

# **FY 2010-11 DRAFT ACTION PLAN FUNDING AND RESOURCES**

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## Chapter 2

# FUNDING AND RESOURCES

The following outlines the funding sources in the fiscal year 2010-11 Action Plan budget: *Federal Entitlement Funding Sources from the U.S. Department of Housing and Urban Development (HUD)*

### *Community Development Block Grant (CDBG)*

The Community Development Block Grant (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 to low- and moderate-income persons.
  - Aid in the prevention of slums or blight.
  - Meet a particular urgent need (referred to as urgent need).

### *Program Income*

CDBG Program Income (CDBG PI) is the gross income received by the City of Austin directly generated by the use of CDBG funds. Program income is available to activities that do not have established revolving loan funds.

### *Revolving Loan Fund*

A Revolving Loan Fund (CDBG – Rev. Loan) is a dedicated source of funds to a particular activity from which loans are made for housing or small business development projects. Once loans are repaid to the City, the funds revolve back into the original activity as available new funding.

### *Community Development Block Grant Recovery (CDBG-R)*

Under the American Recovery and Reinvestment Act (ARRA), Community Development Block Grant (CDBG) program enables local governments to undertake a wide range of activities intended to create suitable living environments, provide decent affordable housing and create economic opportunities, primarily for persons of low and moderate income. For more information on CDBG-R funding, visit page 2-3.

### *HOME Investment Partnerships Program*

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:

- Expand the supply of decent, safe, sanitary, and affordable housing to very low- and low-income individuals.
- 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.

- Leverage private sector participation and expand the capacity of non-profit housing providers.

#### *Program Income*

HOME Program Income (HOME PI) is the gross income received by the City of Austin directly generated by the use of HOME funds.

#### *HOME CHDO*

A Community Housing Development Organization (CHDO) is a private nonprofit, community-based organization that has obtained or intends to obtain staff with the capacity to develop affordable housing for the community it serves, and meets the definition of 24 CFR 92.2. The City of Austin must set aside a minimum of 15 percent of the HOME allocation for housing development activities in which qualified

CHDOs are the owners, developers, and/or sponsors of the housing. The City has allocated \$679,772 of HOME CHDO funds in fiscal year 2010-11: 50 percent of funding to the Rental Housing Development Assistance and 50 percent to the Acquisition and Development program.

#### *HOME CHDO Operating Expenses Grants*

HOME CHDO Operating (HOME CO) funds are provided as grants based on need and are used for reasonable and necessary operational costs of a CHDO. These funds are not part of the 15 percent set aside for CHDOs.

#### ***Emergency Shelter Grant (ESG)***

The Emergency Shelter Grant (ESG) awards grants for the rehabilitation or conversion of buildings into homeless shelters. It also funds certain related social services, operating expenses, homeless prevention activities, and administrative costs. ESG supplements state, local, and private efforts to improve the quality and number of emergency homeless shelters.

#### ***Housing Opportunity for Persons with AIDS (HOPWA)***

The Housing Opportunity for Persons with AIDS (HOPWA) Program was established by the U.S. Department of Housing and Urban Development (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.

## ***Additional Grant Funding Sources-Previous-Year and Multi-Year Grant Awards***

### *Economic Development Initiative (EDI)*

HUD funds several Economic Development Initiative (EDI) Grants. The City has previously received the Congressional earmarked Special Purpose EDI funding. The EDI funding has been used to provide façade improvements grants to local businesses in East Austin and will close out in fiscal year 2010-11.

### *Section 108*

The Section 108 Loan Guarantee Program offers local governments a source of financing for economic development, large-scale public facility projects, and public infrastructure for CDBG eligible activities. HUD sells bonds on the private market and uses the proceeds to fund Section 108 loans to local governments. The local government's future CDBG allocations and other resources are pledged as security for repayment of the loan to HUD.

### *Lead Hazard Control Grant*

Under the Healthy Homes and Lead Hazard Control Program, HUD awards funds to local governments to develop lead-based paint awareness and lead hazard reduction for homes built prior to 1978.

### *Federal Stimulus Funds*

The City received \$7.5 million in stimulus funds in fiscal year 2008-09, in response to applications submitted to the U.S. Department of Housing and Urban Development (HUD) and the Texas Department of Housing and Community Affairs (TDHCA). Funding related to the American Recovery and Reinvestment Act (ARRA) released by HUD is in the form of one-time grants for the purpose of stimulating the economy during the current recession. The Housing and Economic Recovery Act (HERA) offers funding to address home foreclosures at the local level.

Although it is not federally required for the ARRA-HUD funds or HERA funds to be reported in a participating jurisdiction's Consolidated Annual Performance and Evaluation Reports (CAPER) and Action Plans, NHCD is committed to reporting all sources of funds in its federal and local funding reports. The stimulus funds awarded in fiscal year 2008-09 include:

- Community Development Block Grant (CDBG-R) Program - \$2 million;
- Homeless Prevention and Rapid Re-Housing (HPRP) Program - \$3.1 million; and
- Housing and Economic Recovery Act (HERA) Funding - \$2.4 million.

## *City of Austin Local Funding Sources*

### *Sustainability Fund (SF)*

The Sustainability Fund was created in fiscal year 2000-01 to provide resources for projects that will help the City of Austin build a sustainable economic, environmental, and equitable infrastructure. The Sustainability Fund is generated from transfers from the City's major enterprise operating funds, including Solid Waste Services, Drainage Utility, Transportation, and the Austin Water Utility funds. NHCD began receiving Sustainability Funds in fiscal year 2009-10. Previously local funds were transferred to NHCD from the General Fund.

### *General Obligation (GO) Bonds*

City of Austin voters approved a \$55 million bond package for affordable housing in November 2006. The bonds were apportioned into \$33 million for rental and \$22 million for homeownership programs over seven years. The City has obligated about 76 percent of the GO Bond funds and anticipates committing the remaining funds by 2013-14.

### *S.M.A.R.T. Housing<sup>TM</sup> CIP Funds*

S.M.A.R.T. Housing<sup>TM</sup> Capital Improvement Funds (GF-CIP) are City of Austin funds used to construct affordable housing.

### *Housing Assistance Fund (HAF)*

The Austin Housing Finance Corporation (AHFC) issued \$10 million in Residual Value Revenue Bonds in 1988 from its 1980 Single-Family Bond Issue. The purpose of the issue was to create an income stream that can be used for providing housing assistance to persons and families of low- and moderate-income. Bond proceeds of \$7.5 million were deposited into the Housing Assistance Fund.

### *Housing Trust Fund (HTF)*

The Austin City Council dedicates 40 percent of all City property tax revenues from developments built on City owned lands to affordable housing. In fiscal year 1999-2000, the Austin City Council pledged \$1 million annually for three years to establish of a Housing Trust Fund (HTF). Each fiscal year through 2008-09, the Austin City Council continued to contribute general fund dollars to the Housing Trust Fund.

### *University Neighborhood Overlay (UNO) Housing Trust Fund*

The University Neighborhood Overlay (UNO) Housing Trust Fund generates funding for the development of new affordable housing in a targeted area around the University of Texas. The Austin City adopted the University Neighborhood Overlay (UNO) District Housing Trust Fund in fiscal year 2004-05. The fund was established as part of the UNO zoning district, which was created to implement some of the goals, including affordable housing, in the Combined Central Austin Neighborhood Plan. The fund balance for the UNO Housing Trust Fund in June 2010 is approximately \$320,000.

Please find additional information related to the University Neighborhood Overlay on page 4-3, specifically recent Austin City Council action, which invites public input on the fee-in-lieu of \$0.50 for each square foot of net rentable floor area in a multi-family residential use development.

*Austin Energy - Holly Good Neighbor Program*

The Holly Good Neighbor program provides repairs to properties surrounding the Holly Power Plant area. Austin Energy funds the program, and it is administered and facilitated by Austin Housing Finance Corporation (AHFC).

# FISCAL YEAR 2010-2011: ACTION PLAN BUDGET - ALL FUNDING SOURCES

	Funding Source	Estimated Beginning Balance	Fiscal Year 2010-2011 Appropriation	Fiscal Year 2010-2011 Total Estimated Available	Estimated Households to be Served
<b>HOMELESS/SPECIAL NEEDS ASSISTANCE</b>					
<i>Emergency Shelter</i>					
Shelter Operation and Maintenance	ESG	-	261,689	261,689	8,500
Homeless Essential Services	ESG	-	52,233	52,233	35
<i>Subtotal, Homeless/Emergency Shelter</i>		-	313,922	313,922	8,535
<i>Housing Opportunities for Persons for AIDS</i>					
Short-Term Rent, Mortgage, and Utility	HOPWA	-	138,779	138,779	210
Tenant-Based Rental Assistance	HOPWA	-	543,511	543,511	130
Permanent Housing Placement	HOPWA	-	61,112	61,112	83
Short-Term Housing Assistance	HOPWA	-	39,785	39,785	50
Transitional Housing	HOPWA	-	191,855	191,855	49
Supportive Services	HOPWA	-	95,767	95,767	49
<i>Subtotal, Housing Opportunities for Persons with AIDS</i>		-	1,070,809	1,070,809	571
Child Care Services	CDBG SF	- -	650,000 38,250	650,000 38,250	324 -
<i>Subtotal, Child Care Services</i>		-	688,250	688,250	324
Senior Services	CDBG SF	- -	21,781 114,469	21,781 114,469	 208
<i>Subtotal, Senior Services</i>		-	136,250	136,250	208
Youth Support Services	CDBG SF	- -	203,700 4,500	203,700 4,500	159 -
<i>Subtotal, Youth Support Services</i>		-	208,200	208,200	159
<b>Subtotal, Homeless/Special Needs Assistance</b>		-	<b>2,417,431</b>	<b>2,417,431</b>	<b>9,797</b>
<b>RENTER ASSISTANCE</b>					
Tenant-Based Rental Assistance	HOME SF	- 56,700	510,300 -	510,300 56,700	115 -
<i>Subtotal, TBR A</i>		56,700	510,300	567,000	115
Architectural Barrier Program - Rental	GO Bonds	-	250,000	250,000	84
Tenants' Rights Assistance	CDBG SF	- 35,724	253,005 -	253,005 35,724	549 -
<i>Subtotal, Tenants' Rights Assistance</i>		35,724	253,005	288,729	549
<b>Subtotal, Renters Assistance</b>		<b>92,424</b>	<b>1,013,305</b>	<b>1,105,729</b>	<b>748</b>
<b>HOMEBUYER ASSISTANCE</b>					
Housing Smarts	SF	1,343	159,113	160,456	340
Down Payment Assistance	CDBG HOME	- -	11,500 1,279,279	11,500 1,279,279	- 47
<i>Subtotal, Down Payment Assistance</i>		-	1,290,779	1,290,779	47
<b>Subtotal, Homebuyer Assistance</b>		<b>1,343</b>	<b>1,449,892</b>	<b>1,451,235</b>	<b>387</b>
<b>HOMEOWNER ASSISTANCE</b>					
Architectural Barrier Removal - Owner	CDBG	-	1,367,210	1,367,210	298
Emergency Home Repair Program	CDBG	-	1,000,000	1,000,000	450
Homeowner Rehabilitation Loan Program	CDBG HOME CDBG-RL	- - -	41,170 1,198,994 -	41,170 1,198,994 -	- 15 -
<i>Subtotal, Homeowner Rehab</i>		-	1,240,164	1,240,164	15
GO Repair! Program	GO Bonds	500,000	1,000,000	1,500,000	175
Lead Hazard Control Grant	Lead	1,110,000	-	1,110,000	16
Holly Good Neighbor	AE	1,018,842	550,000	1,568,842	63
<b>Subtotal, Homeowner Assistance</b>		<b>2,628,842</b>	<b>5,157,374</b>	<b>7,786,216</b>	<b>1,017</b>

# FISCAL YEAR 2010-2011: ACTION PLAN BUDGET - ALL FUNDING SOURCES

	Funding Source	Estimated Beginning Balance	Fiscal Year 2010-2011 Appropriation	Fiscal Year 2010-2011 Total Estimated Available	Estimated Households to be Served
<b>HOUSING DEVELOPER ASSISTANCE</b>					
Rental Housing Development Assistance	CDBG	-	176,432	176,432	-
	HOME	-	-	-	-
	HOME(CHDO)	-	339,887	339,887	1
	UNO	277,042	25,000	302,042	-
	GF-CIP	-	-	-	-
	GO Bonds	1,874,156	3,900,000	5,774,156	209
	HTF	-	150,248	150,248	5
	HAF	-	-	-	-
<i>Subtotal, Rental Housing Dev Assist</i>		2,151,198	4,591,567	6,742,765	215
Acquisition and Development	CDBG	-	76,032	76,032	14
	HOME	-	190,239	190,239	12
	HOME(CHDO)	-	339,886	339,886	1
	GF-CIP	983,226	-	983,226	12
	GO Bonds	7,645	1,300,000	1,307,645	11
	HTF	-	200,000	200,000	-
	HAF	-	350,000	350,000	-
<i>Subtotal, Acquisition and Development</i>		990,871	2,456,157	3,447,028	50
CHDO Operating Expenses Grants	HOME (CO)	-	220,050	220,050	7
Developer Incentive-Based Programs					
S.M.A.R.T. Housing™	SF	-	39,616	39,616	700
<i>Subtotal, Developer Incentive Based Programs</i>		-	39,616	39,616	700
<b>Subtotal, Housing Developer Assistance</b>		<b>3,142,069</b>	<b>7,307,390</b>	<b>10,449,459</b>	<b>972</b>
<b>COMMERCIAL REVITALIZATION</b>					
East 11th and 12th Streets Revitalization					
Acquisition and Development	CDBG	38,350	-	38,350	-
(Previously: Façade Improvement Program)	EDI III	147,000	-	147,000	-
<i>Subtotal, Acquisition and Development</i>		185,350	-	185,350	-
Historic Preservation	CDBG	-	-	-	-
	SF	30,000	-	30,000	-
<i>Subtotal, Historic Preservation</i>		30,000	-	30,000	-
Public Facilities	CDBG	2,176,647	37,143	2,213,790	-
Parking Facilities	CDBG	200,700	-	200,700	4,688
	SF	-	10,000	10,000	-
<i>Subtotal, Public Facilities</i>		200,700	10,000	210,700	4,688
<b>Subtotal, Commercial Revitalization</b>		<b>2,592,697</b>	<b>47,143</b>	<b>2,639,840</b>	<b>4,688</b>
<b>SMALL BUSINESS ASSISTANCE</b>					
Community Development Bank	CDBG	-	150,000	150,000	6
Microenterprise Technical Assistance	CDBG	-	200,000	200,000	33
Neighborhood Commercial Management	CDBG	234,472	-	234,472	2
	CDBG-RL	337,651	-	337,651	9
	Section 108	-	-	-	-
<i>Subtotal, Neighborhood Commercial Mgmt</i>		572,123	-	572,123	11
Community Preservation & Revitalization	SF	75,000	-	75,000	2
<b>Subtotal, Small Business Assistance</b>		<b>647,123</b>	<b>350,000</b>	<b>997,123</b>	<b>52</b>



# FISCAL YEAR 2010-2011: ACTION PLAN BUDGET - ALL FUNDING SOURCES

	Funding Source	Estimated Beginning Balance	Fiscal Year 2010-2011 Appropriation	Fiscal Year 2010-2011 Total Estimated Available	Estimated Households to be Served
<b>DEBT SERVICE</b>					
ARCH Homeless Shelter, Debt Service	CDBG	-	524,664	524,664	-
Neighborhood Commercial Mgmt, Debt Service	CDBG	-	140,524	140,524	-
	CDBG-PI	29,104	-	29,104	-
<i>Subtotal, Neighborhood Commercial Mgmt, Debt Service</i>		29,104	140,524	169,628	-
East 11th and 12th Streets Revital, Debt Service	CDBG	-	905,351	905,351	-
Millennium Youth Center, Debt Service	CDBG	-	767,207	767,207	-
<b>Subtotal, Debt Service</b>		<b>29,104</b>	<b>2,337,746</b>	<b>2,366,850</b>	<b>-</b>
<b>STIMULUS FUNDS</b>					
<i>Homeless Prevention and Rapid-Rehousing Program</i>					
Financial Assistance	HRP	1,967,840	-	1,967,840	-
Housing Relocation and Stabilization	HRP	840,000	-	840,000	-
Data Collection and Evaluation	HRP	101,839	-	101,839	-
Administration	HRP	153,141	-	153,141	-
<i>Subtotal, HRP</i>		<b>3,062,820</b>	-	<b>3,062,820</b>	-
<i>Community Development Block Grant - Recovery</i>					
East Austin Youth and Family Center	CDBG-R	-	-	-	130
Center for Economic Opportunity	CDBG-R	-	-	-	20
African-Amer Cultural & Heritage Facility	CDBG-R	552,703	-	552,703	50
East Austin Sidewalks	CDBG-R	-	-	-	17
Administration	CDBG-R	91,998	-	91,998	-
<i>Subtotal, CDBG-R</i>		<b>644,701</b>	-	<b>644,701</b>	<b>217</b>
<i>Neighborhood Stabilization Program</i>					
	NSP	2,000,000	-	2,000,000	12
Administration		60,000	-	60,000	-
<i>Subtotal, NSP</i>		<b>2,060,000</b>	-	<b>2,060,000</b>	<b>12</b>
<b>Subtotal, Stimulus</b>		<b>5,767,521</b>	<b>-</b>	<b>5,767,521</b>	<b>229</b>
<b>ADMINISTRATION</b>					
	CDBG	-	1,631,429	1,631,429	-
	HOME	-	453,181	453,181	-
	ESG	-	16,522	16,522	-
	HOPWA	-	33,118	33,118	-
	SF	-	1,684,400	1,684,400	-
<b>Subtotal, Administration</b>		<b>-</b>	<b>3,818,650</b>	<b>3,818,650</b>	<b>-</b>
<b>TOTAL, Programs, Debt Service, and Admin Cost</b>		<b>14,901,123</b>	<b>23,898,931</b>	<b>38,800,054</b>	<b>17,890</b>

# FISCAL YEAR 2010-2011: ACTION PLAN BUDGET BY FUNDING SOURCE

	Funding Source	Estimated Beginning Balance	Fiscal Year 2010-2011 Appropriation	Fiscal Year 2010-2011 Total Estimated Available	Estimated Households to be Served
<b>Funding Source: Community Development Block Grant (CDBG)</b>					
<b>HOMELESS/SPECIAL NEEDS ASSISTANCE</b>					
Child Care Services	CDBG	-	650,000	650,000	324
Senior Services	CDBG	-	21,781	21,781	-
Youth Support Services	CDBG	-	203,700	203,700	159
<i>Subtotal, Homeless/Special Needs Assistance</i>		-	<b>875,481</b>	<b>875,481</b>	<b>483</b>
<b>RENTER ASSISTANCE</b>					
Tenants' Rights Assistance	CDBG	-	253,005	253,005	549
<i>Subtotal, Renters Assistance</i>		-	<b>253,005</b>	<b>253,005</b>	<b>549</b>
<b>HOMEBUYER ASSISTANCE</b>					
Down Payment Assistance	CDBG	-	11,500	11,500	-
<i>Subtotal, Homebuyer Assistance</i>		-	<b>11,500</b>	<b>11,500</b>	<b>-</b>
<b>HOMEOWNER ASSISTANCE</b>					
Architectural Barrier Removal Program - Owner	CDBG	-	1,367,210	1,367,210	298
Emergency Home Repair Program	CDBG	-	1,000,000	1,000,000	450
Homeowner Rehabilitation Loan Program	CDBG	-	41,170	41,170	-
<i>Subtotal, Homeowner Assistance</i>		-	<b>2,408,380</b>	<b>2,408,380</b>	<b>748</b>
<b>HOUSING DEVELOPER ASSISTANCE</b>					
Rental Housing Development Assistance	CDBG	-	176,432	176,432	-
Acquisition and Development	CDBG	-	76,032	76,032	14
<i>Subtotal, Housing Developer Assistance</i>		-	<b>252,464</b>	<b>252,464</b>	<b>14</b>
<b>COMMERCIAL REVITALIZATION</b>					
East 11th and 12th Streets Revitalization					
Acquisition and Development	CDBG	38,350	-	38,350	-
Historic Preservation	CDBG	-	-	-	-
Public Facilities	CDBG	2,176,647	37,143	2,213,790	-
Parking Facilities	CDBG	200,700	-	200,700	4,688
<i>Subtotal, Commercial Revitalization</i>		<b>2,415,697</b>	<b>37,143</b>	<b>2,452,840</b>	<b>4,688</b>
<b>SMALL BUSINESS ASSISTANCE</b>					
Community Development Bank	CDBG	-	150,000	150,000	6
Microenterprise Technical Assistance	CDBG	-	200,000	200,000	33
Neighborhood Commercial Management	CDBG	234,472	-	234,472	2
<i>Subtotal, Small Business Assistance</i>		<b>234,472</b>	<b>350,000</b>	<b>584,472</b>	<b>41</b>
<b>DEBT SERVICE</b>					
ARCH Homeless Shelter, Debt Service	CDBG	-	524,664	524,664	-
Neighborhood Commercial Mgmt, Debt Service	CDBG	-	140,524	140,524	-
East 11th and 12th Streets Revital, Debt Service	CDBG	-	905,351	905,351	-
Millennium Youth Center, Debt Service	CDBG	-	767,207	767,207	-
<i>Subtotal, Debt Service</i>		-	<b>2,337,746</b>	<b>2,337,746</b>	<b>-</b>
<b>ADMINISTRATION</b>					
	CDBG	-	1,631,429	1,631,429	-
<b>TOTAL, CDBG Funding</b>		<b>2,650,169</b>	<b>8,157,148</b>	<b>10,807,317</b>	<b>6,523</b>

# FISCAL YEAR 2010-2011: ACTION PLAN BUDGET BY FUNDING SOURCE

	Funding Source	Estimated Beginning Balance	Fiscal Year 2010-2011 Appropriation	Fiscal Year 2010-2011 Total Estimated Available	Estimated Households to be Served
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## Funding Source: Community Development Block Grant - Revolving Loan Fund

### HOMEOWNER ASSISTANCE

Homeowner Rehabilitation Loan Program	CDBG-RL	-	-	-	-
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### SMALL BUSINESS ASSISTANCE

Neighborhood Commercial Management	CDBG-RL	337,651	-	337,651	9
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<b>TOTAL, CDBG-Revolving Loan Funding</b>		<b>337,651</b>	<b>-</b>	<b>337,651</b>	<b>9</b>
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## Funding Source: Community Development Block Grant - Program Income

### SMALL BUSINESS ASSISTANCE

Neighborhood Commercial Management	CDBG-PI	29,104	-	29,104	-
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<b>TOTAL, CDBG-Program Income</b>		<b>29,104</b>	<b>-</b>	<b>29,104</b>	<b>-</b>
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FISCAL YEAR 2010-2011: ACTION PLAN BUDGET BY FUNDING SOURCE					
	Funding Source	Estimated Beginning Balance	Fiscal Year 2010-2011 Appropriation	Fiscal Year 2010-2011 Total Estimated Available	Estimated Households to be Served
<b>Funding Source: HOME Investment Partnership Grants</b>					
<b>RENTER ASSISTANCE</b>					
Tenant-Based Rental Assistance	HOME	-	510,300	510,300	115
<b>HOMEBUYER ASSISTANCE</b>					
Down Payment Assistance	HOME	-	1,279,279	1,279,279	47
<b>HOMEOWNER ASSISTANCE</b>					
Homeowner Rehabilitation Loan Program	HOME	-	1,198,994	1,198,994	15
<b>HOUSING DEVELOPER ASSISTANCE</b>					
Rental Housing and Development Assistance	HOME	-	-	-	-
	HOME(CHDO)	-	339,887	339,887	1
<i>Subtotal, Rental Housing Development Assist.</i>		-	339,887	339,887	1
Acquisition and Development	HOME	-	190,239	190,239	12
	HOME (CHDO)	-	339,886	339,886	1
<i>Subtotal, Acquisition and Deelopment</i>		-	530,125	530,125	13
CHDO Operating Expenses Grants	HOME (CO)	-	220,050	220,050	7
<i>Subtotal, Housing Developer Assistance</i>		-	1,090,062	1,090,062	21
<b>ADMINISTRATION</b>					
	HOME	-	453,181	453,181	-
<b>TOTAL, HOME Programs</b>		<b>-</b>	<b>4,531,816</b>	<b>4,531,816</b>	<b>198</b>

# FISCAL YEAR 2010-2011: ACTION PLAN BUDGET BY FUNDING SOURCE

	Funding Source	Estimated Beginning Balance	Fiscal Year 2010-2011 Appropriation	Fiscal Year 2010-2011 Total Estimated Available	Estimated Households to be Served
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## Funding Source: Emergency Shelter Grant

### HOMELESS/SPECIAL NEEDS ASSISTANCE

#### Homeless/Emergency Shelter

Shelter Operation and Maintenance	ESG	-	261,689	261,689	8500
Homeless Essential Services	ESG	-	52,233	52,233	35
<i>Subtotal, Homeless/Emergency Shelter</i>		-	313,922	313,922	8,535

### HOMELESS/SPECIAL NEEDS ASSISTANCE

Administration	ESG	-	16,522	16,522	-
<b>TOTAL, ESG Funding</b>		-	<b>330,444</b>	<b>330,444</b>	<b>8,535</b>

## Funding Source: Housing Opportunities for Persons with AIDS

### HOMELESS/SPECIAL NEEDS ASSISTANCE

Short-Term Rent, Mortgage, and Utility	HOPWA	-	138,779	138,779	210
Tenant-Based Rental Assistance	HOPWA	-	543,511	543,511	130
Permanent Housing Placement	HOPWA	-	61,112	61,112	83
Short Term Supportive Housing	HOPWA	-	39,785	39,785	50
Transitional Housing Assistance	HOPWA	-	191,855	191,855	49
Supportive Services	HOPWA	-	95,767	95,767	49
<i>Subtotal, HOPWA</i>		-	1,070,809	1,070,809	571

### HOMELESS/SPECIAL NEEDS ASSISTANCE

Administration	HOPWA	-	33,118	33,118	-
<b>TOTAL, HOPWA Funding</b>		-	<b>1,103,927</b>	<b>1,103,927</b>	<b>571</b>

**FISCAL YEAR 2010-2011: ACTION PLAN BUDGET BY FUNDING SOURCE**

	Funding Source	Estimated Beginning Balance	Fiscal Year 2010-2011 Appropriation	Fiscal Year 2010-2011 Total Estimated Available
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**Funding Source: Section 108****DEBT SERVICE**

Neighborhood Commercial Management	Section 108	-	-	-
<b>TOTAL, Section 108 Funding</b>		<b>-</b>	<b>-</b>	<b>-</b>

**Funding Source: Economic Development Initiative (EDI)****COMMERCIAL REVITALIZATION**

East 11th and 12th Streets Revitalization				
Acquisition and Development	EDI III	147,000	-	147,000
<b>TOTAL, EDI Funding</b>		<b>147,000</b>	<b>-</b>	<b>147,000</b>

**Funding Source: Lead Hazard Control Grant****HOMEOWNER ASSISTANCE**

Lead Hazard Control Grant	Lead	1,110,000	-	1,110,000
<b>TOTAL, Lead Funding</b>		<b>1,110,000</b>	<b>-</b>	<b>1,110,000</b>

# FISCAL YEAR 2010-2011: ACTION PLAN BUDGET BY FUNDING SOURCE

	Funding Source	Estimated Beginning Balance	Fiscal Year 2010-2011 Appropriation	Fiscal Year 2010-2011 Total Estimated Available
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## Funding Source: Housing Trust Fund (HTF)

### HOUSING DEVELOPER ASSISTANCE

Rental Housing Development Assistance	HTF	-	150,248	150,248
Acquisition and Development	HTF	-	200,000	200,000
<i>Subtotal, Housing Developer Assistance</i>		-	350,248	350,248
<b>TOTAL, Housing Trust Fund</b>		<b>-</b>	<b>350,248</b>	<b>350,248</b>

## Funding Source: Housing Assistance Fund (HAF)

### HOUSING DEVELOPER ASSISTANCE

Rental Housing Development Assistance	HAF	-	-	-
Acquisition and Development	HAF	-	350,000	350,000
<i>Subtotal, Housing Developer Assistance</i>		-	350,000	350,000
<b>TOTAL, Housing Assistance Fund</b>		<b>-</b>	<b>350,000</b>	<b>350,000</b>

## Funding Source: University Neighborhood Overlay (UNO) Housing Trust Fund

### HOUSING DEVELOPER ASSISTANCE

Rental Housing Development Assistance	UNO	277,042	25,000	302,042
<b>TOTAL, UNO</b>		<b>277,042</b>	<b>25,000</b>	<b>302,042</b>

# FISCAL YEAR 2010-2011: ACTION PLAN BUDGET BY FUNDING SOURCE

	Funding Source	Estimated Beginning Balance	Fiscal Year 2010-2011 Appropriation	Fiscal Year 2010-2011 Total Estimated Available
<b>Funding Source: Sustainability Fund</b>				
<b>HOMELESS/SPECIAL NEEDS ASSISTANCE</b>				
Child Care Services	SF	-	38,250	38,250
Senior Services	SF	-	114,469	114,469
Youth Support Services	SF	-	4,500	4,500
<i>Subtotal Homeless/Special Needs Assistance</i>		-	157,219	157,219
<b>RENTER ASSISTANCE</b>				
Tenant Based Rental Assistance	SF	56,700	-	56,700
Tenants' Rights Assistance	SF	35,724	-	35,724
<i>Subtotal, Renters Assistance</i>		92,424	-	92,424
<b>HOMEBUYER ASSISTANCE</b>				
Housing Smarts	SF	1,343	159,113	160,456
<b>HOUSING DEVELOPER ASSISTANCE</b>				
S.M.A.R.T. Housing <sup>TM</sup>	SF	-	39,616	39,616
<b>COMMERCIAL REVITALIZATION</b>				
East 11th and 12th Streets Revitalization				
Historic Preservation	SF	30,000	-	30,000
Parking Facilities	SF	-	10,000	10,000
<i>Subtotal East 11th and 12th Streets Revital</i>		30,000	10,000	40,000
<b>SMALL BUSINESS ASSISTANCE</b>				
Community Preservation & Revitalization	SF	75,000	-	75,000
<i>Subtotal Community Preservation &amp; Revital</i>		75,000	-	75,000
<b>TOTAL, All Programs</b>		<b>198,767</b>	<b>365,948</b>	<b>564,715</b>
<b>ADMINISTRATION</b>				
	SF	-	1,684,400	1,684,400
<b>TOTAL, Sustainability Fund</b>		<b>198,767</b>	<b>2,050,348</b>	<b>2,249,115</b>



## FISCAL YEAR 2010-2011: ACTION PLAN BUDGET BY FUNDING SOURCE

	Funding Source	Estimated Beginning Balance	Fiscal Year 2010-2011 Appropriation	Fiscal Year 2010-2011 Total Estimated Available
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### Funding Source: General Fund - Capital Improvement Fund

#### HOUSING DEVELOPER ASSISTANCE

Rental Housing Development Assistance	GF-CIP	-	-	-
Acquisition and Development	GF-CIP	983,226	-	983,226
<b>TOTAL, GF-CIP</b>		<b>983,226</b>	<b>-</b>	<b>983,226</b>

### Funding Source: General Obligation (GO) Bonds

#### RENTER ASSISTANCE

Architectural Barrier Program - Rental	GO Bonds	-	250,000	250,000
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#### HOMEOWNER ASSISTANCE

GO Repair! Program	GO Bonds	500,000	1,000,000	1,500,000
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#### HOUSING DEVELOPER ASSISTANCE

Rental Housing Development Assistance	GO Bonds	1,874,156	3,900,000	5,774,156
Acquisition and Development	GO Bonds	7,645	1,300,000	1,307,645
<i>Subtotal, Housing Developer Assistance</i>		<u>1,881,801</u>	<u>5,200,000</u>	<u>7,081,801</u>
<b>TOTAL, GO Bonds</b>		<b>2,381,801</b>	<b>6,450,000</b>	<b>8,831,801</b>

### Funding Source: Austin Energy

#### HOMEOWNER ASSISTANCE

Holly Good Neighbor Program	AE	1,018,842	550,000	1,568,842
<b>TOTAL, Austin Energy</b>		<b>1,018,842</b>	<b>550,000</b>	<b>1,568,842</b>

# FISCAL YEAR 2010-2011: ACTION PLAN BUDGET BY FUNDING SOURCE

	Funding Source	Estimated Beginning Balance	Fiscal Year 2010-2011 Appropriation	Fiscal Year 2010-2011 Total Estimated Available
<b>Funding Source: HUD Stimulus Funds</b>				
<b>STIMULUS FUNDS</b>				
<i>Homeless Prevention and Rapid-Rehousing Program</i>				
Financial Assistance	HPRP	1,967,840	-	1,967,840
Housing Relocation and Stabilization	HPRP	840,000	-	840,000
Data Collection and Evaluation	HPRP	101,839	-	101,839
Administration	HPRP	153,141	-	153,141
<i>Subtotal, HPRP</i>		<b>3,062,820</b>	<b>-</b>	<b>3,062,820</b>
<i>Community Development Block Grant - Recovery</i>				
East Austin Youth and Family Center	CDBG-R	-	-	-
Center for Economic Opportunity	CDBG-R	-	-	-
African-Amer Cultural & Heritage Facility	CDBG-R	552,703	-	552,703
East Austin Sidewalks	CDBG-R	-	-	-
Administration	CDBG-R	91,998	-	91,998
<i>Subtotal, CDBG-R</i>		<b>644,701</b>	<b>-</b>	<b>644,701</b>
<i>Neighborhood Stabilization Program</i>				
Administration	NSP	2,000,000	-	2,000,000
<i>Subtotal, NSP</i>		<b>2,060,000</b>	<b>-</b>	<b>2,060,000</b>
<b>TOTAL, Stimulus</b>		<b>5,767,521</b>	<b>-</b>	<b>5,767,521</b>

<b>CDBG Administration</b>			
<b>IDIS Project # 31</b>			
<b>PROJECT DESCRIPTION</b>			
Funds provide administrative costs for programs.			
<b>FUNDING</b>			
<b>Fund Source(s)</b> CDBG <b>FY 2010-11 Total Funding</b> \$1,631,429			
<b>PROJECT INFORMATION</b>			
<b>Project Primary Purpose:</b> <input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs	<b>Matrix Codes</b> 21A General Program Administration 570.206 ▼		
	<b>Priority Need Category</b> Planning/Administration ▼	<b>Eligibility</b> Not Applicable ▼	
<b>Objective Category</b> Not Applicable ▼	<b>Outcome Categories</b> Not Applicable ▼	<b>Subrecipient</b> Local Government <b>Expected Completion Date</b> 9/30/2011 <b>Citation</b> 570.206 <b>Location</b> Community Wide	

<b>HOME Administration</b>			
<b>IDIS Project # 32</b>			
<b>PROJECT DESCRIPTION</b>			
Funds provide administrative costs for programs.			
<b>FUNDING</b>			
<b>Fund Source(s)</b> HOME <b>FY 2010-11 Total Funding</b> \$453,181			
<b>PROJECT INFORMATION</b>			
<b>Project Primary Purpose:</b> <input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs	<b>Matrix Codes</b> 21A General Program Administration 570.206 ▼		
	<b>Priority Need Category</b> Planning/Administration ▼	<b>Eligibility</b> Not Applicable ▼	
<b>Objective Category</b> Not Applicable ▼	<b>Outcome Categories</b> Not Applicable ▼	<b>Subrecipient</b> Local Government <b>Expected Completion Date</b> 9/30/2011 <b>Citation</b> 570.206 <b>Location</b> Community Wide	

<b>ESG Administration</b>			
<b>IDIS Project # 33</b>			
<b>PROJECT DESCRIPTION</b>			
Funds provide administrative costs for programs.			
<b>FUNDING</b>			
<b>Fund Source(s) ESG</b> <b>FY 2010-11 Total Funding \$16,522</b>			
<b>PROJECT INFORMATION</b>			
<b>Project Primary Purpose:</b> <input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		<b>Matrix Codes</b> 21A General Program Administration 570.206 ▼	
		<b>Priority Need Category</b> Planning/Administration ▼	<b>Eligibility</b> Not Applicable ▼
<b>Objective Category</b>	<b>Outcome Categories</b>	<b>Subrecipient</b> Local Government	
Not Applicable ▼	Not Applicable ▼	<b>Expected Completion Date</b> 9/30/2011	
		<b>Citation</b> 570.206	
		<b>Location</b> Community Wide	
<b>HOPWA Administration</b>			
<b>IDIS Project # 34</b>			
<b>PROJECT DESCRIPTION</b>			
Funds provide administrative costs for programs.			
<b>FUNDING</b>			
<b>Fund Source(s) HOPWA</b> <b>FY 2010-11 Total Funding \$33,118</b>			
<b>PROJECT INFORMATION</b>			
<b>Project Primary Purpose:</b> <input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		<b>Matrix Codes</b> 21A General Program Administration 570.206 ▼	
		<b>Priority Need Category</b> Planning/Administration ▼	<b>Eligibility</b> Not Applicable ▼
<b>Objective Category</b>	<b>Outcome Categories</b>	<b>Subrecipient</b> Local Government	
Not Applicable ▼	Not Applicable ▼	<b>Expected Completion Date</b> 9/30/2011	
		<b>Citation</b> 570.206	
		<b>Location</b> Community Wide	
<b>Sustainability Fund Administration</b>			
<b>IDIS Project # Not Applicable with Non-Federal Funds</b>			
<b>PROJECT DESCRIPTION</b>			
Funds provide administrative costs for programs.			
<b>FUNDING</b>			
<b>Fund Source(s) Sustainability Fund</b> <b>FY 2010-11 Total Funding \$1,684,400</b>			

### ***Project Inventory***

In an effort to enhance increased transparency, the Neighborhood Housing and Community Development Office (NHCD) has developed a Project Inventory List. The List is designed to enhance communications with the public and key stakeholders to ensure the community and affordable housing partners receive information about proposed investment as well as projects submitted for public funding through the Neighborhood Housing and Community Development Office.

The following represents projects that the Neighborhood Housing and Community Development Office has in its inventory pipeline: projects and affordable housing initiatives that are proposed for fiscal year 2010-11 as well as those listed as projects to be considered for future funding.

### ***Project Inventory***

The projects, initiatives and development proposals included on the Project Inventory represent a number of development initiatives including projects:

- Approved by Austin voters.
- Submitted to NHCD via application for funding through the Acquisition and Development Program and the Rental Housing Developer Assistance Program.
- That already have received federal dollars through the U.S. Department of Housing and Urban Development (HUD).
- That are attached to legal agreements that require funding for completion.
- That have been prioritized by the community and the Austin City Council through recent or past Council action.

### ***Criteria for identifying projects funded for fiscal year 2010-11:***

NHCD's recommendations for projects funded in fiscal year 2010-11 are based on the following criteria:

- Prioritizes legally mandated projects.
- Meets current program guidelines and are "shovel ready."
- Council prioritized initiatives.
- Have received federal funds with a HUD mandate or recommendation to complete projects.

Factors including community feedback, policy decisions as well as market conditions may impact project status and project identification on the Project Inventory List.

**Exhibit 2.1**
**Proposed Projects for FY 2010-11**

Proposed Projects for FY 2010-11			
Project	Estimated Funding	Funding Source	Project Details
Anderson CDC - 1113 Myrtle	\$150,000	HOME CHDO	HUD Legal Settlement requirement. Renovation of single family home by Anderson CDC to ensure CHDO certification.
Anderson CDC-24 units	\$529,742	HOME CHDO	HUD Legal Settlement requirement for AHFC to construct at least 24 rental units for Anderson CDC.
	\$900,000	GO Bonds	
	\$150,248	HTF	
African American Cultural & Heritage Facility (Dedrick-Hamilton House)	\$2,120,950	CDBG Carry-Forward	HUD Stimulus Funds have completion deadline of July 2012. Additional funds needed to complete project to meet HUD timeline.
Juniper Olive Phase III	\$983,226	SMART CIP	HUD Regulatory requirement to complete project. Phase III is 3 demolitions, 2 new construction & 4 historic renovations.
	\$200,000	HTF	
11th and 12th Street	\$426,050	EDI III SF CDBG Carry-Forward	HUD Regulatory requirement/Urban Renewal Plan: Acquisition & Development; Community Parking (12th & Chicon; 11th & Curve) and Historic Preservation.
The Willows/Mary Lee Foundation	\$225,000	GO Bonds	Permanent supportive housing: Existing contract amendment needed to complete the construction of rental.
Sweeney Circle/Green Doors	\$200,000	GO Bonds	Permanent supportive housing: Existing contract amendment needed to complete the construction of rental.
The Ivy (HUD 811)/United Cerebral Palsy	\$500,000	GO Bonds	Permanent supportive housing: Proposal requesting assistance to purchase 8 condos for rental to UCP clients.
Permanent Supportive Housing	\$1,075,000	GO Bonds	Council Resolution adopted March 25, 2010: Competitive process for distribution of funds.
Rental Housing and Development Assistance (RHDA)	\$1,000,000	GO Bonds	Competitive applications for rental developments.
Acquisition and Development (A&D)	\$1,300,000	GO Bonds	Competitive applications for homeownership developments.
Frontier @ Montana	\$1,200,000	Possible Line of Credit	HUD regulatory requirement to complete development: New Construction of 12 single-family homes, which could generate revenue for AHFC to recycle into additional units.
Home Rehabilitation Loan Program	\$1,000,000	HOME	Code Compliance would refer up to 15 very low-income home owners facing demolition for AHFC demolition/reconstruction
GO Repair!	\$1,500,000	GO Bonds	Current repair program.
<b>Total</b>	<b>\$13,460,216</b>		

**Exhibit 2.2**  
**Future Project Inventory**

Future Project Inventory		
Project		Project Details
Tillery Pecan Grove	Austin Housing Finance Corporation (AHFC) owned property	HUD regulatory requirement: not shovel ready; predevelopment needed. Project delayed due to market conditions.
Waller/Navasota	NHCD owned property	HUD regulatory requirement: not shovel ready; predevelopment needed. 5 single family lots. Project delayed due to market conditions.
12th Street Townhomes	NHCD owned property	HUD regulatory requirement: not shovel ready; predevelopment needed. 10 Townhome lots. Project delayed due to market conditions.
7212 Providence	AHFC owned property	HUD regulatory requirement: Rehab of existing unit.
Astor Place	AHFC owned property	HUD regulatory requirement: not shovel ready; predevelopment needed.
E11th Street-Block 16 mixed-use	Urban Renewal Agency property	HUD Regulatory Requirement: Urban Renewal project delayed due to market conditions.
E11th Street-Block 17 townhomes	Urban Renewal Agency property	HUD Regulatory Requirement: Urban Renewal project delayed due to market conditions.
E11th Street-Block 18 mixed-use	Urban Renewal Agency property	HUD Regulatory Requirement: Urban Renewal project delayed due to market conditions.
Springdale Gardens	Summit Housing Partners pending application	Summit Housing Partners: preservation of existing project-based section 8.
Guadalupe Neighborhood Development Corporation (GNDC) Alley Flats (6)	GNDC pending application to complete subdivision.	Proposal to construct 6 alley flats.
Pecan Park Place	PeopleTrust pending condo purchase application	Funding request for down payment assistance for 15 units.
11 acre-ownership/rental	GNDC pending application to complete subdivision.	Previous funding provided and land transferred to the project. 2nd application pending acceptance and review.
Meadow Lake Acquisition	Habitat for Humanity acquisition 2009 application	Proposed timeline for construction of actual units 2015.
Colony Park	AHFC land - 200 acres @ TX130	AHFC Board approved and funded professional service contract on June 7, 2007. Planning and engineering underway. Affordable units in future growth corridor near future light rail stop.
Blackland CDC Debt Refinance	Blackland CDC pending application	Debt refinance only. No new units.
Levander Loop Affordable Housing	City of Austin property	Potential project for residential development at HHSD campus: not shovel ready
RBJ Senior Residential Center	Potential partnership with the City of Austin.	Potential project: not shovel ready.
Transit Oriented District (TOD) Catalyst Project	Site not determined.	Potential project: not shovel ready. Proposal for TOD affordable housing on city owned land.

### ***Leveraging***

The U.S. Department of Housing and Urban Development (HUD) requires that the City estimate the amount of funds leveraged by City federal and non-federal funds. Federal requirements define leveraging as other public and private resources that address needs identified in the Consolidated Plan. Exhibit 2.3 shows the estimated funds to be leveraged by the City's funds for fiscal year 2010-11.

For the Acquisition and Development Program, and the Down Payment Assistance Program, leveraging is the total amount of the mortgage loan minus the amount of City assistance. For the Rental Housing Development Assistance, leveraging is the total project funding minus the amount of City assistance.

**Exhibit 2.3**  
**FY 2010-11 Estimated Leverage**

Program	Estimated Units	Estimated Leveraging
Acquisition and Development/ Rental Housing Development Assistance	51	\$3,158,625
Down Payment Assistance	58	4,781,834
<b>Total-Housing Federal Programs</b>	109	<b>\$7,940,459</b>
Rental Housing Dev. Assist. CIP/BONDS/HTF	224	\$6,868,886
<b>Total-Non-Federal Programs</b>	224	<b>\$6,868,886</b>
<b>Total-All Housing Programs</b>	<b>333</b>	<b>\$4,809,345</b>



### ***HOME Investment Partnerships Matching Funds***

The U.S. Department of Housing and Urban Development (HUD) requires that participating jurisdictions (PJs) that receive HOME funds match 25 cents of every dollar. The matching requirement mobilizes community resources in support of affordable housing. Exhibit 2.4 calculates the total required contribution of matching funds from the City of Austin for fiscal year 2010-11 funding.

#### **Exhibit 2.4 HOME Match**

<b>Calculation</b>	<b>FY 2010-11</b>
Grant Allocation	\$4,531,816
Administration	\$453,181
Amount Incurring Repayment	\$0
<b>Total Match Obligation</b>	<b>\$4078,637</b>
Matching Requirement Percentage	<b>\$1,019,659</b>
<b>Match Requirement</b>	
<b>Sources</b>	
Non-Federal Matching Funds	\$764,745
Bond Proceeds (25% Max.)	\$254,914
<b>Total Sources of Match</b>	<b>\$1019,659</b>

### ***Emergency Shelter Grant Matching Funds***

The Emergency Shelter Grant Program requires each local government grantee to match dollar-for-dollar the ESG funding provided by the U.S. Department of Housing and Urban Development (HUD). These matching funds must come from other public or private sources. For fiscal year 2010-11, the City of Austin's ESG Grant Allocation is \$330,444; thus another \$330,444 is needed from the City and the subrecipients/contractors for matching funds.

Any of the following may be included in calculating the matching funds requirement:

1) cash; 2) the value or fair rental value of any donated material or building; 3) the value of any lease on a building; 4) any salary paid to staff to carry out the program of the recipient; and 5) the value of the time and services contributed by volunteers to carry out the program of the recipient at a current rate of five dollars per hour.

### **Exhibit 2.5 ESG Match**

IDIS Activity	Consolidated Plan Priority	Fund Source	Estimated Carry Forward	FY 2010-11 Projected Funding	Projected Program Level	Match	Proposed Accomplishments
Shelter Operation and Maintenance (ARCH)	High	ESG	0	\$261,689	\$261,689	\$261,689	8,500 people
Essential Services Communicable Disease Unit	High	ESG	0	\$52,233	\$52,233	\$52,233	35 people
Grant Administration Costs	N/A	ESG	0	\$16,522	\$16,522	\$16,522	N/A
Total Match:				\$330,444	\$330,444	\$330,444	8,535 people

For fiscal year 2010-11 (ESG fiscal year 2010-12 allocation) HHSD, local providers of homeless services and the Ending Community Homelessness Coalition are working to coordinate funding from several sources to make the most efficient and effective use of all the funds across the entire continuum of homeless services. HHSD plans to allocate ESG funds to shelter operations and maintenance, homeless essential services, and ESG grant administration.

Each contract/award agreement includes the requirement that subcontractors/awardees will provide a one-to-one match of the ESG funds. The City will match administrative costs using an in-kind match of salaries of City personnel who administer the grant.

### **Changes in FY 2010-2011 ESG Program**

- Fiscal year 2010-11 ESG funding has been increased from the previous fiscal years by \$2,098. The increase was applied to ESG Administration and Shelter Operation and Maintenance.

### ***Housing Tax Credits***

The Texas Department of Housing and Community Affairs (TDHCA) administers the Housing Tax Credit (HTC) Program for the State of Texas. The HTC Program provides a valuable affordable housing resource to the Austin community. The HTC Program receives authority from the U.S. Department of Treasury to provide tax credits to investors that ultimately assist housing developers with the equity that will result in affordable housing.

The program's purpose is to:

- Encourage the development and preservation of rental housing for low-income families,
- Provide for the participation of for-profit and non-profit organizations in the program,
- Maximize the number of units added to the state's housing supply, and
- Prevent losses in the state's supply of affordable housing.

HTC is allocated annually in 13 state service regions; and each service region is further distributed into rural and urban categories. The City of Austin resides in Region 7. Projects that apply for tax credits in Austin compete against other applications in the urban area of Region 7. Region 7 includes: Llano, Burnet, Blanco, Travis, Williamson, Hays, Caldwell, Bastrop, Lee, and Fayette counties.

TDHCA is expected allocate approximately \$2.9 million in housing tax credits for Region 7 in 2010. The urban allocation is \$2,328,476 and the rural allocation is \$613,417. TDHCA manages the application process for these competitive housing tax credits. For more about TDHCA's tax credits, visit [www.tdhca.state.tx.us](http://www.tdhca.state.tx.us).

### ***Multi-Family Bond Program***

The Austin Housing Finance Corporation (AHFC) administers the Multifamily Bond Program that provides below-market interest rate financing for the acquisition and rehabilitation or the new construction of apartment communities. Funding is provided through the sale and issuance of tax-exempt multifamily conduit bonds, which provide the equity investment for a potential affordable housing development. Federal law requires that for the bonds to retain tax-exempt status, at least 20 percent of the units financed must be leased to families at or below 50 percent of median family income (MFI); or 40 percent of the units must be leased to families with incomes below 60 percent of MFI.

Private developers have two options when applying for bonds through the AHFC. The first option is to apply for Private Activity Bonds, which are combined with four percent Housing Tax Credits issued by the Texas Department of Housing and Community Affairs. The Texas Bond Review Board determines the schedule by which these Private Activity Bonds are allocated. The second option is to apply for bonds without the need for private activity bond authority or the use of Housing Tax Credits. Those bonds are 501(c)3 bonds and are also awarded throughout the year.

AHFC manages the application process to secure these funds. For more information about the Multi-Family Bond Program, visit [www.cityofaustin.org/ahfc/bond.htm](http://www.cityofaustin.org/ahfc/bond.htm).

### ***Housing Choice Voucher Program***

In the City of Austin, two public housing authorities administer the Housing Choice Voucher Programs (previously Section 8): the Housing Authority of the City of Austin (HACA) and the Housing Authority of Travis County (HATC). The Housing Choice Program is designed to increase the housing choices available to very low-income households by making privately-owned rental housing affordable. The tenant usually pays no more than 30 percent of their monthly adjusted income for rent. The Housing Choice Program provides a subsidy between what the tenant can pay and the HUD-approved fair market rent or the payment standard established by the local public housing authority.

HACA provides more than 5,000 Housing Choice Vouchers city-wide, provides housing assistance to over 18,000 Austinites, maintains 19 public housing communities. HATC has 564 Housing Choice Vouchers, with approximately 800 individuals and families on a waiting list to receive a voucher.

***McKinney-Vento Homeless Assistance Programs  
Continuum of Care, Fiscal Year 2010-11***

The U.S. Department of Housing and Urban Development (HUD) adopted the Continuum of Care (CoC) process in 1994 to accommodate a “complete” system of care philosophy to address homelessness based on identified needs, the availability and accessibility of existing housing and services, and opportunities to integrate non-homeless mainstream housing and service resources. With the adoption of the CoC process, HUD bundled three homelessness programs (Supportive Housing Program, Single Room Occupancy and Shelter Plus Care Program) into one funding stream. Unlike other HUD funding allocated directly to the City of Austin, funding from HUD’s Notice of Funding Availability (NOFA) for Continuum of Care Homeless Assistance Program is allocated directly to local homeless services agencies that participate in the CoC application.

The Ending Community Homelessness (ECHO) Coalition serves as the lead planning entity on homeless issues in Austin/Travis County. As part of this responsibility, ECHO coordinates Austin’s CoC application to HUD. ECHO’s Planning and Evaluation Committee leads the planning, data collection, analysis, and writing activities for the annual CoC application. Agencies wishing to apply for CoC funding in Austin submit local applications to the CoC Independent Review Team, which ranks local applications based on criteria decided by ECHO. The community’s CoC application is then submitted to HUD. The application must include a certification that all proposed projects are consistent with the City’s Consolidated Plan.

The Planning and Evaluation committee’s goal is to ensure that Austin submits a competitive national application while also leading a credible local process that meets community needs. The committee meets these goals by conducting the following activities: a) identifying methods for communicating to interested parties how to become involved; b) determining what types of project categories will be prioritized; c) developing the local application process, including evaluation criteria and submission requirements; and d) identifying which entities will be represented on the Independent Review Team.

ECHO Coalition applied for \$4,205,301 in CoC funds in 2009. At this time all renewal projects have been approved, but the awards have not been announced for new projects. See Exhibit 2.6 for the list of CoC-funded agencies in fiscal year 2010-11.

**Exhibit 2.6**  
**FY 2010-11 Continuum of Care Funding**

Agency	Project	Funded Amount
Front Steps*	Home Front Samaritan: Permanent Supportive Housing Program: 100% Focus on Chronically Homeless. Housing First, scattered site approach.	-
HMIS Expansion*	Expand HMIS (Homeless Management Information System); consolidated client database required by HUD for all HUD-funded programs	-
Austin Travis County Integral Care	Austin/Travis County HMIS ServicePoint	\$78,533
Caritas of Austin	My Home: lease 30 units, mostly for chronically homeless	\$303,712
LifeWorks	Transitional housing for homeless youth	\$212,969
Caritas of Austin	Spring Terrace: lease 20 units for chronically homeless	\$196,492
Front Steps	Garden Terrace: lease 10 units for chronically homeless	\$97,668
Community Partnerships for the Homeless- DBA: Green Doors	Permanent Supportive Housing at Glen Oaks Corner for homeless single head-of-household parents with a disability and their children	\$65,985
SafePlace	Spring Terrace Permanent Supportive Housing Project	\$613,002
The Salvation Army	Passages Program	\$538,081
Austin Travis County Integral Care	Safe Haven	\$348,007
Housing Authority of the City of Austin	Shelter Plus Care	\$169,608
Housing Authority of Travis County	Shelter Plus Care	\$475,320
Housing Authority of City of Austin	Shelter Plus Care	\$341,964
<b>Total</b>		<b>\$3,441,341</b>

\*Funding amount will be finalized July 2010.