managed to grow and still work. Like think outside the box. Because if CA has all the geniuses in tech and missed the boat, well you guys are going to have it way worse, no offense. If they couldn't figure out and still can't that is a bad sign. You need to prioritize and get ahead of this. NOW. Or you never will. Stop debating, go travel, come back and make it happen.

Next...

Traffic. Again...I have seen this before. YOU MUST GET YOUR LIGHT RAIL TO GO EVERYWHERE PEOPLE LIVE AND HAVE CONNECTING BUSES TO BUSINESSES or do what the Bay Area does and gives TAX BREAKS TO CARPOOLERS AND COMPANIES THAT HAVE SHUTTLES AT PEAK TIMES FROM THE RAIL TO THE BUSINESS PARK. Do not listen to the naysayers. They have not seen the world, they have no idea what is going to happen if this doesn't start being built RIGHT NOW. They don't know what they don't know. But anyone who has lived in a big city knows. Don't become Atlanta.

Obviously the railroad makes the most sense. Add light rail to the railroad that already hits everywhere. You guys are going end up like LA spread out with various downtowns, so plan transportation for it.

You have built the roads to all go into downtown. They should all GO AROUND downtown and then break off towards whatever section is required to keep the flow MOVING.

Just as important as affordable housing is to everyone, commuting goes hand in hand with development. Again, stop dinging all of us and ding the developers to get the money to build the solution to the traffic they are causing. Seems pretty obvious to me. Ding the corporations who don't do anything to help ease traffic. Ding the business parks, tax them, make them pay. Offer incentives to build further South or West or East to break it up. Make the culprits have the responsibility to foot the bill. Price of business. Or give them incentives to do it.

Next...

Another reason I chose Austin was because of my dog. I could not find an apartment that would let me have a dog to save my life in the Bay Area that wasn't beyond insanity rent-wise. And I wasn't giving up my dog. However, you really only have fenced in dog parks near downtown. I would love to see you recreate more of the one a Riverside with small and big dog fenced in area big enough for them to play and run and not escape or get hit by a car.

Build more dog parks.

Next...

Bicycle deaths. Why can't they ride on the sidewalk in areas that don't have foot traffic? That is where they get killed. It's a problem. Mainly because of the lack of lighting and bad

signage, street paint.

You have 4 names for every street, Google and Apple maps are often wrong, your traffic signs are barely noticeable in color and location or make no sense at all or missing. I can't tell you how many times I have had to turn left or right for no reason because I was not given any warning that was clearly visible with enough time to adjust lanes. I can't tell you how many times I have driven relying on the GPS only for it to give options at a fork in the freeway that didn't match the options on the signs, at all. I can't tell you how many times I have been given directions that make no sense because you have the same freeway names for different freeways and they are all called something crazy like loop one or 360. What? I can't tell you how many times I have accidently turned on a one way street and had no idea at first because there was no sign. Or signs are blocked by trees. Or they are all white and blend in instead of neon and reflective. I can't tell you how insane it is with this traffic to finally get off the freeway and then to see again a non-descript sign with barely noticeable flashing yellow lights and all of the sudden drivers go from 45 mph to 20 mph for a whole block. What?? Okay first, make the signs neon, and reflective. If you want yellow, add yellow that we aren't blind to already. Add reflective colorful paint to the ground to warn as well. Add more lane reflectors. When it rains here you literally cannot see A THING. Because there are no reflectors, hwy lights, neon painted reflective lanes and signs. It's super dangerous. It costs the same and would save lives and money. Add it to the budget of a growing city.

Next...

Seniors and the disabled and minorities. Frankly, I have never been anywhere as white as Austin is. I hear there are other races North and East somewhere. I don't see elderly out and about. I don't even see very many disabled, although I have seen some very brave blind people out and about. What about them? The most vulnerable. I am sorry but you are going to have to divvy up the wealth to hit everyone fairly. It can't be just hispanics who get aid. If you are going to give a minority aid, give it fair and square to all the populations equally until it there isn't anymore. I want real Asian food. It can't be BBQ all the time.

Next...

The bathroom bill. I am liberal and I hate it. I am sorry but has anyone talked to women? Because I want to have privacy and feel safe in the bathroom and I won't if someone is standing and peeing next to me. I just won't. I respect civil rights for all, but they are the minority. Like handicapped, slowly over time entire separate stand alone gender neutral / family / handicapped bathrooms make more sense. You can kill 3 birds with one stone. How is blending gendered bathrooms the solution for all women??

Well, I have a whole nightmare to untangle with my identity being stolen...

I knew it. Who asks for all of that with no security? What is up with that? So wrong.

Desdemona

On Wed, Apr 12, 2017 at 5:39 PM, Sommers, Angela <Angela.Sommers@austintexas.gov> wrote:

> Hi Desdemona,
>
> I received a message today that you were attempting to respond to the information provided to you in your Austin Energy bill and I apologize for the confusion. I would love to hear your feedback about the programs we administer at NHCD. You can send any questions or thoughts to me directly. You may also learn more about our programs at:
>
> http://austintexas.gov/department/housing
>
> Thank you,
>
> Angie Sommers
>
> City of Austin|Neighborhood Housing and Community Development
>
> Direct Line: 512-974-3144
>
> angela.sommers@austintexas.gov

From: NHCD
To: Sommers, Angela
Subject: FW: Comments Re: FY 2017-18 Action Plan
Date: Friday, April 21, 2017 3:16:30 PM

From: [redacted] [mailto [redacted]
Sent: Friday, April 21, 2017 2:57 PM
To: NHCD <NHCD@austintexas.gov>
Subject: Comments Re: FY 2017-18 Action Plan

WE DO NOT NEED AFFORDABLE HOUSING FOR AUSTIN TEXAS. THIS WILL ONLY RAISE OUR TAXES WHICH IS ALREADY TOO HIGH. THIS WILL DEGRADE OUR PROPERTY IN OUR NEIGHBORHOODS. IF THE POLITICANS ARE SO FOR THIS THEN LET THE AFFORDABLE HOUSING BE BUILT IN THEIR NEIGHBORHOOD. THAT IS THE PROBLEM THE POLITICANS WHAT THIS HOUSING IN OTHER NEIGHBORHOODS BUT NOT IN THEIRS.
AFFORDABLE HOUSING LOOKS GOOD WHEN NEW BUT AFTER A FEW YEARS THIS HOUSING WILL BE IN NEED OF MAJOR REPAIRS AND THE PROPERTY WILL LOOK LIKE TRASH. THE TYPE OF PEOPLE LIVING IN THIS ARE PEOPLE WHO DO NOT KNOW HOW TO TAKE OF PROPERTY.
I AM AGAINST AFFORDABLE HOUSING.

LARRY CHRISTIANSON
[redacted]
AUSTIN TX

From: NHCD
To: Sommers, Angela
Cc: Leak, Erica
Subject: FW: Comments Re: FY 2017-18 Action Plan
Date: Thursday, April 27, 2017 10:51:30 AM

Feedback on the Action Plan.

From: Karel Riley [mailto:[redacted]]
Sent: Tuesday, April 25, 2017 10:07 PM
To: NHCD <NHCD@austintexas.gov>; Ora Houston <ora@oraatx.com>
Cc: Karel Riley <[redacted]>
Subject: Comments Re: FY 2017-18 Action Plan

Comments on affordable housing for Austin:

The gentrification taking place in East Austin is horrifying. I see a community being dismantled, forced to move because it's no longer affordable, and new people moving into newly-built housing. The location is so close to downtown that it is extremely desirable.

I propose that the city develop a system to designate the area in question (and I'm sure you can figure out the boundaries of what I'm talking about) as a special zone. When anyone builds new housing in the zone, a fee would be assessed. All purchasers of existing or new homes in the zone would be assessed an additional fee as well. The money from the fees would be set aside to build affordable housing for LOW-INCOME people WITHIN the zone, so they won't be forced out. The builders and the new owners are enjoying the benefits that come from such close proximity to downtown, and should be expected to pay for this in such a way that the traditional residents of the area are given assistance to stay.

You better hurry. The old eastside of Austin is disappearing

FAST. It's going to all be over VERY SOON. Don't play games or drag your feet. If you mismanage this, you will permanently alter the character of that neighborhood and set in motion some very negative results. We are rapidly becoming a city of upper-income people, and poorer folks have to flee. That's not the Austin I want.

Karel Riley
Oak Hill area of SW Austin

From: NHCD
To: Sommers, Angela
Cc: Leak, Erica
Subject: FW: Comments Re: FY 2017-18 Action Plan
Date: Friday, April 28, 2017 4:09:50 PM

FYI

From: Michael Murphy [mailto:[redacted]
Sent: Friday, April 28, 2017 12:51 PM
To: NHCD <NHCD@austintexas.gov>
Subject: Comments Re: FY 2017-18 Action Plan

Hello NHCD Team --

I am with the Saint Vincent de Paul Society, a city-wide (nation-wide actually) Catholic organization operating out of Catholic parishes all over Austin. Our mission is to assist Austin people in need with financial assistance - most commonly for rent and utilities - and food. We are also a major Plus One participant. We operate in all Austin zip codes and collectively help thousands of Austinites every year.

We are seeing a growing problem with the elderly - disabled or not - struggling to find affordable housing and pay for their utilities. These costs are now, and have been for years, growing faster than their generally fixed incomes. Gentrification is impacting this community disproportionately.

So, we clearly see the need for - and support totally - whatever can be done to create or grow programs that assist this demographic. Rest assured that we are likewise diverting additional resources to this dilemma as well.

Thank you.

Michael Murphy
St Austin Catholic Church
Saint Vincent de Paul Society

From: NHCD
To: Sommers, Angela
Cc: Patterson, Jeffery
Subject: FW: Written comments re: draft FY 2017-2018 Action Plan
Date: Tuesday, June 20, 2017 9:11:52 AM

Angie,

Please find comments below regarding the FY 2017-18 Action Plan that were sent to NHCD@austintexas.gov.

From: Juliana Gonzales [mailto:Juliana@housing-rights.org]
Sent: Monday, June 19, 2017 2:39 PM
To: NHCD <NHCD@austintexas.gov>
Cc: Juliana Gonzales <juliana@housing-rights.org>
Subject: Written comments re: draft FY 2017-2018 Action Plan

Dear Neighborhood Housing and Community Development,
Thank you so much for your work on the draft FY 2017-2018 Action Plan, which describes community needs, resources, priorities, and planned activities related to the the City Austin's HUD funding.

Austin Tenants' Council is a non-profit 501(c)3 organization that has served Austin since 1973, under the mission of promoting and advocating for safe, decent, fair, affordable housing. Using $241,429 in City of Austin CDBG funds (and $47,300 of City CDBG match funds), the Austin Tenants' Council offers the Renters Rights Assistance Program. The Renters Rights Assistance Program offers counseling services in our office, as well as home visits and repair mediation services. This program falls under the "Renter Assistance" priority in the Consolidated Plan: "Renter Assistance provides assistance to renters so that rent is more affordable, provides tenants' rights services to equip renters with information that may allow them more stability and provides financial assistance for necessary rehabilitation to make homes accessible."

The Renters Rights Assistance Program provides counseling and mediation services to income-qualified City of Austin residents. We see more than 500 clients per year for one-on-one counseling in our office, thanks to this program. Tenants and landlords come to discuss a wide variety of issues which reflect the huge spectrum of issues that we as a City are facing within our housing market-- eviction, security deposits, pest infestations, late fees, utility charges, and more. Clients typically spend about 30 minutes meeting with a counselor, during which time the two discuss the issues, and the counselor shares resources, provides guidance, and discusses relevant laws and potential rights. Generally, clients leave the office equipped to handle their housing issue on their own, using the information and resources provided by the counselor and following the plan that the two made together. At times, the client will seek additional guidance to follow up after the appointment, and often the counselor will support the client by helping them prepare letters, records, or other documentation for the next step.

In addition to the on-site counseling services, the Renters Rights Assistance Program offers repair mediation assistance for clients who are experiencing conditions in their rental

housing that present a threat to their health and safety. Examples of such conditions include deteriorating stairs, plumbing problems (and the associated mold and rotted wood), pest infestation, broken AC units, or significant damage to the structure. Often, clients will come to the Tenants' Council for help after already trying and failing to compel their landlord to make the repair-- but it is also common for them to involve us at the beginning of the process, because they are fearful of landlord retaliation and they want an advocate involved. An advocate visits the home and documents the issue, and then works with the landlord, Code department, and others to sort through and resolve the issues in accordance with the law. This program is especially rewarding because in addition to assisting an individual client or family, we are able to have a systemic impact on substandard housing. This advocacy helps preserve affordable housing in decent condition, and for tenants who live in a multi-unit housing we are able to cause improvements that benefit the building or complex overall.

We are very grateful to have been funded to offer these services, and thank you for your continued support. It should be noted that we have been offering these programs with level funding for over ten years, in spite of the significant changes in Austin over that time-- in the last decade we have seen Austin's population grow significantly and remain majority renters, we've seen the housing vacancy rate drop, and we've seen rents skyrocket with 36% of Travis County households currently rent-burdened. Despite those pressures, we've been offering these programs and services on the same small budget for more than ten years. We know the CDBG funding is stretched very thin already, and that the proposed federal budget eliminates it altogether. We wanted to take this time to tell you how appreciative we are for the funding we've received thus far, and to let you know that we're committed to Austin continuing and expanding these important services in spite of these threats and limitations. We also wanted to note three areas where we've identified a need for more funding to administer this program in a way that keeps pace with increasing costs and the growing need.

First, at the Tenants' Council we are currently talking to somewhere between 50 and 80 tenants a month who need help with the eviction process. Many of these clients are being sued in eviction court and don't understand how to navigate that process, prepare their documents, or realize the importance of showing up in court. We're also seeing evictions that are preventable via simple landlord mediation, or that are illegal because the landlord fails to provide proper notice-- but the tenant isn't aware enough of the process or their rights to dispute it. We're currently serving these clients via the counseling services under the Renters Rights Assistance Program, but we'd like to pull them out into a program focused on the knowledge, resources, and advocacy related to the eviction process. An advocate would be assigned to help tenants read the notices, understand their obligations, and prepare for their hearing, including accompanying them to JP court, if desired. We believe that with a dedicated advocate, tenants will be better able to understand the process and navigate it, as well as being better able to present their side in JP court and to understand and plan for the next steps in their housing plan based on the outcome. At the least, this program will assist in making that court process proceed smoothly and reduce the impact on tenants' future housing; however, at best it may be able to reduce the displacement and housing instability caused by evictions. For the staffing and other resources needed to launch and maintain this program, Austin Tenants' Council would need an increase to the Renters' Rights Assistance Program of about $65,000.

Second, the Austin Tenant's Council has traditionally published the Guide to Affordable

Housing (http://www.housing-rights.org/GAHGAA.html), which has served as a resource to Austin tenants and social service agencies in identifying subsidized affordable housing options in the area. While affordable housing funders do publish their housing inventory online, it is offered without contact information or an explanation of the income eligibility calculation needed to make those listings a community resource. Local departments and agencies rely heavily on the Austin Tenants' Council Guide as a reference for where to find affordable housing-- in fact, the Neighborhood Housing and Community Development department of the City of Austin provides at least 4 separate direct referrals on its website, directing potential renters to the Guide and to Austin Tenants' Council for this information. However, the Guide is currently produced as an unfunded volunteer effort of the Tenants' Council, and the printing is made possible by donors. In order to keep the Guide updated with current information and to evolve its presentation and format in line with local needs, funding for staff time and production resources is needed. We estimate that it costs approximately $5000 to update, produce, and publish the Guide in its current format.

Third, staff compensation in the Renters Rights Assistance Program needs adjustment. Austin Tenants' Council has received level CDBG funding for 11 years, and therefore staff salaries-- which were already low because of limited funding and non-profit financial limitations-- are dated by at least a decade. Some agency staff make less than the Living Wage as determined by the City standard, and all the program staff are income-eligible for the programs they work on. Some staff are also close to or at the federal poverty line, based on the full-time salaries that paid to them under this City-funded program. We have requested a compensation equity study, which will look at equivalent job descriptions at comparable local non-profits. The recommendations from that study will inform the amount we request as an increase, but for your reference a 10% increase of the staff salaries and fringe program staff is approximately $25,000 a year.

We know that there are limitations on CDBG distributions of funds, and the City budget is very restricted in funds for social services this coming year. However, it's important to recognize that dollars spent in the Renters Rights Assistance Program are prevention dollars. If the Austin Tenants' Council is well-equipped and serving our mission in line with the City's growth and needs, then those services are preventing a number of City-identified issues that are costly to rectify, including homelessness, evictions, housing instability, affordable housing falling into disrepair, and sudden displacement and relocation of local families away from transit and jobs and schools.

Thank you for your consideration, and for your continued support in administering these funds.

Best,
Juliana Gonzales, Executive Director
Austin Tenants' Council
(512) 474-7007 x 113
juliana@housing-rights.org

FY 2017-18 Action Plan - Log of Written Comments Received and Staff Responses

Note: The topics listed here are not exhaustive of every theme expressed by the commenter. Full written comments are included in the preceding pages of this section.

Name	Topic(s)	Staff Response
Desdemona Bandini	▪Affordable housing ▪Public Education/Outreach	Thank you so much for your thoughtful comments. Please know that we will consider your suggestions as part of our ongoing community action plan for future affordable housing funding. Please feel free to contact me in the future should you additional comments or input.
Larry Christianson	▪ Affordable Housing	Thank you for your comments submitted during the public comment period of the FY 2017-18 Action Plan. The Action Plan is the City of Austin's application for federal funding to implement affordable housing initiatives throughout the City. Each year we seek public comment to inform the Action Plan and ensure we are aligning resources consistent with community need. Because all written comments are included in the appendices of the Action Plan, the Austin City Council will have access to comments and feedback about affordable housing, as well as recommendations from any boards and commissions.
Karel Riley	▪ Affordable Housing	
Michael Murphy	▪ Affordable Housing	
Rebuilding Together Austin	▪ Home Repair Programs	Consistent with the FY 2014-19 Consolidated Plan, homeowner assistance remains a high priority for the City of Austin and will continue to be funded in FY 2017-18. These services include Architectural Barrier Removal, Emergency Home Repair, Homeowner Rehabilitation Loan Program, Lead Healthy Homes, and the GO Repair! program. Staff acknowledge the requests made for additional funding of the GO Repair! program, and greatly appreciate the engagement on the part of stakeholders. However, the proposed funding featured in the FY 2017-18 Action Plan is reflective of the limited resources that the City of Austin expects to be available to fund the range of programs outlined in the FY 2014-19 Consolidated Plan. Because all written comments are included in the appendices of the Action Plan, the Austin City Council will have access to letters supporting increased home repair funding, as well as recommendations from any boards and commissions.
Stuart Hersh	▪ Affordable Housing ▪ Homeowner Assistance (includes Home Repair Programs)	
Meals on Wheels of Central Texas	▪ Home Repair Programs	
Easter Seals Central Texas	▪ Home Repair Programs	
Interfaith Action of Central Texas	▪ Home Repair Programs	
Austin Area Urban League	▪ Home Repair Programs	
Austin Habitat for Humanity	▪ Home Repair Programs	
Commission on Seniors	▪Homeowner Assistance (includes Home Repair Programs) ▪Affordable Housing ▪Public Education/Outreach	
Austin Tenants Council	▪Renters Assistance	Consistent with the FY 2014-19 Consolidated Plan, renter assistance remains a high priority for the City of Austin and will continue to be funded in FY 2017-18. Staff acknowledge the request made for additional funding for Renters Rights Assistance Program initiatives and staff salary, and greatly appreciate the engagement on the part of stakeholders. However, the proposed funding featured in the FY 2017-18 Action Plan is reflective of the limited resources that the City of Austin expects to be available to fund the range of programs outlined in the FY 2014-19 Consolidated Plan. Because all written comments are included in the appendices of the Action Plan, the Austin City Council will have access to letters supporting increased renter assistance funding, as well as recommendations from any boards and commissions.
Commission on Immigrant Affairs	▪Renters Assistance ▪Housing Developer Assistance ▪Commercial Revitalization	Consistent with the FY 2014-19 Consolidated Plan, homeowner assistance, housing developer assistance and commercial revitalization remain a high priority for the City of Austin. These services include: Architectural Barrier Removal, Tenant Based Rental Assistance, Tenants' Rights Assistance, Rental Housing Development Assistance, and Acquisition and Development. Staff acknowledge the request made for additional funding for these programs, and greatly appreciate the engagement on the part of stakeholders. The proposed funding featured in the FY 2017-18 Action Plan is reflective of the limited resources that the City of Austin expects to be available to fund the range of programs outlined in the FY 2014-19 Consolidated Plan. All written comments are included in the appendices of the Action Plan so that the Austin City Council will have access to your letter supporting increased funding and other recommendations. There is also opportunity to provide comments on the City's budget through the online budget simulator (https://atx.budgetsimulator.com/) until July 15, 2017, or during budget hearings before Boards and Commissions and City Council, which are linked to from this page: https://austintexas.gov/financeonline/finance/financial_docs.cfm?ws=1&pg=1

Attachment I C: Change Log for May 23, 2017 Draft Action Plan

EXHIBIT A

EXHIBIT D

FY 2017-18 Draft Action Plan Change Log *Changes below reflects updates since the publication of the May 23, 2017 Draft Action Plan			
Section	**Section Title**	**Page Number in Draft**	**Change Description**
AP-05	Executive Summary	Page 5	~~Addition of funding disclaimer explaining the current hold on appropriation distribution and HUD's guidance on preparing the FY 17-18 Action Plan. *"Note: As of May 23, 2017, Congress has not completed the appropriations process for FY 2017-18. Per guidance from U.S. Department of Housing and Urban Development (HUD), the FY 2017-18 Draft Action Plan is written with allocations from the FY 2016-17 Action Plan. Once FY 2017-18 funding allocations are released by HUD, the City's FY 2017-18 Action Plan will be updated to reflect those appropriations. All proposed activities' budgets will be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts.*~~ **Note:** The FY 17-18 Draft Action Plan was published for public comment on May 23, 2017 using FY 16-17 funding allocations, per HUD's guidance. Funding allocations were subsequently released by HUD on June 15, 2017. The text regarding HUD's guidance to use the FY 16-17 funding included in the draft that was released for public comment period on May 23, 2017 was removed throughout the document since allocations have now been released.
AP-12	Participation Citizen Participation Outreach Table	Page 26	The URL for each public meeting and public hearing was added to the table. Furthermore, the public hearings conducted before the CDC and Austin City Council on June 13th and June 15th were added.
AP 15	Expected Resources	Page 31	The expected amount available and HOME Match tables were updated to reflect the FY 17-18 funding allocations released on June 15, 2017.
AP 15	Notice of Reprogramming of funds	Page 40	Updated figures to reflect reprogrammed funds for FY 17-18.
AP-20	Annual Goals and Objectives	Page 41	The Funding column was updated to reflect the FY 17-18 funding allocations. The Goal Outcome Indicator column was updated to align with HUD's guidance on goal performance measures.
AP 38	Projects Summary	Page 48	Funding was updated to reflect FY 17-18 funding allocations.
AP-55	Affordable Housing	Page 71	Updated figures to reflect FY 17-18 funding allocations and guidance from HUD and align with explanation in FY 15-16 CAPER. Narrative: *Figures in tables 11 and 12 above are informed by the FY 17-18 funding table in attachment II-D. The combination of programs and activities that comprise these values is described in the FY 15-16 CAPER. To see the breakdown of the above values, refer to FY 15-16 CAPER, CR 20-Affordable Housing 91.520(b); tables 10 and 11 respectively.*
Attachments	Attachment I B	Throughout	Log of Written Comments Received and Staff Responses added to Attachment I B: Public Notices and Comments.
Attachments	Attachment II	Throughout	Attachment II: updated for grammatical errors and claryifying statements.
Attachments	Attachment II E	Page 183	Updated funding table to reflect FY 17-18 funding allocations.
General	General	Throughout	Additional non-substantive changes were made throughout the document. These included grammatical corrections and wordsmithing to clarify statements or reduce redundancy.
General	General	Throughout	Updated Project Tables to reflect reprogramming of funds; updated funding table with anticipated production values.

Attachment II A: Resale and Recapture Policies

City of Austin
Neighborhood Housing and Community Development (NHCD) Office

RESALE AND RECAPTURE POLICIES

Participating Jurisdictions (PJs) undertaking HOME-assisted homebuyer activities, including any projects funded with HOME Program Income (PI), must establish written resale and/or recapture provisions that comply with HOME statutory and regulatory requirements. These provisions must also be set forth in the PJ's Consolidated Plan. The written and/or provisions that a PJ submits in its annual Action Plan must clearly describe the terms of the resale and/or recapture provisions, the specific circumstances under which these provisions will be used (if more than one set of provisions is described), and how the PJ will enforce the provisions for HOME-funded ownership projects. HUD reviews and approves the provisions as part of the annual Action Plan process.

The purpose of this section is to provide the "resale" and "recapture" policies of the City of Austin's Neighborhood Housing and Community Development Department (NHCD) and its sub-recipient, the Austin Housing Finance Corporation (AHFC). As stated above, HOME requires that PJs utilize resale and/or recapture provisions to ensure continued affordability for low to moderate-income homeowners and as a benefit to the public through the wise stewardship of federal funds.

NHCD has three programs which use HOME funds to assist homeowners or homebuyers:

1. Down Payment Assistance (DPA) - new first-time homebuyers;
2. Acquisition and Development (A&D) - developers of new ownership housing, and;
3. Homeowner Rehabilitation Loan Program (HRLP) - owners of existing homes.

Resale

This option ensures that the HOME-assisted units remain affordable over the entire affordability period. The Resale method is used in cases where HOME funding is provided directly to a developer to reduce development costs, thereby, making the price of the home affordable to the buyer. Referred to as a "Development Subsidy," these funds are not repaid by the developer to the PJ, but remain with the property for the length of the affordability period.

Specific examples where the City of Austin would use the resale method include:

1. providing funds for the developer to acquire property to be developed or to acquire affordable ownership units;
2. providing funds for site preparation or improvement, including demolition; and
3. providing funds for construction materials and labor.

CITY OF AUSTIN RESALE POLICY

Notification to Prospective Buyers. The resale policy is explained to the prospective homebuyer(s) prior to signing a contract to purchase the HOME-assisted unit. The prospective homebuyer(s) sign an acknowledgement that they understand the terms and conditions applicable to the resale policy as they have been explained. This document is included with the executed sales contract. (See attached Notification for Prospective Buyers on Page IV-11.)

Enforcement of Resale Provisions. The resale policy is enforced through the use of a Restrictive Covenant signed by the homebuyer at closing. The Restrictive Covenant will specify:

1. the length of the affordability period (based on the dollar amount of HOME funds invested in the unit; either 5, 10, or 15 years);
2. that the home remain the Buyer's principal residence throughout the affordability period; and
3. the conditions and obligations of the Owner should the Owner wish to sell before the end of the affordability period, including;

    a. the Owner must contact the Austin Housing Finance Corporation in writing if intending to sell the home prior to the end of the affordability period;
    b. The subsequent purchaser must be low-income as defined by HOME, and occupy the home as his/her new purchaser's primary residence for the remaining years of the affordability period. (However, if the new purchaser receives direct assistance through a HOME-funded program, the affordability period will be re-set according to the amount of assistance provided); and
    c. The sales price must be affordable to the subsequent purchaser; affordable is defined as limiting the Principal, Interest, Taxes and Insurance (PITI) amount to no more than 30% of the new purchaser's monthly income.

Fair Return on Investment. The City of Austin will administer its resale provisions by ensuring that the Owner receives a fair return on his/her investment and that the home will continue to be affordable to a specific range of incomes. Fair Return on Investment means the total homeowner investment which includes the total cash contribution plus the approved capital improvements credits as described below:

1. The amount of the down payment;
2. The cost of any capital improvements, documented with receipts

provided by the homeowner, including but not limited to:

a. Any additions to the home such as a bedroom, bathroom, or garage;
b. Replacement of heating, ventilation, and air conditioning systems;
c. Accessibility improvements such as bathroom modifications for disabled or elderly, installation of wheel chair ramps and grab bars, any and all of which must have been paid for directly by the Owner and
d. which were not installed through a federal, state, or locally-funded grant program; and
e. Outdoor improvements such as a new driveway, walkway, retaining wall, or fence.

Note: All capital improvements will be visually inspected to verify their existence.

3. The percentage of change as calculated by the Housing Price Index (HPI) Calculator of the Federal Housing Finance Agency. The HPI Calculator is currently located at https://www.fhfa.gov/DataTools/Tools/Pages/HPI-Calculator.aspx and projects what a given house purchased at a point in time would be worth today if it appreciated at the average appreciation rate of all homes in the area. The calculation shall be performed for the Austin-Round Rock, TX Metropolitan Statistical Area.

Affordability to a Range of Buyers. The City will ensure continued affordability to a range of buyers, particularly those whose total household incomes range from 65 percent to no greater than 80 percent MFI.

Sales prices shall be set such that the amount of Principal, Interest, Taxes, and Insurance does not exceed 30 percent of the new Buyer's annual income. For FY 2017-18, the affordable sales price shall not exceed $175,000, which would be affordable to a 4-person household at 80 percent MFI at today's home mortgage interest rates.

Example: A home with a 10-year affordability period was purchased seven years ago by a person (the "original homeowner") who now wishes to sell. The original homeowner's mortgage was $105,000 at 4.75% interest for 30 years, and has made payments for 72 months. The current mortgage balance is $93,535. The principal amount paid down so far is $11,465.

Calculating Fair Return on Investment

Down payment: The original homeowner was required to put down $1,000 earnest money at the signing of the sales contract.

Cost of Capital Improvements: The original homeowner had a privacy fence installed four years ago at the cost of $1,500 and has receipts to document the improvement. A visual inspection confirmed the fence is still in place.

Applicable Affordability Period. The original purchase price for the home was $106,000 and the amount of HOME funds used as developer subsidy was $25,000, thus requiring the 10-year affordability period.

Percentage of Change. For the purposes of using the Federal Housing Finance Agency's Housing Price Index calculator, the home was purchased in the 1st Quarter of 2010, and will be calculated using the most current quarter available, 4th Quarter 2016. Using the Housing Price Index calculator, the house would be worth approximately $165,700.

Calculating the Fair Return to the Original Owner:

Down payment:	$1,000
Capital Improvements:	$1,500
Principal Paid:	$11,465
Increase in value per HPI:	$59,700
	$73,665 Fair Return on Investment

In order to realize a fair return to the original homeowner, the sales price must be set at roughly $152,500 (i.e., $105,000 [$11,465 in principal payments made plus remaining mortgage balance of $93,535] +$1,000 down payment + $1,500 capital improvements + $59,700 HPI increase = $167,200)

Affordability for a Range of Buyers. If the original homeowner sets the sales price at $167,200 to get a fair return on investment, and if 2017 assumptions are used for front/back ratios, interest rates, insurance, taxes, an 80% Loan-to-Value (LTV) Ratio, etc., the monthly PITI would be approximately $1,069.

The PITI of $1, 069 could, in theory, be supported by an annual household income of $42,800 and not exceed 30% of the subsequent homeowner's monthly income. However, with an 80% LTV ratio and rapidly increasing home prices, buyers must have down payment assistance which, if HOME funds are used, would create a new affordability period based on the new HOME investment.

If the subsequent homeowner does not require any HOME subsidy to purchase the home, the affordability period would end in 3 years at which time the subsequent homeowner could sell to any buyer at any price.

Recapture

Under HOME recapture provisions financial assistance must be repaid if it is provided directly to the buyer or the homeowner. Upon resale the seller may sell to any willing buyer at any price. The written agreement and promissory note will disclose the net proceeds percentage if any that will be allotted to the homebuyer and what proceeds will return to the PJ. Once the HOME funds are repaid to the PJ, the property is no longer subject to any HOME restrictions. The funds returned to the PJ may then be used for other HOME-eligible activities.

CITY OF AUSTIN RECAPTURE POLICY

The City of Austin and the Austin Housing Finance Corporation's (AHFC) HOME funded programs under recapture provisions are the Homeowner Rehabilitation Loan Program (HRLP and the Down Payment Assistance Program (DPA)).

The (HOME) federal assistance will be provided in the form of a 0% interest,

deferred payment loan. The fully executed (by all applicable parties) and dated Written Agreement, Promissory Note and Deed of Trust will serve as the security for these loans. The Deed of Trust will also be recorded in the land records of Travis County or Williamson County.

The payment of the DPA or HRLP Promissory Note is made solely from the net proceeds of sale of the Property (except in the event of fraud or misrepresentation by the Borrower described in the Promissory Note).

The City of Austin and/or AHFC/NHCD may share any resale equity appreciation of HOME-assisted DPA or HRLP loans with the Borrower/Seller according to the following two recapture models:

Standard Down Payment Assistance. The City of Austin will calculate the recapture amount and add this to the existing payoff balance of the DPA loan. The entire payoff balance must be paid to AHFC/NHCD before the homebuyer receives a return. The recapture amount is limited to the net proceeds available from the sale. However, the amount of standard Down Payment Assistance will be forgivable at the end of maturity date if the borrower met all of the program requirements.

Appraised Value of Property or Sales Price (whichever is less)		$
Original Senior Lien Note Amount	(-)	$
Any reasonable and customary sales expenses paid by the Borrower in connection with the sale (Closing costs)	(-)	$
Net proceeds		$
DPA Original Note Amount	(-)	$
Equity to Borrower/Seller	=	$

Shared Equity Down Payment Assistance (DPA). The City of Austin and AHFC/NHCD will permit the Borrower/Seller to recover their entire investment (down payment and capital improvements made by them since purchase) before recapturing the HOME investment. The recapture amount is limited to the net proceeds available from the sale.

Down Payment Formula. Equity to be shared: The Appraised Value of the Property at time of resale less original senior lien Note, less borrower's cash contribution, less capital improvement recapture credit, less the Original Principal Amount of Mortgage Assistance under the DPA Mortgage, calculated as follows:

Appraised Value of Property or Sales Price (whichever is less)		
Original Senior Lien Note Amount	(-)	$
Any reasonable and customary sales expenses paid by the Borrower in connection with the sale (Closing costs)	(-)	$
Net proceeds		$
Borrower's Cash Contribution	(-)	$
Capital Improvement Recapture Credit	(-)	$
DPA Mortgage Assistance Amount	(-)	$
Equity to be Shared	=	

The homebuyer's entire investment (cash contribution and capital improvements) must be repaid in full before any HOME funds are recaptured. The capital improvement recapture credit will be subject to:

1. The borrower having obtained NHCD approval prior to his/her investment; and
2. The borrower providing proof of costs of capital improvements with paid receipts for parts and labor.

Calculation of Shared Equity Percentage. Percentage shall remain the same as calculated at initial purchase (as set forth above).

Shared Equity Payment Due to NHCD or the City of Austin. Shall be (Equity to be shared) x (Shared Equity Percentage), calculated as follows:

Equity to be shared		$
Shared Equity Percentage	X	%
Shared Equity Payment Due to NHCD/City of Austin	=	$

Total Due to NHCD or City of Austin. Shall be the total of all amounts due to NHCD or the City of Austin calculated as follows:

Mortgage Assistance Amount		$
Interest and Penalties	+	$
Shared Equity Payment	+	$
Total Due to NHCD/City of Austin	=	$

HRLP Homeowner Reconstruction Formula. Upon executing and dating the Promissory Note, Written Agreement and the Deed of Trust the parties agree that the Mortgage Assistance Amount provided to Borrower by AHFC is to be 25% of the Borrower's/Sellers equity in the Property.

Equity to be Shared. The Appraised Value of the Property at time of resale, less closing costs, homeowner's cash contribution (if any), capital improvement recapture credit, AHFC original assistance amount, calculated as follows:

Appraised Value of Property or Sales Price (whichever is less)		
Any reasonable and customary sales expenses paid by the Borrower/Seller in connection with the sale (Closing costs)	(-)	$
Homeowner's Cash Contribution	(-)	$
Capital Improvement Recapture Credit	(-)	$
AHFC or the City of Austin Original HRLP Assistance Amount	(-)	$
Equity to be Shared	=	

Calculation of Shared Equity Percentage: Percentage shall remain the same as initially determined (as set forth above). Shared Equity Payment Due to AHFC or the City of Austin: Shall be (Equity to be shared) x (Shared Equity Percentage), calculated as follows:

Equity to be shared	$
Shared Equity Percentage for HRLP	25%
Shared Equity Payment Due to AHFC or the City of Austin	= $

Total Due to AHFC or the City of Austin: Shall be the total of all amounts due to AHFC or the City of Austin calculated as follows:

Existing Owing HRLP Mortgage Assistance Amount	**$**
Shared Equity Percentage Payment	**+ $**
Sum Total Due to AHFC or the City of Austin	**$**

HRLP Homeowner Rehabilitation Formula. Equity to be shared: The Appraised Value of the Property at time of resale, less closing costs, homeowner's cash contribution (if any), capital improvement recapture credit, AHFC or the City of Austin's original assistance amount, calculated as follows:

Appraised Value of Property or Sales Price (whichever is less)		
Any reasonable and customary sales expenses paid by the homeowner in connection with the sale (Closing costs)	(-)	$
Homeowner's Cash Contribution	(-)	$
Capital Improvement Recapture Credit	(-)	$
AHFC and/or the City of Austin's Original HRLP Assistance Amount	(-)	$
Equity to Borrower/Seller	=	

Net proceeds consist of the sales prices minus loan repayment, other than HOME funds, and closing costs. If the net proceeds of the sale are insufficient to fully satisfy the amounts owed on the HRLP Note the AHFC or the City of Austin may not personally seek or obtain a deficiency judgment or any other recovery from the Borrower/Seller. The amount due to Lender is limited to the net proceeds, if any, if the net proceeds are not sufficient to recapture the full amount of HOME funds invested plus allow Borrower to recover the amount of Borrower's down-payment and capital improvement investment, including in, but not limited to, cases of foreclosure or deed-in-lieu of foreclosure,. If there are no net proceeds AHFC or the City of Austin will receive no share of net proceeds.

However, in the event of an uncured Default, AHFC or the City of Austin may, at its option, seek and obtain a personal judgment for all amounts payable under the Note. This right shall be in addition to any other remedies available to AHFC and/or the City of Austin. If there are insufficient funds remaining from the sale of the property and the City of Austin or the Austin Housing Finance Corporation (AHFC) recaptures less than or none of the recapture amount due, the City of Austin and/or AHFC must maintain data in each individual HRLP file that documents the amount of the sale and the distribution of the funds.

This will document that:

1. There were no net sales proceeds; or
2. The amount of the net sales proceeds was insufficient to cover the full amount due; and
3. No proceeds were distributed to the homebuyer/homeowner.

Under "Recapture" provisions, if the home is SOLD prior to the end of the required affordability period, the net sales proceeds from the sale, if any, will be returned to the City of Austin and/or AHFC to be used for other HOME-eligible activities. Other than the actual sale of the property, if the homebuyer or homeowner breaches the terms and conditions for any other reason, e.g. no longer occupies the property as his/her/their principal residence, the full amount of the subsidy is immediately due and payable.

If Borrower/Seller is in Default, AHFC and/or the City of Austin may send the Borrower/Seller a written notice stating the reason Borrower/Seller is in Default and telling Borrower/Seller to pay immediately:

(i) the full amount of Principal then due on this Note,
(ii) all of the interest that Borrower/Seller owes, and that will accrue until paid, on that amount, and
(iii) all of AHFC/or the City of Austin's costs and expenses reimbursable recovery against the Borrower/Seller responsible for the fraud or misrepresentation is not limited to the proceeds of sale of the property, but may include personal judgement and execution to the full extent authorized by law.

Affordability Periods

HOME Program Assistance Amount	Affordability Period in Years
$1,000 - $14,999.99	5
$15,000 – $40,000	10
Over $40,000	15
Reconstruction Projects*	20

***City of Austin policy**

A HOME or CDBG Written Agreement, Note and Deed of Trust will be executed by the Borrower and the City of Austin and/or the Austin Housing Finance Corporation (AHFC) that accurately reflects the resale or recapture provisions before or at the time of sale.

References: [HOME fires Vol 5 No 2, June 2003 – Repayment of HOME Investment; Homebuyer Housing with a 'Recapture' Agreement; Section 219(b) of the HOME Statute; and §92.503(b) (1)-(3) and (c)]

CITY OF AUSTIN REFINANCING POLICY

In order for new executed subordination agreement to be provided to the senior first lien holder, the senior first lien refinance must meet the following conditions:

1. The new senior first lien will reduce the monthly payments to the homeowner, thereby making the monthly payments more affordable; or
2. Reduce the loan term;
3. The new senior lien interest rate must be fixed for the life of the loan (Balloon or ARM loans are ineligible);
4. No cash equity is withdrawn by the homeowner as a result of the refinancing actions;
5. AHFC/NHCD and/or the City will, at its discretion, agree to accept net proceeds in the event of a short sale to avoid foreclosure; and
6. Only if the borrower meets the minimum requirements to refinance, the City can re-subordinate to the first lien holder.

<u>The refinancing request will be processed according to the following procedure:</u>

1. Submit a written request to Monitoring Division to verify the minimum refinancing requirements with one month in advance from the expected closing;
2. NHCD/AHFC will review the final Closing Disclosure two weeks prior to closing the refinance.
3. If applicable, NHCD/AHFC or the City of Austin will issue written approval a week prior to the closing date.

4. NHCD/AHFC will be provided with a copy of the final, executed Closing Disclosure, Promissory Note, and recorded Deed of Trust three days in advance of the closing date.
5. If written permission is not granted by AHFC/NHCD or the City of Austin allowing the refinance of the Senior Lien, the DPA OR HRLP Loan will become immediately due and payable prior to closing the refinance.
6. If written permission is granted by AHFC/NHCD and/or the City of Austin and it is determined that the refinancing action does not meet the conditions as stated above, the DPA OR HRLP Loan will become immediately due and payable prior to closing the refinance.
7. Home Equity loans will trigger the repayment requirements of the DPA OR HRLP Programs loans. The DPA or HRLP Notes must be paid off no later than when the Home Equity Loan is closed and funded.
8. The DPA OR HRLP Notes must be paid-in-full in order for AHFC/NHCD and/or the City of Austin to execute a release of lien.

Basic Terminology

Affordable Housing*:* The City of Austin follows the provisions established on 24 CFR 92.254, and consider that in order for homeownership housing to qualify as *affordable housing* it must:

- Be single-family, modest housing,
- Be acquired by a low-income family as its principal residence, and
- Meet affordability requirements for a specific period of time as determined by the amount of assistance provided.

The City: means the City of Austin's Neighborhood Housing and Community Development Office (NHCD) or its sub recipient, the Austin Housing Finance Corporation (AHFC).

Fair Return on Investment: means the total homeowner investment which includes the total cash contribution plus the approved capital improvements credits.

Capital Improvement: means additions to the property that increases its value or upgrades the facilities. These include upgrading the heating and air conditioning system, upgrading kitchen or bathroom facilities, adding universal access improvements, or any other permanent improvement that would add to the value and useful life of the property. The costs for routine maintenance are excluded.

Capital Improvement Credit: means credits for verified expenditures for Capital Improvements.

Direct HOME subsidy: is the amount of HOME assistance, including any program income that enabled the homebuyer to buy the unit. The direct subsidy includes down payment, closing costs, interest subsidies, or other HOME assistance provided directly to the homebuyer. In addition, direct subsidy includes any assistance that reduced the purchase price from fair market value to an affordable price.

Direct HOME subsidy for Homeowner Rehabilitation Loan Program: is the amount of HOME assistance, including any program income that enabled the homebuyer to repair or reconstruct the unit. The direct subsidy includes hard costs and soft cost according to 24 CFR 92.206

Net proceeds: are defined as the sales price minus superior loan repayment (other than HOME funds) and any closing costs.

Recapture: The recapture provisions are established at §92.253(a)(5)(ii), permit the original homebuyer to sell the property to any willing buyer during the period of affordability while the PJ is able to recapture all or a portion of the HOME-assistance provided to the original homebuyer.

Source: Notice: CPD 12-003 http://www.hud.gov/offices/cpd/lawsregs/notices/2012/12-003.pdf

INFORMATION FOR PROSPECTIVE BUYERS

The [Five] [Ten] [Fifteen]-Year Affordability Period
&
The Restrictive Covenant Running With the Land

I understand that because a certain amount of federal funds were used by [Developer Name] to develop the property at_____, the federal government requires that certain restrictions apply to the occupancy or re-sale of this home for a period of [five (5) ten (10) fifteen (15)] years. I understand that during that [five] [ten] [fifteen]-year period, those requirements will be enforced through a legally-enforceable document called a "Restrictive Covenant Running with the Land."

Please Initial Below

If I choose to purchase this home, at the time the home is sold to me, I will sign a Restrictive Covenant Running with the Land, and it will be filed in the Official Public Records of the Travis County Clerk's Office. The requirements of the Restrictive Covenant Running with the Land are:

_____ • That **I must occupy the home as my principal residence** during the [5] [10] [15]-year period in which the Restrictive Covenant is in effect;

_____ • If I wish to sell the Property before the end of that period, I am required to sell it to a subsequent buyer whose total household income is **at or below 80% of the Austin area Median Family Income** in effect for the year I wish to sell the home.

_____ • The sales price must be set such that I receive a **fair return** which shall be defined as:

1. The amount of any cash contributions including the down payment and principal payments made;
2. The cost of any capital improvements, documented with receipts, and including but not limited to:
   a. Any additions to the home such as a bedroom, bathroom, or garage;
   b. Replacement of heating, ventilation, and air conditioning systems;
   c. Accessibility improvements such as bathroom modifications for disabled or elderly, installation of wheel chair ramps and grab bars, any and all of which must have been paid for directly by the Owner and which were not installed through a federal, state, or locally-funded grant program; and
   d. Outdoor improvements such as a new driveway, walkway, retaining wall, or fence.

_____ • The sales price must be set so that the monthly principal, interest, taxes and insurance to be paid by the subsequent buyer **will not exceed 30% of that subsequent buyer's monthly household income.**

_____ • **I will notify the Austin Housing Finance Corporation (AHFC) in writing** so that AHFC can assist with the compliance of this federal regulation.

I/We acknowledge having received this information about the federal requirements involved if I/we decide to purchase this home.

_____ _____

Signature Date Signature Date

Attachment II B: ESG Program Standards

CITY OF AUSTIN
Health and Human Services Department

EMERGENCY SOLUTIONS GRANT PROGRAM (ESG)
PROGRAM STANDARDS AND GUIDELINES

A. ESG PROGRAM DESCRIPTION

I. Definitions Terms used herein will have the following meanings:

At Risk of Homelessness-

(1) An individual or family who: (i) Has an annual income below 30% of median family income for the area; AND (ii) Does not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter or another place defined in Category 1 of the "homeless" definition; AND (iii) Meets one of the following conditions: (A) Has moved because of economic reasons 2 or more times during the 60 days immediately preceding the application for assistance; OR (B)Is living in the home of another because of economic hardship; OR (C) Has been notified that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance; OR (D) Lives in a hotel or motel and the cost is not paid for by charitable organizations or by Federal, State, or local government programs for low-income individuals; OR (E) Lives in an SRO or efficiency apartment unit in which there reside more than 2 persons or lives in a larger housing unit in which there reside more than one and a half persons per room; OR (F) Is exiting a publicly funded institution or system of care; OR (G) Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved Consolidated Plan;

(2) A child or youth who does not qualify as homeless under the homeless definition, but qualifies as homeless under another Federal statute;

(3) An unaccompanied youth who does not qualify as homeless under the homeless definition, but qualifies as homeless under section 725(2) of the McKinney-Vento Homeless Assistance Act, and the parent(s) or guardian(s) or that child or youth if living with him or her.

CDO- Community Development Officer;

Chronic Homeless Person- An individual who:

(i) Is homeless and lives in a place not meant for human habitation, a safe haven, or in an emergency shelter; and

(ii) Has been homeless and living or residing in a place not meant for human habitation, a safe haven, or in an emergency shelter continuously for at least one year or on at least four separate occasions in the last 3 years, where each homeless occasion was at least 15 days; and

(iii) Can be diagnosed with one or more of the following conditions: substance use disorder, serious mental illness, developmental disability (as defined in section 102 of the Developmental Disabilities Assistance Bill of Rights Act of 2000 (42 U.S.C. 15002)), post-traumatic stress disorder, cognitive impairments resulting from brain injury, or chronic physical illness or disability;

City- City of Austin;

ESG- Emergency Solutions Grant program;

HHSD- Health and Human Services Department;

Homeless Person(s)-

(1) An individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:

(i) An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground;

(ii) An individual or family living in a supervised publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state, or local government programs for low-income individuals); or

(iii) An individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution;

(2) An individual or family who will imminently lose their primary nighttime residence, provided that:

(i) The primary nighttime residence will be lost within 14 days of the date of application for homeless assistance;

(ii) No subsequent residence has been identified; and

(iii) The individual or family lacks the resources or support networks, e.g., family, friends, faith-based or other social networks needed to obtain other permanent housing;

(3) Unaccompanied youth under 25 years of age, or families with children and youth, who do not otherwise qualify as homeless under this definition, but who:

(i) Are defined as homeless under section 387 of the Runaway and Homeless Youth Act (42 U.S.C. 5732a), section 637of the Head Start Act (42 U.S.C. 9832), section 41403 of the Violence Against Women Act of 1994 (42 U.S.C. 14043e-2), section 330(h) of the Public Health Service Act (42 U.S.C. 254b(h)), section 3 of the Food and Nutrition Act of 2008 (7 U.S.C. 2012), section 17(b) of the Child Nutrition Act of 1966 (42 U.S.C. 1786(b)), or section 725 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11434a);

(ii) Have not had a lease, ownership interest, or occupancy agreement in permanent housing at any time during the 60 days immediately preceding the date of application for homeless assistance;

(iii) Have experienced persistent instability as measured by two moves or more during the 60-day period immediately preceding the date of applying for homeless assistance; and

(iv) Can be expected to continue in such status for an extended period of time because of chronic disabilities, chronic physical health or mental health conditions, substance addiction, histories of domestic violence or childhood abuse (including neglect), the presence of a child or youth with a disability, or two or more barriers to employment, which include the lack of a high school degree or General Education Development (GED), illiteracy, low English proficiency, a history of incarceration or detention for criminal activity, and a history of unstable employment; or

(4) Any individual or family who:

(i) Is fleeing, or is attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member, including a child, that has either taken place within the individual's or family's primary nighttime residence or has made the individual or family afraid to return to their primary nighttime residence;

(ii) Has no other residence; and

(iii) Lacks the resources or support networks, e.g., family, friends, faith-based or other social networks, to obtain other permanent housing;

HUD- U.S. Department of Housing and Urban Development;

NHCD- Neighborhood Housing and Community Development Office;

Subrecipient- An organization receiving ESG funds from the City to undertake eligible ESG activities.

II. General The Emergency Solutions Grant Program (ESG), formerly know as the Emergency Shelter Grant Program, is funded through the City's Neighborhood Housing and Community Development Office (NHCD), which is made available by the U.S. Department of Housing and Urban Development (HUD). The City utilizes ESG funds to provide an array of services to assist homeless persons and persons at-risk of homelessness.

The ESG program is designed to be the first step in a continuum of assistance to help clients quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.

The City's Health and Human Services Department is responsible for the implementation of ESG in compliance with the governing regulations of the ESG program. The City's Neighborhood Housing and Community Development Office (NHCD) is responsible for the planning and administration of the ESG program. The Community Development Officer (CDO) of NHCD has the authority to establish processes, procedures, and criteria for the implementation and operation of the program, and to waive compliance with any provision of these guidelines if s/he determines that to do so does not violate any Federal, state, or local law or regulation, and is in the best interest of the City. Nothing contained, stated, or implied in this document shall be construed to limit the authority of the City to administer and carry out the program by whatever means and in whatever manner it deems appropriate.

III. Eligible Organizations The subrecipient must be a unit of local government or a private, non-profit organization, as defined by the Internal Revenue Service tax code, evidenced by having a Federal identification number, filed articles of incorporation, and written organizational by-laws.

IV. Ineligible Organizations An organization will not be eligible to apply for ESG funds if it meets the following conditions:

A. Outstanding audit or monitoring findings, unless appropriately addressed by a corrective action plan;
B. Current appearance on the List of Suspended and Debarred Contractors;
C. Terms and conditions of existing contract are not in full compliance;
D. History of non-performance with contracts.

V. Matching Funds Subrecipient organizations that receive ESG funds must provide a dollar for dollar (or 100%) match to their ESG award amount.

A. Sources of matching funds include:
   i. Cash Contributions- Cash expended for allowable costs identified in OMB Circular A-87 and A-122. *Program Income* for the ESG program can also be used as match funds.
   ii. Non-Cash Contributions- The value of any real property, equipment, goods, or services.
B. Funds used to match a previous ESG grant may not be used to match a subsequent award.

VI. Eligible Activities The following is a list of eligible activities for the ESG Program:

A. *Street Outreach*- Support services limited to providing emergency care on the streets, including engagement, case management, emergency health and mental health services, and transportation;

B. *Emergency Shelter*- Includes essential services, case management, child care, education, employment, outpatient health services legal services, life skills training, mental health &

substance abuse services, transportation, shelter operations, and funding for hotel/motel stays under certain conditions;

C. *Homeless Prevention*- Includes housing relocation & stabilization services and short/medium-term rental assistance for individuals/families who are at risk of homelessness;

D. *Rapid Re-Housing*- Includes housing relocation & stabilization services and short/medium-term rental assistance to help individuals/families move quickly into permanent housing and achieve stability;

E. *Homeless Management Information System* (HMIS) costs; and

F. *ESG Administration* costs.

VII. Client Eligibility

In order to be eligible for services under the ESG program, clients must meet HUD's definition of homelessness or at-risk of homelessness, and must meet annual income guidelines for homelessness prevention activities.

A. ESG Eligibility Documentation

i. *Homelessness Prevention: This program will not provide Homelessness Prevention Services.*

ii. *Rapid Re-Housing:*

a. Please refer to the *Homeless Eligibility Form* (Attachment A) for more information on documenting homelessness for ESG clients.

b. Subrecipient agencies must collect the required supporting documentation requested in the *Homeless Eligibility Form* in order for clients to be considered eligible for services.

c. All eligibility and supporting documentation for Rapid Re-Housing clients must be maintained in each client's file.

d. Clients will be referred to ESG programs through the Coordinated Assessment

e. CDU-Specific Client Eligibility Requirements

i. HIV Positive, homeless individuals

f. DACC-Specific Eligibility Requirements

i. Referral through Coordinated Assessment

g. Front Steps Specific Eligibility Requirements

i. Targeted clients are those with income who will be able to work towards self-sufficiency and maintain stable housing after Rapid Re-Housing services have terminated.

ii. Targeted clients include those who are in Case Management services through Front Steps; however, those individuals accessing general services at the ARCH who are not connected with Case Management services and who meet the other criteria will be able to access Rapid Re-Housing services as space allows.

iii. While the majority of those entering ESG Rapid Rehousing services come through the Coordinated Assessment process, those clients who are

employed and ready to begin saving money for future housing may still begin working with a Case Manager as space allows.

B. Confidentiality of Client Information

a. Subrecipients must have written client confidentiality procedures in their program policies and procedures that conform to items *b – d* below:
b. All records containing personally identifying information of any individual or family who applies for and/or receives ESG assistance must be kept secure and confidential.
c. The address or location of any domestic violence project assisted under ESG shall not be made public.
d. The address or location of any housing for a program participant shall not be made public.

VIII. Emergency Shelter

Requirement: Policies and procedures for admission, diversion, referral and discharge by emergency shelters assisted under ESG, including standards regarding length of stay, if any, and safeguards to meet the safety and shelter needs of special populations.

The ESG-funded emergency shelter, Austin Resource Center for the Homeless, or ARCH is a "low-demand" emergency shelter, which means that restrictions are not placed on the number of times clients may visit ARCH for services and that access to shelter does not require meeting set criteria or participation goals. Operating an 'open access' facility requires shelter staff to be trained to work with behavior management issues so that clients may safely access the facility while staff build rapport and engage clients in services. The ARCH provides Day Resource Center, Emergency Night Shelter for men, Case Management, and other co-located services provided on-site by the following local service providers:

- CommUnityCare Clinic
- Austin Travis County Integral Care
- ACCESS Program
- LOC 3 Program
- United States Veterans' Administration
- Goodwill Industries of Central Texas
- Family Eldercare
- Back On My Feet
- Austin FreeNet
- Keep Austin Housed AmeriCorps
- Front Steps
  - Shelter Case Management Program
  - Home Front Housing Program
  - Samaritan Housing Program
  - First Steps Housing Program
  - Recuperative Care Program
  - Rapid Re-Housing

Sleeping Unit Reservation System: Of the 230 sleeping units, approximately 25 will be given to clients via a lottery system. These individuals do not have a reserved bed from one night to the next, and are informed about the process prior to entering the lottery.

The remaining units are reserved for those working with a Shelter Case Manager. There is no length of stay for the shelter, and in case management, the general length is 6 months with evaluation on a case by case basis. Clients are informed that if they have a reservation, but they do not arrive to check in, their reserved mat or bed will be available to lottery clients. There are also available beds in coordination with the following participating agencies: CommUnityCare Clinic, Veterans Administration (VA), and Austin/Travis County Integral Care, the local mental health authority. All of these case-managed clients work with their case manager to determine a housing plan and are connected to other resources to find permanent

housing. The client is informed of the grievance process, and their end date for services determined on a case by case basis.

Clients are encouraged to work with Case Managers to progress towards personal goals related to obtaining/maintaining sustainable income, exploring viable housing options, and addressing self-care issues that impact progress towards self-sufficiency. Case Management services are based on a Harm Reduction philosophy and the stages in the Trans-theoretical Model of Change. Various techniques, including motivational interviewing, are effectively utilized in working with clients whose needs vary across a spectrum of vulnerability. Men's and women's support groups as well as anger management classes are offered through case management. ARCH clients with domestic violence concerns are offered coordination and referral to appropriate programs on a case by case basis.

Front Steps, the agency administering the ARCH, has been designated as one of the "front doors"/community portals in the Coordinated Assessment process. Using the Vulnerability Index & Service Prioritization Decision Assistance Tool (VI-SPDAT) as part of the Coordinated Assessment process, coupled with more robust data entry into HMIS, clients who score within range and are identified as likely benefitting from receiving Shelter Case Management services will be offered these services as openings in the program become available.

The following is provided in the case that a client is terminated:
1. Written notice to the participant containing a clear statement of the reason for termination.
2. A review of the decision, in which the participant is given the opportunity to present written or oral objections before a person other than the person(or subordinate of the person) who made or approved the termination decisions, AND
3. Prompt written notification to the program participant.

Because the ARCH is a City building, the agencies cannot deny citizens access to the shelter property on a permanent basis.

IX. Rapid Rehousing and Other ESG-funded Services

There are no essential services funded by ESG.

There are no homeless prevention services funded by ESG.

Requirement: Policies and procedures for determining and prioritizing which eligible families and individuals will receive rapid re-housing assistance.

All programs funded through the Emergency Solutions Grant will use Coordinated Assessment for referrals for the program in order to serve the most vulnerable Rapid Rehousing clients in the community. Agency eligibility could include, for example, HIV status for the Communicable Disease Unit. All programs help clients go through the Coordinated Assessment process to access appropriate referrals and community programs.

Each client will individually assessed for the amount of Rapid Rehousing using progressive engagement and housing first principles. If a client or family needs continued services and financial assistance past the initial date of entry into the program, agencies will work to address those needs until the client exits the program. Other funding sources will be used to address the other service needs of the client such as case management, housing location or financial and rental assistance as needed.

<u>Requirement:</u> Standards for determining what percentage or amount of rent and utilities cost each program participant must pay while receiving rapid re-housing assistance.

Most clients receiving financial assistance through the Emergency Solutions Grant will have high housing barriers and will be highly vulnerable. Participants are not required to contribute a percentage of their income to rent or utilities, so there are no standards developed.

<u>Requirement:</u> Standards for determining how long a particular program participant will be provided with rental assistance.

No rental assistance has been provided by these grant funds. However, all clients will be recertified at least every twelve months to determine ongoing eligibility as per 576.401. Recertification will assess clients to see if they do not have an annual income that exceeds 30% AMI, AND lack sufficient resources and support networks to retain housing without ESG assistance.

<u>Requirement:</u> Standards for determining the type, amount and duration of housing stabilization and/or relocation services to provide a program participant, including the limits on rapid re-housing assistance.
All Rapid Rehousing programs will include the following components:

- Housing Stability Plan with Exit Strategy
- Progressive Engagement
- Coordination with other HUD funded programs and regular review the program's progress towards the HUD benchmarks:
    1) Reducing the length of time program participants spend homeless;
    2) Exiting households to permanent housing, and
    3) Limiting returns to homelessness within a year of program exit.

Also, we want to insure that all RR programs have in their program or a collaborative partner to provide the following services:

- Housing Location
- Financial Assistance – Rental, Deposits, Application Fees, etc.
- Housing Stability Case Management

Rapid Rehousing Financial Assistance Guidelines:

- ESG Security Deposits are available for no more than 2 months' rent.
- ESG Last Month's Rent is only paid if the last month's rent is necessary for the participant to obtain housing, if it is paid at the same time as the security deposit and first month's rent, and does not exceed one month's rent.
- Utility Deposit, Payments and Arrears is paid if it is within 24 month limit, including up to 6 months of utility arrears, and if the utility account is in the name of the participant or if there is proof of responsibility, and is for eligible gas, electric, water and sewage.
- Rental Arrears are paid if the client is assisted with one-time payment of up to 6 months of rental arrears, including any late fee's on those arrears. A lease must be present in the file with the participant's name on the lease or a document of the rent payments/financial records, as well as Rent Reasonableness, Lead Based Paint and Habitability Standards forms.
- No client may receive more than 24 months of assistance in a three year period. Clients will be recertified at least every twelve months to determine ongoing eligibility as per 576.401. Recertification will assess clients to see if they do not have an annual income

that exceeds 30% AMI, AND lack sufficient resources and support networks to retain housing without ESG assistance.

X. Coordination Between Service Providers

The following list gives the types of service coordination activities to be undertaken for the ESG Program: Case management, permanent supportive housing, rapid re-housing and housing location and financial assistance.

Services will be coordinated between the downtown Austin Resource Center for the Homeless (ARCH), Downtown Austin Community Court, and in consultation with the local Continuum of Care as well as other service providers such as Austin Travis County Integral Care, Caritas of Austin, Salvation Army, Veterans Administration, Continuum of Care Permanent Supportive Housing programs and other appropriate federal, state and local service providers.

Agency	Case Management/ Supportive Services	Permanent Supportive Housing	Rapid Rehousing/ Housing Location	Direct Financial Assistance
Front Steps- PSH and Rapid Rehousing	X	X	X	X
Caritas of Austin with CoC and City funding	X	X	X	X
Downtown Community Court	X		X	X
Public Health Communicable Disease Unit	X		X	
Other Continuum of Care programs	X	X		
City-funded Social Service Agencies	X	X	X	X

ESG Rapid Rehousing Program Design: All ESG Programs will have all components, or coordinate with other entities so that all needs of the Rapid Rehousing clients will be adequately addressed.

Front Steps Rapid Rehousing Program Components

RR Agency	Case Management/ Supportive Services	Housing Location	Direct Financial Assistance	Rental Assistance
Front Steps	Front Steps	Front Steps	Front Steps HHSP and SSVF; BSS Plus	Front Steps HHSP and SSVF, BSS Plus
Communicable Disease Unit	CDU	CDU/DACC ESG	DACC ESG	DACC ESG

(CDU)				
Downtown Austin Community Court	DACC	DACC	DACC ESG	DACC ESG

XI. **Homeless Management Information System (HMIS)** Organizations receiving funding from the City of Austin for homelessness prevention and homeless intervention services are required to utilize the Local Homeless Management Information System (HMIS) to track and report client information for individuals who are at risk of homelessness or who are homeless. A high level of data quality is required. All ESG-funded programs will also be working with the community's Coordinated Assessment process.

REQUIREMENTS INCLUDE:

A. "Open settings" for Uniform Data Elements (UDE) will be used for all of the program's client records in order to reduce duplication of records and improve cross-agency collaboration around client services;
B. Data quality report(s) submitted monthly (report and minimum standards to be specified);
C. HMIS user licenses must be purchased for staff entering data into City-funded programs (may use City funds for licenses);
D. Participation in Annual Homeless Count, Annual Homeless Assessment Report (AHAR), and other required HUD reporting;
E. Participation in a minimum of 6 hours of annual training for each licensed user as well as attendance at required City-sponsored training(s) regarding HMIS and CTK ODM System.
F. Participate in the Coordinated Assessment process which could include taking referrals from Coordinated Assessment, allocating staff to conduct Coordinated Assessments, and/or insuring that clients undergo intake for a Coordinated Assessment.

The HMIS Annual Report must identify compliance levels with all of the requirements listed above as well as any feedback regarding the HMIS system.

If HMIS data quality reports consistently fall below minimum standards, the City of Austin reserves the right to withhold payments until reporting improves to at least minimum standards.

B. ESG PROGRAM MANAGEMENT

Management and operation of approved projects is the responsibility of the Subrecipient. The Subrecipient is the entity that will receive the City contract. Therefore, the subrecipient has the overall responsibility of the project's successful completion.

I. Grant Subaward Process At its discretion, the City may use a competitive Request for Application and comprehensive review process to award ESG funding to providers of services to homeless persons and persons at-risk of homelessness. Activities will be consistent with the City's Consolidated Plan, in compliance with local, state, and Federal requirements and the governing regulations for use of ESG funds, and in conformance with program standards. The City will enter into written agreements with selected Subrecipients, and will work with Subrecipients to ensure that project costs are reasonable, appropriate, and necessary to accomplish the goals and objectives of the City's overall ESG Program. The subrecipient must be able to clearly demonstrate the benefits to be derived by the services provided to homeless individuals, and to low-to-moderate income families. Performance measures will be established in the contract. All ESG award decisions of the City are final.

II. Contracting Subrecipients must enter into a written contract with the City for performance of the project activities. Once a contract is signed, the subrecipient will be held to all agreements therein.

A. Members of the Subrecipient organization, volunteers, residents, or subcontractors hired by the organization may carry out activities. Subrecipients must enter into a written contract with the subcontractors carrying out all or any part of an ESG project. All subcontractors must comply with the City and Federal procurement and contracting requirements.

B. All contracts are severable and may be canceled by the City for convenience. Project funding is subject to the availability of ESG funds and, if applicable, City Council approval.

C. Amendments - Any amendments to a contract must be mutually agreed upon by the Subrecipient and the City, *in writing*. Amendment requests initiated by the Subrecipient must clearly state the effective date of the amendment, in writing. HHSD staff will determine if an amendment request is allowable. HHSD reserves the right to initiate amendments to the contract.

D. Liability - Subrecipients shall forward Certificates of Insurance to the Health and Human Services Department within 30 calendar days after notification of the award, unless otherwise specified. The City's Risk Management Department will review and approve the liability insurance requirements for each contract. Subrecipients must maintain current insurance coverage throughout the entire contract period, as well as for any subsequent amendments or contract extensions.

IV. Recordkeeping Requirements

A. Project Records- The Subrecipient must manage their contract and maintain records in accordance with City and Federal policies, and must be in accordance with sound business and financial management practices, which will be determined by the City. Record retention for all ESG records, including client information, is five years after the expenditure of contract funds.

B. Client Records- The Subrecipient must maintain the following types of client records to show evidence of services provided under the ESG program:

   i. Client Eligibility records, including documentation of Homelessness, or At-Risk of Homelessness plus income eligibility and support documentation.
   ii. Documentation of Continuum of Care centralized or coordinated assessment (for client intake)
   iii. Rental assistance agreements and payments, including security deposits

iv. Utility allowances (excludes telephone)

V. Reporting Requirements

A. Monthly Payment Requests and Expenditure Reports shall be submitted, in a format prescribed by the City, by the 15th calendar day of the month after the reporting month's end, which identify the allowable expenditures incurred under this contract.

B. Monthly Matching Funds Reports shall be submitted, in a format prescribed by the City, by the 15th calendar day of the month after the reporting month's end, which identify the allowable matching funds used by the Subrecipient under this contract.

C. Quarterly performance reports shall be submitted, in a format prescribed by the City, by the 15th calendar day of the month after the quarter end, which identify the activities accomplished under this contract.

D. The Federal ESG program year ends on September 30th. At completion of all activities, a Contract Closeout Report must be submitted within 30 days of the end of the contract. The subrecipient is required to supply such information, in such form and format as the City may require. All records and reports must be made available to any authorized City representative upon request and without prior notice.

E. All ESG Subrecipients must use HMIS to report on clients served by the ESG program.

VI. Program Limitations

A. *ESG Administration* costs are limited to 7.5% of the total ESG allocation.

B. ESG Street Outreach and Emergency Shelter costs are limited to the greater of: 60% of the City's 2011-12 ESG grant -or- the amount committed to emergency shelter for the City's 2010-11 ESG allocation.

C. Program Income - Income derived from any ESG activity must be recorded and reported to HHSD as program income. Such income may not be retained or disbursed by the subrecipient without written approval from HHSD and is subject to the same controls and conditions as the Subrecipient's grant allocation.

D. ESG funds may not be used for lobbying or for any activities designed to influence legislation at any government level.

E. A church or religious affiliated organization must show secularism when submitting an ESG application.

F. Any ESG funds that are unallocated after the funding cycle will be reprogrammed by HHSD. Contracts that show three (3) consecutive months of inactivity (as documented by monthly reports or non-submission of required reports) will be reviewed on a case-by-case basis, and may be irrevocably canceled.

VII. Performance Standards

ESG-funded programs will report into HMIS and have a high level of data quality specified in Section A. X. Homeless Management Information Systems. HMIS data quality is reviewed quarterly by City staff. All data quality is reviewed by the ECHO HMIS Administrator.

Performance measures will be reviewed quarterly by the City of Austin Health and Human Services Department. Measures will also be reviewed annually by the local Continuum of

Care decision-making body, ECHO, during the annual Consolidated Evaluation and Performance Report process.

VIII. Accessibility In order to demonstrate compliance with the Americans with Disabilities Act (ADA) and Section 504 requirements, the following statements must be added to all public notices, advertisements, program applications, program guidelines, program information brochures or packages, and any other material containing general information that is made available to participants, beneficiaries, applicants, or employees:

(English Version)

_____ (*insert the name of your organization*) as a subrecipient of the City of Austin is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call _____ *(insert your organization's phone number) (voice)* or Relay Texas at 1-800-735-2989 (TDD) for assistance.

(Spanish Version)

_____ (*insert the name of your organization*) como un subreceptor de la Ciudad de Austin se compromete a cumplir con el Decreto de los Americanos Incapacitados. Con solo solicitarlo se proveerán modificaciónes e igual acceso a comunicaciónes. Para información favor de llamar a _____ *(insert your organization's phone number) (voz)* o Relay Texas 1-800-735-2989 (TDD) para asistencia.

Attachment II C: Monitoring Plan

MONITORING PLAN

The goal of the City of Austin's monitoring process is to assess subrecipient/contractor performance in the areas of program, financial and administrative compliance with applicable federal, state and municipal regulations and current program guidelines. Under this plan, select programs and project activities are monitored through one or more of the following components. The City of Austin's monitoring plan consists of active contract monitoring and long-term monitoring for closed projects.

Active ContractMonitoring

Prior to executing any agreement or obligation, monitoring takes the form of a compliance review. Verification is obtained to ensure that the proposed activity to be funded has received the proper authorization through venues such as the annual Action Plan, environmental review and fund release, and identification in the Integrated Disbursement & Information System (IDIS). A contract begins with written program guidelines, documentation and tracking mechanisms that will be used to demonstrate compliance with applicable federal, state and local requirements.

For activities implemented through external programs or third-party contracts with non-profit, for-profit and community-based organizations, a solicitation may be required in the form of a comprehensive Notice of Fund Availability (NOFA) or Request for Proposals (RFP) which details performance, financial and regulatory responsibilities.

1. **Compliance Review prior to obligation of funds.** Prior to entering into any agreement or to the obligation of entitlement funds, the City conducts a compliance review to verify that the program activity has been duly authorized. The compliance review consists of verifying and documenting:

    - The program activity has been approved as part of the Action Plan for the specified funding source andyear;
    - The availability of applicable funds for the specific activity;
    - The activity has received environmental review and determination and fund release, as applicable;
    - The service provider is not listed in the System for Award Management (SAM);
    - The activity has been set up and identified in IDIS;
    - The scope of work defined in the contract has adequately addressed performance, financial and tracking responsibilities necessary to report and document accomplishments; and
    - The service provider has the required insurance in place.

After this information has been verified and documented, staff may proceed in obtaining authorization and utilization of entitlement funds for the activity.

2. **Desk Review.** Before processing an invoice for payment, staff reviews the invoice to verify that the item or service is an eligible expense and it is part of the contract budget. Staff also reviews performance reports and supporting documentation submitted with the invoice to ensure that the contractor is performing in accordance with the terms of the contract and the scope of work. This level of monitoring is performed on an ongoing basis throughout the duration of the contract.

3. **Records Audit.** A records audit includes a review of all file documents as needed. A file checklist is used to determine if the required documents are present. Through the review of

performance reports and other documentation submitted by the contractor, staff is able to identify areas of concern and facilitate corrections and/or improvements. Should problems be identified, a contractor or recipient of funds may then be provided technical assistance as necessary to reach a resolution.

4. **Selected On-Site Monitoring.** A risk assessment is conducted internally and is used to determine the priority of site reviews to be conducted. Based on the results of the risk assessment, a selected number of projects may be subject to an on-site review. The performance of contractors is reviewed for compliance with the program guidelines and the terms and conditions of the contract. In particular, staff verifies program administration and regulatory compliance in the following areas:

    - Performance (*e.g.* meeting a national objective, conducting eligible activities, achieving contract objectives, performing scope of work activities, maintaining contract schedule, abiding by the contract budget);
    - Record keeping;
    - Reporting practices; and
    - Compliance with applicable anti-discrimination regulations.

There will be follow-up, as necessary, to verify regulatory and program administration compliance has been achieved.

5. **Failure to resolve identified problems.** If no resolution of identified problems occurs or the contractor fails to perform in accordance with the terms and conditions of the contract, the City of Austin has the authority to suspend further payments to the contractor or recipient of funds until such time that issues have been satisfactorily resolved.

6. **Contract Closeout.** Once a project activity has been completed and all eligible project funds expended, the staff will require the contractor to submit a project closeout package. The contract closeout will provide documentation to confirm whether the contractor was successful in completing all performance and financial objectives of the contract. Staff will review and ask the contractor, if necessary, to reconcile any conflicting information previously submitted. The project closeout will constitute the final report for the project. Successful completion of a project means that all project activities, requirements, and responsibilities of the contractor have been adequately addressed and completed.

Long-term Monitoring

Acceptance of funds from Neighborhood Housing and Community Development (NHCD) Office of the City of Austin, or its sub-recipient Austin Housing Finance Corporation (AHFC) obligates beneficiaries/borrowers to adhere to conditions for the term of the affordability period. NHCD is responsible for the compliance oversight and enforcement of long- or extended-term projects and financial obligations created through City- sponsored or -funded housing and community development projects. In this capacity, NHCD performs the following long-term monitoring duties:

- Performs compliance monitoring in accordance with regulatory requirements specified in the agreement;
- Reviews and verifies required information and documentation submitted by borrowers for compliance with applicable legal obligations and/or regulatory requirements;
- Enforces and takes corrective action with nonperforming loans and/or projects deemed to be out of compliance in accordance with legal and/or regulatory terms and conditions; and
- If the beneficiary has been uncooperative, non-responsive, or unwilling to cure the existing default by all reasonable means, staff will discuss with management and will refer the loan to the City Attorney for review, with a recommendation for judgment and/or foreclosure.

The first step in the monitoring process includes the development of a risk assessment that is essential in guiding the monitoring efforts of the department. Based on the results of the risk assessment, additional monitoring may be in the form of a desk review, on-site visit, or Uniform Physical Conditions Standards (UPCS) inspection. Technical assistance is available to assist beneficiaries/ borrowers in understanding any aspect of the contractual obligation so that performance goals are met with minimal deficiencies.

Attachment II D: Optional Relocation Plan

CITY OF AUSTIN

Draft Optional Relocation Policy for the Housing Rehabilitation Loan Program (HRLP) – HOME or CDBG Funded

Exhibit to the HRLP Guidelines

I. DEFINITIONS

1) **Optional Relocation** – For single-family housing, the temporary move of a family and specific belongings out of a residence during the period that that home is being rehabilitated or repaired.
2) **Displaced Persons** – The term displaced person means a person (family, individual, business, nonprofit organization, or farm, including any corporation, partnership or association) that moves from real property or moves personal property from real property, permanently, as a direct result of acquisition, rehabilitation, or demolition for a project assisted with HOME or CDBG funds.
3) **Family** – Persons living in a household, as determined by intake information.
4) **Head of Household** – For purposes of this program, this is the individual designated by the family to assist program staff with activities related to the optional relocation assistance.
5) **Temporary Housing** – Living accommodations provided for a family during the repair or rehabilitation activities at their home until the residence passes safety clearance, and the family can reoccupy their home.

II. OPTIONAL RELOCATION ASSISTANCE POLICY GUIDE

This Policy has been prepared to provide information regarding optional relocation assistance for the Housing Rehabilitation Loan Program (HRLP) – HOME or CDBG funded. Funds for this activity are provided by the U.S. Department of Housing and Urban Development (HUD). Regulatory information regarding optional relocation can be found at 24 CFR 92.353(d) and 24 CFR 570.606(d) respectively.

Optional Relocation Assistance

Assistance is an approved expense by HUD under the HOME or CDBG Programs and has been approved by the City/Austin Housing Finance Corporation (AHFC). It is not a requirement that the City /AHFC offer optional relocation assistance. However, this assistance opportunity should be viewed as a commitment on behalf of the City /AHFC to provide assistance for adequate temporary housing to every client who qualifies for assistance under the program.

Temporary Relocation Benefits

Only program staff can determine if relocation is necessary. Optional relocation reimbursement applies only to household members. Expenses may include temporary housing and other moving and storage expenses. Eligible paid receipts for each household cannot exceed $3,000. Eligible receipts showing payment must be on company letterhead or a printed receipt with the business name and address and be paid in advance of submission. Paid receipts from family members or relatives are not acceptable. The paid receipts are ineligible for reimbursement if dated prior to the closing date or 30 days after the signed date of the Final Inspection Concurrence Warranty Information form.

In support of fair housing practices, the City/AHFC will not discriminate as to the availability of assistance, nor to the selection of the type of assistance. Each homeowner and their family circumstances are to be evaluated as they exist at the time of the needed assistance. Should circumstances change, the City/AHFC, at its discretion, may consider those changes and act

accordingly. At times when HRLP staff determine that it is in the best interest to provide optional relocation services (such as moving expense assistance and/or replacement housing assistance to owner-occupants who must move temporarily) this document should be used as a guide.

An expense is eligible if the owner first obtains approval for the expense by program staff before incurring the cost. After obtaining approval, the applicant is required to pay for the expense first and then ***submit eligible paid receipts to program staff for reimbursement.*** Program staff have the right to approve or deny each reimbursement request; to determine whether a need exists; and the amount of reimbursement to be paid. Applicants will be reimbursed for eligible expenses by check, up to the stated limit of $3000, within 30 days of each paid receipt submission.

Eligible Expenses

1) Costs for temporary living quarters, such as hotel, motel, apartment or a short term lease.
    a. If the family uses a pre-paid temporary housing unit, no funds will be dispersed directly to the family for rent. Only household members identified on the HRLP application are eligible for reimbursement
2) Costs for commercial storage. Locks purchased to secure the commercial storage unit are ineligible.
3) Costs for professional moving assistance and boxes. Payments to relatives and/or friends for moving assistance are ineligible.
4) Costs for commercial rental moving truck. Gasoline expenses are ineligible.

Homeowners must pay for the following on their own and cannot be reimbursed for the following expenses.

Ineligible Expenses

1) Paid receipts not on business letterhead and any receipts program staff deny.
2) Packing, cleaning of existing house, and/or cleaning of rental upon departure of displaced homeowner.
3) Persons who are not in enrolled in HRLP or who are in the program but are not current clients.
4) Any damage to the hotel/motel.
    a. Local and long distance calls are not eligible for reimbursement.
    b. Cable service will not be provided unless motel/hotel provides cable with the room as part of the room cost.
    c. Any property missing from the hotel/motel during the temporary relocation.
5) Insuring property in a temporary unit or in storage. Locks purchased to secure temporary storage units.
6) All food costs and gasoline expenses for personal automobile and/or commercial rental moving trucks.
7) Costs of transportation will be the sole responsibility of the family. City/AHFC will not pay for mileage reimbursements.
8) Routine daily maintenance of a rental unit and cleaning costs for a temporary unit upon exit.

9) PO Box or mail transfers and all utilities while relocated including all utilities at the rehabilitated property.
10) All paid receipts dated before the closing date.
11) All paid receipts dated more than 30 days after the signed date of the Final Inspection Concurrence Warranty Information form.
12) All paid receipts submitted after the $3000 maximum has been paid.
13) Payments to relatives and/or friends for moving assistance and/or temporary living quarters.
14) This Optional Relocation Assistance policy does not pertain to emergency housing for citizens not in the City of Austin. Optional Relocation Assistance is not available for hurricane/wind, water/flood, fire/smoke, or other natural or manmade related housing emergencies.

III. IMPORTANT

1) Security – All household belongings must be removed from the property by the owner so that the home is totally vacant before the repairs or reconstruction can begin.
2) Pet Policy - Program staff must pre-approve if any animals/pets can remain on the site during the temporary relocation.
    a. Animals normally kept out of doors, such as small livestock or caged birds, may be left on the premises, if arrangements can be made for their care. All expenses are the applicant's responsibility.
    b. Residents are encouraged to find safe, suitable lodging for pets during the temporary relocation. All expenses are the applicant's responsibility.
3) Relocation payments are not considered as income for federal or state income tax purposes. They do not affect eligibility for Social Security payments, welfare, or other related governmental assistance.

Attachment II E: Summary Funding and Production Table

NHCD OFFICE
FY 2017-18 Proposed Funding and Production Table
July 24, 2017

Note: Local Production reflects the proposed number of households to be served with local dollars.

Program / Activity	Funding Source	FY 2017-18 Proposed			
		New Funding	Production		
			Federal	Local	Total
HOMELESS/SPECIAL NEEDS ASSISTANCE					
Emergency Solutions Grant					
ARCH - ESG Shelter Operating and Maintenance	ESG	313,922	2,000	-	2,000
Communicable Disease Unit - Rapid Re-Housing Program	ESG	-	-	-	-
Downtown Austin Court - Rapid Re-Housing Program	ESG	-	-	-	-
Homeless Management Information Systems	ESG	29,484	-	-	-
Front Steps - Rapid Re-Housing Program	ESG	-	-	-	-
Rapid Re-Housing Programs	ESG	495,091	143	(15)	128
Subtotal, Emergency Solutions Grant		838,497	2,143	(15)	2,128
Housing Opportunities for Persons for AIDS					
Permanent Housing Placement	HOPWA	20,000	30	5	35
Short termed supported housing assistance	HOPWA	82,000	95	(5)	90
Short-term rent mortgage and utilities	HOPWA	77,842	70	(25)	45
Supportive Services	HOPWA	97,650	48	1	49
Tenant-Based Rental Assistance	HOPWA	529,250	73	(3)	70
Facility Based Transitional Housing	HOPWA	238,886	48	1	49
HOPWA Housing Case Management	HOPWA	212,412	-	-	-
Subtotal, Housing Opportunities for Persons with AIDS		1,258,040	364	(26)	338
Child Care Services	CDBG	550,965	201	40	241
Senior Services	CDBG	113,584	230	45	275
Youth Support Services	CDBG	172,664	133	26	159
Subtotal, Public Services		837,213	564	111	675
Subtotal, Homeless and Special Needs		**2,933,750**	**3,071**	**70**	**3,141**
RENTER ASSISTANCE					
Tenant-Based Rental Assistance	HOME	510,300	75	-	75
Architectural Barrier Program - Rental	GO Bonds	-	-	-	-
	CDBG	185,000	10	-	10
Tenants' Rights Assistance	CDBG	242,064	511	75	586
Subtotal, Renters Assistance		**937,364**	**596**	**75**	**671**

NHCD OFFICE
FY 2017-18 Proposed Funding and Production Table
July 24, 2017

Note: Local Production reflects the proposed number of households to be served with local dollars.

Program / Activity	Funding Source	FY 2017-18 Proposed			
		New Funding	Production		
			Federal	Local	Total
HOMEBUYER ASSISTANCE					
Down Payment Assistance	HOME	625,000	15	-	15
	HOME - PI	220,000	-	-	-
Subtotal, Homebuyer Assistance		**845,000**	**15**	**-**	**15**
HOMEOWNER ASSISTANCE					
Architectural Barrier Removal - Owner	CDBG	1,325,000	81	-	81
Emergency Home Repair Program	CDBG	1,000,000	320	-	320
Homeowner Rehabilitation Loan Program	HOME	434,520	6	-	6
	HOME - PI	50,000	1	-	1
	CDBG	716,346	7	-	7
	CDBG - RL	75,000	1	-	1
Subtotal, Homeowner Rehab		1,275,866	15	-	15
Lead Healthy Homes	Lead	-	-	-	-
Holly Good Neighbor Program	CIP	-	-	-	-
GO Repair! Program	GO Bonds	2,000,000	-	139	139
Subtotal, Homeowner Assistance		**5,600,866**	**416**	**139**	**555**
HOUSING DEVELOPER ASSISTANCE					
Rental Housing Development Assistance	CDBG	714,327	3	-	3
	CDBG - PI	-	-	-	-
	HOME	192,504	-	-	-
	HOME - PI	50,000	1	-	1
	HOME (CHDO)	191,009	5	-	5
	HTF	875,953	-	-	-
	GO Bonds	6,062,500	-	211	211
Subtotal, Rental Housing Dev Assist		8,086,293	9	211	220
Acquisition and Development	CDBG	386,633	5	-	5
	CDBG - RL	100,000	2	-	2
	HOME	97,753	-	-	-
	HOME (CHDO)	191,008	3	-	3
	GO Bonds	1,937,500	-	5	5
Subtotal, Acquisition and Development		2,712,894	10	5	15
CHDO Operating Expenses Grants	HOME (CO)	50,000	2	-	2
Subtotal, Housing Developer Assistance		**10,849,187**	**21**	**216**	**237**

NHCD OFFICE
FY 2017-18 Proposed Funding and Production Table
July 24, 2017

Note: Local Production reflects the proposed number of households to be served with local dollars.

Program / Activity	Funding Source	FY 2017-18 Proposed			
		New Funding	Production		
			Federal	Local	Total
COMMERCIAL REVITALIZATION					
Historic Preservation	CDBG	-	-	-	-
Public Facilities	CDBG	-	-	-	-
Parking Facilities	CDBG	-	-	-	-
Neighborhood Opportunity Improvement Program	CDBG	-	-	-	-
Choice Neighborhoods Implementation Grant	CDBG	-	-	-	-
Subtotal, Commercial Revitalization		**-**	**-**	**-**	**-**
SMALL BUSINESS ASSISTANCE					
Community Development Bank	CDBG	150,000	6	-	6
Microenterprise Technical Assistance	CDBG	200,000	31	-	31
Neighborhood Commercial Management	CDBG - RL	40,000	-	-	-
Family Business Loan Program (Econ Devel Dept-EDD)	Section 108 - PI	90,000	90	-	90
Subtotal, Small Business Assistance		**480,000**	**127**	**-**	**127**
FINANCIAL EMPOWERMENT					
Individual Development Account Program	IDA	-	-	-	-
Homebuyer Counseling Services	GF	-	-	360	360
Subtotal, Financial Empowerment		**-**	**-**	**360**	**360**
DEBT SERVICE					
Neighborhood Commercial Mgmt., Debt Service	CDBG	-	-	-	-
	Section 108	-	-	-	-
	Section 108 - PI	139,006	-	-	-
East 11th and 12th Streets Revital, Debt Service	CDBG	-	-	-	-
	CDBG - PI	-	-	-	-
	Section 108 - PI	90,382	-	-	-
Subtotal, Debt Service		**229,388**	**-**	**-**	**-**

NHCD OFFICE
FY 2017-18 Proposed Funding and Production Table
July 24, 2017

Note: Local Production reflects the proposed number of households to be served with local dollars.

Program / Activity	Funding Source	FY 2017-18 Proposed			
			Production		
		New Funding	Federal	Local	Total
ADMINISTRATION					
	ESG	47,790	-	-	-
	HOPWA	38,908	-	-	-
	CDBG	1,439,145	-	-	-
	CDBG - PI	14,000	-	-	-
	HOME	254,687	-	-	-
	HOME - PI	27,000	-	-	-
	HTF	232,281	-	-	-
Subtotal, Administration		**2,053,811**	**-**	**-**	**-**
TOTAL Program, Debt Service, and Admin Costs		**23,929,366**	**4,246**	**860**	**5,106**

NHCD OFFICE
FY 2017-18 Proposed Funding and Production Table
July 24, 2017

Note: Local Production reflects the proposed number of households to be served with local dollars.

Program / Activity	Funding Source	FY 2017-18 Proposed			
			Production		
		New Funding	Federal	Local	Total
FUND SUMMARIES:					
	HOPWA	1,296,948	364	(26)	338
	ESG	886,287	2,143	(15)	2,128
	CDBG	7,195,728	1,538	186	1,724
	CDBG - PI	14,000	-	-	-
	CDBG - RL	215,000	3	-	3
	HOME	2,114,764	96	-	96
	HOME (CHDO)	382,017	8	-	8
	HOME (CO)	50,000	2	-	2
	HOME - PI	347,000	2	-	2
	HTF	1,108,234	-	-	-
	GO Bonds	10,000,000	-	355	355
	Section 108 - PI	319,388	90	-	90
	IDA	-	-	-	-
	CIP	-	-	-	-
	Section 108	-	-	-	-
	GF	-	-	360	360
	Lead	-	-	-	-
	Fund Totals	23,929,366	4,246	860	5,106
	Variance	-	-	-	-
OTHER:					
	CDBG	**7,195,728**	**1,538**		
	Variance	**-**	**-**		
	Public Services (<=15%)	**1,079,277**	**1,075**		
	%	**15.00%**			
	Administration (<= 20%)	**1,439,145**	**-**		
	%	**20.00%**			
	HOME	**2,546,781**	**108**		
	Variance	**-**	**-**		
	CHDO Reserve (>= 15%)	**382,017**			
	%	**15.00%**			
	Administration (<= 10%)	**254,687**			
	%	**10.00%**			
	CHDO Operating (<= 5%)	**50,000**			
	%	**2.0%**			

The City of Austin is committed to compliance with the Americans with Disabilities Action (ADA). Reasonable modifications and equal access to communications will be provided upon request. For assistance, please call 512-974-3100; TTY users route through Relay Texas at 711.