

**RESOLUTION NO. 20100729-042**

**WHEREAS**, the city is eligible for \$14,123,336, in federal grant funds, including Community Development Block Grant (CDBG), Home Investment Partnerships Program (HOME), Housing Opportunities for Persons with AIDS, Emergency Shelter Grants from the United States Department of Housing and Urban Development (HUD) for Fiscal Year 2010-2011 (collectively, the “Federal HUD Grant”); and

**WHEREAS**, the City has \$9,775,596, in local funding: Sustainability Fund, General Obligation Bonds, Housing Trust Fund, University Neighborhood District Overlay – Housing Trust Fund, Austin Energy, and the Housing Assistance Fund (collectively, “Local Funding”); and

**WHEREAS**, the City has proposed a state Community Development Program under Texas Local Government Code Chapter 373 (State Plan) and a federal Action Plan under Part 91, Title 24 of the Code of Federal Regulations (Federal Plan) for FY 2010-2011 that uses the Federal HUD Grant and Local Funding; and

**WHEREAS**, the City Council has, in accordance with Texas Local Government Code Section 373.006(1), (2) and (3):

1. identified in its 5-Year Consolidated Plan for fiscal years 2009-2014, adopted on July 23, 2009, areas of the municipality in which predominantly low and moderate income persons reside, or that is a blighted or slum area; and
2. established in its 5-Year Consolidated Plan for fiscal years 2009-2014, adopted on July 23, 2009, community development

program areas in which community development activities, building rehabilitation, or the acquisition of privately owned buildings or land are proposed; and

3. adopted by Resolution No. 960328-31 on March 28, 1996, amended by Resolution No. 000113-29 on January 13, 2000 and Resolution No. 040129-8 on January 29, 2004, a Citizens Participation Plan under which citizens may publicly comment on proposed state community development programs and federal action plans; and

**WHEREAS**, the City Council, on March 11, 2010 and June 24, 2010, conducted public hearings in accordance with Texas Local Government Code Section 373.006(4) and Part 91, Title 24 of the Code of Federal Regulations to obtain public comment on the proposed State Plan and Federal Plan; and

**WHEREAS**, the Community Development Commission, on March 10, 2010 and June 14, 2010, conducted public hearings to obtain public comment on the proposed State Plan and Federal Plan; and

**WHEREAS**, the City made the proposed State Plan and Federal Plan available for 37-day public comment beginning on June 11, 2010; and

**WHEREAS**, the Community Development Commission on July 22, 2010, made its final recommendation on the proposed State Plan and Federal Plan; **NOW, THEREFORE**,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

That City Council approves the City's proposed State Plan in accordance with Texas Local Government Code Section 373.006(5) and approves the proposed Federal Plan, as incorporated into the Draft Fiscal Year 2010-2011 Action Plan attached hereto as Exhibit A, as amended by Exhibit B (Change Log) and Exhibit C (Funding Table);

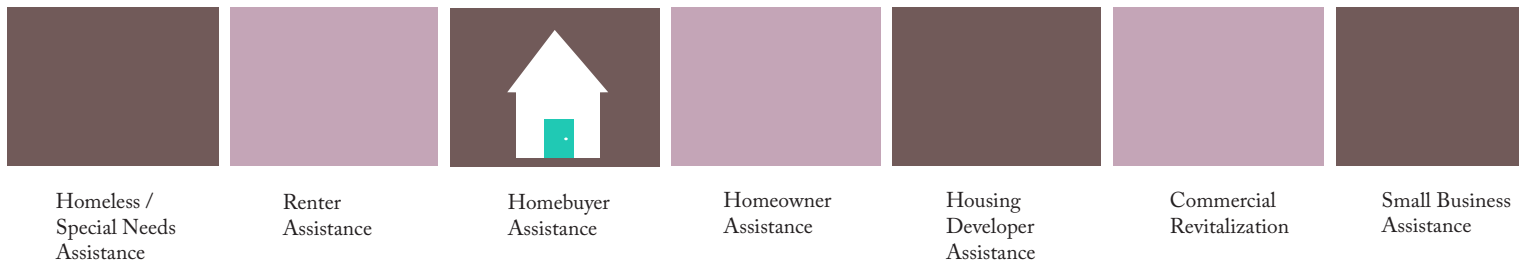
That City Council authorizes the City Manager to submit applications, a final statement of community development objectives and projected use of funds, and any required certifications, to negotiate with HUD for the Federal HUD Grant before August 15, 2010; and

The City Manager is authorized to prepare, execute, attest and deliver all documents necessary to carry out the purposes of this Resolution.

**ADOPTED:** July 29, 2010      **ATTEST:** Shirley A. Gentry  
Shirley A. Gentry  
City Clerk

# City of Austin Fiscal Year 2010-11 Action Plan

## Providing Opportunities, Changing Lives



DRAFT



Neighborhood Housing and  
Community Development Office

**City of Austin  
Fiscal Year 2010-2011  
Draft Action Plan**



For the Consolidated Plan years:  
October 1, 2009, through September 30, 2014

Prepared by:  
City of Austin  
Neighborhood Housing and Community Development Office  
PO Box 1088, Austin, TX 78767  
512-974-3100  
[www.cityofaustin.org/housing](http://www.cityofaustin.org/housing)

# **Austin City Council**

**Lee Leffingwell**

*Mayor*

**Mike Martinez, Place 2**

*Mayor Pro Tem*

**Chris Riley, Place 1**

**Randi Shade, Place 3**

**Laura Morrison, Place 4**

**Bill Spelman, Place 5**

**Sheryl Cole, Place 6**

*Council Members*

**Marc A. Ott**

*City Manager*

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# **FY 2010-11 DRAFT ACTION PLAN EXECUTIVE SUMMARY**

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# **Chapter 1**

## **FISCAL YEAR 2010-2011 DRAFT ACTION PLAN**

### **EXECUTIVE SUMMARY**

The City of Austin submits the fiscal year 2010-11 Action Plan as the second of five Action Plans of the Fiscal Years 2009-14 Consolidated Plan. An annual Action Plan is required by the U.S. Department of Housing and Urban Development (HUD) from all jurisdictions receiving annual entitlement grants. These sections outline general issues related to the fiscal year 2010-11 Action Plan, including available and potential resources. The final document is due to HUD no later than August 15, 2010. The Austin City Council is scheduled to approve the plan on July 29, 2010.

In fiscal year 2010-11, the City of Austin expects to receive the following entitlement grants:

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

The City of Austin has received two competitive HUD funding sources which were awarded in previous fiscal years:

- Section 108; and
- Lead Hazard Grant.

In addition, the City of Austin has previously received the Congressional earmarked Special Purpose Economic Development Initiative (EDI) funding.

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

### **LEAD AGENCY AND PARTICIPATING ORGANIZATIONS**

#### **Lead Agency**

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

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

### **Community Development Commission**

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

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

### **Urban Renewal Board – East 11<sup>th</sup> and 12<sup>th</sup> Streets**

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

The City Council adopted a resolution on November 19, 1997, declaring the East 11<sup>th</sup> and 12<sup>th</sup> Streets Revitalization Area to be a slum and blighted area, also designating this area appropriate for an urban renewal project. Subsequently, the Austin City Council approved an Urban Renewal Plan (The Plan).

The Acquisition, Development and Loan Agreement (Tri-Party Agreement) outlines the roles and responsibilities for the redevelopment of East 11<sup>th</sup> and 12<sup>th</sup> Streets between the three partners, Urban Renewal Agency (URA), Austin Revitalization Authority (ARA) and the City of Austin. The Austin City Council is expected to take action on the Tri-Party Agreement between the URA, ARA, and the City in September 2010.

### **Local Funds**

The City of Austin allocates to the Neighborhood and Community Development Office (NHCD) local revenue for housing, community development, and economic development activities. These sources include the City of Austin Sustainability Funds, General Obligation Bonds, S.M.A.R.T. Housing™ CIP Funds, Housing Trust Funds, University Neighborhood Overlay Housing Trust Fund, and Austin Energy funding for the Holly Good Neighbor Program.

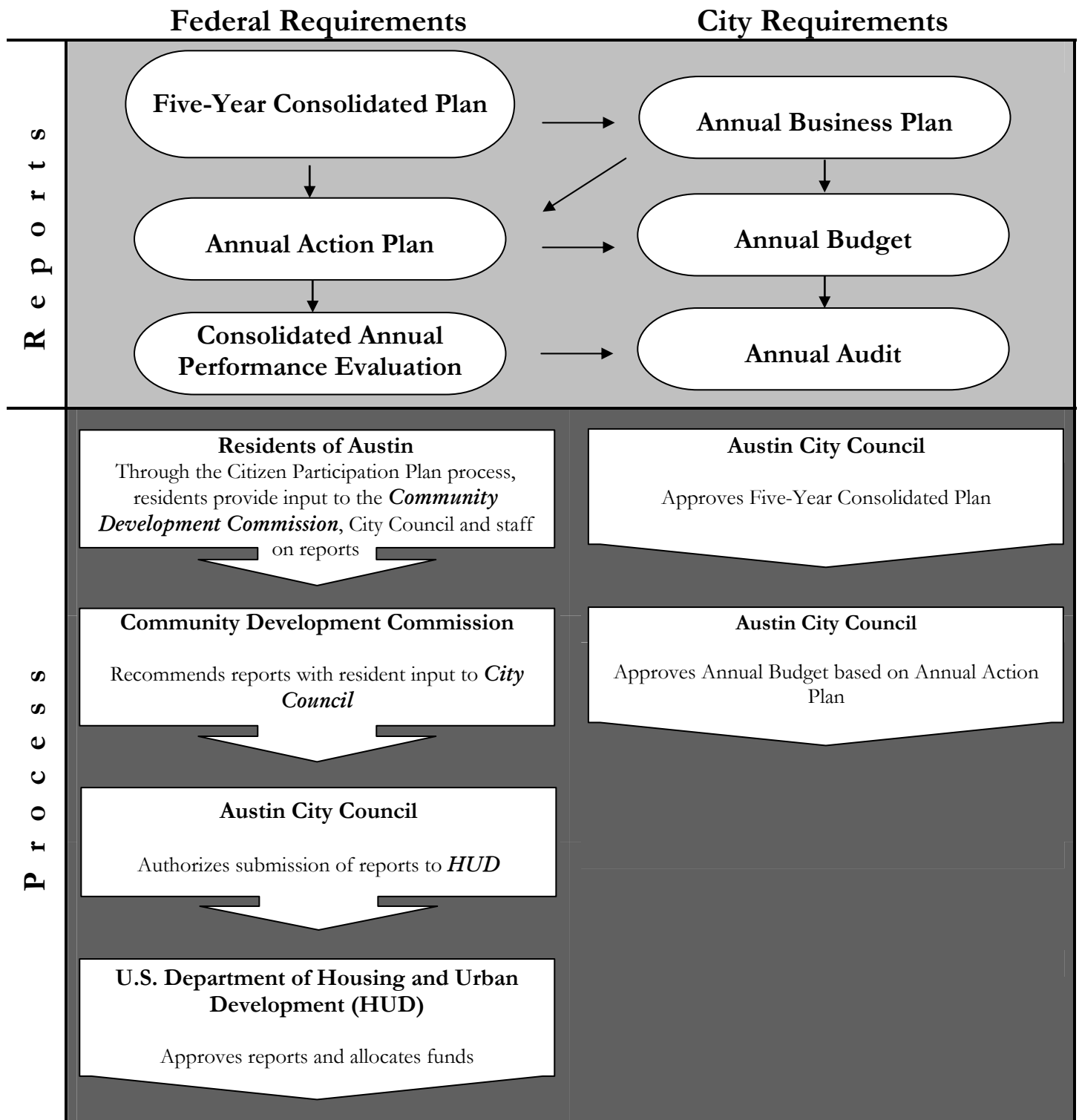
In 2006, the citizens of Austin approved \$55 million in general obligation bonds for affordable housing to be spent over seven years. NHCD was designated by the Austin City Council as the lead agency for allocating these funds. For the convenience of its residents and community leaders and consistency in reporting, the City of Austin reflects these funds and accomplishments in HUD reports, including the Annual Action Plan and the Consolidated Annual Performance and Evaluation Report (CAPER).

**Reports and Publications**

Public documents are available on the NHCD website at:

[www.cityofaustin.org/housing/publications.htm](http://www.cityofaustin.org/housing/publications.htm) and at the NHCD office: 1000 E. 11<sup>th</sup> Street, Austin, TX, 78702, Second Floor.

Exhibit 1.1  
HUD and City of Austin Allocation Process



## **CONSOLIDATED PLAN PRIORITIES**

The U.S. Department of Housing and Urban Development (HUD) Consolidated Plan Regulations require that the public be provided opportunities to participate in the development of the Consolidated Plan. This process contains two distinct periods, the needs assessment and draft comment period. HUD also requires the City to adopt a Citizen Participation Plan (CPP). The City of Austin's CPP provides for enhanced opportunities for public input beyond federal requirements and was adopted by the Austin City Council on January 13, 2000.

When developing the Fiscal Years 2009-14 Consolidated Plan, the City's goal was to ensure a collaborative process by which the community, in partnership with the City, created a unified vision of housing and community development needs, priorities, and actions. An instrumental element in this process was the citizen participation. For the Fiscal Years 2009-14 Consolidated Plan, the City received public input through the following:

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

HUD's Housing and Community Development Activities table in Exhibit 1.2 serves as a guide for funding priorities for Austin for fiscal years 2009-14. This section summarizes the funding priorities that will be implemented to achieve the objectives and accompanying strategies for the five-year plan. The funding priorities were established based on the housing and community development needs identified through public and stakeholder input, the housing market analysis and the analysis of special populations. The City of Austin also used the Analysis of Impediments to Fair Housing report and several other studies to form these priorities.

To determine the five-year goals for fiscal years 2009-14, the City assumed that market conditions would remain consistent, rebounding in fiscal year 2010-2011 as forecasted in economic reports by Moody's and the HIS Global Insight, Inc.

All the proposed funding priorities will serve very-low, low- and moderate-income households in the City of Austin. Household incomes will be based on the median family income definitions updated by HUD annually. In addition to household incomes, the activities will serve special needs populations including: seniors, persons with disabilities, homeless persons, and persons living with HIV/AIDS.

High priority activities will be funded by the City. Medium priority activities will be funded if funds are available. Low priority activities will not be funded.

**Exhibit 1.2**

CONSOLIDATED PLAN PRIORITIES AND PROPOSED ACCOMPLISHMENTS				
Program	Program Description	Priority for Federal Funds	FY 2009-14 Con Plan Goal	Objectives and Outcomes
Homeless/Special Needs	Homeless/Special Needs Assistance provides services to the City's most vulnerable populations, including the homeless, persons living with HIV/AIDS, seniors, youth, and families.	High	49,060	Suitable Living Environment Availability/ Accessibility
Renter Assistance	Renter Assistance provides assistance to renters so that rent is more affordable as well as provides tenants' rights services to equip renters with information that may allow them more stability. It also provides financial assistance for necessary rehabilitation to make homes accessible.	High	3,770	Decent Housing Availability/ Accessibility
Homebuyer Assistance	Homebuyer Assistance provides counseling to renters wishing to become homebuyers and to existing homebuyers to help them stay in their homes. This category includes the Down Payment Assistance Program, which offers loans to qualifying low and moderate-income homebuyers to help them buy their first home.	High	1,490	Suitable Living Environment Sustainability
Homeowner Assistance	Homeowner Assistance provides services for low and moderate-income individuals who own their homes, but need assistance to make it safe, functional, and/or accessible.	High	4,419	Decent Housing Availability/ Accessibility
Housing Developer Assistance	Housing Developer Assistance includes NHCD programs that offer assistance to non-profit and for-profit developers to build affordable housing for low- and moderate-income households.	High	5,677	Decent Housing Availability/ Accessibility
Commercial Revitalization	Commercial Revitalization includes programs related to the revitalization of the East 11 <sup>th</sup> and 12 <sup>th</sup> Street Corridors. These programs include commercial acquisition and development, historic preservation efforts related to the Dedrick-Hamilton House as well as public facilities and parking facilities within the Corridors.	High	23,352	Creating Economic Opportunity Sustainability
Small Business Assistance	Small business assistance will provide a range of services for small business, from technical assistance to gap financing, to ensure not only the success of growing small businesses in the community, but also to encourage the creation of jobs for low- and moderate-income households.	High	223	Creating Economic Opportunity Availability/ Accessibility
Public Facilities	The East 11 <sup>th</sup> and 12 <sup>th</sup> Streets Revitalization: Public Facilities will complete the development of the Dedrick-Hamilton House to be utilized as the African-American Cultural and Heritage Facility.	Medium	0	Creating Economic Opportunity
Infrastructure	N/A	Low	0	N/A

## EVALUATION OF PAST PERFORMANCE

The City of Austin reports its progress towards goals set in the Consolidated Plan and annual Action Plans in the yearly evaluation report, the Consolidated Annual Performance and Evaluation Report (CAPER). Exhibit 1.3 illustrates Austin's housing and community development goals and accomplishments for the Fiscal Years 2004-09 Consolidated Plan and was reported in the fiscal year 2008-09 CAPER. The City submitted its proposed goals and strategic priorities for Fiscal Years 2009-14 Consolidated Plan to the U.S. Department of Housing and Urban Development (HUD) in August 2009.

### Exhibit 1.3

CITY OF AUSTIN CONSOLIDATED PLAN GOALS AND ACCOMPLISHMENTS			
	FY 2004-09 Consolidated Plan Annual Goal for FY 2008-09	Annual Goal for FY 2008-09 Action Plan	Actual FY 2008-09
Housing	7,724	11,769	12,636
Community Development	37,056	40,235	63,507
<b>Total Households</b>	<b>44,780</b>	<b>52,004</b>	<b>76,143</b>

HOUSING STRATEGIES, FIVE-YEAR GOALS, AND ACCOMPLISHMENTS											
Overall Goal: Assist over 40,000 eligible households with services that lead to self-sufficiency annually by 2009 as measured by: Consolidated Plan Housing Goal: Over 6,000 households will gain and/or retain housing annually using the following strategies:											
FY 2004-09 CONSOLIDATED PLAN STRATEGIES											
Strategy A: Provide housing services through a continuum of services from homelessness to homeownership.											
Strategy	Priority for Federal Funds	Type of Family	Actual FY 04-05	Actual FY 05-06	Actual FY 06-07	Actual FY 07-08	Actual FY 08-09	Total Proposed FY 04-09	Total Actual FY 04-09	Percent of 5-Year Con Plan Goal Accomp- lished	Funding *
Strategy B: Owner Occupied – Provide opportunities for households to retain their homes through rehabilitation and construction.											
Owner-occupied	High	Small Family/ Large Family/ Elderly/ Disabled	1,050	913	918	886	909	4,788	4,676	98%	CDBG, HOME, HTF, LHCG, GF-CIP
Strategy C: Homebuyer – Provide opportunities for homebuyers through financing and construction to access S.M.A.R.T. Housing™ produced by non-profits and for-profit housing developers.											
Home-buyer Assist.	High	Small Family/ Large Family	220	135	83	115	125	1,048	678	65%	CDBG, HOME, GF, HTF, ADDI, GO Bonds
Strategy D. Rental – Provide resources to non-profit/for-profit housing developers to construct S.M.A.R.T. Housing™ rental units and rehabilitate existing rental units.											
Rental	High	Small Family/ Large Family/ Elderly/ Disabled	284	270	294	260	267	1,297	1,375	106%	CDBG, HOME, HTF, GF, GO Bonds

N/A = Not applicable.

See program narratives in FY 2008-09 CAPER for explanation of why accomplishments differ from goals.

\* See FY 2008-09 CAPER - Section 2 for definitions of federal and non-federal funding sources.

Strategy	Priority for Federal Funds	Type of Family	Actual FY 04-05	Actual FY 05-06	Actual FY 06-07	Actual FY 07-08	Actual FY 08-09	Total Proposed FY 04-09	Total Actual FY 04-09	Percent of 5-Year Cons Plan Goal Accomplished	Funding *
<b>Strategy E. Assisted – Provide resources to eligible households to access or retain affordable rental units.</b>											
Assisted	High	Homeless; people living with HIV/AIDS	613	614	520	610	667	3,504	3024	86%	HOME, HTF, HOPWA
Public Housing	N/A	All types of cost-burdened housing	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>Strategy F. Transitional - Assist eligible households in securing and non-profit organizations in creating limited-term housing and supportive services.</b>											
Transitional	High	There are no programs that are strictly transitional.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>Strategy G. Emergency and Homeless Shelters – Assist eligible persons in securing and non-profits in creating emergency shelter and homeless shelter opportunities and supportive services.</b>											
Emerg Homeless Shelter	High	Homeless, chronic homeless	6,220	9,772	11,341	8,061	8,550	26,293	43,944	167%	ESG
<b>Strategy H. Other Funded Projects</b>											
S.M.A.R.T Housing <sup>TM</sup>	N/A		1,725	1,692	1,470	3,473	1,341	7,700	9,701	126%	GF-CIP/EDI
Voluntary Compliance	N/A		2,576	1,936	5,390	1,950	759	4,000	12,611	N/A	GF-CIP
Bonds	N/A		227	33	253	323	17	367	853	232%	Tax-Exempt Bonds
Holly Good Neigh.	N/A		N/A	N/A	11	8	1	45	N/A	N/A	Austin Energy
<b>TOTAL: ALL HOUSING PROGRAMS</b>			<b>12,915</b>	<b>15,365</b>	<b>20,280</b>	<b>15,686</b>	<b>12,636</b>	<b>49,042</b>	<b>76,882</b>	<b>157%</b>	<b>N/A</b>

N/A = Not applicable.

See program narratives in FY 2008-09 CAPER for explanation of why accomplishments differ from goals.

\* See FY 2008-09 CAPER - Section 2 for definitions of federal and non-federal funding sources.

## COMMUNITY DEVELOPMENT STRATEGIES, FIVE-YEAR GOALS, AND ACCOMPLISHMENTS

**Overall Goal:** Assist over 40,000 eligible households with services that lead to self-sufficiency annually by 2009 as measured by:  
**Consolidated Plan Community Development Goal:** Assist over 30,000 low-income households annually using the following strategies:

Strategy	Priority for Federal Funds	Type of Family	Actual FY 04-05	Actual FY 05-06	Actual FY 06-07	Actual FY 07-08	Actual FY 08-09	Total Proposed FY 04-09	Total Actual FY 04-09	Percent of 5-Year Con Plan Goal Accomplished	Funding *
<b>Strategy A. Community Revitalization – Serve low-income households, small businesses, and housing non-profit organizations, and, provide commercial space.</b>											
Community Revitalization	High	Low- to moderate-income	3,294	18	1,294	1,644	1,566	19,447	7,816	40%	CDBG/ Section 108/GF
<b>Strategy B. Small Business Development – Serve low-income households and small businesses.</b>											
Small Business Development	High	Small Business Owners	371	47	70	87	94	849	669	79%	CDBG/ Section 108/GF/ EDI
<b>Strategy C. Public Services – Serve low-income households through the following activities:</b>											
Public Services	High	Low- to moderate-income	38,567	45,572	48,460	50,294	61,847	171,869	244,740	142%	CDBG/ GF
<b>Public Facilities was designated as a Medium priority, which using HUD's definition means that this category will not be funded unless there are funds available, at which time, there will have to be a reprogramming to re-prioritize this category as a high priority. There are projects in this category that will be completed in future fiscal years, which were funded from fiscal year 2003-04.</b>											
Public Facilities	Med	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Infrastructure	Low	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>TOTAL: ALL CD PROGRAMS</b>			<b>42,232</b>	<b>45,637</b>	<b>49,824</b>	<b>52,025</b>	<b>63,507</b>	<b>192,165</b>	<b>253,225</b>	<b>132%</b>	<b>N/A</b>

N/A = Not applicable.

See program narratives in FY 2008-09 CAPER for explanation of why accomplishments differ from goals.

\* See FY 2008-09 CAPER - Section 2 for definitions of federal and non-federal funding sources.

## OUTCOME PERFORMANCE MEASUREMENT

The Department of Housing and Urban Development (HUD) requires an outcome performance measurement system for communities that receive entitlement grants. The City of Austin's outcome performance measures allow HUD to clearly demonstrate program results at the national level.

Exhibit 1.4 describes the outcome performance measures for the fiscal years 2010-11 Action Plan.

### Exhibit 1.4

OUTCOME PERFORMANCE MEASURES		
ACTIVITY	HUD OBJECTIVE	HUD OUTCOME
<b>Homeless/Special Needs Population</b>		
ESG – Shelter Operation and Maintenance (ARCH)	Suitable Living Environment	Availability/ Accessibility
ESG – Homeless Essential Services (ATHHSD CDU)	Suitable Living Environment	Availability/ Accessibility
HOPWA – Short-Term Rent, Mortgage, and Utility (STMU)	Decent Housing	Affordability
HOPWA – Tenant-Based Rental Assistance (TBRA)	Decent Housing	Affordability
HOPWA – Permanent Housing Placement (PHP)	Decent Housing	Affordability
HOPWA – Short Term Supported Housing	Decent Housing	Affordability
HOPWA – Transitional Housing Assistance	Decent Housing	Affordability
HOPWA – Supportive Services	Decent Housing	Affordability
Child Care Services	Suitable Living Environment	Availability/ Accessibility
Senior Services	Suitable Living Environment	Availability/ Accessibility
Youth Support Services	Suitable Living Environment	Availability/ Accessibility
<b>Renter Assistance</b>		
Tenant-based rental assistance	Decent Housing	Affordability
Tenants' Rights Assistance	Suitable Living Environment	Availability/ Accessibility
Architectural Barrier Removal Program – Rental	Suitable Living Environment	Availability/ Accessibility

ACTIVITY	HUD OBJECTIVE	HUD OUTCOME
<b>Homebuyer Assistance</b>		
Housing Smarts	Suitable Living Environment	Availability/ Accessibility
Down Payment Assistance	Decent Housing	Availability/ Accessibility
<b>Homeowner Assistance</b>		
Architectural Barrier Program - Owner	Suitable Living Environment	Availability/ Accessibility
Emergency Home Repair Program	Decent Housing	Sustainability
Homeowner Rehabilitation Loan Program	Suitable Living Environment	Sustainability
G.O. Repair! Program	Suitable Living Environment	Sustainability
Lead Hazard Control Grant - Healthy Homes	Suitable Living Environment	Sustainability
Holly Good Neighbor	Suitable Living Environment	Sustainability
<b>Housing Developer Assistance</b>		
Rental Housing Development Assistance	Decent Housing	Affordability
Acquisition and Development	Decent Housing	Affordability
CHDO Operating Expenses Grants	Decent Housing	Affordability
Developer Incentives Program	Decent Housing	Affordability
<b>Commercial Revitalization</b>		
East 11th/12th Street - Acquisition & Development (Façade Improvement Program)	Creating Economic Opportunity	Sustainability
East 11th/12th Street - Historic Preservation	Creating Economic Opportunity	Sustainability
East 11th/12th Street - Public Facilities	Creating Economic Opportunity	Sustainability
East 11th/12th Street - Parking Facilities	Creating Economic Opportunity	Sustainability
<b>Small Business Assistance</b>		
Community Development Bank	Creating Economic Opportunity	Availability/ Accessibility
Microenterprise Technical Assistance	Creating Economic Opportunity	Sustainability
Neighborhood Commercial Management	Creating Economic Opportunity	Availability/ Accessibility
Community, Preservation & Revitalization	Creating Economic Opportunity	Availability/ Accessibility

## **PUBLIC PARTICIPATION**

The Action Plan is a one-year strategic plan that provides the community needs, resources, priorities and proposed activities for the upcoming fiscal year. The fiscal year 2010-11 Action Plan must show progress towards meeting the established goals in the 2009-14 Consolidated Plan. The City of Austin's Citizen Participation Plan (CPP) outlines the following requirements for the development of an annual Action Plan.

### **Citizen Participation Plan (CPP) Requirements - Needs Assessment**

Before NHCD outlined the draft Action Plan, staff gathered statistical data and oral and written comments were received during the two initial public hearings. The CPP requires the City conduct two public hearings on Needs Assessment along with posting a public notice notifying the community of the hearings. The Needs Assessment Period included:

- **Needs Assessment Period**

- Public Notice on Public Hearings in English and Spanish
- Distribution of Press Release and Flyers on Public Hearings
- Two Public Hearings
  - March 10, 2010:** Community Development Commission (CDC) and Economic Stakeholders
  - March 11, 2010:** Austin City Council
- Testimony and Written Comments

The African American Resource Advisory Commission (AARAC) is a board that advises the Austin 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. The AARAC recommended to the City Council in April 2008 that the City conduct a public hearing on the use of federal economic development funding. NHCD held a joint public hearing before the Community Development Commission (CDC) and invited area small business owners. The City promoted the public hearing through various outreach efforts including direct outreach to the community, local partners, government agencies, AARAC, and over twenty-five East Austin businesses.

### **Citizen Participation Plan (CPP) Requirements - Draft Comment Period (June 11 – July 12, 2010)**

The CPP also requires two additional public hearings to be conducted during the 30-day Comment Period. The 30-day period allows the public an opportunity to provide specific feedback on the recommended priorities and activities outlined in the draft Action Plan. A summary of the public input during the draft comment period will be available in the final fiscal year 2010-11 Action Plan and online at [www.cityofaustin.org/housing](http://www.cityofaustin.org/housing). Details on these comments can be found in Appendix I. The Draft Comment Period included:

- **Draft Comment Period**

- Public Notice on Public Hearings in English and Spanish
- Distribution of Press Release and Flyers on Public Hearings
- Two Public Hearings
  - June 14, 2010:** Community Development Commission (CDC)
  - June 24, 2010:** Austin City Council
- 30-Day Comment Period

**Community Development Commission (CDC) - Final Recommendation (July 13, 2010)**

The CDC may make final recommendation to the Austin City Council at its July 13, 2010 regular board meeting.

**Austin City Council action on the final 2010-11 Action Plan (July 29, 2010)**

The final fiscal year 2010-11 Action Plan will be presented to the Austin City Council on July 29, 2010, for consideration and adoption prior to the submittal to HUD by August 15, 2010.

## FUNDING SOURCES

### Neighborhood Housing and Community Development Office New Funding Sources

In fiscal year 2009-10 the City received \$13.4 million from HUD through four entitlement grants. The City of Austin's allocation for fiscal year 2010-11 will be \$14.1 million. Funds are provided through four entitlement grants with amounts determined by statutory formulas: Community Development Block Grant (CDBG); HOME Investment Partnerships Program (HOME); Emergency Shelter Grant Program (ESG); and Housing Opportunities for Persons with AIDS (HOPWA). Non-entitlement grants are secured by the City through a competitive process. In fiscal year 2010-11, City projects will also use the following previously awarded, multi-year, non-entitlement Federal sources: Section 108, Lead Hazard Control Grant, and Economic Development Initiative (EDI). Exhibit 1.5 lists proposed new funding available to the City of Austin, Neighborhood Housing and Community Development Office in fiscal year 2010-11.

#### Exhibit 1.5

FY 2010-11 PROPOSED NEW FUNDING	
<b>Federal Funds</b>	<b>Amount</b>
Community Development Block Grant (CDBG)	\$8,157,148
HOME Investment Partnership Program (HOME)	4,531,817
Emergency Shelter Grant Program (ESG)	330,444
Housing Opportunities for Persons with AIDS Program (HOPWA)	1,103,927
<b>Total Federal Funds</b>	<b>\$14,123,336</b>
<b>City of Austin NHCD Local Funding</b>	<b>Amount</b>
Sustainability Fund	\$2,050,348
General Obligation (GO) Bonds	6,450,000
Housing Trust Fund	350,248
University Neighborhood Overlay- Housing Trust Fund	25,000
Austin Energy	550,000
Housing Assistance Fund	350,000
<b>Total City of Austin NHCD Local Funding</b>	<b>\$9,775,596</b>
<b>TOTAL</b>	<b>\$23,898,932</b>

## **CITY OF AUSTIN INVESTMENT**

The City of Austin's Neighborhood Housing and Community Development Office (NHCD) created a new framework in 2009 to highlight programs administered with federal and local monies (Exhibit 1-6: FY 2010-11 Neighborhood Housing and Community Development Investment Plan, page 1-16). The framework provides a snapshot of activities and services administered by NHCD and the some activities services provided by the Austin/Travis County Health and Human Services Department (HHSD).

The NHCD Investment Plan outlines housing and community development activities in seven categories:

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

	HOMELESS / SPECIAL NEEDS ASSISTANCE	RENTER ASSISTANCE	HOMEBUYER ASSISTANCE	HOMEOWNER ASSISTANCE	HOUSING DEVELOPER ASSISTANCE	COMMERCIAL REVITALIZATION	SMALL BUSINESS ASSISTANCE
FY 2010-11 New Investment	\$2,417,431	\$1,013,305	\$1,449,892	\$5,157,374	\$7,307,390	\$47,143	\$350,000
	Homeless Services Shelter Operation and Maintenance Homeless Essential Services Housing Opportunities for Persons with AIDS Short-Term Rent, Mortgage, and Utility Tenant-Based Rental Assistance Permanent Housing Placement Short-Term Supportive Housing Transitional Housing Supportive Services Child Care Senior Services Youth Services	Tenant-Based Rental Assistance Architectural Barrier Removal - Rental Tenants' Rights Assistance	Housing Smarts Down Payment Assistance	Architectural Barrier Removal - Owner Emergency Home Repair Homeowner Rehabilitation Loan Program GO Repair! Program Lead Smart Holly Good Neighbor	Rental Housing Development Assistance Acquisition and Development CHDO Operating Expenses Grants Developer Incentive- Based Programs	East 11th and 12th Streets Revitalization Acquisition and Development -Façade Improvement Program Historic Preservation Public Facilities Parking Facilities	Community Development Bank Micro-enterprise Technical Assistance Neighborhood Commercial Management Community, Preservation & Revitalization
	<b>POPULATION SERVED</b> Homeless, vulnerable populations, low-income households			<b>POPULATION SERVED</b> Low and moderate income homeowners		<b>POPULATION SERVED</b> Low and moderate income households, small businesses	
	<b>POPULATION SERVED</b> Homeless, elderly, at-risk youth, low-income families, persons with HIV/AIDS		<b>POPULATION SERVED</b> Low and moderate income households		<b>POPULATION SERVED</b> Low and moderate income households, Community Housing Development		<b>POPULATION SERVED</b> Small businesses, job creation for low- income households

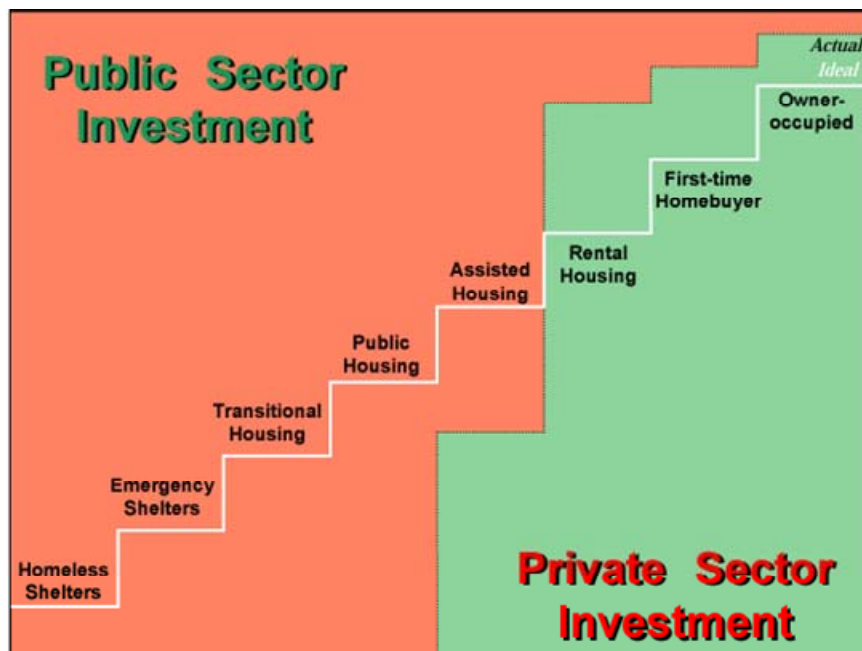


## HOUSING CONTINUUM: A COMMUNITY'S INVESTMENT IN AFFORDABLE HOUSING

The City of Austin continues to promote the Housing Continuum as crucial planning tool and policy objective which provides the framework for collaboration and partnerships to offer a full spectrum of affordable housing products for individuals to move in the direction of self-sufficiency. Many of the programs and activities prioritized in the Fiscal Years 2009-14 Consolidated Plan fund steps along this continuum. Other public and private sector partners fund some of these steps, entirely or partially, such as public housing.

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

**Exhibit 1.7**  
**Housing Continuum**



# **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	-	650,000	650,000	324
	SF	-	38,250	38,250	-
<i>Subtotal, Child Care Services</i>		-	688,250	688,250	324
Senior Services	CDBG	-	21,781	21,781	
	SF	-	114,469	114,469	208
<i>Subtotal, Senior Services</i>		-	136,250	136,250	208
Youth Support Services	CDBG	-	203,700	203,700	159
	SF	-	4,500	4,500	-
<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	-	510,300	510,300	115
	SF	56,700	-	56,700	-
<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	-	253,005	253,005	549
	SF	35,724	-	35,724	-
<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	-	11,500	11,500	-
	HOME	-	1,279,279	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	-	41,170	41,170	-
	HOME	-	1,198,994	1,198,994	15
	CDBG-RL	-	-	-	-
<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>		<u>-</u>	<u>875,481</u>	<u>875,481</u>	<u>483</u>
<b>RENTER ASSISTANCE</b>					
Tenants' Rights Assistance	CDBG	-	253,005	253,005	549
<i>Subtotal, Renters Assistance</i>		<u>-</u>	<u>253,005</u>	<u>253,005</u>	<u>549</u>
<b>HOMEBUYER ASSISTANCE</b>					
Down Payment Assistance	CDBG	-	11,500	11,500	-
<i>Subtotal, Homebuyer Assistance</i>		<u>-</u>	<u>11,500</u>	<u>11,500</u>	<u>-</u>
<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>		<u>-</u>	<u>2,408,380</u>	<u>2,408,380</u>	<u>748</u>
<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>		<u>-</u>	<u>252,464</u>	<u>252,464</u>	<u>14</u>
<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>		<u>2,415,697</u>	<u>37,143</u>	<u>2,452,840</u>	<u>4,688</u>
<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>		<u>234,472</u>	<u>350,000</u>	<u>584,472</u>	<u>41</u>
<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>		<u>-</u>	<u>2,337,746</u>	<u>2,337,746</u>	<u>-</u>
<b>ADMINISTRATION</b>					
	CDBG	-	1,631,429	1,631,429	-
<b>TOTAL, CDBG Funding</b>		<u>2,650,169</u>	<u>8,157,148</u>	<u>10,807,317</u>	<u>6,523</u>

## 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>

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### 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.

**FY 2010-11 DRAFT ACTION PLAN  
PERMANENT SUPPORTIVE HOUSING**

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# Chapter 3

## PERMANENT SUPPORTIVE HOUSING:

### *A community strategy*

On March 25, 2010, the Austin City Council passed a historic resolution directing staff to develop a strategy that would prioritize the City's affordable housing resources – including federal and local monies – for permanent supportive housing (PSH). The unanimous action was the result of several interconnected initiatives that culminated in Austin elected officials pledging to create 350 units over the next four years for residents most vulnerable to homelessness, those who have incomes at or below 30 percent of the median family income (MFI); by 2010 federal standards, a single person earning at or below \$15,550 annually. Council directed staff to create a permanent supportive housing strategy incorporating community input by October 1, 2010.

This bold political act necessitates input from a wide spectrum of stakeholders. This section of the Action Plan provides background on the City Council's action as well as related City and community efforts and on the concept of permanent supportive housing. It also outlines a proposed public input process to gather the expertise and priorities of various community stakeholders – from neighborhoods, to affordable housing advocates and providers, to the private sector, to related City boards and commissions. NHCD's proposed FY2010-11 budget includes a proposal to initiate the City's efforts to reach the Council's 350-unit goal, recognizing that additional time will be needed to gain and incorporate stakeholder feedback into a four-year implementation plan.

#### **I. Definition of Permanent Supportive Housing**

According to the Corporation for Supportive Housing (CSH), a national nonprofit organization that supports communities in creating strategies and housing to prevent and end homelessness, permanent supportive housing is affordable housing for very low income individuals and families that is linked to a range of support services that enables tenants to live independently without a time limit on residency. Studies have shown it is a cost effective and successful alternative to emergency services or institutional settings.<sup>1</sup>

CSH defines a supportive housing unit as a unit:

- That is available to, and intended for, a person or family whose head of household is homeless or at risk of homelessness and experiencing mental illness, other chronic health conditions including substance abuse issues, and/or multiple barriers to employment and housing stability;
- Where the tenant pays no more than 30-50 percent of household income towards rent, ideally less than 30 percent;
- Where the tenant has access to a flexible array of comprehensive services, including medical and wellness, mental health, substance use management and recovery, vocational

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<sup>1</sup> Permanent Supportive Housing Program and Financial Model report completed by the Corporation for Supportive Housing (CSH), ([www.atc-reentryroundtable.org/CSH/CSHAustinTravisCountyModel.pdf](http://www.atc-reentryroundtable.org/CSH/CSHAustinTravisCountyModel.pdf))

and employment, money management, coordinated support (case management), life skills, household establishment, and tenant advocacy;

- Where use of services or programs is not a condition of ongoing tenancy;
- Where the tenant has a lease or similar form of occupancy agreement that sets no limits on a person's length of tenancy as long as he or she abides by the conditions of the lease or agreement; and
- Where there is a partnership with ongoing communication between the tenant and his/her supportive services providers, property owner/manager, and/or housing subsidy programs.

PSH is typically tailored to those residents who are hardest to serve and who often consume a disproportionate share of community resources. For example, it can help to stabilize people with psychiatric disabilities, people living with addiction(s), formerly homeless people, frail seniors/families, young people aging out of foster care, those leaving correctional facilities, and persons living with HIV/AIDS. Research proves that PSH is a highly effective intervention strategy for those who face two or more of these challenges.

Such results include:

- More than 80 percent of residents stay housed for at least one year<sup>2</sup>
- Incarceration rates are reduced by 50%<sup>3</sup>
- Emergency room visits decrease by 50%<sup>4</sup>
- Emergency detoxification services decrease by 85%,<sup>5</sup> and

These results demonstrate that serving the chronic homeless makes good business sense. In communities that adopt a rigorous PSH effort, savings from service reductions in police, Emergency Medical Services, and emergency room usage are often tapped to fund PSH .

## **II. Background for Creating Community Goal**

### ***Stakeholder Groups/Data Collection***

Austin's housing and homeless service providers connect and overlap through numerous coalitions and stakeholder groups. Currently, there are 11 planning bodies that focus part or all of their work on housing in Austin/Travis County, with more than 110 different organizations involved in these planning groups.<sup>6</sup> The Ending Community Homelessness Coalition (ECHO) ([www.caction.org/homeless](http://www.caction.org/homeless)) coordinates the annual Continuum of Care (CoC) application to HUD and conducts the city's annual point-in-time homeless count. As a part of the 10 Year Plan to End Homelessness released in May 2010, ECHO plans to

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<sup>2</sup> *Supportive Housing and Its Impact on the Public Health Crisis of Homelessness*, CSH, May 2000

<sup>3</sup> *Making a Difference: Interim Status Report of the McKinney Research Demonstration Program for Homeless Mentally Ill Adults*, 1994.

<sup>4</sup> *The Effectiveness of Permanent Supportive Housing in Maine: A Review of Costs Associated with the Second Year of Permanent Supportive Housing for Formerly Homeless Adults With Disabilities*. Melody Mondello, Thomas McLaughlin, and Jon Bradley, October 2009.

<sup>5</sup> *Analysis of the Anishinabe Wakaigun*, September 1996-March 1998. See also *Denver Housing First Collaborative: Cost Benefit Analysis and Program Outcomes Report*. Jennifer Perlman and John Parvensky, Colorado Coalition for the Homeless, December 2006.

<sup>6</sup> Austin/Travis County Corporation for Supportive Housing Texas Re-Entry Initiative Report (January 2010), ([www.caction.org/rrt\\_new/about/history/CSHReentryInfo07Sept2009.pdf](http://www.caction.org/rrt_new/about/history/CSHReentryInfo07Sept2009.pdf))

incorporate in 2010 as a 501©3 coordinating entity with a redesigned governing structure. ECHO has provided leadership for permanent supportive housing by prioritizing PSH in its CoC guidelines, advocating for approximately \$2 million in local Texas Homeless Housing and Services Program (HHSP) resources to be used for PSH, and releasing community plans and reports such as the Solutions for Homeless Chronic Alcoholics in Austin report (2009).

Other local groups have provided critical data and advocacy surrounding specific populations of homeless and near-homeless, such as the Community Action Network ([www.caction.org](http://www.caction.org)); the Mayor's Mental Health Task Force Monitoring Committee (MMHTFMC) ([www.mmhtfmc.org](http://www.mmhtfmc.org)); and the Austin/Travis County Re-entry Roundtable ([www.atcreentryroundtable.org](http://www.atcreentryroundtable.org)). The Austin/Travis County Texas Re-Entry Initiative Report (2010), conducted by the Corporation for Supportive Housing, recommended supporting an array of approaches across the housing continuum with an emphasis on permanent supportive housing. The report also focused on the high number of vulnerable homeless individuals who are frequent users of multiple public services, such as correctional/criminal justice facilities, hospitals, police/EMS intervention, and mental health facilities.

The Comprehensive Housing Market Study, commissioned by the City of Austin in 2009, identified very low-income renters as one of the most underserved populations. The report found that there is a tremendous need for rental housing affordable to those earning 0-30% of the area's median family income—just one in 6 renters earning less than \$20,000 can find affordable housing in Austin.<sup>7</sup> This translates to a gap of almost 40,000 rental units for this population. The Austin Housing Market Study also drew attention to other pressing community needs, such as assistance for first time home buyers, repairs for low-income owners and rental projects that serve residents with higher incomes who are still priced out of Austin's housing market.

Building on these findings, ECHO, MMHTFMC, and the Austin/Travis County Re-entry Roundtable contracted with the Corporation for Supportive Housing to assess Austin's needs for permanent housing for individuals and families and to produce a permanent supportive housing programmatic and financial model. In February 2010, CSH released its seminal report, identifying an overall need of 1,889 permanent supportive housing units and recommending the creation of 350 new PSH units within four years.

A broad spectrum of groups highlighted the need to address the critical issue of the neediest in Austin, including neighborhood residents and businesses. The Austin Neighborhoods Council passed a resolution on February 24, 2010, supporting the use of the remaining G.O. housing bonds *“with special preference given to projects providing housing for the homeless that is dispersed throughout Austin and available to all groups including women and families.”* The Downtown Austin Alliance supports supportive housing for the downtown chronic homeless individuals who habitually circulate through the systems of social services, law enforcement, and community court.<sup>8</sup>

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<sup>7</sup> City of Austin Comprehensive Housing Market Study. The full report can be found at [www.ci.austin.tx.us/housing/apr08chms.htm](http://www.ci.austin.tx.us/housing/apr08chms.htm)

<sup>8</sup> Downtown Austin Alliance Report: Business Improvement District Involvement with Affordable Housing (August 2009)

### ***Comparative Research***

Members of the Austin City Council explored models for addressing homelessness, through research and visits with homeless providers, community leaders, and elected officials in Miami, Phoenix, Dallas and San Antonio. For instance, due to a concerted joint effort of the public, private and nonprofit sectors, Miami achieved a remarkable 70 percent decrease in its on-the-street homeless population from 2000 to 2008.<sup>9</sup> Some cities chose to consolidate housing, programs and services in one “campus” setting (Phoenix, San Antonio). The site visits highlighted key elements of successful strategies that fundamentally changed a community’s approach to – and success rate addressing – homelessness. These include:

1. The importance of strong leadership from the private sector, including a “champion” to raise awareness and funding;
2. Alignment from officials (City, County, regional) to support a coordinated effort among regional governing bodies;
3. Dedicating ongoing revenues for operational and services;
4. Flexibility from housing and service providers to improve coordination, increase services and reduce duplication of efforts; and
5. The need to raise public awareness and commitment for ending homelessness.

### ***A City Investment***

In November 2009, the City’s Neighborhood Housing and Community Development Office (NHCD) announced the successful commitment of 75 percent of \$55 million in General Obligation (G.O.) bond funds approved by voters in 2006. Program guidelines allocated 60% of the G.O. bond funding (\$33 million) for rental projects and 40% (\$22 million) for homeownership projects. In three years, these funds have helped create almost 1,800 apartments and homes for low income residents. This includes 827 apartments in three developments financed with Low Income Housing Tax Credits in 2009 alone –an unprecedented award by the Texas Department of Housing and Community Affairs (TDHCA). The Council, through its affordable housing affiliate, Austin Housing Finance Corporation, also committed G.O. bond funding to each of the three applications. The Mayor and Mayor Pro Tem testified before the TDHCA Board in support of all three Austin applicants. These actions highlighted the City’s aggressive approach to secure affordable rental housing for the working poor – reversing the trend of Austin receiving no tax credit awards for several years.

By the first quarter of FY2009-10, \$33 million of the G.O. bond funds earmarked for rental housing and \$9 million of the G.O. bond funds dedicated to homeownership projects were committed. In November, NHCD staff turned to the Community Development Commission, the City’s policy oversight board for the G.O. bond housing program, to discuss options and make recommendations to Council on next steps for the remaining \$13 million. In the meantime, the staff paused from accepting applications for rental or ownership funding to ensure transparency and fairness for all potential applicants until the Austin City Council gave direction on next steps. The CDC discussed options and potential priorities at its monthly meetings through March 2010, and held a public hearing on January

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<sup>9</sup> From Miami-Dade County Homeless Trust’s 10 Year Plan 2008 Update, p. 8. URL: <http://www.miamidade.gov/Homeless/library/TenYearPlan2008UpdateJanuary20UMPresentation.pdf>.

7, 2010. Staff hosted a focus group with housing finance program users on February 3, 2010. The desired outcome from these stakeholder opportunities was to ensure Council received public input prior to making a policy recommendation on a strategic plan for the remaining G.O. bond funds.

The Austin City Council held a public hearing on February 25, 2010. While stakeholders voiced diverse perspectives throughout the public input process, parties recognized that exponential demands for affordable housing cannot be met with existing resources. The Austin City Council accepted the CSH recommendation and passed Resolution No. 20100325-053 on March 25, 2010, directing the City Manager to develop a plan to prioritize permanent supportive housing that could include both local and federal funding sources administered by NHCD.<sup>10</sup>

### **III. A 350-Unit Goal**

The Permanent Supportive Housing Program and Financial Model report completed by the Corporation for Supportive Housing (CSH)<sup>11</sup> outlines a strategy for the creation of permanent supportive housing units in Austin, as well as a numerical goal of 350 units created in four years. Of the 350 total units, the report recommended that 260 units be new construction/rehabilitated units, and 90 be leased units.

The CSH analysis paid special attention to several vulnerable subpopulations: mentally ill, re-entry/criminal justice, families, and youth/youth aging out of foster care. The report recommends that 310 of the 350 units be utilized for single adults, of which 225 would be set aside for the chronically homeless with criminal justice interaction, 75 for the chronically homeless frequent shelter users, and 10 for young adults aging out of foster care. 30 of the 350 units would be dedicated for families (10 for youth aging out of foster care with children). The remaining 10 units would be set aside for unaccompanied youth. Across all subpopulations, CSH recommended that 300 of the units be intended for residents with mental health service needs, including 150 with co-occurring disorders.

Exhibit 3.1 Housing for Persons Experiencing Homelessness outlines the current inventory of housing for homeless persons in Austin, including shelter beds, transitional housing units, and permanent housing units.

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<sup>10</sup> Resolution No. 20100325-053 passed March 25, 2010 by Austin City Council. URL: <http://www.ci.austin.tx.us/edims/document.cfm?id=135328>.

<sup>11</sup> For access to the full report, visit [www.atc-reentryroundtable.org/CSH/CSHAustinTravisCountyModel.pdf](http://www.atc-reentryroundtable.org/CSH/CSHAustinTravisCountyModel.pdf)

### Exhibit 3.1

## Housing for Persons Experiencing Homelessness

Emergency shelters	Beds	Transitional housing	Beds	Permanent supportive housing	Beds
Foundation for the Homeless	30	ATCMHMR		HACA	
Front Steps		<i>Project Recovery</i>	12	<i>Shelter Plus Care (1 YR)</i>	60
ARCH	175	<i>Alameda House</i>	10	<i>Shelter Plus Care (5YR)</i>	24
<i>Recuperative Care</i>	6	Blackland CDC	20	HATC	
LifeWorks	20	Caritas of Austin		<i>Shelter Plus Care (1 YR)</i>	68
SafePlace	90	<i>Re-entry Program</i>	20	<i>Shelter Plus Care (5 YR)</i>	8
Salvation Army		<i>MyPlace</i>	20	Foundation Communities	
<i>Women's &amp; Children's Shelter</i>	68	Community Partnership for the Homeless	32	<i>Spring Terrace</i>	120
<i>Family Dorm</i>	65	Family ElderCare		<i>Garden Terrace</i>	65
<i>Men's Dorm</i>	109	<i>Elder Shelter</i>	8	<i>Skyline Terrace</i>	40
<i>Men's Worker's Dorm</i>	30	<i>AHFC Transitional Housing</i>	15	ATCMHMR – Safe Haven	16
<i>Turning Point</i>	41	Front Steps	7	Caritas of Austin	
<i>Women's Worker's Dorm</i>	14	Lifeworks		<i>Spring Terrace</i>	20
Casa Marianella		<i>SHP</i>	38	<i>MyHome*</i>	32
<i>Adult Shelter</i>	31	<i>Trans. Living Program</i>	16	<i>MyHome Too*</i>	31
<i>Posada Esperanza</i>	40	<i>Young Moms and Babies</i>	12	Community Partnership for the	
Total	719	Push-Up Foundation	20	Homeless – Glen Oaks Corner	18
		SafePlace	128	Front Steps – First Steps at	
		Salvation Army	162	<i>Garden Terrace</i>	10
		VinCare Services	42	Total	512
		Total	562		

\*denotes projects under development.

Source: City of Austin 2009 Continuum of Care Application.

## IV. Implementation

Austin's Housing Continuum is a tool for classifying housing needs and for educating the community on affordable housing solutions.<sup>12</sup> The City funds programs and services along the continuum and collaborates with partners that reinforce the housing continuum through their programs and services. The community has identified permanent supportive housing as a current gap in the continuum. Thus, the current housing continuum priority is to examine creative options, versatile financial structures and best practice models in order to tailor a PSH strategy for Austin. Future needs may dictate alternate housing priorities.

As the CSH report shows, a PSH model can offer Austin a means to increase the number of chronically homeless served, reduce the burdens they bring to other policy areas, and enable nonprofit service providers to reduce barriers, increase efficiency, and save tax dollars.

Key partners in this strategy must include funders, governmental entities and service providers in the following areas, as well as others identified throughout the stakeholder process:

- Affordable Housing (e.g. housing authorities, non-profit and private housing developers)
- Health and Human Services (e.g. City/County, homeless service providers)
- Health Care (e.g. Central Health [Travis County Healthcare District], hospital operators)
- Mental/Behavioral/Developmental Health (e.g. A/TC Integral Care)

<sup>12</sup> See Chapter 1 of the 2010-11 Action Plan (page 17).

- Criminal Justice/Correctional System (e.g. City/County)
  - Private sector (business community, leaders)
  - Regional entities (area municipalities benefiting from Austin's quality homeless programs)
- NHCD, the Austin-Travis County Health and Human Services Department (ATCHHSD), and community stakeholders have begun and will continue discussions in order to prioritize and implement the PSH initiative. A key step will be to acquire professional consulting services with expertise in permanent supportive housing in order to assist immediately through the stakeholder process. A series of public meetings in Fall 2010 will help define key elements of the initiative. Potential elements may include:

*Community-Wide Leadership.* In the comparative research conducted, one key factor of success was the ongoing oversight and coordination by a committee of community champions – in San Antonio it started with the Mayor's appointment of a Council Member and a Fortune 500 Chief Executive Officer who brought together diverse elements of the community to raise more than \$90 million for the Haven for Hope campus, which opened in April 2010. In Dallas, efforts to create a permanent supportive housing strategy were spearheaded by a local business leader. These diverse community leaders brought new ideas, new approaches and initiative to ending homelessness; they also brought indisputable credibility which proved invaluable in fundraising efforts.

*Preferred Housing Styles.* The CSH report describes a variety of models to meet the goal: single site/single purpose, single site/mixed tenancy, master-leased market units, scattered site apartments, and single-family homes. While existing permanent supportive housing units in Austin have historically relied on a master leasing strategy, all of these models could be expanded with sufficient planning and coordination. It is not envisioned that the majority of the 350 units would be concentrated on one site, or even in one geographic area using one type of housing. In order to achieve the goal, all models must be explored.

*Linking Capital, Operating and Services.* Creating permanent supportive housing is complicated because funding for housing development, rental subsidies, and services must be coordinated from the start. Applications for financing for capital investments do not generally include operating expenses or funds for services, and rent for these clients must be so low – \$0 to \$300 per month – that the permanent supportive housing units cannot typically support any mortgage debt. Thus, linking affordable housing developers, homeless service providers, and sources of long-term operating subsidy is a critical component of the implementation plan.

### ***Short-Term Implementation***

Achieving the Council's goal of 350 new PSH units by 2014 will require a concerted community effort and focused inter-agency cooperation. Given the diversity and breadth of stakeholders who will be impacted, staff recommends a proposal in the FY 2010-11 budget to move forward on the initiative while preparing for a more rigorous discussion that may lead to additional funding in the next budget cycle. The proposed FY 2010-11 budget designates \$2 million in General Obligation bonds to initiate the PSH strategy. The funding award will be a competitive process with priority given to those entities that serve the chronically homeless. It is anticipated that awards would be made in Spring 2011 to more than one

partner to avoid concentrating hard-to-serve clients in a single facility. ATCHHSD has begun efforts to identify service monies to accommodate increased operational needs.

The process timeline will include stakeholder meetings in Fall 2010 to outline key elements of the plan. While the City's 2010 Continuum of Care (CoC) application is slated to be submitted prior to the stakeholder meetings, every effort will be made to ensure that coordination occurs between the City and CoC applicants.

NHCD staff seeks input from the public and potential partners on the PSH strategy through the Action Plan public comment process. Seeking input during the Action Plan process allows for expedited creation of additional PSH units by avoiding delays related to real estate development and construction. Programs and services related to PSH are already underway in neighborhoods throughout the City. This short-term activity will create momentum and lead to long-term implementation initiatives.

### ***Long-Term Implementation***

The City of Austin anticipates that a strategy to identify funding partners and engage a diverse cross-section of stakeholders will be a part of a longer-term process to ensure responsiveness to Council's policy direction. Success in achieving the 350-unit goal will rely on strategic partnerships with other governmental entities including Travis County, the Housing Authority of the City of Austin (HACA) and the Housing Authority of Travis County (HATC), Central Health (Travis County Healthcare District), Austin/Travis County Integral Care, as well as private and non-profit service providers.

In FY 2010-11, the City of Austin will explore opportunities to identify an entity with expertise in permanent supportive housing development and implementation. Contracting with this entity through a multi-year contract could continue short-term strategies in motion, as well as facilitate a spectrum of actions by which the 350-unit goal can be achieved. The City of Austin, through its annual Action Plan, will ensure multiple opportunities for stakeholder input along the way to achieve the permanent supportive housing goal.

# **FY 2010-11 DRAFT ACTION PLAN ACTION PLAN REPORTS**

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## Chapter 4

# ACTION PLAN OBJECTIVES

The City of Austin continues policy and program initiatives in fiscal year 2010-11 that will support its mission to provide housing, community development, and small business development services to benefit eligible residents so they have access to livable neighborhoods and increase their opportunities for self-sufficiency. The following is an update on the City's Neighborhood Housing and Community Development Office (NHCD) policy and program initiatives.

### POLICY AND PROGRAM INITIATIVES

#### **General Obligation (GO) Bond Affordable Housing Program**

The City of Austin voters approved a \$55 million bond package for affordable housing in November 2006. These extraordinary resources have enabled Austin to make great strides in addressing the City's core values: reach deeper levels of affordability, to serve lower-income residents; preserving affordability for long-term; and affordable housing geographically dispersed throughout the City of Austin.

After three years of an initial seven-year program, 76 percent of General Obligation (GO) housing bonds have been expended and/or committed as of June 2010. The City of Austin's return on investment has resulted in 1,793 affordable units for rental and homeownership opportunities. A web site highlighting the committed GO Bonds allocated to affordable housing and the community's Return on Investment (ROI) related to its GO Bond funds dedicated to the affordable housing program was designed and launched in 2010. The site demonstrates the community return on investment and features award applicant information and development profiles (units created or retained for low-income residents), as well as a description of affordable housing impact, term and depth of affordability, and geographic dispersion of project.

Features of the web site include: award applicant information and development profile (units created or retained for low-income residents), award funding, description of affordable housing impact, term and depth of affordability, and geographic dispersion of project. Summaries of all GO Bond projects can be found at the City's Return on Investment (ROI) Web site: [www.cityofaustin.org/housing/roi](http://www.cityofaustin.org/housing/roi).

#### **Permanent Supportive Housing**

The Austin City Council unanimously approved a resolution March 25, 2010, directing the City Manager to give priority to funding for permanent supportive housing that targets the most vulnerable populations, specifying residents with annual incomes at or below 30 percent MFI, but continue to fund affordable home ownership, home repair, and rental projects.

The action by the City Council also provided direction for the City Manager to work with the NHCD and Austin/Travis County Health and Human Services Department (HHSD), and community stakeholders to develop a comprehensive strategy, based on information

gathered on best practices in other cities, that will include both the construction and operation of 350 permanent supportive housing units over the next four years.

NHCD has begun working with the HHSD and other stakeholders to develop a strategy to prioritize permanent supportive housing in Austin. For more information about Permanent Supportive Housing, visit Chapter 3.

### **Transit-Oriented Developments**

The Austin City Council adopted the Transit-Oriented Development (TOD) Ordinance, which established TOD districts around stations for the Capital MetroRail, a commuter rail line that launched service in March 2010. The ordinance set affordable housing goals for new development or redevelopment in the half-mile areas surrounding the commuter rail stations. The City Council adopted three station area plans in late 2008 and early 2009 that specified the goals set forth in the original ordinance. The overall goal was to create high-quality, mixed-use, affordable developments designed to be pedestrian-friendly and that maximize access to public transportation. The affordable housing goal is for 25 percent of all new housing units in the TOD areas to be occupied by households earning at or below 80 percent of MFI for homeownership units or at or below 60 percent of MFI for rental units. Other sub-goals also apply, including a goal to serve lower income levels within the Community Preservation and Revitalization Zone (CP&R), which was established by the City Council in 2005.

The TOD ordinance states that for each TOD area, a station-area plan will establish specific standards and include a housing affordability analysis and feasibility review that describes the potential strategies for achieving affordable housing goals. NHCD hired Diana McIver & Associates, Inc. in fiscal year 2008-09 a consultant to produce a housing affordability analysis for each of the Station Area Plans, the City Council directed staff to develop illustrative development scenarios for TOD catalyst projects that reach deeper affordability, long-term affordability, and geographic dispersion on city-owned land within TODs.

The City Council adopted the following three station area plans:

#### *1) Plaza Saltillo Station Area Plan*

The Plaza Saltillo TOD district is located near downtown Austin, between IH-35 and Chicon Street and along the Capital MetroRail line. The City anticipates significant growth development along this East Austin corridor. The integration of new developments and other revitalization efforts within the existing neighborhood are key factors to ensuring its ultimate success. The Capital Metropolitan Transportation Authority, the largest landowner in this corridor, is an important stakeholder in future decisions for this area. A 5-acre City-owned site at the edge of the Plaza Saltillo TOD district was included in the TOD catalyst site analysis to evaluate its affordable housing potential if redeveloped in the future.

#### *2) Martin Luther King, Jr. (MLK) Station Area Plan*

The MLK TOD district is located adjacent to Martin Luther King, Jr. Boulevard, east of downtown, along the Capital MetroRail line, and in an area where significant reinvestment has occurred in recent years. The area includes significant amounts of vacant land with redevelopment potential, formerly used for light industrial

purposes. However, the affordable housing analysis for this area states that, due to high land prices and a lack of publicly-owned properties in the area, the affordable housing goals will be challenging to achieve in the MLK TOD.

With support from the City Council, Foundation Communities, a non-profit affordable housing provider, secured a Low Income Housing Tax Credit and \$2 million in GO Bond funds to acquire 8.5 acres within the MLK TOD boundaries. The organization will build a 150-unit mixed-income apartment community that will include on-site daycare. This development along with two additional tax credit awards granted in 2009 will add 827 affordable housing units to Austin's affordable housing portfolio.

### *3) Lamar/Justin Station Area Plan*

The Lamar/Justin Station Area is located at the intersection of Justin Lane, Airport Boulevard and North Lamar Boulevard. The site is in the vicinity of the Crestview/Brentwood/and Highland neighborhoods and is along the Capital MetroRail line. The City's electric utility, Austin Energy, is a landowner of a property at Lamar/Airport that provides an option to meet the city's goals for the station area, including housing affordability. The Austin Energy site was included in a TOD catalyst site analysis to evaluate its affordable housing potential if redeveloped in the future.

## **North Burnet/Gateway**

The North Burnet/Gateway (NBG) Master Plan presents a long-term vision for 2,300 acres in north-central Austin to redevelop the existing low-density, auto-oriented commercial and industrial uses into a higher density mixed-use neighborhood that is more pedestrian-friendly and takes advantage of Capital MetroRail located in the NBG area on Kramer Lane. The Austin City Council approved rezoning for properties in the NBG Master Plan area in March 2009 that included an affordable housing density bonus. To receive a density bonus, the developer must provide 10 percent of the bonus area granted as affordable housing or pay a fee-in-lieu of six dollars per square foot. A few specific properties may be eligible to construct new collector streets in exchange for the density bonus, instead of meeting the affordable housing requirements.

## **Vertical Mixed-Use (VMU)**

The Austin City Council adopted changes to the Commercial Design Standards regarding Vertical Mixed Use in 2007. Developers who want exemptions from certain dimensional and parking standards must provide 10 percent of the units as affordable housing for 40 years for rental and 99 years for ownership.

## **University Neighborhood Overlay (UNO)**

The Austin City Council adopted Ordinance 040902-58 establishing the University Neighborhood Overlay (UNO) zoning district, which includes a density bonus based on the provision of affordable housing. The ordinance allows for the adoption of an "opt-in" zoning overlay in the West campus area to allow for greater density and development entitlements.

UNO requires two tiers of affordability, 10 percent of units at 80 percent of MFI and another 10 percent at 65 percent of MFI. The developer has the option to pay a fee-in-lieu of providing the units at 65 percent of MFI. In addition, units at 80 percent of MFI must be on-site. This funding source is one of several identified in the NHCD's Action Plan that allows for the creation and retention of affordable housing, specifically in the UNO zoning district.

#### *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.

#### *In-Lieu Fee*

In lieu of providing a portion of the on-site affordable housing requirements in UNO, a person may pay into the University Neighborhood District Housing Trust Fund a fee of \$0.50 for each square foot of net rentable floor area in a multi-family residential use development. UNO has generated an estimated \$1 million available for the provision of affordable housing. The fund balance for the UNO Housing Trust Fund in June 2010 is approximately \$320,000.

#### *Most Recent Council Action*

The City Council directed the City Manager through Resolution No. 20091210-044 on December 10, 2009, to work with stakeholders to make recommendations on a potential revision to the calculation of the in-lieu fee for affordable housing in the University Neighborhood Overlay and initiate the necessary code amendments.

The resolution further states that the potential revision should include a provision to set the in-lieu fee by ordinance with an annual adjustment to reflect current market conditions in a manner and format similar to the in-lieu fees for affordable housing incentives in Central Business District (CBD), Downtown Mixed Use (DMU), Planned Unit Development (PUD), and North Burnet/Gateway zoning districts. The City Council requests both the Planning Commission and the Community Development Commission to consider and make recommendations on the proposed code changes and potential fee adjustments.

#### *Stakeholder Process*

To ensure staff is responsive to the City Council's direction, NHCD in partnership with the Planning Development and Review Department (PDR) will provide the following opportunities for Stakeholder feedback:

- Action Plan 30-day public comment period: June 11, 2010 through July 12, 2010.
- Provide notice to stakeholders regarding two public hearings as part of the Draft Action Plan. These public hearings and other opportunities before the Community Development Commission (CDC) and City Council related to the Draft Action Plan include:

<b>June 14</b>	CDC Public Hearing on the Draft Action Plan 6:30 p.m., Austin City Hall – Boards and Commissions
<b>June 24</b>	City Council Public Hearing on the Draft Action Plan 4:00 p.m., Austin City Hall – City Council Chambers
<b>July 13</b>	CDC Regular Meeting – Recommendations to Council 6:30 p.m., NHCD – 4 <sup>th</sup> Floor
<b>July 29</b>	City Council action tentatively scheduled to approve the final Action Plan City Hall – Council Chambers

- Following the FY 2010-11 Action Plan process, there will be a stakeholder meeting hosted by NHCD and PDR staff with stakeholders to ensure a robust public input process.

A summary of the public input will be provided to both the CDC and the Planning Commission. As stated in the resolution, recommendations will be sought from both Boards with action forwarded to the City Council.

#### *Other Density Bonus Programs*

The City Council has adopted a number of other density bonuses in other areas of Austin, which include an in-lieu fee component, including affordable housing incentives in a central business district (CBD) or downtown mixed use (DMU) zoning district (currently 10/bonus square foot), the Planned Unit Development (PUD) in-lieu donation (currently \$6/square foot), and fee-in-lieu payments in the North Burnet / Gateway (NBG) Regulating Plan (currently \$6/bonus square foot).

#### **Preservation of Affordable Housing**

NHCD issued a report, *Affordable Housing in Austin, A Platform for Action* in April 2008 to proactively address the loss of existing affordable housing stock in the community. Other City of Austin studies that have addressed the importance of preserving Austin's affordable housing stock includes the Comprehensive Housing Market Study (March 2009) and the ROMA/HR&A Affordable Housing Strategy Report (July 2009). In addition, HousingWorks, a non-profit organization endeavoring to keep homes affordable for Austinites, as well as community feedback provided throughout the 2009-14 Consolidated Plan stakeholder meetings, identified preservation as a priority for Austin's affordable housing efforts.

The Preservation Report highlights the following key facts and recommendations regarding preservation of affordable housing in Austin:

- *Subsidized units are at risk.* Austin has almost 1,350 of Project-Based Section 8 units with mortgages that will expire by 2011, with about 73 percent expiring in 2010. In addition, developments financed with federal housing tax credits and elderly/disabled grants will begin to expire in a decade. Developments financed with

federal housing tax credits reach the end of their affordability requirements after 15 years. Therefore, affordability in tax credit developments completed after 1994 will begin to expire, and owners will no longer be required to offer affordable units. The number of units financed with tax credits in Austin is currently more than 8,000.

*Recommendation:* Develop and share data and strengthen intergovernmental coordination to increase opportunities for preservation in high opportunity areas.

- *Most of Austin affordable housing is privately-owned and not subsidized.* Austin has more than 156,000 multi-family housing units; 79 percent (123,678) are in small complexes with 2 to 49 units.

*Recommendation:* Maximize use of partnerships by promoting existing programs and services to affordable housing targeted for preservation.

- *Most of multi-family stock is old but occupied.* More than 55 percent of duplexes and 79 percent of small and medium-sized apartment buildings were built before 1980. Of these, 22 percent of apartments are more than 20 years old and have high-occupancy rates.

*Recommendation:* Explore education and outreach initiatives to help ensure low-income residents have reasonable avenues through education to remain in affordable housing.

- *Redevelopment is underway.* There was a 30 percent increase in the number of multi-family units built from 1995 through 2007. More than 2,000 rental units were converted to condominiums in 2007 and 2008.

*Recommendation:* Pursue new strategies to bring forward alternative resources and incentives, expanding efforts to increase long-term, permanent affordability

- *Collecting data on housing inventory posed a significant challenge.* Data regarding the condition of Austin's housing units is largely unavailable. In addition, reliable data sources have conflicting unit counts for subsidized properties.

*Recommendation:* Create a preservation funding pool, making available crucial revenue streams to developers in need of new resources.

Below is an update on the status of each recommendation outlined in the Report:

- *Develop and share data/Expand intergovernmental coordination.* The City of Austin works closely with the Housing Authority of the City of Austin (HACA) which founded the Southwest Housing Compliance Corporation (SHCC) in 2000 to oversee project-based Section 8 properties. HACA has won competitive contracts to administer all such properties in Texas and Arkansas. Nationwide this program is administered by the Federal Housing Administration (FHA). The City will identify opportunities where Austin can preserve project-based Section 8 properties by working closely with key agencies that are instrumental in preservation efforts.

Intergovernmental coordination also is underway through the Community Action Network, with a goal to bring together representatives from the city, county, state, and federal housing agencies along with additional housing experts to identify actions needed to address housing issues locally and regionally.

The City of Austin has developed a research framework to identify geographic areas located near employment centers, services, schools and transit corridors, and then to identify affordable apartment complexes – subsidized and market-rate -- in and near those areas. The goal is twofold – (1) to offer financial incentives to existing property owners who commit to maintaining affordable rents and (2) to enable affordable housing providers to acquire properties to secure permanent affordability in these prime locations.

For information on the Elm Ridge Apartment project which preserves affordable housing, see page 4-23.

- *Partnerships.* In addition to the partnerships, NHCD has strengthened its collaborations with other City departments to leverage resources. NHCD continues collaborative efforts with Austin Energy's (AE) Weatherization Program staff to coordinate packaging AE services with NHCD's home repair and rehabilitation programs. Eligible clients receive maximum benefits from the City. Cross promotion of programs help reduce utility costs for property owners and ease certain on-going maintenance issues.
- *Affordable Housing Education & Outreach.* Housing education and outreach to promote support of affordable housing by the general community is one of NHCD's highest priorities. NHCD Affordable Housing Forums, a quarterly series of conversations on important and diverse affordable housing issues in Austin, are a critical component of NHCD's educational initiative. Past topics range from sustainable building techniques to affordable housing preservation, to affordable housing in transit-oriented development. Three upcoming forums are planned for the rest of 2010. Topics will include a series of forums exploring how various factors such as health and transportation intersect with affordable housing priorities. For more information about NHCD's Affordable Housing Forums, visit [www.cityofaustin.org/housing](http://www.cityofaustin.org/housing).
- *State-wide Educational Summit.* The City will partner with the U.S. Department of Housing and Urban Development (HUD) to host a one-day Summit on August 13, 2010 highlighting affordable housing needs throughout Texas and develop a regional strategy to create and retain affordable housing to meet the needs of Texas residents. A key issue that will be addressed in the preservation of affordable housing and how best to build sustainable housing markets in Texas. For more information about the Summit, visit [www.cityofaustin.org/housing](http://www.cityofaustin.org/housing).
- *Tenant and consumer protections.* The Analysis of Impediments to Fair Housing report, a statutory requirement for the City of Austin's 5-year Consolidated Plan, cites affordability and discrimination as significant fair housing problems in Austin. The report was conducted by BBC Research & Consulting of Denver and released in July 2009. BBC determined that the lack of affordable housing results in many low-income persons living in substandard housing or tolerating discriminatory situations, such as apartments with little to no

accessibility, for fear of not finding another affordable unit.

A survey completed for the City of Austin's Housing Market Study (2009) also revealed housing discrimination as a key concern of residents. NHCD launched a Fair Housing and Fair Lending web site in January 2010 with information on the City's fair housing and fair lending initiatives and services. NHCD will continue partnering with the City of Austin Fair Housing Office and the Austin Tenants' Council to enhance current programs and educational efforts to further fair housing initiatives in the Austin community. For more information about the City of Austin's Analysis of Impediments to Fair Housing report and the City's Fair Housing and Fair Lending web page, visit [www.cityofaustin.org/housing/fairhousing.htm](http://www.cityofaustin.org/housing/fairhousing.htm).

NHCD will continue to explore next steps for preservation of affordable housing stock in FY 2010-11. A copy of the *Preserving Affordable Housing in Austin, A Platform for Action* can be found at: [www.cityofaustin.org/housing/downloads/2008\\_preservation\\_study.pdf](http://www.cityofaustin.org/housing/downloads/2008_preservation_study.pdf).

### **East 11<sup>th</sup> and 12<sup>th</sup> Streets Urban Renewal Plan**

Under Chapter 374, of the Texas Local Government Code, the City of Austin through the Urban Renewal Agency (URA) carries out the East 11<sup>th</sup> and 12<sup>th</sup> Streets Urban Renewal Project. URA was created on December 7, 1959 to serve six urban renewal areas. The plans remain active – East 11<sup>th</sup> and 12<sup>th</sup> Streets Plan and the University East Plan.

The East 11<sup>th</sup> and 12<sup>th</sup> Streets Plan defines specific redevelopment projects and associated regulatory controls intended to assure quality, compatible, mixed-use development along the East 11<sup>th</sup> and 12<sup>th</sup> Street Corridors. East 11<sup>th</sup> Street is envisioned as a visitor-oriented destination with three to five story buildings that provide entertainment and office space attracting local residents and customers from the Austin metropolitan area. East 12<sup>th</sup> Street is envisioned as a mixed-use area with a variety of small-scale, live-work environments with combined office, retail and residential uses which serve the immediate area.

### **East 11<sup>th</sup> and 12<sup>th</sup> Streets Neighborhood Conservation Combining District**

The City of Austin created two Neighborhood Conservation Combining Districts (NCCD) to assist with the implementation of the East 11<sup>th</sup> and 12<sup>th</sup> Streets redevelopment. The NCCD's purpose is to establish development regulations for unique neighborhoods in order to preserve its traditional character while allowing for controlled growth to occur. The NCCD defines boundaries and sets standards for redevelopment that is compatible with the unique character of the neighborhood. In addition, the NCCD is a zoning tool that modifies the City's Land Development Code, customizing development standards and development fees for the East 11<sup>th</sup> and 12<sup>th</sup> Streets Corridors.

### **Housing Trust Fund**

The Housing Trust Fund is another key source of local funding. The Austin City Council has directed \$8.8 million in local funds to the Housing Trust Fund since 2000. The City dedicates to this fund 40 percent of all incremental tax revenues derived from developments that are built on city-owned property located in the Desired Development Zone and were not on the Travis Central Appraisal District property tax rolls in June 1997. This policy is anticipated to generate revenues in perpetuity to the Housing Trust Fund. Two projects

underway that will support the Housing Trust Fund include the Green Water Treatment Plant and Block 21 behind City Hall in downtown Austin.

### **Community Land Trust**

The Austin City Council directed staff to move forward with implementation of a Community Land Trust (CLT) in 2005. CLT is a tool to preserve the public investment in affordability and to preserve the affordable units in perpetuity. The CLT will retain ownership of the land, while the homeowner owns the improvements. The CLT limits the sales price of the home and requires that subsequent buyers be income-eligible. CLT homeowners will receive a share of the appreciation when the affordable unit is re-sold. This model provides future opportunities for low- to moderate-income households to buy the home at an affordable price.

The City recognizes that homeownership is an important avenue of wealth creation for many low-income households. Without this type of mechanism in areas that are rapidly developing, the subsidy given to low-income households would be lost to future residents when the house is sold. In addition, a CLT would allow the City to reach greater levels of affordability for lower-income homeowners. The City will use a CLT model in partnership with local non-profit housing developers. In addition, the Housing Authority of the City of Austin utilizes the model to assist its residents transitioning to homeownership.

Due to current credit markets, mortgages for CLT customers have not been made available through lending institutions. This activity relies on the participation of lending institutions. NHCD will continue seeking partnerships with lending institutions to provide CLT mortgages.

### **Shared Equity**

The City of Austin, through the Austin Housing Finance Corporation (AHFC), uses a shared equity ownership model to preserve affordable housing. AHFC programs that apply the shared equity model include: Down Payment Assistance Program, Home Rehabilitation Loan Program, and the Acquisition and Development (A&D) program. The Shared Equity model allows income-eligible homebuyers and homeowners to obtain substantial mortgage assistance and housing reconstruction services in exchange for two provisions that preserve housing affordability in Austin:

1. A “Right of First Refusal” allows AHFC the first option to buy the home at resale for the appraised value.
2. Homeowners are required to share the proportional amount of appreciation realized at resale with AHFC and to repay the Down Payment Assistance funds originally received at purchase.

The recaptured funds allow AHFC to assist another low- to moderate-income buyer to purchase the home.

### **GO Repair! Program**

During the public input process for the fiscal years 2009-14 Consolidated Plan, the need for additional home rehabilitation and repair services was identified by the public. The Austin City Council directed staff to allocate \$2 million in GO Bond funds towards an expanded

home repair initiative. NHCD conducted the stakeholder process in the summer of 2009 to design a program that would increase services to clients as well as build the capacity of non-profit partners. NHCD hosted two stakeholder meetings with representatives from housing non-profits, the construction/homebuilder community, HousingWorks, and representatives of the Austin Home Repair Coalition. Accessibility modifications; electrical, plumbing, mechanical repairs; exterior siding repair; window and door repairs/replacements; and minimal drywall and flooring repair; ceiling fans in bedrooms and living room; and life and safety requirements.

The GO Repair! Program was developed to address home repairs that pose health and safety concerns for low- to moderate-income homeowners (earning at or below 80 percent MFI). The program uses subrecipients to make eligible repairs that will eliminate health and safety hazards and/or provide improved accessibility. Subrecipients include: Austin Area Interreligious Ministries, Austin Habitat for Humanity, Austin Area Urban League, and Meals On Wheels and More.

NHCD began providing services for residents through the GO Repair! Program in 2010. For more information about the City's GO Repair! Program, visit [www.cityofaustin.org/ahfc/gobonds.htm](http://www.cityofaustin.org/ahfc/gobonds.htm).

### **Federal Stimulus Projects**

The City of Austin received \$7.5 million in federal stimulus funds, 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). These funds are one-time grants released by the federal government for the purpose of stimulating the economy during the current recession and addressing home foreclosures at the local level. The applications for Stimulus funds include:

- A \$2 million application for the Community Development Block Grant (CDBG-R) Program;
- A \$3.1 million application for the Homeless Prevention and Rapid Re-Housing (HPRP) Program; and
- A \$2.4 million application for Housing and Economic Recovery Act (HERA) submitted to TDHCA.

The City applied for the Community Development Block Grant (CDBG) and Homeless Prevention & Rapid Re-Housing Program (HPRP) funds in May 2009. These funds were made available from the American Recovery and Reinvestment Act of 2009. The City amended the 2004-09 Consolidated Plan and fiscal year 2008-09 Action Plan in order to receive these funds from HUD.

The Austin City Council held a public hearing on April 23, 2009, to receive citizen comments. In addition, public comments on the substantial amendment were received from April 20, 2009 through May 1, 2009, and again from May 8, 2009 through May 15, 2009. To assist with transparency and efficient access to information by the public, the City of Austin created a stimulus website related to HUD's American Recovery and Reinvestment Act (ARRA) funding. For more information about federal stimulus projects, visit [www.cityofaustin.org/stimulus](http://www.cityofaustin.org/stimulus). This website reflects activity related to stimulus funds.

## *American Recovery and Reinvestment Act (ARRA) Funding*

### *Community Development Block Grants (CDBG-R) (\$2 million)*

The award is based on three major criteria: 1) sustainable, well-financed, established efforts; 2) significant results for the community; and 3) tangible results for the residents, especially low- to moderate-income populations and neighborhoods. CDBG-R guidelines issued May 5, 2009, set clear overall priorities to maximize job creation and economic benefit.

Using the federal and local criteria developed as part of the City of Austin Stimulus Program, the Austin City Council awarded the \$2 million in CDBG-R funds, as follows:

- \$500,000 for Lifeworks' East Austin Youth and Family Resource Center - To purchase land to construct a green-building resource center to expand critical workforce, education and mental health services to low-income populations. Significant leverage is included with corporate, public and nonprofit partners, including Capital Idea, Central Texas Literacy Coalition, Austin Community College and Casey Family Programs. The project has secured the majority of its funding, and will meet job creation and long-term economic development needs.
- \$500,000 for PeopleFund's Center for Economic Opportunity – To construct a \$2.8 million Leadership in Energy and Environmental Design (LEED) Silver Certified building and provide comprehensive services for local businesses and homebuyers as well as affordable office space for local businesses. Key criteria to be met are job creation/preservation, long-term economic development, and sustainable operations.
- \$550,000 for African-American Cultural and Heritage Facility - Located at 912 East 11<sup>th</sup>, the African-American Cultural and Heritage Facility will house ProArts Collective, a Visitors Bureau, and the Capital City Chamber of Commerce. The facility will offer art programs and assistance for small businesses while educating visitors on the cultural richness of the area. Key criteria to be met are job creation/preservation and long-term economic development. The job creation is through construction and tourism and long-term economic benefits of the project will continue the revitalization of the East 11 and 12th Street Corridors.
- \$250,000 to New Sidewalks in Central East Austin – The City's Public Works Department, with community input, developed a list of the "Top 25" sidewalks in most need of repairs. Most of these sidewalks are in historically disadvantaged neighborhoods throughout Central East Austin. This funding will allow new sidewalks to be completed in key areas. These one-time CDBG-R funds are well suited for these sidewalk projects since they are an essential component of public transit, which is used primarily by low- to moderate-income Austin residents. These projects will enhance the lifestyles of residents, including health (one of the key components of the prioritization matrix in the Council-adopted sidewalk master plan), while ensuring the safety of pedestrians and people with disabilities.
- The balance of the \$2 million is \$200,000 for administration of CDBG-R administration activities.

### *Homeless Prevention & Rapid Re-housing Program (HPRP) (\$3.1 million)*

The Homeless Prevention and Rapid Re-housing Program, which is administered by the City of Austin's Health and Human Services Department (HHSD), has three primary goals: 1) Prevention: Prevent people from becoming homeless whenever possible; 2) Diversion: Intervene when people enter shelters and divert them into housing; and 3) Rapid Re-Housing: Move people who become homeless into permanent housing as quickly as possible.

The City Council approved funding in September 24, 2009, as follows:

- \$480,000 for Caritas of Austin (HPRP Outreach and Intake Specialists) - To identify, assess and qualify potential clients and to expand outreach to key eligible populations. An estimated 2,000 individuals will be served over two years.
- \$240,000 for Caritas of Austin (Housing Locator and Inspector Services) - To identify and inspect available housing; negotiate with landlords; liaison between potential eligible tenants and landlords; and follow-up point of contact for landlords and tenants;
- \$120,000 for Austin Tenants' Council (Tenant Mediation and Legal Services) - To expand existing mediation services for HPRP clients to resolve tenant/landlord disputes and will secure allowable legal services. An estimated 800 HPRP households will be served over two years.
- \$1,970,000 for LifeWorks (Rent, Utilities and Other Direct Financial Assistance) - To provide short- or medium-term rent assistance to prevent homelessness or to re-house homeless households. Other financial assistance includes utilities, deposits, moving expenses and hotel/motel vouchers. An estimated 2,000 individuals will be served over two years.
- \$102,000 for Homeless Management Information System;
- The balance of the \$3.1 million is \$153,000 for Administration of HPRP activities.

### ***Housing and Economic Recovery Act (HERA) Funding***

The City of Austin applied for Neighborhood Stabilization Program (NSP) funds established by the Housing and Economic Recovery Act (HERA) of 2008 with the goal of creating permanent affordability rental opportunities. These federal funds are distributed by the Texas Department of Housing and Community Affairs (TDHCA). The City received \$2.4 million in NSP funding which will be used to purchase and rehab/renovate foreclosed homes, and administrative costs.

The City of Austin's application proposes that after rehabilitation, the homes may be transferred to local non-profit organizations that will sell the properties to homebuyers earning at or below 50 percent of MFI. Initially the program targeted zip code 78744 (Southeast Austin) and zip code 78758 (Northwest Austin), two areas in Austin that have seen the highest number of foreclosures; however TDHCA modified the guidelines and now

allows the cities to purchase within their full jurisdiction. The City of Austin now concentrates on its entire jurisdiction for potential purchases.

The City of Austin estimates it will purchase between eight and 16 homes with the NSP funds. The City contracted to purchase four homes as of May 1, 2010.

## **COMMUNITY INVOLVEMENT/ECONOMIC DEVELOPMENT**

The Neighborhood Housing and Community Development Office (NHCD) coordinates and maintains relationships with neighborhood groups, policy groups, non-profit and for-profit developers, businesses, and service providers in low- to moderate-income communities in order to reach its affordable housing and economic development goals. NHCD anticipates participating with the following organizations/initiatives in fiscal year 2010-11:

### **African American Resource Advisory Commission (AARAC)**

NHCD works with members on the African American Resource Advisory Commission (AARAC) to target outreach and marketing efforts on NHCD programs and services to the African American community. The AARAC advises the Austin City Council on issues relating to the quality of life for the City's African American community and recommends programs designed to alleviate any inequities that may confront African Americans in social, economic and vocational pursuits, including; health care; housing, affordable housing, home ownership and homelessness; entertainment opportunities for professionals and students; employment; and cultural venues, including museums, theaters, art galleries and music venues.

The City of Austin launched the African American Quality of Life Initiative (AAQL) in 2005 to improve African American quality of life, identifying areas for improvement and resulting in a number of significant recommendations. The AARAC recommended to the City Council in April 2008 that the City conduct a public hearing on the use of federal economic development funding. NHCD held a joint public hearing before the Community Development Commission (CDC) on March 10, 2010, and invited Economic Development Stakeholders. The City provided outreach on the public hearings to the community, local partners, government agencies, AARAC, and over twenty-five East Austin businesses.

### **Austin Mayor's Committee for People with Disabilities**

NHCD regularly presents and coordinates with this committee whose mission is to carry out a program to encourage, assist and enable persons with disabilities to participate in the social and economic life of the City of Austin and achieve maximum personal independence; to become gainfully employed; and to enjoy fully and use all the public and private facilities available within the community.

### **Community Development Commission (CDC)**

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

The CDC is comprised of 15 members; seven members are elected through a neighborhood-based process and are appointed by the City Council. The CDC also oversees the Community Services Block Grant (CSBG) program managed by the Austin/Travis County Health and Human Services Department (HHSD). CSBG regulations require 15 members

including representatives from geographic target areas: Colony Park, Dove Springs, East Austin, Montopolis, Rosewood-Zaragosa/Blackland, St. Johns, and South Austin. NHCD provides staff support for the CDC.

### **Urban Renewal Board**

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

The City Council adopted a resolution on November 19, 1997, declaring the East 11<sup>th</sup> and 12<sup>th</sup> Streets Revitalization Area to be a slum and blighted area, also designating this area appropriate for an urban renewal project. Subsequently, the City Council approved an Urban Renewal Plan for the area.

### **Central East Austin Weed & Seed Initiative**

NHCD participates in this community-based strategy sponsored by the U.S. Department of Justice (DOJ) to address crime prevention and foster community revitalization. NHCD partners with the U.S. Attorney's Office, Drug Enforcement Agency (DEA), Austin Independent School District (AISD), Capitol Metro, non-profits, community residents. Other City departments that participate include: Austin Police Department (APD), Code Compliance, and the Parks and Recreation Department (PARC).

### **Community Action Network (CAN)**

CAN is a public/private partnership between 15 major community organizations that work to achieve sustainable social, health, educational, and economic outcomes for Austin and Travis County. CAN identified 12 Issue Area Groups (IAGs) that range from housing, health, and elderly services to workforce development. These groups are: Youth Services, Victim Services, Workforce Development, Aging Services, Basic Needs, Early Education and Care, Education, Homelessness, Housing, Mental Retardation/Developmental Disabilities, Public Safety, Wellness, Physical Health, Adult Mental Health and Substance Abuse, and Children's Mental Health. The Issue Area Groups bring together stakeholders from throughout the community to collaborate with organizations that provide social services. CAN maintains a listserv of more than 2,000 community contacts, which is a key resource for NHCD's outreach efforts to provide information to the public, community non-profits and small businesses.

CAN is a key partner in the community's efforts to convene and support public awareness forums and events. NHCD continues attending regular CAN meetings to provide reports and departmental updates to inform CAN affiliates about housing and community development activities. NHCD is working with Travis County, the Travis County Housing Authority, the Housing Authority of the City of Austin and other agencies to explore opportunities to enhance local affordable housing planning efforts and incorporate this planning initiative into the CAN framework.

### **Community Housing Development Organizations (CHDOs)**

Community Housing Development Organizations (CHDOs) are non-profit housing providers whose organizational mission includes the development of affordable housing for low- and moderate-income households. The City is able to work closely with CHDOs to help them meet their housing development goals by coordinating with the CHDO Roundtable, an organization comprised of a local, non-profit affordable housing providers. The City meets with the CHDO Roundtable to discuss policy matters and provides CHDO Operating Expenses Grants to help increase organization capacity.

### **CreateAustin**

The City of Austin recognizes the importance of the arts and culture to the community; thus, the City along with the community's input, launched CreateAustin. CreateAustin was planned with the community's voice, vision, values and ideas about the future of Austin's cultural development. This vision and the values incorporated in it are planned to be implemented in the next decade. NHCD participates in the cultural planning process initiated by the City of Austin that will identify Austin's creative assets and challenges, define goals, and establish recommendations to invigorate Austin's "culture of creativity" to the year 2017.

### **Ending Community Homelessness Coalition (ECHO)**

The Ending Community Homelessness Coalition (ECHO) is charged with providing dynamic proactive leadership that engages policy makers and the community in ending homelessness. In order to accomplish this, ECHO engages in a variety of activities including:

- Coordinating the annual HUD Continuum of Care application;
- Conducting the annual homeless count;
- Providing outreach through the annual Homeless Fair and Women's Homeless Fair;
- Serving as the homeless planning entity for the community; and
- Advocating for homeless issues.

City staff from both the Austin/Travis County Health and Human Services Department (HHSD) and NHCD serve on ECHO committees: the Executive Committee, Planning & Evaluation Committee, and Exiting Committee. City staff also serves as institutional members on the CoC Independent Review Team, which evaluates and scores local CoC applications.

ECHO released The Plan to End Community Homelessness 2010 in May 2010 which updates and expands upon Austin's 2004 Plan to End Chronic Homelessness. The 2010 Plan substantially expands the scope of planning to include the entire continuum of the homeless population, from those at immediate risk of becoming homeless to the chronically homeless. The Plan recommends establishing a sustainable structure to implement community-wide strategies to end homelessness by incorporating ECHO as a 501(c)3 coordinating entity with a re-designed governing structure; securing funding for staffing and program activities to ensure implementation of the Plan; moving Homeless Management Information System (HMIS) management and lead applicant status for the HUD Continuum of Care grant to ECHO; and continuing to evaluate organizational efficiency and effectiveness. This process will begin in summer 2010 and will continue with the creation of two year action plans focused on specific implementation strategies. For more information about ECHO, visit [www.caction.org/homeless](http://www.caction.org/homeless).

### **Hispanic/Latino Quality of Life Initiative**

The Austin City Council approved a resolution directing the Hispanic/Latino Quality of Life (HQL) Initiative be implemented on May 8, 2008.

The HQL Initiative is a multi-phased process that includes demographic research, and trend and data analysis; community engagement and understanding through public forums; community input using print online surveys; and a Community Oversight Team review culminating in a final recommendations report. The City of Austin contracted with consulting firms Adelante Solutions Inc. and Estilo Communications to assist in the process. The firms presented recommendations to the City Council on August 27, 2009. A recommendation under the Economic Development category addressed the lack of affordable housing, stating the City should develop policies to encourage developers to provide additional affordable housing opportunities and evolve traditional housing to meet the needs of multi generational families. The study also recommended increased information sharing on current affordable housing programs and services. The City Council approved a resolution creating the Hispanic/Latino Community Oversight Team and appointed members on April 22, 2010. NHCD will continue to provide information assistance and information related to affordable housing opportunities. For more information about HQL, visit [www.cityofaustin.org/hql](http://www.cityofaustin.org/hql).

### **Homestead Preservation District**

City staff supported educational initiatives spearheaded by Texas State Representative Eddie Rodriguez and the Austin City Council to host forums in fiscal year 2009-10 providing information about the Homestead Preservation District (HPD) to area residents. In addition, the City launched a web page dedicated to the educational efforts and provided information related to the initiative as well as City and County policy action on the HPD. The City of Austin will continue working with the community and policy bodies to promote affordable housing tools available in the HPD.

### **HousingWorks**

HousingWorks, a non-profit organization endeavoring to keeping homes affordable for Austinites, through research, education and public policy change. NHCD meets regularly with HousingWorks and collaborates to keep homes affordable in Austin through research, education, and public policy change.

### **Mayor's Mental Health Task Force Monitoring Committee**

NHCD coordinates with the committee that assists with the coordination of behavioral health planning needs in the community to fill mental health system gaps, promote accountability and maximize funding strategies.

### **Public Housing Authorities**

NHCD, representatives from the Housing Authority of Travis County (HATC), and the Housing Authority of the City of Austin (HACA) meet regularly to collaborate, ensure that the City's housing programs are linked to the needs of public housing residents, and coordinate programs such as the Tenant-Based Rental Assistance Program, the Resident Support Services programs at HACA, and other community initiatives. NHCD also coordinates with HACA to inform public housing residents of affordable housing programs and opportunities offered through the City of Austin.

- *Housing Authority of the City of Austin (HACA)*. Created in 1937, the Housing Authority of the City of Austin (HACA) is a major provider of affordable housing for lower-income families, disabled persons and seniors in the Austin area. There are 1,928 public housing units and more than 5,127 Housing Choice Vouchers administered by HACA. HACA receives a Shelter Plus Care grant through the HUD Continuum of Care application for 97 units to provide assistance for homeless individuals and families in Austin. HACA continues to be successful with its down payment assistance program to provide assistance to eligible families participating in either the Public Housing or Housing Choice Voucher programs.

HACA also applies for additional grant opportunities and administers several grants that provide funding for internet/wireless technology networks and additional supportive services to the youth and residents of public housing properties. These programs enable public housing residents to increase computer proficiency and literacy to learn advanced computer skills and to increase their employability with the goal of self-sufficiency. HACA gathers input and ideas on capital improvements and resident initiatives through an annual series of meetings with Resident Councils, and surveys are distributed to all public housing residents. This information is incorporated, where appropriate, into HACA's annual plan. For more information about HACA, visit [www.hacanet.org](http://www.hacanet.org).

- *Housing Authority of Travis County (HATC)*. HATC was created in 1975, as an administrator of two HUD housing programs, the Housing Choice Voucher Program and Public Housing. HATC administers 8 housing services programs, the largest of which is 564 units of Housing Choice Vouchers. HATC owns and manages 105 units of public housing in Austin, TX and 49 units of non-HUD affordable housing in Manor and Del Valle, TX. HATC receives a Shelter Plus Care grant through the HUD Continuum of Care application 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. For more information about HATC, visit [www.hatctx.com](http://www.hatctx.com).

### **Texas Association of Local Housing Finance Agencies (TALHFA)**

NHCD maintains a presence on the Board of Directors for this statewide non-profit organization established in 1989 for the purpose of informing, planning and supporting the needs of local housing finance agencies in its delivery of affordable housing in the State of Texas. TALHFA has a membership of over 300

## **CITY-WIDE POLICY AND PLANNING INITIATIVES**

NHCD staff actively participates in City planning processes and task forces that impact affordable housing. NHCD provides technical assistance to the following:

### **Downtown Austin Plan**

The Austin City Council adopted a resolution directing the City Manager to initiate the process of creating a Downtown Austin Plan in December 2005. The City's Planning Development and Review Department (PDR) is the lead agency for the Downtown Austin Plan. The City of Austin hired two consulting firms to develop the plan: the ROMA Design Group, and Diana McIver & Associates. The firms identified strategies and best practice for affordable housing in downtown that are part of the Downtown Master Planning process. The City also hired the ROMA Design Group to develop recommendations for a downtown density bonus ordinance with an affordable housing requirement that will include a fee-in-lieu option. The City Council is expected to take action in 2010 to replace the Interim Density Bonus with a Downtown Density Bonus ordinance. Visit [www.cityofaustin.org/downtown](http://www.cityofaustin.org/downtown) for additional information and status of the Downtown Austin Plan.

### **Imagine Austin: Comprehensive Plan**

The Austin City Council identified funding for staff and a consultant to work with the public to create a new Comprehensive Plan for Austin in September 2008. The City selected the consultant, Wallace Roberts & Todd, through a public input process. The current plan, the Austin Tomorrow Comprehensive Plan, the Comprehensive Plan under which the City currently operates, was developed during the 1970s and adopted in 1979. The most recent updates to the plan occurred in 2008.

The process of creating a vision and framework for the City's Comprehensive Plan is expected to be a 2-year process. This process has been broken into three phases: "Plan Kickoff" - October 2009 (first phase); "Vision and Plan Framework" - November 2009 (second phase); and the Comprehensive Plan itself - will begin late 2010 or early 2011 (third phase). To date, the City has undergone its first round of community forums, during which Austin residents were asked to analyze the city's strengths, weaknesses, opportunities, and threats. Participants also made a priority list of broad community issues that they wanted to see addressed in the Comprehensive Plan. As of late April 2010, the City is embarking on its second round of community forums, which will involve a more detailed look at the priorities identified in the previous forums. NHCD has provided input to the Planning and Development Review on the affordable housing component of upcoming community forums. NHCD will continue working with the Planning and Development Review Department to provide housing affordability information to contribute to the development of the plan. For more information about the Austin Tomorrow Comprehensive Plan, visit [www.imagineaustin.net](http://www.imagineaustin.net).

### **East Riverside Corridor Master Plan Development**

East Riverside Drive is a highly traveled corridor located a few minutes from downtown Austin. There has been significant interest in redevelopment of several large properties in the area due to its proximity to downtown and Lady Bird Lake. East Riverside Drive has a wide right-of-way, which could provide locations for future pedestrian, bicycle or transit-friendly

improvements. The corridor presents a significant opportunity to transform an underutilized commercial corridor into a more sustainable, mixed use, transit-oriented neighborhood.

Along with City's Planning and Development Review Department, Consultants A. Nelessen and Associates, Inc. developed a master plan for the East Riverside Corridor from Interstate 35 to State Hwy 71/Ben White Boulevard. The Master Plan provides land use and urban design recommendations to improve the character and function of the environment along the East Riverside Corridor. The plan includes transportation recommendations and identifies infrastructure improvements that may be required to implement the plan.

The Austin City Council voted unanimously to adopt the East Riverside Corridor Master Plan on February 25, 2010, as the vision for the area. The City Council also voted unanimously to reclassify East Riverside Drive between Pleasant Valley Road and Highway 71/Ben White Boulevard from an Urban Roadway to a Core Transit Corridor. For more information about the East Riverside Corridor Master Plan, visit [www.cityofaustin.org/urbandesign/riversideplan.htm](http://www.cityofaustin.org/urbandesign/riversideplan.htm).

### **Families and Children Task Force**

The Austin City Council appointed the Families and Children Task Force in June 2007 to make recommendations to improve the quality of life for families with children in Austin. The Task Force's final report was released in June 2008. In order to address the student mobility issue, The Families and Children Task Force's Joint Subcommittee created a Housing/School Mobility Working Group. The Housing/School Mobility Working Group is comprised of members from the City of Austin, Travis County, and the Austin Independent School District (AISD).

To view the *Families and Children Task Force Report Recommendations*, visit [www.cityofaustin.org/council/fctf.htm](http://www.cityofaustin.org/council/fctf.htm).

### **School Mobility**

Student mobility refers to student turnover at a school during the academic year. This turnover may be due to a student changing schools within or between districts or dropping out of school. In Austin, high student mobility is clustered in distinct areas of the Austin Independent School District (AISD), primarily in the northeast and central east area of the city. High rates of mobility are linked to lower attendance rates, poor academic performance, increased dropout rates, and an increased risk of negative health outcomes; thus, addressing student mobility is critical.

Over the last year, NHCD has facilitated the Housing/School Mobility Working Group process. On February 19, 2010, the Working Group presented a final White Paper, a report/guide, to the Families and Children's Task Force Joint Subcommittee. The White Paper included an outline of the School Mobility issue, best practice research from other cities around the nation, and recommendations on next steps to addressing the issues. These recommendations included concrete funding needs, as well as a detailed program evaluation strategy for a current best practice program model in Austin.

**Waller Creek Tunnel Project/Waller Creek District**

NHCD participates in the technical advisory group for the Waller Creek District Master Plan. The Waller Creek Tunnel Project is a storm water bypass tunnel beginning at Waterloo Park running nearly a mile to Lady Bird Lake. The project is expected to reduce the size of the 100-year floodplain of the lower Waller Creek watershed by an estimated 28 acres and allow denser development and redevelopment in a very desirable area of downtown Austin. The Waller Creek District Master Plan is a separate, but concurrent, project from the Waller Creek Tunnel Project. The Master Plan will help identify a long-term community vision for the development of the entire Waller Creek District and will outline implementation strategies. The Austin City Council selected the ROMA Design Group to assist the City and the community in the creation of a vision and implementation strategy for the development of Waller Creek for the next 20 years.

Over the past several months, ROMA Design Group and City staff has collected public feedback on the Draft Waller Creek District Master Plan. The final Waller Creek Master Plan is anticipated to be presented to Planning Commission and City Council in mid-2010 and will be carefully coordinated with the Downtown Austin Plan. For more information about the Waller Creek Tunnel Project, visit [www.cityofaustin.org/wallercreek](http://www.cityofaustin.org/wallercreek).

## NHCD PROJECTS BY NEIGHBORHOOD

Through the City of Austin's Acquisition and Development (A&D) and Rental Housing Development Assistance (RHDA) programs, the following neighborhood projects are planned or are underway in fiscal year 2010-11. The City allocated funding to these projects based on the following: type of project (transitional housing, single-family housing, ownership opportunities, etc.), level of affordability, feasibility, and evidence of additional funding. The City of Austin offers services through the A&D and RHDA programs to all affordable housing developers on projects located in City limits. To view these projects, see the City's Geographic Dispersion of Rental Housing Map in Appendix V Maps, where you may also find the City's Neighborhood Planning Areas Map.

### Central East Austin Neighborhood Planning Area

#### *Anderson Hill Neighborhood*

AHFC is partnering with Anderson Community Development Corporation (ACDC) to develop 24 rental units on East 12<sup>th</sup> Street. The rental units will be for households earning at or below 50 percent MFI. AHFC will construct the units while the ACDC will own and manage the development.

#### *11<sup>th</sup> and 12<sup>th</sup> Streets Revitalization*

This revitalization project, along the East 11<sup>th</sup> and 12<sup>th</sup> Streets commercial corridors, makes physical improvements to the corridor, creates jobs for low-income people, and provides assistance to small businesses along the corridor. Revitalization efforts along the corridor began in 2000 by NHCD in partnership with the Austin Revitalization Authority (ARA) and the Urban Renewal Agency. These revitalization efforts have increased and promoted private investment in the area.

#### *Juniper Olive*

The Juniper Olive Historic District planning efforts are underway for the renovation of several historic homes.

#### *Guadalupe Neighborhood*

Guadalupe Neighborhood Development Corporation (GNDC) plans to build six "alley flats", single-family residential rental units, in collaboration with the University of Texas Center for Sustainable Design, the Austin Center for Design and Development, and AHFC in fiscal year 2010-11. The "Alley Flat Initiative" will provide alley flats that showcase both innovative design and the environmental sustainability features. Prototypes have demonstrated how sustainable housing can be affordable and adaptable and provide for more density in established neighborhoods. GNDC will also complete construction of a single-family home at 807 Waller Street in fiscal year 2010-11. For more information about the Alley Flat Initiative, visit [www.thealleyflatinitiative.org](http://www.thealleyflatinitiative.org).

#### *Blackshear Neighborhood*

Blackshear Neighborhood Development Corporation (BNDC), in partnership with AHFC, will develop nine units of affordable rental housing for low-income families in the Blackshear neighborhood. Out of the nine units, two will be developed on land that was once City-owned surplus, two of the six units will serve families at or below 60 percent of

MFI, six units will serve families at or below 50 percent of MFI, and one unit will serve a family at or below 30 percent of MFI.

#### *McKinley Heights Neighborhood*

Summit Housing Partners, in partnership with AHFC, has acquired and will renovate the Elm Ridge Apartments, 130 affordable housing units at 99 years affordability for families earning at or below 30 percent of MFI. This project-based Section 8 property is an "all-bills-paid" complex, which will be updated to offer residents an energy-efficient, quality living environment near Downtown Austin. Preserving project-based Section 8 housing is a prioritized component in the City of Austin's strategy to preserve affordable housing. The City has set aside \$2.5 million to help renovate the complex, without displacing the residents. It is the first such effort by the City to help preserve federally-subsidized affordable housing.

#### **Montopolis Neighborhood**

The Montopolis Neighborhood includes the site of the Frontier at Montana subdivision. Construction of new homes began in October of 2006. NHCD, through AHFC, is partnering with several non-profit housing builders to construct 81 homes that will provide homeownership opportunities for families at or below 80 percent of MFI. Austin Habitat for Humanity has completed 30 single-family homes in Frontier at Montana. American Youthworks will construct nine single-family homes in Frontier at Montana. AHFC completed 30 single-family homes, and will complete the remaining 12 homes. The AHFC homes use a shared equity model along with a "right of first refusal" to preserve long-term affordability.

#### **Robert Mueller Municipal Airport Redevelopment**

The City provides assistance in the redevelopment of the former Robert Mueller Municipal Airport (RMMA). The master plan for the development requires 25 percent of the planned owner-occupied housing units be affordable to 80 percent or below of MFI and at least 25 percent of the rental housing be affordable for households to 60 percent or below of MFI. Since April 2010, an additional 53 homes have been permitted by the City of Austin in RMMA. Out of the 53 homes, 13 homes are to be at or below 80 percent of MFI and the remaining 40 homes are to be sold at market-rate. All units must be S.M.A.R.T. Housing<sup>TM</sup> certified.

DMA Development Co. in partnership with AHFC, will develop Wildflower Terrace in the RMMA, 201 units for senior rental housing with 86 units at 99 years affordability. Out of the 201 units, 26 units are designated for individuals earning at or below 30 percent of MFI, 60 units are designated for individuals earning at or below 50 percent of MFI. This tax credit mixed-income development for seniors offers a variety of amenities including proximity to major retail and transit centers. For more information about the RMMA development, visit Appendix VI or [www.muelleraustin.com](http://www.muelleraustin.com).

#### **Pecan Springs/Springdale Neighborhood**

AHFC in partnership with Green Doors will complete rehabilitation of six four-plexes and two small apartment complexes, a total of 70 units. These units will provide affordable rental housing for households earning at or below 50 percent of MFI and will assist households transitioning out of shelters.

### **St. John Neighborhood**

The City, through AHFC, partners with Neighborhood Housing Services of Austin (NHTSA) to provide affordable housing in the St. John neighborhood. In fiscal year 2010-11, NHTSA will complete rehabilitation on the second of two single-family rental units in the neighborhood.

**Downtown Neighborhood Association - Downtown Austin Plan.** The City partnered with Austin Travis County Integral Care (formerly Austin/Travis County Mental Health Mental Retardation Center) to expand the availability of transitional housing for individuals with disabilities. In fiscal year 2010-11, GO Bond funds will be used to renovate an existing City-owned property into a 24 unit/bed facility. The property will be leased to Austin Travis County Integral Care to serve as transitional housing for individuals with special needs including chronic substance abuse, incarceration, or who are deemed incompetent to stand trial.

**Windsor Park/University Hills.** Austin Habitat for Humanity, in partnership with the City, has completed infrastructure work on its new subdivision, Devonshire Village, in the Windsor Park/University Hills neighborhood. The subdivision will be comprised of 43 new construction single-family homes that will be sold to low- and moderate-income buyers. In order to provide diversity in the style of homes built in Devonshire Village, Austin Habitat for Humanity is making a portion of the 43 lots available to other affordable housing providers. The first homes were sold in fiscal year 2008-09 and completion of the remaining units is expected to occur in fiscal year 2010-11.

### **Govalle/Johnston Terrace Neighborhood**

The Guadalupe Neighborhood Development Corporation (GNDC), in partnership with KRDB (Kramer-Robertson-Design-Build), will complete the Solutions Oriented Living (SOL) community in the Govalle/Johnston Terrace neighborhood. SOL is a mixed-income development that includes affordable rental and homeownership opportunities. The SOL Community consists of 38 units and is planned as a net-zero energy development. AHFC invested a total of \$1.47 million with GNDC to buy eight new single-family rental units for low- to moderate-income households and to provide homebuyer assistance for another eight low- to moderate-income families purchasing new homes in the SOL Community. The ownership units will utilize shared equity ownership model in order to preserve affordability in the neighborhood.

GNDC will continue the development of affordable housing at the Guadalupe-Saldaña Subdivision in fiscal year 2010-11. The Guadalupe Saldaña Subdivision is an 11- acre site just south of the Austin Community College's Eastview Campus in the Govalle/Johnston Terrace neighborhood. The development will have a total of 90 units of affordable housing with 58 homeownership units and 32 rental units.

### **East Martin Luther King Jr. Boulevard Neighborhood Planning Area**

The East Martin Luther King Jr. Boulevard planning area will be the site of new affordable housing opportunities on surplus city land deeded to AHFC and leased to Chestnut Neighborhood Revitalization Corporation (CNRC). CNRC will develop 22 affordable senior housing units in this neighborhood that will serve households at or below 50 percent of MFI. This project is expected to be complete in fiscal year 2010-11.

Foundation Communities, with funding received by the City of Austin, will develop the M Station, a 150 unit mixed-income complex with 90 units at 99 years affordability. Out of the 150 units, 15 units are designated for families earning at or below 30 percent of MFI and 75 units are designated for families earning at or below 50 percent of MFI. This tax credit development lies within a Transit Oriented Development (TOD) area along the MetroRail Red Line and will offer newly constructed and energy-efficient affordable living to working families.

### **University Neighborhood Overlay/West Campus Neighborhood**

In 2004, the Austin City Council adopted the University Neighborhood Overlay (UNO) that established housing affordability goals for new housing built in the West Campus neighborhood located adjacent to the University of Texas. All new housing developments that receive incentives must provide at least 10 percent of new units to households at or below 80 percent of MFI for at least 15 years. West Campus builders must provide an additional 10 percent for households at or below 65 percent MFI or pay a fee-in-lieu. In UNO, over 2,600 rental units have been built since 2004, with 301 of them affordable to 80 percent of MFI and below. Since inception, there have been a little over \$1 million collected as a fee-in-lieu for the UNO program.

### **Sendero Hills**

Austin Habitat for Humanity partnered with the City to use GO Bond funds to assist with the acquisition of 15 acres and infrastructure construction, for up to 65 homeownership units in the Sendero Hills Phase IV Subdivision. Installation of infrastructure has been completed and the first homes are expected to be sold to households earning at or below 80 percent of MFI in fiscal year 2010-11.

### **North Austin Civic Association**

The Mulholland Group, in partnership with AHFC, will acquire and renovate the Malibu Apartments, 476 rental housing units with 215 units at 99 years affordability. Out of the 476 units, 22 units are designated for families earning at or below 30 MFI and 193 units are designated for families earning at below 50 percent MFI. This tax credit development offers residents proximity to the Capital Metro North Lamar Transit Center. Malibu contains the largest number of housing units within one development that was gap financed through the City of Austin's developer assistance programs.

### **Sweet Briar Planning Area**

Village on Little Texas LLC, in partnership with AHFC will develop a 240-unit mixed-income rental housing apartment complex on 11.1 acres. The Village on Little Texas will include 180 one-bedroom units and 60 two-bedroom units. Of the total 240 units, 50 units will be reserved for families with yearly household incomes not to exceed 50 percent of Austin's MFI, including 18 units for families with yearly incomes not to exceed 30 percent of Austin's MFI. A minimum of 24 units will be made accessible for families with mobility disabilities and five units will be made accessible for families with hearing and vision disabilities.

## HUD REPORTS - OTHER ACTIONS

Federal regulations require that participating jurisdictions include in their annual Action Plans how the community will use HUD grant funds in conjunction with other HUD monies and community resources in order to improve the lives of residents who earn low- to moderate-incomes. The federal requirements are below with a brief description of major initiatives underway or planned to begin in fiscal year 2010-11 to meet the specific directive:

### ***Federal Guideline - Describe Other Actions in Strategic or Action Plan Taken to: Address obstacles to meet underserved needs.***

#### *Prioritization of Permanent Supportive Housing*

The Austin City Council unanimously approved a resolution March 25, 2010, directing the City Manager to give priority to funding for permanent supportive housing that targets the most vulnerable populations, specifying residents with annual incomes at or below 30 percent MFI), but continue to fund affordable home ownership, home repair, and rental projects. The action by the City Council also provided direction for the City Manager to work with the NHCD and HHSD, and community stakeholders to develop a comprehensive strategy, based on information gathered on best practices in other cities that will include both the construction and operation of 350 permanent supportive housing units over the next four years. NHCD has begun working with the HHSD and other stakeholders to develop a strategy to prioritize permanent supportive housing in Austin. For more information about Permanent Supportive Housing, visit Chapter 3.

#### *Renters' Rights Assistance/Fair Housing Counseling*

With the limited stock of affordable rental and ownership opportunities, the City continues its investment in the Austin's Tenants' Council (ATC). ATC is a recipient of HUD's Fair Housing Initiative Program (FHIP) funds. The Austin Tenants' Council Fair Housing Program serves to provide tenant-landlord fair housing education/outreach and counseling and document and investigate housing discrimination complaints. The agency also provides advice about remedies under fair housing laws and coordinates legal services to assist victims of housing discrimination. ATC carries out testing and enforcement activities to prevent or eliminate discriminatory housing practices.

HUD's Fair Housing Program helps individuals who believe they have been discriminated against as it relates to rental, sale, financing, or appraisal of housing. The state and federal Fair Housing Act prohibits discrimination based on a person's race, color, national origin, religion, sex, disability (mental or physical), or familial status. The City of Austin expands further on the state and federal requirements to include additional protections: marital status, sexual orientation, gender identity, age, and status as a student. For more information about the City's Housing Ordinance, please visit [www.cityofaustin.org/hrights](http://www.cityofaustin.org/hrights).

The City's Austin's most recent Analysis of Impediments to Fair Housing report (2009) may be viewed at [www.cityofaustin.org/housing/publications](http://www.cityofaustin.org/housing/publications). NHCD seeks to enhance current programs that will continue to address obstacles to address impediments to fair housing. For more information on the City of Austin's Analysis of Impediments to Fair Housing report and the City's Fair Housing and Fair Lending web page, please visit [www.cityofaustin.org/housing/fairhousing.htm](http://www.cityofaustin.org/housing/fairhousing.htm). For more information about the Austin Tenants' Council, visit [www.housing-rights.org](http://www.housing-rights.org).

### *Developer Incentive-Based Program*

The City continues to explore incentives to encourage private developers to develop affordable housing. The first City of Austin developer incentive program was S.M.A.R.T. Housing™, a policy adopted by the Austin City Council in April 2000 and codified in 2007. S.M.A.R.T. Housing™ encourages the development of reasonably priced, mixed-income housing units that meet accessibility standards.

The S.M.A.R.T. Housing™ ordinance ensures that new homes are Safe, Mixed-Income, Accessible, Reasonably Priced, and Transit-Oriented and meet the City's Green Building minimum-energy efficiency rating. In addition to S.M.A.R.T. Housing™, the City has created density bonus programs that offer developers incentives to create affordable housing in exchange for greater density and/or height bonuses.

The Developer Incentive-Based Program is comprised of six components that provide incentives for housing developers to develop affordable rental and homebuyer housing to households at or below 80 percent of MFI, or at or below 120 percent of MFI in the Central Business District.

- 1) **S.M.A.R.T. Housing™** - S.M.A.R.T. Housing™ assists non-profit and for-profit builders to create housing that is safe, located in mixed-income neighborhoods, accessible, reasonably-priced, transit-oriented, and meets Austin Energy's Green Building standards. The program also provides fee waivers, fast-track reviews, problem-solving assistance, and regulatory reviews that facilitate the construction of rental and homeownership.
- 2) **Vertical Mixed Use Ordinance (VMU)** - The Austin City Council adopted changes to the "Commercial Design Standards" regarding VMU in 2007. The developments that want exemptions from certain dimensional and parking standards must provide 10 percent of affordable housing for 40 years.
- 3) **Downtown Density Bonus** - The City's Planning Development and Review Department (PDR) is the lead agency for the Downtown Austin Plan. Consultants identified strategies and best practices for affordable housing in downtown that are part of the Downtown Master Planning process. The City also hired the ROMA Design Group to develop recommendations for a downtown density bonus ordinance with an affordable housing requirement that will include a fee-in-lieu of option. The City Council is expected to take action in 2010 to replace the Interim Density Bonus and with a Downtown Density Bonus ordinance.
- 4) **North Burnet/Gateway** - This low-density neighborhood will be transformed into a high-density neighborhood with an incentive, whereby developers can receive a density bonus and must provide 10 percent affordable housing or pay a fee-in-lieu of six dollars per square foot. A few specific properties may be eligible to construct new collector streets in exchange for the density bonus, instead of meeting the affordable housing requirements.

- 5) **University Neighborhood Overlay (UNO)** - The City Council adopted an "opt-in" zoning overlay in the West campus area to allow for greater density and development entitlements. UNO requires two tiers of affordability, 10 percent of units at 80 percent of MFI and another 10 percent at 65 percent of MFI. The developer has the option to pay a fee-in-lieu of providing the units at 65 percent of MFI. In addition, units at 80 percent of MFI must be on-site.
- 6) **Transit Oriented Development (TODs)** - The City Council adopted three station area plans for MLK, Saltillo, and Lamar/Justin that include a density and height bonus. All TODs require developers to: reach the goal of 25 percent of affordable housing on-site or pay a fee-in-lieu for part of the affordable housing in exchange for density and height bonuses.

#### *Ending Community Homelessness Coalition (ECHO)*

ECHO actively engages in ending community homelessness through collaborative planning with community volunteers, business leaders, service providers, and City staff support. Together, social service organizations form a continuum of services that range from preventing homelessness to assisting people who are in homeless situations to obtain permanent housing and achieve independent living. For additional information on ECHO, see, pages 4-16.

#### *Stimulus Project: New Sidewalks in Central East Austin*

The City of Austin is utilizing \$250,000 in CDBG-R funds from an award received through HUD's American Recovery and Reinvestment Act (ARRA) to support the construction of new sidewalks in Central East Austin and will assist in creating 17 jobs. The award is based on three major criteria: 1) sustainable, well-financed, established efforts; 2) yield significant results for the community; and 3) tangible results for the residents, especially low to moderate-income populations and neighborhoods. The City's Public Works Department matched the CDBG-R funds with an additional \$250,000 to address sidewalk improvements in historically disadvantaged neighborhoods throughout Central East Austin.

These one-time CDBG-R funds are well suited for the Sidewalk Project since they are an essential component of public transit, which is used primarily by low- to moderate-income Austin residents. These new sidewalks will enhance the lifestyles of residents, including health (one of the key components of the prioritization matrix in the Council-adopted sidewalk master plan), while ensuring the safety of pedestrians and people with disabilities. Construction is expected to be complete in June 2010.

#### **Federal Guideline - Describe Other Actions in Strategic or Action Plan Taken to: Foster and maintain affordable housing.**

#### *Alternate Funding Sources*

The City continues to explore opportunities to increase funding by finding new funding sources for the creation of affordable housing. NHCD's programs and services rely on local funding sources to deliver many of the activities responsive to community priorities. The Austin City Council approved the use of GO Bond funds to increase homeownership and rental opportunities for low- to moderate-income households. The bond package, which includes \$55 million for affordable housing, was approved by voters on November 7, 2006.

Other alternate funding sources anticipated to be used in fiscal year 2010-11 include, CDBG Program Income, HOME Program Income, CDBG Revolving Loan Funds and Housing Assistance Funds.

#### *Permanent Supportive Housing*

The Austin City Council unanimously approved a resolution March 25, 2010, directing the City Manager to give priority to funding for permanent supportive housing that targets the most vulnerable populations, specifying residents with annual incomes at or below 30 percent MFI, but continue to fund affordable home ownership, home repair, and rental projects. The action by the City Council also provided direction for the City Manager to work with the NHCD and HHSD, and community stakeholders to develop a comprehensive strategy, based on information gathered on best practices in other cities that will include both the construction and operation of 350 permanent supportive housing units over the next four years. NHCD has begun working with the HHSD and other stakeholders to develop a strategy to prioritize permanent supportive housing in Austin.

#### *Affordable Housing Projects*

The City has partnered with various lenders, for-profit, and non-profit developers to increase the supply of affordable rental and homeownership opportunities that will benefit low- and moderate-income households. Since 2006, these partnerships have led to the development of 1,793 affordable housing units. Listed below are projects funded by GO Bond funds that will be underway in fiscal year 2010-11.

The City of Austin will continue to seek opportunities that will foster and maintain affordable housing. For more information about affordable housing projects and GO Bond funded projects, visit [www.cityofaustitn.org/housing/roi](http://www.cityofaustitn.org/housing/roi).

#### *Community Land Trust*

The Austin City Council directed staff to move forward with implementation of a Community Land Trust (CLT). The CLT tool is used to preserve the public investment in affordability and to preserve the affordable units in perpetuity. The Community Land Trust model allows the City to provide affordable homeownership opportunities and to provide a fair return to the homebuyer. Without this type of mechanism in areas that are rapidly gentrifying, the subsidy given to low-income households could be lost to future residents when the house is re-sold. In addition, the CLT allows the City to reach greater levels of affordability for lower-income homeowners. The City of Austin will continue working with the community and policy bodies to promote affordable housing tools that foster and maintain affordable housing. For more information on CLT, please see pages 4-9.

#### *Affordability Impact Statement*

As part of the S.M.A.R.T. Housing™ ordinance, NHCD staff prepares an Affordability Impact Statement (AIS) for all proposed city code amendments, neighborhood plans, and other changes on development regulations to identify any potential impacts on housing affordability. This analysis ensures that Council and the public are informed on an amendment's potential impact on housing affordability. As of April 2010, NHCD is streamlining the AIS process to make it more efficient, standardized, and transparent. The process will include changes such as a standardized request form, formal assessment criteria, and greater community outreach about the definition and purpose of the AIS.

#### *Online Education and Outreach Initiatives*

NHCD increased resources for educational and outreach initiatives by reallocating resources for a position charged with educating the community about affordable housing through community forums and community presentations. A key component of the outreach initiative is the development of educational curriculum that can be easily accessed on the City's Web site to provide a template for other agencies and community members to further affordable housing education.

Educational activities for fiscal year 2010-2011 include multiple presentations to community groups, nonprofits and community businesses and neighborhood associations. NHCD will also design and implement affordable housing educational forums that will focus on housing and the community impact on issues including community health, transportation and economic development. Additional information can be found in NHCD's Web site at [www.cityofaustin.org/housing/affordable\\_housing](http://www.cityofaustin.org/housing/affordable_housing).

#### ***Federal Guideline - Describe Other Actions in Strategic or Action Plan Taken to: Eliminate barriers to affordable housing.***

##### *Fair Housing*

The City continues to support the Austin Tenants' Council (ATC) through the Tenants' Rights Assistance program. Through HUD's Fair Housing Initiatives Program (FHIP) funds, ATC is able to provide an array of services to Austin's renters. The City's Fair Housing Office also provides assistance to residents who believe they have been discriminated against as it relates to housing. The City will continue working closely with both agencies to help make strides in eliminating barriers to affordable housing. For more information about fair housing, visit Chapter 5.

##### *Financial Education*

The Austin Housing Finance Corporation (AHFC) began locally funded housing counseling program in 2006 called Housing Smarts. The Housing Smarts program offers housing counseling to City of Austin residents who earn at or below 80 percent of MFI and is offered in English and Spanish. The program uses the NeighborWorks®'s "Realizing the American Dream," a nationally recognized homebuyer education course. Housing Smarts classroom curriculums includes: pre-purchase counseling that provides financial literacy skills such as budgeting and credit, and mortgage finance; post-purchase class which provides foreclosure prevention counseling to homeowners who may find themselves at risk of losing their homes; individual one-on-one counseling sessions to both pre- and post-purchase participants; and a train-the-trainer scholarship offered to community non-profits that want to address housing financial literacy issues in their individual communities.

AHFC will continue offering the Housing Smarts program services in fiscal year 2010-11.

##### *Down Payment Assistance*

The Down Payment Assistance (DPA) program through AHFC provides deferred and forgivable, zero-interest loans to low- and moderate-income first-time homebuyers to assist them with the down payment and closing costs of their home purchase. The program is offered to households earning at or below 80 percent MFI and is available in two options.

- Option 1) The amount of assistance per household will not exceed \$10,000 per household or \$15,000 to persons with disabilities. Loans are secured by a subordinate lien on the property that is non-assumable. If the owner continuously occupies the home for ten years, the loan is forgiven.
- Option 2) DPA funds up to \$40,000, as a deferred, 30-year, zero percent interest loan, with a shared-equity provision and a City of Austin “right of first refusal” provision. This DPA option is not forgivable. Loans are secured by a subordinate lien on the property that is non-assumable. The loan will be recaptured by the City if the household sells or rents the home, requests an equity loan, or transfers the property title before the end of the 30-year affordability period.

#### *Downtown Master Plan*

The City’s Planning Development and Review Department (PDR) is the lead agency for the Downtown Austin Plan. The City of Austin has hired two consulting firms to develop the plan: the ROMA Design Group, and Diana McIver & Associates. The firms identified strategies and best practice for affordable housing in downtown that are part of the Downtown Master Planning process. The City also hired the ROMA Design Group to develop recommendations for a downtown density bonus ordinance with an affordable housing requirement that will include a fee-in-lieu of option. The City Council is expected to take action in 2010 to replace the Interim Density Bonus with a Downtown Density Bonus ordinance. For additional information on the status of the Downtown Austin Plan, visit [www.cityofaustin.org/downtown](http://www.cityofaustin.org/downtown).

#### *Housing Opportunities for Persons with AIDS Grant (HOPWA)*

The Austin/Travis County Health and Human Services Department (HHSD) 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. Each client is required to receive case management services in order to participate in HOPWA program services. Case managers consistently play a key role in assisting clients to tap into other housing resources, such as the Housing Choice Voucher (HCV) Program.

#### *Educational Outreach*

NHCD and Austin Housing Finance Corporation’s (AHFC) web site provides increased access to affordable housing services, available through AHFC, and community and economic development opportunities and resources for low- and moderate-income households – receiving more than 70,000 unique Web hits annually.

The City of Austin is in the process of redesigning its more than 30,000 pages to help achieve a new era in open government, the Austin GO Web Redesign Project. The Web site redesign project began with an online survey launched in November 2007 and was taken by almost 2,000 Austinites. Six town hall meetings were held in 2008, community focus groups will review and offer input on templates, designs and features of the new City web site. SteelSMBology Inc. was hired in December 2009 to begin the redesign efforts. With the community as a key partner, the redesign of the web site will ensure one of the best

municipal web sites in the nation. For additional information on the Austin GO Web Redesign Project visit, [www.cityofaustin.org/austingo](http://www.cityofaustin.org/austingo).

NHCD continues to improve its online architect for user friendly navigation. Information developed for online access the past fiscal year includes a Fair Housing/Fair Lending Web site as well as a site highlighting the community's investment in affordable housing with GO Bond funds. For more information about services offered by NHCD, visit [www.cityofaustin.org/housing](http://www.cityofaustin.org/housing).

***Federal Guideline - Describe Other Actions in Strategic or Action Plan Taken to: Overcome gaps in institutional structures and enhance coordination.***

*City of Austin – Interdepartmental Coordination*

Several City of Austin departments coordinate efforts to provide program services and projects outlined in the Action Plan. NHCD administers community and economic development, as well as public facility programs which require interdepartmental coordination.

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. HHSD provides homeless and emergency shelter services using Emergency Shelter Grant (ESG) funds. HHSD also provides support to Austin residents living with HIV/AIDS and their families through the use of HOPWA grant funds. HHSD and NHCD jointly administer public service programs. Numerous non-federally funded housing programs and activities offered by NHCD rely on the coordination of other City departments including: Austin Energy, Budget Office, City Manager's Office, Code Compliance Department, Contract and Land Management Department, Economic Growth and Redevelopment Services (EGRSO), Government Relations, HHSD, Law Department, Parks and Recreation (PARD), Planning and Development Review Department (PDR), Public Works, Solid Waste Services (SWS), Watershed Protection Review (WPR).

*Community Development Commission (CDC)*

The Community Development Commission (CDC) is instrumental to enhancing coordination of policies by advising the Austin City Council in the development and implementation of programs designed to serve low-income residents and the community-at-large with an emphasis on federally funded programs. The CDC is comprised of 15 members appointed by the City Council.

*Community Housing Development Organizations (CHDOs)*

CHDOs are non-profit housing providers whose organizational missions include the development of affordable housing for low- and moderate-income households. The City coordinates with the CHDO Roundtable on policy matters and provides CHDO Operating Expenses Grants to help increase capacity. The City will continue working closely with CHDOs in fiscal year 2010-11 to enhance coordination and help bridge the gap in affordable housing stock in Austin.

*Stimulus Project – African-American Cultural and Heritage Facility*

The City of Austin is utilizing \$550,000 CDBG-R funds from an award received through HUD's American Recovery and Reinvestment Act (ARRA) for the creation of the African-American Cultural and Heritage Facility - Located at 912 East 11<sup>th</sup> Street in Central East Austin. The African-American Cultural and Heritage Facility will house ProArts Collective, a Visitors Bureau, and the Capital City Chamber of Commerce and will offer art programs and assistance for small businesses while educating visitors on the cultural richness of the area. The project will meet the job creation/preservation and long-term economic development goals.

The overall project is a collaborative and joint process with the community, area non-profits, local artists, fellow City departments.

**Federal Guideline - Describe Other Actions in Strategic or Action Plan Taken to: Improve public housing and resident initiatives.**

The Housing Authority of the City of Austin (HACA) and the Housing Authority of Travis County (HATC) provide public housing in the Austin area. Both HACA and HATC share updates on agency progress through regular contacts and meetings with City staff.

*Housing Authority of the City of Austin (HACA)*

HACA is a major provider of affordable housing for lower-income families, disabled persons and seniors in the Austin area. There are 1,928 public housing units and more than 5,127 Housing Choice Vouchers administered by HACA. HACA receives a Shelter Plus Care grant through the HUD Continuum of Care application for 97 units to provide assistance for homeless individuals and families in Austin. HACA continues to be successful with its down payment assistance program to provide assistance to eligible families participating in either the Public Housing or Housing Choice Voucher programs. The program provides a \$10,000 forgivable loan to be applied towards the down payment of a new or pre-existing home. If the applicant meets all the criteria of the program for the first five years, then the loan is forgiven.

*Housing Authority of Travis County (HATC)*

HATC was created in 1975, as an administrator of two HUD housing programs, the Housing Choice Voucher Program and Public Housing. HATC administers 8 housing services programs, the largest of which is 564 units of Section 8 Housing Choice Vouchers. HATC owns and manages 105 units of public housing in Austin and 49 units of non HUD-funded affordable housing in Manor and Del Valle, Texas. HATC receives a Shelter Plus Care grant through the HUD Continuum of Care application 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.

NHCD continues coordinating with both HACA and HATC to inform public housing residents of affordable housing programs and opportunities. The City of Austin is committed to continuing the support of partnership and efforts that will improve public housing and resident initiatives. For more information about local PHAs, visit pages 4-17 and 4-18.

***Federal Guideline - Describe Other Actions in Strategic or Action Plan Taken to: Evaluate and reduce lead-based paint hazards.***

Austin was awarded a \$3.7 million Lead Hazard Control Grant from the U.S. Department of Housing and Urban Development (HUD) in March 2007 to identify and control lead-based paint hazards in eligible low-income rental and owner-occupied housing for a three-year grant period. The City's Lead Smart Program serves homes built prior to 1978 where children under 6 years of age live or spend a significant amount of time and who have tested positive for lead poisoning. The grant targets funding to communities with the greatest need, specifically to households with a high incidence of lead poisoning and older rental housing.

The Lead Hazard Control Grant will continue to provide the abatement services to eligible households in fiscal year 2010-11. The remaining balance of grant funding is available for spending through February 2011. The grant was awarded to the City with the goal of abating a total of 296 units during the three-year grant period. The City submitted a request to the Office of Healthy Homes and Lead Hazard Control to reduce the grant goal from 296 to 162 to more accurately reflect market capacity in Austin. HUD approved a one-year extension in January 2010; thus, HUD and the City of Austin agreed to increase the goal by an additional 38 households. The City anticipates meeting the new goal of 200 by the end of the grant term, which is February 2011.

NHCD offers Renovating, Repair & Painting (RRP) training to its contractors and local non-profits that are currently working or bidding on projects for NHCD/AHFC. NHCD offered RRP training in April 2010 and expects to offer additional training in July 2010. RRP certification training is required for any contractor repairing/rehabilitating homes that are pre-1978.

***Federal Guideline: Describe Other Actions in Strategic or Action Plan Taken to: Ensure compliance with program and comprehensive planning requirements.***

NHCD's Compliance Division ensures compliance with all program and comprehensive planning requirements which includes a review of current program guidelines with the activities undertaken through these programs. The Compliance Division ensures the review of programs is compliant with mandated federal regulations, established program guidelines, and written contract requirements. Staff is required to be trained on federal and local requirements. The Compliance Division is dedicated to technical assistance for compliance with HUD regulations.

***Federal Guideline - Describe Other Actions in Strategic or Action Plan Taken to: Reduce the number of persons living below the poverty level.***

*Childcare Services*

The Health and Human Services Department (HHSD) administers the Childcare Services program to increase the supply of quality child care to low-income families. The program provides services to children from low-income families with gross incomes less than 200 percent of Federal Poverty Guidelines who reside within the Austin city limits. Social service contracts through HHSD will provide: 1) child care vouchers for homeless and near-

homeless families, families in crisis, 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.

#### *Youth Services*

HHSD administers the Youth Support Services program which 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 services, community-based services, and summer camps. The program, in partnership with the youth and their family, address the needs and challenges of the youth's situation to improve his or her functioning in school, the community, and home. 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.

#### *Housing Activities*

A variety of housing activities operated by the City are designed to reduce the number of families in poverty. For example, the HOPWA Tenant Based Rental Assistance (TBRA) services and housing Tenant Based Rental Assistance (TBRA) programs provide temporary housing assistance to eligible persons living with HIV/AIDS and their families and for low-income residents. These programs allow clients to move towards self-sufficiency

### ***Federal Guideline - Describe Other Actions in Strategic or Action Plan Taken to: Enhance coordination between public and private housing and social services agencies.***

#### *Community Action Network (CAN)*

CAN is a key partner in the community's efforts to convene and support public awareness forums and events. CAN maintains a listserv of more than 2,000 community contacts assisting NHCD regularly with significant outreach efforts. NHCD attends monthly meetings providing regular reports and departmental updates to coordinate housing and community development activities for the community. NHCD will continue coordinating and fostering relationships that strengthen the public and private sectors and social service agencies.

#### *Coordination with Public Housing Authorities (PHA)*

Regular contact and collaboration with local PHA officials ensures that the City housing programs are linked to the needs of public housing residents. NHCD contracts with the Housing Authority of the City of Austin (HACA) for tenant-based rental assistance through Passages Program referrals. For more information about local PHAs, visit pages 4-17 and 4-18.

#### *Public – Private Partnerships*

The City of Austin partners with for-profit and non-profit developers to disperse affordable housing geographically throughout the community and to preserve and create long-term affordability. For more information about projects, visit pages 4-22 through 4-25.

### *Affordable Housing Education*

The City will continue hosting quarterly Affordable Housing Forums in fiscal year 2010-11 to enhance coordination and dialogue between industry experts, stakeholders, private developers, housing providers, and public policy makers. These forums serve to address barriers and solutions to affordable housing. Three upcoming forums are planned for the rest of 2010. Topics will include a series of forums exploring how various factors such as health and transportation intersect with affordable housing priorities. For more information about NHCD's Affordable Housing Forums, visit [www.cityofaustin.org/housing](http://www.cityofaustin.org/housing).

## **ACTIVITIES TO ADDRESS HOMELESSNESS**

This section outlines homeless activities provided by the community at large as well as the specific homeless activities funded in the 2010-11 Action Plan.

### **Community Framework for Addressing Homelessness**

In 2006, two community groups that addressed homeless issues – the Ending Chronic Homelessness Organizing Committee and the Homeless Task Force – merged to form the Ending Community Homelessness (ECHO) Coalition. The ECHO coalition is comprised of businesses and business associations, faith-based entities, public housing authorities, non-profit housing developers and service providers, hospitals, government agencies, funders, public safety representatives, current- and formerly- homeless persons, and other community supporters. ECHO serves as the lead planning entity on homeless issues in Austin/Travis County, and is an issue area group affiliated with the Community Action Network of Austin. Its mission is to provide “dynamic, proactive leadership that engages policy makers and the community to end homelessness.”

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 Austin’s biennial homeless count and survey, which is a HUD prerequisite for CoC funding.

#### *Continuum of Care*

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. To compete for these funds, eligible regions (defined as locality - city, county, or state – that received Community Development Block Grants) are required to complete a CoC application that coordinates the needs of all the homeless service providers in the region. Since 2001, Austin has received \$31,394,305 in Continuum of Care funding.

In 2008, ECHO convened a community conversation to increase the ratio of housing dollars to supportive services in order to increase the community’s housing ratio in homeless service provision. As a result, \$824,152 was reallocated for permanent supportive housing projects in 2008. This resulted in Austin receiving \$5,085,813, or approximately \$1.3 million more in Continuum of Care funding than in 2007.

In 2009, ECHO decided for another year to cut “services-only” programs in order to increase the housing to services ratio. Austin applied for a total of \$4,205,301. See Exhibit 2-4 in Chapter 2 for the 2009 CoC funding table. Salvation Army’s Passages collaboration cut 27% of its budget and LifeWorks did not apply for their Street Outreach program, making \$598,120 available for new project funding. While HUD has announced that all projects that were renewing their contract did receive funding, HUD has not announced new projects at this time.

#### *Austin’s Community Year Plan to End Homelessness (2009)*

Ten Year Homelessness Plans are a national best practice recommended by the United States Interagency Council on Homelessness, the National Alliance to End Homelessness, and the U.S. Department of Housing and Urban Development. Plans have been adopted by

all but one or two of the fifty largest cities in the United States. Austin's first Community Plan to End Homelessness was created and approved by the Austin City Council in 2004.

ECHO embarked on a process to update Austin's Community Plan to End Homelessness in 2008. The planning process for this initiative is complete and the final version will be available on the ECHO website at [www.caction.org/homeless](http://www.caction.org/homeless). In addition to creating new strategies for ending community and chronic homelessness, the new plan will provide a new framework for the City of Austin to address the issue of homelessness.

*The Plan to End Community Homelessness 2010* updates and expands upon Austin's 2004 Plan to End Chronic Homelessness. The 2004 plan focused on one segment of the homeless population – the chronically homeless – who has both an extended history of homelessness and significant barriers to self-sufficiency. The 2010 Plan substantially expands the scope of planning to include the entire continuum of the homeless population, from those at immediate risk of becoming homeless to the chronically homeless.

### **Strategic Planning Goals.**

ECHO will achieve the strategic planning goals by providing leadership, coordination, information, and advocacy and creating two year action plans that include specific strategies. In order to address the challenges a continuum of care needs to be established that addresses:

**Prevention.** People at risk of becoming homeless will be identified early and receive the assistance they need to maintain appropriate housing:

- Develop community-wide strategies to prevent homelessness,
- Expand on-going efforts that provide housing and financial stability for populations at-risk of homelessness,
- Enhance community collaboration and partnerships to address prevention strategies, and
- Educate the community about homelessness and advocate for evidence-based practices and solutions.

**Short-term Homelessness.** People who become homeless will be able to move quickly back into housing and receive appropriate support services to maintain housing.

- Continue to improve and expand rapid re-housing strategies,
- Continue to improve and expand intervention services,
- Expand job training, employment, and access to mainstream programs (SSI, SNAP, etc), and
- Enhance community collaboration to improve and redesign current programs.

**Long-term Homelessness.** People experiencing long-term homelessness will have stable housing and effective supportive services, including treatment for persistent mental illness and substance abuse issues.

- Implement pilot projects and expand effective strategies serving targeted populations,
- Increase housing and services capacity to serve people who experience long-term homelessness,
- Enhance community partnerships to address long-term homelessness strategies,
- Expand job training, employment and access to mainstream programs (SSI, SNAP, etc),

- Expand access to and coordination with mental health, health and substance abuse services,
- Expand family support services, i.e., child care.

**Highly Effective Coordination.** Enhanced strategic planning and the federal Continuum of Care management, data performance, reporting, policy development, and funding coordination at the local level.

- Establish a sustainable structure to implement community-wide strategies to end homelessness which includes incorporation of ECHO into a 501©3 coordinating entity with a redesigned governing structure that increases the effectiveness of the following:
  - a. Communication
  - b. Data Management & Reporting
  - c. Strategic Planning & Policy Development
  - d. Funding Coordination
- Develop a mechanism to strengthen policy development and advocacy efforts to end homelessness,
- Continue to manage and improve the annual HUD Continuum of Care process, and
- Improve data quality and reporting.

#### *Planning/Policy*

The City of Austin is an active participant in planning initiatives related to ending homelessness in Austin. City staff from both the NHCD and HHSD serve on ECHO committees, including the Executive Committee, Planning & Evaluation Committee, and Exiting Committee. The city also provides administrative support to ECHO through general funds allocated to the HHSD.

HHSD is serving as the lead agency in administering \$3,062,820 of Federal Homelessness Prevention and Rapid Re-Housing (HPRP) Funding through the American Recovery and Reinvestment Act (ARRA) of 2009.

#### *Housing*

NHCD prioritizes gap financing to developers who create transitional and permanent rental housing for homeless households. Utilizing CDBG, HOME, GO Bonds and other local sources of revenue, NHCD has contributed approximately \$18 million and leveraged almost \$22 million to create 675 units of transitional and single-room occupancy housing in 20 housing developments since 1998. In addition to housing development, the City also funds tenant-based rental assistance administered by the Passages Collaboration that serves homeless households.

The City of Austin also funds the ongoing capital costs associated with the Austin Resource Center for the Homeless, a central daytime resource center and overnight shelter for homeless individuals. The ARCH was built with approximately \$6 million from a Section 108 HUD loan, which is repaid using the City's future CDBG entitlement allocations. In FY2007-08, the City repaid \$522,445 using CDBG funding.

### *Services*

The City of Austin funds homeless services in this Consolidated Plan through Emergency Shelter Grants, Housing Opportunities for Persons with AIDS, and CDBG. The City also dedicates general funds to help homeless individuals and families to attain self-sufficiency. City funding for homeless services covers a wide variety of supportive services, including child care, youth services, elderly services, and services for persons with AIDS.

## **HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA) REPORT SPECIAL REQUIREMENTS, FISCAL YEAR 2010-11**

**Describe how the proposed activities will be used to meet the urgent needs of persons living with HIV/AIDS and their families that are not being addressed by public and/or private resources.**

Historically, the City of Austin's Housing Opportunities for Persons with AIDS (HOPWA) program has contracted with two providers, AIDS Services of Austin (ASA) and Project Transitions, to carry out HOPWA activities independently or in the case of the Rent, Mortgage and Utility Assistance Program, collaboratively. This process has proven to support HOPWA activities effectively and in a timely manner.

AIDS Services of Austin (ASA) addresses the needs of the HIV/AIDS community through Short-Term Rent, Mortgage, & Utility Assistance (STRMU) and HOPWA Tenant-Based Rental Assistance (TBRA) to meet the urgent needs of eligible persons living with HIV/AIDS and their families. The goals of the two programs are to prevent homelessness and to support independent living for persons living with HIV/AIDS. To participate in these programs, clients are required to receive case management services. Through case management services, HOPWA clients are referred to and are able to access other housing options such as Public Housing and Section 8 housing.

To ensure eligible clients are able to establish a new residence, funding from Permanent Housing Placement (PHP) is used to provide clients reasonable costs to move into a safe and stable living environment. Payments covering first month's rent have been identified as an urgent need and are not eligible under STRMU and TBRA.

People residing in homeless shelters, living on the street and in places not meant for human habitation may receive assistance through the Short-Term Supported Housing Program (STSH). Short-term facilities are intended to provide temporary shelter, which includes an opportunity for case managers to develop an individualized housing and service plan - a housing stabilization plan for both short-term and long-term, housing needs.

In an effort to address the needs of underserved clients who have criminal histories and housing eviction histories, HOPWA provider agencies have explored transitional housing resources. HOPWA provider agencies will continue to refer to a limited number of transitional housing resources that accept clients with criminal and eviction histories in fiscal year 2010-11.

HIV case managers also provided services that address the urgent needs of persons living with HIV/AIDS and their families including referral, assistance, and follow-up for; permanent housing placement, rent and utility deposits, mental health and substance abuse treatment/counseling services, primary medical care, and assisting with budgeting and life skills management.

Project Transitions addresses the needs of the HIV/AIDS Community through the HOPWA program that provides Transitional Facility-Based Housing. These clients, many

with secondary and tertiary co-mobilities face a number of challenges that affect their ability to access necessary services; however, have the potential, ability and willingness to transition to independence. The move to independence and self-sufficiency is provided by Supportive Services and residential supportive services to help program participants stabilize their living situation and help address the care needs of persons living with HIV/AIDS. 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.

**Describe the public and private resources expected to be made available in connection with the proposed activities being funded.**

Because housing needs far exceed the supply of affordable housing, other funding sources have been sought. Resources have come from the following:

In partnership with the City, AIDS Services of Austin (ASA), will receive funding from Best Single Source, and the HOME Investment Partnerships Program (HOME), a collaborative project with other Austin community agencies, both of which provide rent, mortgage and utility assistance. ASA and Austin Travis County Integral Care have a collaborative contract with the Austin Housing Authority's Shelter Plus Care Program that serves clients who are homeless. ASA participates in the Customer Assistance Program (CAP) through Austin Energy for payment of utility bills. Funds are most frequently used for individuals who, due to income eligibility limitations, do not qualify for HOPWA or qualify for small amounts of HOPWA assistance. The goals of these programs are to maximize financial support for eligible clients in order to ensure housing stability, to increase self-sufficiency and decrease dependency on community resources. Project Transitions contributes a portion of its own general funds for housing related services. Some clients in the HOPWA program can afford to pay a portion of their monthly housing/supportive services costs through a sliding-scale fee. HOPWA subcontractors retain program income to provide additional services. ASA contracts for 10 subsidized housing slots through the Housing Authority of the City of Austin (HACA) Shelter Plus Care Program. Clients usually occupy these slots for up to five years. ASA refers, on average, two new clients per year to fill slots when clients exit the program. The City also provides housing assistance through the Homeless Prevention Rapid Re-housing Program (HPRP). This program provides housing placement and short-term rental and utility assistance services to achieve housing stability for program participants.

HOPWA program Supportive Housing staff make contacts and referrals as needed with case managers at ASA, Austin Travis County Integral Care, Community Action Inc., The Wright House Wellness Center and the City of Austin's Communicable Disease Unit. ASA and Wright House provide transportation for HOPWA clients who need assistance accessing food bank services. To identify client resources, a resource directory that contains information about available community resources including food, clothing, education, employment, children's needs (schools, immunizations, etc), transportation options, housing options, mental health resources, etc. was established and is used by HOPWA case managers. Staff and interns also coordinate services with Child Protective Services, the Housing Authority of the City of Austin (HACA), Texas Rehabilitation Commission, Capital Area Workforce and members of the legal system.

The City's HOPWA program is one of five HIV-related grants that provide services under 14 categories of HIV/AIDS services in the Austin area. These grants include: Ryan White HIV/AIDS Program - Parts A, B, C and Minority AIDS Initiative (MAI); and HOPWA-HUD. Additional services are provided through support from the State of Texas HIV Health and Social Services funding, and City of Austin and Travis County general revenue funding. HHSD administers the Ryan White Part A, C, MAI, and HOPWA-HUD programs that represent HIV program services valued at almost \$7 million annually. Additionally, the Department of State Health Services (DSHS) administers Ryan White Part B and the State of Texas HIV Health and Social Services in the Austin area, which cumulatively are valued at approximately \$1.5 million.

Based on information from a “transitional grant area” wide comprehensive needs assessment, the Austin Area Comprehensive HIV Planning Council generates the only HIV services Priority List. By allocating grant funds according to the community-wide priority list, additional contributions such as grant allocations, private funds, and in-kind contributions are effectively targeted and duplication or gaps in services are minimized. Case managers at agencies providing rent and utility assistance leverage resources by providing case management services through HIV grant-related funds through: the use of emergency or special funds paying housing deposits and documents required to secure low-income housing and the use of agency vehicles and taxi vouchers to transport clients applying for housing-related resources.

The State of Texas provides additional State HOPWA and general revenue funds through contracts with Community Action to provide rent, mortgage and utility assistance to people living with HIV/AIDS and their families in rural areas of Central Texas.

**Describe the method of selecting project sponsors for activities in the Metropolitan area, including areas not within the boundaries of the applicant City.**

Historically two providers, ASA and Project Transitions, have been selected to carry out HOPWA activities independently or; however, in the case of the Rent, Mortgage and Utility Assistance programs, TBRA, STRMU and PHP, these activities will be carried out collaboratively. This process has proven to support HOPWA activities effectively and in a timely manner.

As noted earlier, the Health and Human Services Department (HHSD) along with project sponsors ASA and Project Transitions have created and maintained a long-standing community collaborative effort with four other community-based HIV case management service providers. Case management service staff provide eligibility screenings, develop housing service plans, and assist clients in navigating essential housing, medical and support service programs helping to ensure clients living with HIV/AIDS and their families are engaged in medical care and maintain safe and stable housing.

# **FY 2010-11 DRAFT ACTION PLAN FAIR HOUSING REPORT**

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# Chapter 5

## FAIR HOUSING

### IMPEDIMENTS TO FAIR HOUSING REPORT

**Federal Guideline: Affirmatively Furthering Fair Housing: Outline actions taken to affirmatively further fair housing, summary of impediments to fair housing choice in the Analysis of Impediments (AI), and identify actions taken to overcome effects of impediments identified in the AI.**

For each Consolidated Plan, the U.S. Department of Housing and Urban Development (HUD) requires each City receiving federal entitlement grants to conduct an Analysis of Impediments to Fair Housing (AI). Impediments to fair housing choice are defined as any actions, omissions, or decisions that restrict, or have the effect of restricting, the availability of housing choices, based on race, color, religion, sex, disability, familial status, or national origin.

An AI is an assessment of the City's laws, regulations, administrative policies, procedures, and practices as they affect the location, availability and accessibility of fair housing choice. The AI identifies recommended actions for the City to reduce barriers to fair housing. Each year, the City is required to report on the progress regarding these recommended actions in both the annual Action Plan and the Consolidated Annual Performance and Evaluation Report (CAPER).

The City of Austin hired BBC Research & Consulting to conduct the City's Analysis of Impediments to Fair Housing, which was included in the 2009-14 Consolidated Plan. Austin's AI released in July 2009 included an analysis of:

- Home Mortgage Disclosure Act (HMDA) data highlighting fair lending concerns;
- Legal cases and actions within Austin and other Texas communities related to fair housing;
- Fair housing complaint process;
- Citizen input about fair housing issues;
- Rental and housing affordability;
- City policy and procedure review, which primarily includes input from affordable housing developers.

The following outlines recommended actions from the report's findings:

***Recommended Action - Item 1. Raise the visibility and resolution process of fair housing.***

The report states there was a discrepancy between the number of complaints received by the City's Fair Housing Office and Austin Tenants' Council (ATC) and the number of survey respondents citing housing discrimination. This finding suggests that some residents may not

be aware or fully understand their fair housing rights or know whom to contact when faced with discrimination. Many of the survey respondents cited their race as the reason for housing discrimination.

The report determined the majority of residents facing housing discrimination contacted the Austin Tenants' Council (ATC) regarding questions and complaints. ATC is a key partner in the City's goals to provide fair housing counseling and offers enforcement services benefiting renters in Austin. ATC is a recipient of HUD Fair Housing Initiatives program funds. The agency's Fair Housing Program helps any person who has been discriminated against in the rental, sale, financing, or appraisal of housing.

Located in Central East Austin, ATC focuses efforts on educating the public about fair housing, and participates in over twenty outreach events/efforts annually. They also seek media opportunities to highlight the agency's resources and services, partnering with the City to offer annual tenant/landlord training, and is the most prominent source for City of Austin residents when residents experience housing discrimination.

The City of Austin seeks the elimination of discrimination, including the present effects of past discrimination, and the elimination of de facto residential segregation. In order to raise the City of Austin's visibility and improve the City's resolution process to fair housing complaints, NHCD in partnership with the Fair Housing Office launched a web site in January 2010 that highlights: fair housing and fair lending information, the City's Fair Housing Ordinance, the process in filing an online complaint along with form that can be downloaded online, and helpful links, including: the City's Fair Housing Office, ATC, HUD Office of Fair Housing and Equal Employment, National Fair Housing Advocate Online, Civil and Human Rights Coalition, Fair Housing Accessibility First, and the City's Analysis of Impediments to Fair Housing 2009.

The Fair Housing Office attends annual trainings, seminars, and conferences offered by various agencies throughout the United States. The following are trainings and upcoming trainings staff have/will participate:

- Design and Construction – Fair Housing Accessibility First Training (April 2009),
- National Fair Housing Training Academy (July 2009),
- National Fair Housing Training Academy (September 2009),
- Fair Housing Seminar, Austin Housing Authority, Austin Tenants' Council, and Texas Rio Grande Legal Aid (April 2009),
- Using the Fair Housing Act as an advocate (March 2010),
- City of Austin's Fair Housing Conference for 2010, "A New Beginning" (March 2010),
- National Fair Housing Policy Conference (July 2010), and
- National Fair Housing Investigators Training Academy (2011).

In addition, to elevate the visibility of the office and customer service for residents, the City of Austin is relocating its Fair Housing Office to a more centralized location, more easily accessible to low-income residents. The City is updating its complaint application form and is in the process of translating the form to Spanish. These activities are expected to be complete by the beginning of fiscal year 2010-11. The City is also in the process of hiring an EEO/Fair Housing Outreach Coordinator that will continue to explore and seek

opportunities to market current programs and enhance educational efforts to further fair housing initiatives in the Austin community.

For more information on the City of Austin's Analysis of Impediments to Fair Housing report and the City's Fair Housing and Fair Lending web page, visit [www.cityofaustin.org/housing/fairhousing.htm](http://www.cityofaustin.org/housing/fairhousing.htm).

***Recommended Action - Item 2. Conduct targeted education and programming in minority neighborhoods.***

The Home Mortgage Disclosure Act (HMDA data) is the best source of information on mortgage lending discrimination. HMDA data includes: mortgage loan applications for financial institutions, savings banks, credit unions, and some mortgage companies; location of home; dollar amount of loan; types of loans; racial/ethnic information about applicant; income of applicant; and credit characteristics of all loan applicants.

BBC issued the following findings from the Home Mortgage Disclosure Act (HMDA) analysis:

- African American and Hispanic residents were more likely to be denied their loan than white residents in Austin; however, loan denials were not as disproportionately high for African American and Hispanic applicants by banks based in Austin.
- Higher loan denial rates were concentrated in East Austin neighborhoods.
- African American and Hispanic residents are more likely to receive subprime mortgages.
- The reasons for loan denials are more diverse for Austin residents, as compared to the denials given by Austin-based banks.

In response to the HMDA data, the report recommended the following next steps:

1. Promote a model loan application program and establish an outreach process for applicants to be informed about existing resources should be one of the City's priorities. The model loan program would outline quality loan products that would ensure applicants are aware of and applying for appropriate loan products that they are more likely to qualify for.
2. The City should conduct targeted campaigns or "road shows" to educate residents, landlords, housing providers and real estate professionals about fair housing and discriminatory issues that are most prevalent by area. The campaigns could take the form of public meetings, forums, and information meetings with local officials and target East Austin residents.
3. The City could partner with local Austin-based banks, which have had a more reliable past record of nondiscriminatory lending practices. Their rationale for loan denials was generally more uniform and consistent across all groups of applicants. Furthermore, local lenders may have a greater interest in local residents and may be more likely to ensure that applications

are complete and that residents are applying for the correct types of loans products.

The City of Austin through the AHFC currently offers Housing Smarts, an AHFC housing counseling program established in 2006. The program offers financial literacy skills; lending education; homebuyer education, which includes pre and post purchase counseling; and foreclosure prevention. Housing Smarts uses NeighborWorks America's housing counseling curriculum and offers individual housing counseling sessions. Under the Housing Smarts program, the City contracts with the following non-profits to further financial literacy related to foreclosure prevention and offer the Housing Smarts program in Spanish:

- **Business and Community Lenders (BCL) of Texas.** BCL provides foreclosure prevention assistance provided through counseling sessions. Clients receive financial literacy services, including credit and budget counseling and money management courses
- **Frameworks Community Development Corporation.** Frameworks provides the Housing Smarts program in Spanish and offers one-on-one sessions.

To promote Housing Smarts, AHFC has used outreach opportunities such as community events, presentations, canvassing, emails, phone calls, and distribution of fliers and brochures. The program is expecting to go mobile in 2010-11 by offering offsite courses at various community centers throughout the City. The program, since its inception, has exceeded its annual goal for the third straight year. The program reached an average graduation rate of 92 percent, making it one of the highest ranking counseling courses in the United States (based on data from NeighborWorks America). In addition, the program received a Special Achievement award from the Texas Association of Local Housing Finance Agencies (TALHFA).

The City's EEO/Fair Housing Outreach Coordinator will assist in outreach efforts to educate the community at large on fair housing and discriminatory issues prevalent in the Austin area.

The City of Austin discourages predatory lending and requires that all households participating in the Down Payment Assistance Program and Mortgage Credit Certificate Program secure a fixed-rate mortgage at prevailing interest rates. The City will continue seeking partnerships with local agencies to ensure the residents are informed on quality lending opportunities that lead to positive results.

***Recommended Action - Item 3. Continue leading affordable housing development efforts.***

During the AI process, stakeholders and affordable housing developers identified affordability as the primary fair housing issue in Austin. The group indicated that the affordable housing stock in Austin is highly limited; thus resulting in many low-income residents living in substandard housing or tolerating discriminatory situations for fear of not finding another affordable unit.

The City of Austin will continue engaging non-profit and for-profit developers to maximize and retain affordable housing opportunities. Through the City's General Obligation (GO) Bonds, Acquisition and Development, Rental Housing and Development Assistance programs, the City creates affordable housing in addressing its core values: deeper levels of affordability, units that will remain affordable over long-term, and affordable housing that is geographically dispersed throughout the City. To view the City's Geographic Dispersion of Rental Housing Map that identifies rental housing projects through AHFC funding, please visit Appendix V Maps. The following projects highlight the City's efforts to preserve and maintain affordability:

- **GO Bond Funds.** In partnership with AHFC, Summit Housing Partners will develop Elm Ridge Apartments, 130 affordable housing units at 99 years affordability for families earning at or below 30 percent of MFI. This project-based Section 8 property is an "all-bills-paid" complex, which will be updated to offer residents an energy-efficient, quality living environment near Downtown Austin. Preserving project-based Section 8 housing is a prioritized component in the City of Austin's strategy to preserve affordable housing. The City has committed \$2.5 million General Obligation Bond funds to help renovate the complex, without displacing the residents. It is a significant by the City of Austin to help preserve federally-subsidized affordable housing. More than 1,700 affordable units have been created or retained through GO Bond Funds.

Through the Acquisition and Development program (A&D) and Rental Housing and Developer Assistance program (RHDA), the City offers gap financing to public and private partners so that the Austin affordable housing stock is retained. Key partners include Community Housing and Development Organizations (CHDOs) who assist in the creation and retention of affordable housing for low- and moderate-income households.

- **Acquisition and Development.** A&D works with lenders, non-profit and for-profit developers to leverage City and federal funds for the acquisition and development of lots; the acquisition and rehabilitation of residential structures; the acquisition of new or existing housing units; and the construction of new housing, all for sale to income-eligible households at or below 80 percent of MFI. The City, in partnership with the Guadalupe Neighborhood Development Corporation (GNDC) and Krager-Robertson-Design-Build (KRDB), will complete the Solutions Oriented Living (SOL) community in the Govalle/Johnston Terrace neighborhood. SOL is a mixed-income development that includes affordable rental and homeownership opportunities. The SOL Community consists of 38 units and is planned as a net-zero energy development. AHFC invested a total of \$1.47 million with GNDC to buy eight new single-family rental units for low- to moderate-income households and to provide homebuyer assistance for another eight low- to moderate-income families purchasing new homes in the SOL Community. The ownership units will utilize shared equity strategies in order to preserve affordability in the neighborhood in perpetuity.
- **Rental Housing Development Assistance.** RHDA provides opportunities to create and retain affordable rental units for low- and moderate-income households and low-income persons with special needs. RHDA provides below-market-rate gap financing to non-profit and for-profit developers for the acquisition, new construction, or

rehabilitation of affordable rental projects that would otherwise be economically infeasible. RHDA serves households at or below 50 percent of MFI with a target of serving households at or below 30 percent of MFI. Foundation Communities, with the help of funding received by the City of Austin, will develop the M Station, a 150 unit mixed-income complex with 90 units at 99 years affordability. Out of the 150 units, 15 units are designated for families earning at or below 30 percent of MRI and 75 units are designated for families earning at or below 50 percent of MFI. This tax credit development lies within a Transit Oriented Development (TOD) area along the MetroRail Red Line and will offer newly constructed and energy-efficient affordable living to working families.

- **Core Values.** The Affordable Housing Incentives Task Force (AHITF), comprised of real estate professionals, affordable housing developers, for-profit developers, affordable housing advocates, academics, and neighborhood representatives issued a report in 2007 to City Council with recommendations for incentives for affordable housing. This task force recommended three core values for affordable housing development that are used by the City and considered high priorities. These values remain an integral part of issuance of affordable housing funds and the development of housing by the City.

*Deeper Affordability Targets:* Reach deeper levels of affordability, to serve lower-income residents.

*Long-term Affordability:* The City values preserving affordability for long-term; and,

*Geographic Dispersion:* Affordable housing geographically dispersed throughout the City of Austin.

Additionally, the City of Austin continues its solid partnerships with both public housing authorities, the Housing Authority of the City of Austin (HACA) and the Housing Authority of Travis County (HATC). The City will continue supporting both housing authorities in its endeavors in providing affordable housing.

***Recommended Action - Item 4. Continue educating the public about affordable housing while involving neighborhood groups.***

The Austin City Council identified funding for staff and a consultant to work with the public to create a new citywide Comprehensive Plan for Austin in September 2008. The City selected the consultant, Wallace Roberts & Todd through a public input process. The Austin Tomorrow Comprehensive Plan, the Comprehensive Plan under which the City currently operates, was developed during the 1970s and adopted in 1979. The most recent updates to the plan occurred in 2008.

The City along with its key partners and the community has two years to outline the vision for Austin's future and select the path to get there. This process has been broken into three

phases: "Plan Kickoff" - October 2009 (first phase); "Vision and Plan Framework" - November 2009 (second phase); and the Comprehensive Plan itself - will begin late 2010 (phase three). During this process, NHCD will promote educational initiatives to help address the barriers in developing affordable housing in neighborhoods throughout Austin. Strong neighborhood groups can be instrumental in educating and enforcing fair housing issues within their communities.

- **Affordable Housing Education & Outreach.** Housing education and outreach to promote support of affordable housing by the general community is one of NHCD's highest priorities. NHCD Affordable Housing Forums, a quarterly series of conversations on important and diverse affordable housing issues in Austin, are a critical component of NHCD's educational initiative. Past topics range from sustainable building techniques to affordable housing preservation, to affordable housing in transit-oriented development. Three upcoming forums are planned for the rest of 2010. Topics will include a series of forums exploring how various factors such as health and transportation intersect with affordable housing priorities. For more information about NHCD's Affordable Housing Forums, visit [www.cityofaustin.org/housing](http://www.cityofaustin.org/housing).
- **State-wide Educational Summit.** The City of Austin will partner with the U.S. Department of Housing and Urban Development to host a one-day Summit on August 13, 2010, to highlight affordable housing needs throughout Texas and develop a regional strategy to create and retain affordable housing to meet the needs of Texas residents. The Summit will bring experts from communities throughout Texas in order to collaborate on the most effective tools and resources communities engage to address the needs across the State. A key issue that will be addressed in the preservation of affordable housing and how best to build sustainable housing markets in Texas. For more information about the Summit, visit [www.cityofaustin.org/housing](http://www.cityofaustin.org/housing).

The City of Austin will continue work to ensure that all educational events involve neighborhood group leaders. NHCD will continue working with the Planning and Development Review Department to provide housing affordability information to contribute to the development of the plan. For more information about Austin Tomorrow Comprehensive Plan, visit, [www.cityofaustin.org/compplan](http://www.cityofaustin.org/compplan).

## **CITY OF AUSTIN INITIATIVES**

It is a value of the City of Austin to be an open and inclusive city for all its residents; thus, the City continues seeking avenues that broaden opportunities and eliminate barriers for its community.

### **Fair Housing Ordinance**

The City's Fair Housing Ordinance is declared "substantially equivalent" to federal and state laws. The ordinance entered the City's Fair Housing Office into an agreement with the U.S. Department of Housing and Urban Development to conduct housing discrimination investigations and conciliations. Within its Fair Housing Ordinance, the City of Austin has extended the groups that are protected under federal Fair Housing mandates.

Like the federal Fair Housing Act, the City's Fair Housing Ordinance prohibits housing discrimination based on race, color, sex, religion, disability, familial status, or national origin. In addition, the Fair Housing Ordinance also protects discrimination based on student status, sexual orientation, gender identity, and age.

For more information about the City's Fair Housing Ordinance, visit [www.cityofaustin.org/hrights/](http://www.cityofaustin.org/hrights/) or Appendix IV Fair Housing.

### **City Resolutions**

#### *Proposition 6 – Domestic Partnership*

The Austin City Council enacted an initiative in 1993, Proposition 22, which allowed insurance benefits to be extended to unmarried partners of City employees and to other adults living in their homes. Proposition 22 was voted on and passed by Austin residents in 1994, thereby repealing all of the City's past Charter language defining eligibility for the employees' City insurance benefits.

Proposition 6 was later proposed by the City Council and was established to repeal all the City's Charter language defining eligibility for the City's insurance benefits allowing City employees to provide insurance not only to domestic partners, but also to other adults or dependents in the same household. City of Austin residents voted on and passed Proposition 6 on May 13, 2006.

#### *Non-Discrimination Policy*

The Austin City Council passed an ordinance in 1992 creating Chapter 7-4, now codified as Chapter 5-4 Discrimination in Employment by City Contractors of the City Code to prohibit discrimination in employment by City Contractors, including discrimination against an individual based on sexual orientation or gender identity.

The City encourages and wants to attract companies that provide non-discrimination policies that include both sexual orientation and gender identity, as well as provide domestic partner benefits to their LGBT employees and their families.

Austin City Council approved Resolution No. 20090806-037 on August 6, 2009, directing the City Manager to amend the City's Standard Terms and Conditions used in competitive procurements required by state law: 1) to require a copy of the contractor's employment

non-discrimination policy when applying for City contracting opportunities, and 2) to specify that noncompliance with Chapter 5-4 will terminate a contract and may hinder a contractor's eligibility for future contracts until deemed compliant with Chapter 5-4.

For more information about Resolution No. 20090806-037 and City Ordinance Chapter 5-4 Discrimination in Employment by City Contractors, visit Appendix IV Fair Housing.

*COBRA-Like Benefits for Domestic Partners*

The Consolidated Omnibus Budget Reconciliation Act (COBRA) is a federal legislation requiring employers to extend healthcare coverage to employees and qualified dependents for certain qualifying events such as termination, divorce, or death. In 2009, City Council Members requested a review on COBRA benefits for domestic partnerships. The City's Human Resources Department (HRD) had been recently contacted by a domestic partner of a recently deceased employee who had been informed benefits would cease and he was not eligible to receive the COBRA benefit. Based on this circumstance and City Council interest, HRD reviewed the current COBRA policy, met with the City Council Members and determined in November 2009 to extend "COBRA-Like" benefits to domestic partners.

For more information on COBRA-Like Benefits for Domestic Partners, visit Appendix IV Fair Housing.

## **AFFIRMATIVE MARKETING AND MINORITY OUTREACH**

As a recipient of federal funds, the City of Austin must adopt affirmative marketing procedures and requirements for rental and homebuyer projects containing 5 or more HOME-assisted housing units. Affirmative marketing steps consist of actions that provide information and otherwise attract eligible persons in the housing market area to the available housing without regard to race, color, national origin, sex, religion, familial status or disability.

### **I. Affirmative Marketing Plan**

When a rental housing or homeowner project containing five or more units is planned to be constructed, the City of Austin and/or its subrecipients will provide information to the community that attract eligible persons who are least likely to access affordable housing opportunities. This may include low- to moderate-income individuals, minority residents, the LEP population, and residents of manufactured housing.

With changing demographics in Austin, there are challenges when marketing to the eligible populations that are Limited English Proficient (LEP). In areas where there is a significant LEP population, NHCD and the AHFC strive to meet this need by:

- Translating key marketing materials;
- Working with the minority-owned print media, radio and television stations;
- Partnering with faith-based and community organizations that serve newly arrived immigrants;
- Promoting and offering marketing activities and educational sessions in Spanish at community outreach events, such as Homebuyer Fairs; and
- Providing a stipend to bi-lingual staff members who work directly with and provide assistance to the LEP population.

NHCD and AHFC program guidelines and requirements for owners are outlined. Each owner is required to agree to carry out the following affirmative marketing procedures and requirements:

1. The business/builder/non-profit shall not refuse to sell or rent the subject homes to an individual because of race, color, religion or national origin.
2. The business/builder/non-profit shall not refuse to sell or rent the subject homes to an individual because that individual has children who will be residing in that dwelling.
3. The business/builder/non-profit shall not refuse to sell or rent the subject homes to an individual because that individual is eligible for public housing assistance.
4. The business/builder/non-profit shall conduct special outreach to a target group of persons least likely to apply through advertisement in newspapers whose circulation is primarily among the target group, as well as through notification of appropriate community groups and agencies.
5. The business/builder/non-profit shall advertise all homes for sale and apartments for rent in the appropriate local media.

6. The business/builder/non-profit shall include in all advertising HUD's Equal Housing Opportunity logo, slogan or statement, as defined in 24 CFR 200.600.
7. The business/builder/non-profit shall instruct all employees and agents both orally and in writing about the City's affirmative marketing requirements.
8. The business/builder/non-profit shall prominently display in its office HUD's Fair Housing Poster or Equal Housing Opportunity logo.
9. The business/builder/non-profit must keep on file any and all sales advertisements and applicant information. Copies of this information must be forwarded upon request to staff so that staff may properly assess the affirmative marketing practices.
10. Nondiscrimination: In the performance of its obligations under this agreement, The business/builder/non-profit will comply with the provisions of any federal, state or local law prohibiting discrimination in housing on the grounds of race, color, sex, creed or national origin, including Title IV of the Civil Rights Act of 1964 (Public Law 88-352, 78 Stat. 241), all requirements imposed or pursuant to the Regulations of the Secretary (24 CFR, Subtitle A, Part I) or pursuant to that Title; regulations issued pursuant to Executive Order 11063, and Title VIII of the 1968 Civil Rights Act.

NHCD and AHFC maintain copies of their respective affirmative marketing efforts. Austin will continue reporting on its annual accomplishments in the annual CAPER. The City will include a comprehensive assessment of its affirmative marketing actions as required in 24 CF 92.351(a)(2)i-v in the annual CAPER. The City of Austin will work with any contractor who is not meeting the requirements of the affirmative marketing plan to provide necessary technical assistance and guidance.

## **II. Minority Outreach Plan**

The Austin City Council passed an ordinance establishing the Minority- and Women-Owned Business Enterprise (MBE/WBE) Procurement Program on February 19, 1987. The Austin City Council approved major amendments to that ordinance on July 13, 1995. The program, which is administered by the City Department of Small and Minority Business Resources (DSMBR), established procurement goals for City departments that target Minority- or Women-Owned Business Enterprises (MBE/WBE). To qualify as a MBE/WBE, the business must be certified by the Department of Small and Minority Business Resources as a sole proprietorship, partnership, corporation, joint venture or any other business entity that is owned, managed and operated by a minority or woman, and which performs a commercially useful function. Once certified, MBE/WBE vendors are included in a citywide database that details the products and services they provide by commodity code. This database is also available to prime contractors who are seeking to subcontract with City-certified MBE/WBE vendors.

The City of Austin produces the Contractor/Subcontractor Activity Report after the close of every contract which is used to determine the amount of MBE/WBE contracts.

### **III. Plan for Increasing Homeownership for Special Populations**

In addition to minority populations, special outreach efforts will be required to be conducted to more specialized segments of the community. The City of Austin has expanded its outreach efforts to particular segments of the community that have historically low participation levels in homeownership. These targeted populations may include but are not limited to tenants of manufactured housing and public housing.

Through increased coordination with the Housing Authority of the City of Austin (HACA), additional criteria will be developed that may allow public housing tenants additional consideration in accessing homeowner housing developed through the AHFC and through local Community Development Housing Organizations (CHDO). Tenants of manufactured housing will be encouraged to participate through several homeownership fairs scheduled to be conducted in areas with high levels of manufactured housing. Through the information and training provided during the fairs, tenants of manufactured housing will be encouraged to become homeowners, rather than renters. Further follow up with tenants will help identify the low-income households that may be able to take advantage of existing homeownership opportunities. Low-income household tenants unable to qualify for homeownership because of issues such as debt, credit, and income may be referred to accredited housing counseling providers.

The Austin City Council approved a resolution on March 25, 2010, directing the City Manager to give priority to funding for permanent supportive housing that targets the most vulnerable populations, specifying residents with annual incomes at or below 30 percent median family income (MFI), but continue to fund affordable home ownership, home repair, and rental projects.

The action by the City Council also provided direction for the City Manager to work with NHCD and HHSD, and community stakeholders to develop a comprehensive strategy, based on information gathered on best practices in other cities that will include both the construction and operation of 350 permanent supportive housing units over the next four years.

NHCD has begun working with the HHSD and other stakeholders to develop a strategy to prioritize permanent supportive housing in Austin moving individuals further along the Housing Continuum to increased self-sufficiency. For more information on the Housing Continuum, visit page 1-17.

# Chapter 6

## STIMULUS ACTIVITIES

### Federal Stimulus Projects

The City of Austin received \$7.5 million in stimulus funds, 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). The applications for Stimulus funds include:

- A \$2 million application for the Community Development Block Grant (CDBG-R) Program;
- A \$3.1 million application for the Homeless Prevention and Rapid Re-Housing (HPRP) Program; and
- A \$2.4 million application for Housing and Economic Recovery Act (HERA) submitted to TDHCA.

### *American Recovery and Reinvestment Act (ARRA) Funding*

#### *Community Development Block Grants (CDBG-R) (\$2 million)*

The award is based on three major criteria: 1) sustainable, well-financed, established efforts; 2) yield significant results for the community; and 3) tangible results for the residents, especially low-to moderate-income populations and neighborhoods. CDBG-R guidelines issued May 5, 2009, set clear overall priorities to maximize job creation and economic benefit. Projects and project statuses are below:

- **\$500,000 for Lifeworks' East Austin Youth and Family Resource Center** - To purchase land to construct a green-building resource center to expand critical workforce, education and mental health services to low-income populations. Significant leverage is included with corporate, public and nonprofit partners, including Capital Idea, Central Texas Literacy Coalition, Austin Community College and Casey Family Programs. The project has secured the majority of funding, and meets job creation and long-term economic development needs.  
**Project Status:** LifeWorks completed the design on the project, received site plan approvals and construction is expected in the fall of 2010.
- **\$500,000 for PeopleFund's Center for Economic Opportunity** – To construct a \$2.8 million LEED Silver Certified building and provide comprehensive services for local businesses and homebuyers as well as affordable office space for local businesses. Key criteria met are job creation/preservation, long-term economic development, and sustainable operations.  
**Project Status:** Construction progress continues and PeopleFund has created 5.5 jobs as of October 1, 2009,
- **\$550,000 for African-American Cultural and Heritage Facility** - Located at 912 East 11<sup>th</sup>, the African-American Cultural and Heritage Facility will house ProArts Collective, a Visitors Bureau, and the Capital City Chamber of Commerce. The facility will offer art programs and assistance for small businesses while educating visitors on the cultural richness of the area. Key criteria met are job creation/preservation and long-term economic development. The job creation is through construction and tourism and long-term economic benefits of the project will continue the revitalization of the East 11 and 12th Street Corridors.  
**Project Status:** The building design is expected be complete before fall 2010. Project is on target for completion by July 2012.

- **\$250,000 for New Sidewalks in Central East Austin** - Many of the “Top 25” sidewalks on the City’s Public Works’ list developed with community input and are in historically disadvantaged neighborhoods throughout Central East Austin. This funding will allow new sidewalks in key areas to be completed. These one-time CDBG-R funds are well suited for these sidewalk projects since they are an essential component of public transit, which is used primarily by low- to moderate-income Austin residents. These projects will enhance the lifestyles of residents, including health (one of the key components of the prioritization matrix in the Council-adopted sidewalk master plan), while ensuring the safety of pedestrians and people with disabilities.

**Project Status:** The construction on the sidewalks in East Austin began March 24, 2010. New sidewalks in Central East Austin are underway including curb and gutter repair and replacement, construction of ADA ramps and retaining walls, and driveway reconstruction at various locations.

- The balance of the \$2 million is **\$200,000 for Administration** of CDBG-R administration activities.

#### *Homeless Prevention & Rapid Re-housing Program (HPRP) (\$3.1 million)*

The Homeless Prevention and Rapid Re-housing Program, which is administered by the City of Austin Health and Human Services Department (HHSD), has three primary goals: 1) Prevention: Prevent people from becoming homeless whenever possible; 2) Diversion: Intervene when people enter shelters and divert them into housing; and 3) Rapid Re-Housing: Move people who become homeless into permanent housing as quickly as possible. Projects and project statuses are below:

- **\$480,000 for Caritas of Austin (HPRP Outreach and Intake Specialists)** - To identify, assess and qualify potential clients and to expand outreach to key eligible populations. An estimated 2,000 individuals will be served over two years.

**Project Status:** Direct client services were implemented on December 1, 2009. The project is on target for completion by July 2012.

- **\$240,000 for Caritas of Austin (Housing Locator and Inspector Services)** - To identify and inspect available housing; negotiate with landlords; liaison between potential eligible tenants and landlords; and follow-up point of contact for landlords and tenants;

**Project Status:** Direct client services were implemented in December 1, 2009. The project is on target for completion by July 2012.

- **\$120,000 for Austin Tenants’ Council (Tenant Mediation and Legal Services)** - To expand existing mediation services for HPRP clients to resolve tenant/landlord disputes and will secure allowable legal services. An estimated 800 HPRP households will be served over two years.

**Project Status:** Direct client services were implemented on December 1, 2009. The project is on target for completion by July 2012.

- **\$1,970,000 for LifeWorks (Rent, Utilities and Other Direct Financial Assistance)** - To provide short- or medium-term rent assistance to prevent homelessness or to re-house homeless households. Other financial assistance includes utilities, deposits, moving expenses and hotel/motel vouchers. An estimated 2,000 individuals will be served over two years.

**Project Status:** Direct client services were implemented in December 1, 2009. The project is on target for completion by July 2012.

- **\$102,000 for Homeless Management Information System.**

**Project Status:** Direct client services were implemented in December 1, 2009. The project is on target for completion by July 2012.

- The balance of the \$3.1 million is **\$153,000 for Administration** of HPRP activities.

### ***Housing and Economic Recovery Act (HERA) Funding***

The City of Austin applied for Neighborhood Stabilization Program (NSP) funds established by the Housing and Economic Recovery Act (HERA) of 2008 with the goal of creating permanent affordability rental opportunities. These federal funds are distributed by the Texas Department of Housing and Community Affairs (TDHCA). The City received \$2.4 million in NSP funding which will be used to purchase and rehab/renovate foreclosed homes, and administrative costs.

The City of Austin's application proposes that after rehabilitation, the homes may be transferred to local non-profit organizations that will sell these properties to homebuyers earning at or below 50 percent of Median Family Income (MFI). Initially the program targeted zip code 78744 (Southeast Austin) and zip code 78758 (Northwest Austin), two areas in Austin that have seen the highest number of foreclosures; however TDHCA modified the guidelines and now allows the cities to purchase within their full jurisdiction. The City of Austin now concentrates on its entire jurisdiction for potential purchases.

**Project Status:** The City of Austin estimates it will purchase between eight and 16 homes with the NSP funds. As The City contracted to purchase four homes as of May 1, 2010.

## Chapter 6

### ACTIVITY TABLES

HOMELESS/ SPECIAL NEEDS				
Consolidated Plan 2009-14 Priority: Homeless/Special Needs Assistance				
Program	Priority for Federal Funds	Type of Households Served	FY 2010-11 Goal	Funding Sources
Homeless/Special Needs	High	Homeless, Chronic Homeless, Persons living with HIV/AIDS, Youth, Child Care, Seniors	9,797	ESG, HOPWA, CDBG, Sustainability Fund

<b>Austin Resource Center for the Homeless (ARCH) - ESG10: Shelter Operation and Maintenance</b>			
<b>IDIS Project #</b> 6			
<b>PROJECT DESCRIPTION</b>			
The City of Austin/Travis County Health and Human Services Department (HHSD) 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 Shelter 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 the Healthcare for the Homeless clinic.			
<b>ACCOMPLISHMENT DESCRIPTION</b>			
<b>Proposed Accomplishment</b> 8,500 People			
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.			
<b>FUNDING</b>			
<b>Fund Source(s)</b> Emergency Shelter			
<b>FY 2010-11 Total Funding</b> \$261,689			
<b>PROJECT INFORMATION</b>			
<b>Project Primary Purpose:</b>		<b>Matrix Codes</b>	
<input checked="" 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		03T Operating Costs of Homeless/AIDS Patients Programs ▼	
		<b>Priority Need Category</b>	<b>Eligibility</b>
		Homeless/HIV/AIDS ▼	Not Applicable ▼
<b>Objective Category</b>	<b>Outcome Category</b>	<b>Subrecipient</b>	Subrecipient Private
Suitable Living Environment ▼	Availability/Accessibility ▼	<b>Expected Completion Date</b> 9/30/2011	
		<b>Citation</b> 570.201e	
		<b>Location</b> Community Wide	

**Austin/Travis County Health and Human Services Department (ATCHHSD), Communicable Disease Unit  
- (Essential) ESG10: Homeless Essential Services**

**IDIS Project #** 5

**PROJECT DESCRIPTION**

The Communicable Disease Unit of the Austin/Travis County Health and Human Services Department will provide intensive case management to homeless persons with HIV/AIDS who are not utilizing shelter services. This service connects clients with safe and stable housing. This project uses Emergency Shelter Grants to provide Essential Services.

**ACCOMPLISHMENT DESCRIPTION**

**Proposed Accomplishment** 35 People

The Communicable Disease Unit will serve homeless persons living with HIV/AIDS and their families by providing supportive services.

**FUNDING**

**Fund Source(s)** Emergency Shelter

**FY 2010-11 Total Funding** \$52,233

**PROJECT INFORMATION**

<b>Project Primary Purpose:</b>	<b>Matrix Codes</b>		
<input type="checkbox"/> Help the Homeless <input checked="" type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs	05 Public Services (General) 570.201(e) ▼		
	<b>Priority Need Category</b>		<b>Eligibility</b>
	Homeless/HIV/AIDS ▼		Not Applicable ▼
<b>Objective Category</b>	<b>Outcome Category</b>	<b>Subrecipient</b> Subrecipient Private	
Suitable Living Environment ▼	Availability/Accessibility ▼	<b>Expected Completion Date</b> 9/30/2011	
		<b>Citation</b> 570.201e	
		<b>Location</b> Community Wide	

<b>Short-Term Rent, Mortgage, and Utility (STMU)</b>			
<b>IDIS Project # 2</b>			
<b>PROJECT DESCRIPTION</b>			
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 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; the service allows the client to remain in the current residences. The program limits its support to three months, with a cap of \$600 per month. The time limit may be waived for clients based on medical needs. Eligibility is restricted to those with notices to vacate, evictions, and utility termination notices.			
<b>ACCOMPLISHMENT DESCRIPTION</b>			
<b>Proposed Accomplishment</b> 210 Households			
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.			
<b>FUNDING</b>			
<b>Fund Source(s)</b> Housing Opportunities for Persons for AIDS			
<b>FY 2010-11 Total Funding</b> \$138,779			
<b>PROJECT INFORMATION</b>			
<b>Project Primary Purpose:</b> <input type="checkbox"/> Help the Homeless <input checked="" type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Address Public Housing Needs <input type="checkbox"/> Help Persons with Disabilities	<b>Matrix Codes</b> <div>05Q Subsistence Payments 570.204 ▼</div>		
	<b>Priority Need Category</b> <div>Homeless/HIV/AIDS ▼</div>		<b>Eligibility</b> <div>LMC ▼</div>
<b>Objective Category</b>	<b>Outcome Category</b>	<b>Subrecipient</b> Subrecipient Private	
<div>Decent Housing ▼</div>	<div>Affordability ▼</div>	<b>Expected Completion Date</b> 9/30/2011	
		<b>Citation</b> 570.204	
		<b>Location</b> Community Wide	

<b>Tenant-Based Rental Assistance (TBRA)</b>			
<b>IDIS Project #</b> 41			
<b>PROJECT DESCRIPTION</b>			
The City of Austin Health and Human Services Department contracts with AIDS Services of Austin to manage Tentant-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 eligibitlity is restricted to familes 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.			
<b>ACCOMPLISHMENT DESCRIPTION</b>			
<b>Proposed Accomplishment</b> 130 Households			
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.			
<b>FUNDING</b>			
<b>Fund Source(s)</b> Housing Opportunities for Persons for AIDS			
<b>FY 2010-11 Total Funding</b> \$543,511			
<b>PROJECT INFORMATION</b>			
<b>Project Primary Purpose:</b>		<b>Matrix Codes</b>	
<input type="checkbox"/> Help the Homeless <input checked="" type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		05Q Subsistence Payments 570.204 ▼	
		<b>Priority Need Category</b>	<b>Eligibility</b>
		Homeless/HIV/AIDS ▼	LMC ▼
<b>Objective Category</b>		<b>Subrecipient</b>	Subrecipient Private
Decent Housing ▼		<b>Expected Completion Date</b>	9/30/2011
Affordability ▼		<b>Citation</b>	570.204
		<b>Location</b>	Community Wide

<b>Permanent Housing Placement (PHP)</b>			
<b>IDIS Project #</b> 42			
<b>PROJECT DESCRIPTION</b>			
The City of Austin Health and Human Services Department 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.			
<b>ACCOMPLISHMENT DESCRIPTION</b>			
<b>Proposed Accomplishment</b> 83 Households			
PHP will prevent help homelessness and will support independent living of persons with HIV/AIDS who can access the program through HIV case management. PHP will assist eligible clients 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, when necessary to secure permanent housing and will complement other forms of HOPWA housing assistance.			
<b>FUNDING</b>			
<b>Fund Source(s)</b> Housing Opportunities for Persons for AIDS			
<b>FY 2010-11 Total Funding</b> \$61,112			
<b>PROJECT INFORMATION</b>			
<b>Project Primary Purpose:</b>		<b>Matrix Codes</b>	
<input type="checkbox"/> Help the Homeless <input checked="" type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		05Q Subsistence Payments 570.204 ▼	
		<b>Priority Need Category</b>	<b>Eligibility</b>
		Homeless/HIV/AIDS ▼	LMC ▼
<b>Objective Category</b>		<b>Subrecipient</b> Subrecipient Private	
Decent Housing ▼		<b>Expected Completion Date</b> 9/30/2011	
Affordability ▼		<b>Citation</b> 570.204	
		<b>Location</b> Community Wide	

<b>Short-Term Supportive Housing</b>			
<b>IDIS Project #:</b> 28			
<b>PROJECT DESCRIPTION</b>			
The City of Austin Health and Human Services Department 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 and homeless families. 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.			
<b>ACCOMPLISHMENT DESCRIPTION</b>			
<b>Proposed Accomplishment</b> 50 Households			
STSH will provide temporary shelter to eligible individuals to address immediate housing needs. Eligible clients will receive case management services to assist them in securing other types of long-term, permanent, and stable housing.			
<b>FUNDING</b>			
<b>Fund Source(s)</b> Housing Opportunities for Persons for AIDS			
<b>FY 2010-11 Total Funding</b> \$39,785			
<b>PROJECT INFORMATION</b>			
<b>Project Primary Purpose:</b>	<b>Matrix Codes</b>		
<input type="checkbox"/> Help the Homeless	05Q Subsistence Payments 570.204		▼
<input checked="" type="checkbox"/> Help Persons with HIV/AIDS			
<input type="checkbox"/> Address Public Housing Needs	<b>Priority Need Category</b>		<b>Eligibility</b>
<input type="checkbox"/> Help Persons with Disabilities	Homeless/HIV/AIDS ▼		LMC ▼
<b>Objective Category</b>	<b>Outcome Category</b>	<b>Subrecipient</b>	Subrecipient Private
Decent Housing ▼	Affordability ▼	<b>Expected Completion Date</b> 9/30/2011	
		<b>Citation</b> 570.204	
		<b>Location</b> Community Wide	

<b>Transitional Housing</b>			
<b>IDIS Project #</b> 30			
<b>PROJECT DESCRIPTION</b>			
The City of Austin Health and Human Services Department contracts with Project Transitions for Transitional Housing services. The program is designed to increased 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 may not provide housing for any individual for more than 24 months. 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.			
<b>ACCOMPLISHMENT DESCRIPTION</b>			
<b>Proposed Accomplishment</b> 49 Households			
Transitional Housing will provide eligible households with housing and supportive services to maintain stability and receive appropriate levels of care.			
<b>FUNDING</b>			
<b>Fund Source(s)</b> Housing Opportunities for Persons for AIDS			
<b>FY 2010-11 Total Funding</b> \$191,855			
<b>PROJECT INFORMATION</b>			
<b>Project Primary Purpose:</b>		<b>Matrix Codes</b>	
<input type="checkbox"/> Help the Homeless <input checked="" type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		05Q Subsistence Payments 570.204 ▼	
		<b>Priority Need Category</b>	<b>Eligibility</b>
		Homeless/HIV/AIDS ▼	LMC ▼
<b>Objective Category</b>	<b>Outcome Category</b>	<b>Subrecipient</b>	Subrecipient Private
Decent Housing ▼	Affordability ▼	<b>Expected Completion Date</b>	9/30/2011
		<b>Citation</b>	570.204
		<b>Location</b>	Community Wide

<b>Supportive Services</b>			
<b>IDIS Project #</b> 29			
<b>PROJECT DESCRIPTION</b>			
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.			
<b>ACCOMPLISHMENT DESCRIPTION</b>			
<b>Proposed Accomplishment</b> 49 Households			
Supportive Services will assist persons living with HIV/AIDS to stabilize their living situation and help address care needs.			
<b>FUNDING</b>			
<b>Fund Source(s)</b> Housing Opportunities for Persons for AIDS			
<b>FY 2010-11 Total Funding</b> \$95,767			
<b>PROJECT INFORMATION</b>			
<b>Project Primary Purpose:</b>		<b>Matrix Codes</b>	
<input type="checkbox"/> Help the Homeless <input checked="" type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		05Q Subsistence Payments 570.204 ▼	
		<b>Priority Need Category</b>	<b>Eligibility</b>
		Homeless/HIV/AIDS ▼	LMC ▼
<b>Objective Category</b>	<b>Outcome Category</b>	<b>Subrecipient</b> Subrecipient Private	
Decent Housing ▼	Affordability ▼	<b>Expected Completion Date</b> 9/30/2011	
		<b>Citation</b> 570.204	
		<b>Location</b> Community Wide	

<b>Child Care Services</b>			
<b>IDIS Project #</b> 8			
<b>PROJECT DESCRIPTION</b>			
The Austin/Travis County Health and Human Services Department contracts with child care providers for services that increase the supply of quality child care. The program provides services to children from low-income families with gross incomes less than 200 percent of Federal Poverty Guidelines who reside within the Austin city limits.			
<b>ACCOMPLISHMENT DESCRIPTION</b>			
<b>Proposed Accomplishment</b> 324 People			
Child Care Services will increase the supply of child care for low-income families. Social service contracts through HHSD will provide: 1) child care vouchers for homeless and near-homeless families, families in crisis, 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.			
<b>FUNDING</b>			
<b>Fund Source(s)</b> CDBG, Sustainability Fund			
<b>FY 2010-11 Total Funding</b> \$688,250			
<b>PROJECT INFORMATION</b>			
<b>Project Primary Purpose:</b>		<b>Matrix Codes</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		05 Public Services (General) 570.201(e) ▼	
		<b>Priority Need Category</b>	<b>Eligibility</b>
		Public Services ▼	LMC ▼
<b>Objective Category</b>	<b>Outcome Categories</b>	<b>Subrecipient</b>	Private 570.500c
Suitable Living Environment ▼	Availability/Accessibility ▼	<b>Expected Completion Date</b>	9/30/2011
		<b>Citation</b>	570.201e
		<b>Location</b>	Community Wide

<b>Senior Services</b>			
<b>IDIS Project #</b> 21			
<b>PROJECT DESCRIPTION</b>			
The Austin/Travis County Health and Human Services Department contracts with a subrecipient 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.			
<b>ACCOMPLISHMENT DESCRIPTION</b>			
<b>Proposed Accomplishment</b> 208 People			
Senior Services will provide legal protection for low-income seniors who are at risk of abusive, neglectful, or financially exploitative situations.			
<b>FUNDING</b>			
<b>Fund Source(s)</b> CDBG, Sustainability Fund			
<b>FY 2010-11 Total Funding</b> \$136,250			
<b>PROJECT INFORMATION</b>			
<b>Project Primary Purpose:</b>		<b>Matrix Codes</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		05A Senior Services 570.201(e) ▼	
		<b>Priority Need Category</b>	<b>Eligibility</b>
		Public Services ▼	LMC ▼
<b>Objective Category</b>	<b>Outcome Categories</b>	<b>Subrecipient</b> Private 570.500c	
Suitable Living Environment ▼	Availability/Accessibility ▼	<b>Expected Completion Date</b> 9/30/2011	
		<b>Citation</b> 570.201e	
		<b>Location</b> Community Wide	

<b>Youth Support Services</b>			
<b>IDIS Project #</b> 24			
<b>PROJECT DESCRIPTION</b>			
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 youth and their family, addresses the needs and challenges of the youth's situation to improve his or her functioning in school, the community, and home.			
<b>ACCOMPLISHMENT DESCRIPTION</b>			
<b>Proposed Accomplishment</b> 159 People			
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.			
<b>FUNDING</b>			
<b>Fund Source(s)</b> CDBG, Sustainability Fund			
<b>FY 2010-11 Total Funding</b> \$208,200			
<b>PROJECT INFORMATION</b>			
<b>Project Primary Purpose:</b>		<b>Matrix Codes</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		05D Youth Services 570.201(e) ▼	
		<b>Priority Need Category</b>	<b>Eligibility</b>
		Public Services ▼	LMC ▼
<b>Objective Category</b>	<b>Outcome Categories</b>	<b>Subrecipient</b>	Private 570.500c
Suitable Living Environment ▼	Availability/Accessibility ▼	<b>Expected Completion Date</b> 9/30/2011	
		<b>Citation</b> 570.201e	
		<b>Location</b> Community Wide	

<b>RENTER ASSISTANCE</b>				
<b>Consolidated Plan 2009-14 Priority: Renter Assistance</b>				
<b>Program</b>	<b>Priority for Federal Funds</b>	<b>Type of Households Served</b>	<b>FY 2010-11 Goal</b>	<b>Funding Sources</b>
Renter Assistance	High	Homeless, Low and Moderate-Income Households	748	CDBG, HOME, GO Bonds, and Sustainability Fund

<b>Tenant-Based Rental Assistance (TBRA)</b>			
<b>IDIS Project #</b> 22			
<b>PROJECT DESCRIPTION</b>			
The Tenant-Based Rental Assistance (TBRA) program provides rental housing subsidies and security deposits to eligible families who may otherwise be homeless. The City funds the TBRA program due to the lack of affordable rental housing identified in the housing market analysis.			
<b>ACCOMPLISHMENT DESCRIPTION</b>			
<b>Proposed Accomplishment</b> 115 Households			
The Austin Housing Finance Corporation (AHFC) will oversee the TBRA program and currently contracts with subrecipients to administer the services. Subrecipients include: Housing Authority of the City of Austin and Salvation Army.			
<b>FUNDING</b>			
<b>Fund Source(s)</b> HOME, Sustainability Fund			
<b>FY 2010-11 Total Funding</b> \$567,000			
<b>PROJECT INFORMATION</b>			
<b>Project Primary Purpose:</b> <input checked="" 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> 05S Rental Housing Subsidies (if HOME, not part of 5% 570.204) ▼		
	<b>Priority Need Category</b> Assisted Housing ▼		<b>Eligibility</b> Not Applicable ▼
<b>Objective Category</b>	<b>Outcome Categories</b>	<b>Subrecipient</b>	Subrecipient Private
Decent Housing ▼	Affordability ▼	<b>Expected Completion Date</b> 9/30/2011	
		<b>Citation</b> 92.209	
		<b>Location</b> Community Wide	

<b>Architectural Barrier Removal - Rental</b>			
<b>IDIS Project #</b> 4			
<b>PROJECT DESCRIPTION</b>			
The Architectural Barrier Removal (ABR) Rental Program modifies or retrofits the living quarters of eligible, low-income elderly and severely disabled renters to make their housing more accessible. Households with incomes earning at or below 80 percent MFI are eligible. Eligible households can receive a maximum of \$5,000 per year through the ABR Rental Program.			
<b>ACCOMPLISHMENT DESCRIPTION</b>			
<b>Proposed Accomplishment</b> 84 Households			
The ABR Program will benefit eligible residents by installing physical improvements in housing units to assist with daily living.			
<b>FUNDING</b>			
<b>Fund Source(s)</b> GO Bonds			
<b>FY 2010-11 Total Funding</b> \$250,000			
<b>PROJECT INFORMATION</b>			
<b>Project Primary Purpose:</b>		<b>Matrix Codes</b>	
<input type="checkbox"/> <b>Help the Homeless</b> <input type="checkbox"/> <b>Help Persons with HIV/AIDS</b> <input type="checkbox"/> <b>Help Persons with Disabilities</b> <input type="checkbox"/> <b>Address Public Housing Needs</b>		14A Rehab; Single-Unit Residential 570.202 <div style="text-align: right;">▼</div>	
		<b>Priority Need Category</b>	<b>Eligibility</b>
		Rental Housing ▼	LMH ▼
<b>Objective Category</b>	<b>Outcome Categories</b>	<b>Subrecipient</b>	Local Government
Suitable Living Environment ▼	Availability/Accessibility ▼	<b>Expected Completion Date</b> 9/30/2011	
		<b>Citation</b> 570.202	
		<b>Location</b> Community Wide	

<b>Tenants' Rights Assistance</b>			
<b>IDIS Project #</b> 23			
<b>PROJECT DESCRIPTION</b>			
The objectives of the 'Tenants' Rights Assistance program are: 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.			
<b>ACCOMPLISHMENT DESCRIPTION</b>			
<b>Proposed Accomplishment</b> 549 People			
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.			
<b>FUNDING</b>			
<b>Fund Source(s)</b> CDBG, Sustainability Fund			
<b>FY 2010-11 Total Funding</b> \$288,729			
<b>PROJECT INFORMATION</b>			
<b>Project Primary Purpose:</b>	<b>Matrix Codes</b>		
<input type="checkbox"/> Help the Homeless	05K Tenant/Landlord Counseling 570.201(e)		▼
<input type="checkbox"/> Help Persons with HIV/AIDS			
<input type="checkbox"/> Help Persons with Disabilities	<b>Priority Need Category</b>		<b>Eligibility</b>
<input type="checkbox"/> Address Public Housing Needs	Public Services ▼		LMC ▼
<b>Objective Category</b>	<b>Outcome Categories</b>	<b>Subrecipient</b> Private 570.500c	
Suitable Living Environment ▼	Availability/Accessibility ▼	<b>Expected Completion Date</b> 9/30/2011	
		<b>Citation</b> 570.201e	
		<b>Location</b> Community Wide	

<b>HOMEBUYER ASSISTANCE</b>				
<b>Consolidated Plan 2009-14 Priority: Renter Assistance</b>				
<b>Program</b>	<b>Priority for Federal Funds</b>	<b>Type of Households Served</b>	<b>FY 2010-11 Goal</b>	<b>Funding Sources</b>
Homebuyer Assistance	High	Low- and moderate-income households	387	CDBG, HOME and Sustainability Fund

<b>Housing Smarts - Housing Counseling</b>		
<b>IDIS Project #</b> Non-Federal Funds		
<b>PROJECT DESCRIPTION</b>		
<p>The Housing Smarts program offers housing counseling to City of Austin residents who earn at or below of 80 percent of MFI. The counseling is offered in English and Spanish. Housing Smarts has two classroom curriculums: 1) the pre-purchase counseling that provides financial literacy skills such as budgeting and credit, and mortgage finance; and the post-purchase class provides foreclosure prevention counseling to homeowners who may find themselves at risk of losing their homes. Housing Smarts also offers individual one-on-one counseling sessions to both pre and post purchase participants. 2) the last component of Housing Smarts is the train-the-trainer scholarship offered to community non-profits that want to address housing financial literacy issues in their individual communities. The program uses the NeighborWorks America housing counseling curriculum for both instruction and teaching certification.</p>		
<b>ACCOMPLISHMENT DESCRIPTION</b>		
<b>Proposed Accomplishment</b> 340 People		
<p>The program's class participants will receive certified home buyer education from a nationally ranked curriculum. Those completing all nine hours of instruction will receive a certificate of completion that satisfies the homebuyer education component for many local mortgage lenders. Pre-purchase one-on-one counseling sessions will provide counseling to potential homebuyers to assist in the home buying process. Post purchase counseling will assist current homebuyers maintain homeownership, including necessary advocacy regarding foreclosure prevention.</p>		
<b>FUNDING</b>		
<b>Fund Source(s)</b> Sustainability Fund		
<b>FY 2010-11 Total Funding</b> \$160,456		
<b>PROJECT INFORMATION</b>		
<b>Project Primary Purpose:</b>	<b>Matrix Codes</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	Not Applicable with Non-Federal Funds	
	<b>Priority Need Category</b>	<b>Eligibility</b>
	Not Applicable with Non-Federal Funds	N/A
<b>Objective Category</b>	<b>Outcome Categories</b>	<b>Subrecipient</b> Local Government
Suitable Living Environment ▼	Availability/Accessibility ▼	<b>Expected Completion Date</b> 9/30/2011
		<b>Citation</b> N/A
		<b>Location</b> Community Wide

<b>Down Payment Assistance</b>			
<b>IDIS Project #</b> 10			
<b>PROJECT DESCRIPTION</b>			
<p>The Down Payment Assistance (DPA) program provides deferred and forgivable, zero-interest loans to low- and moderate-income first-time homebuyers to assist them with the down payment and closing costs of their home purchase.</p> <p>Option 1) The amount of assistance per household will not exceed \$10,000 per household or \$15,000 to persons with disabilities. Loans are secured by a subordinate lien on the property that is non-assumable. The loan will be recaptured by the City if the household sells or rents the home, requests an equity loan, or transfers the property title before the end of the ten-year affordability period. Eligible income for DPA is at or below 80 percent of MFI.</p> <p>Option 2) DPA funds up to \$40,000, as a deferred, 30-year, zero percent interest loan, with a shared-equity provision and a City of Austin “right of first refusal” provision. This DPA option is not forgivable. Loans are secured by a subordinate lien on the property that is non-assumable. The loan will be recaptured by the City if the household sells or rents the home, requests an equity loan, or transfers the property title before the end of the 30-year affordability period. Eligible income for DPA is at or below 80 percent of MFI.</p>			
<b>ACCOMPLISHMENT DESCRIPTION</b>			
<b>Proposed Accomplishment</b> 47 Households			
<p>The DPA Program will enable potential homeowners to overcome the obstacles preventing them from obtaining a home by providing assistance with down payment, closing costs, prepaid expenses, and/or mortgage assistance. Outreach for this program is done through community presentations, housing fairs, lender and real estate agent trainings, and to public housing authority residents. One-on-one program education with staff or legal representation regarding details of the program will be required for homeowners that utilize Option 2 with a shared-equity and “right of first refusal.” All Down Payment Assistance participants must participate in homebuyer counseling through the Housing Smarts program or any other approved program.</p>			
<b>FUNDING</b>			
<b>Fund Source(s)</b> CDBG, HOME			
<b>FY 2010-11 Total Funding</b> \$1,290,779			
<b>PROJECT INFORMATION</b>			
<b>Project Primary Purpose:</b>		<b>Matrix Codes</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		13 Direct Homeownership Assistance 570.201(n) ▼	
		<b>Priority Need Category</b>	<b>Eligibility</b>
		Homeownership ▼	LMH ▼
<b>Objective Category</b>		<b>Subrecipient</b> Subrecipient Public	
Decent Housing ▼		<b>Expected Completion Date</b> 9/30/2011	
Availability/Accessibility ▼		<b>Citation</b> 570.201n	
		<b>Location</b> Community Wide	

\*The estimated beginning balance may be adjusted in the final FY 2010-11 Action Plan.

<b>HOMEOWNER ASSISTANCE</b>				
<b>Consolidated Plan 2009-14 Priority: Homeowner Assistance</b>				
<b>Program</b>	<b>Priority for Federal Funds</b>	<b>Type of Households Served</b>	<b>FY 2010-11 Goal</b>	<b>Funding Sources</b>
Homeowner Assistance	High	Low and moderate income households	1,017	CDBG, HOME, CDBG-Revolving Loan, GO Bonds, Lead, and Austin Energy

<b>Architectural Barrier Program - Owner</b>		
<b>IDIS Project # 3</b>		
<b>PROJECT DESCRIPTION</b>		
The Architectural Barrier Removal (ABR) Owner program modifies or retrofits the living quarters of eligible, low-income elderly and severely disabled homeowners to make their housing more accessible. Households with incomes earning at or below 80 percent MFI are eligible. Eligible households can receive a maximum of \$5,000 per year through the ABR Rental Program.		
<b>ACCOMPLISHMENT DESCRIPTION</b>		
<b>Proposed Accomplishment</b> 298 Households		
The ABR Program will benefit eligible residents by installing physical improvements in housing units to assist with daily living.		
<b>FUNDING</b>		
<b>Fund Source(s)</b> CDBG		
<b>FY 2010-11 Total Funding</b> \$1,367,210		
<b>PROJECT INFORMATION</b>		
<b>Project Primary Purpose:</b>	<b>Matrix Codes</b>	
<input type="checkbox"/> Help the Homeless	14A Rehab; Single-Unit Residential 570.202 ▼	
<input type="checkbox"/> Help Persons with HIV/AIDS	<b>Priority Need Category</b>	<b>Eligibility</b>
<input type="checkbox"/> Help Persons with Disabilities	Owner Occupied Housing ▼	LMH ▼
<input type="checkbox"/> Address Public Housing Needs		
<b>Objective Category</b>	<b>Outcome Categories</b>	<b>Subrecipient</b> Local Government
		<b>Expected Completion Date</b> 9/30/2011
Suitable Living Environment ▼	Availability/Accessibility ▼	<b>Citation</b> 570.202
		<b>Location</b> Community Wide

\*The estimated beginning balance may be adjusted in the final FY 2010-11 Action Plan.

<b>Emergency Home Repair Program</b>		
<b>IDIS Project #</b> 12		
<b>PROJECT DESCRIPTION</b>		
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, with no more than \$5,000 per home per year through the EHR program and the Architectural Barrier Removal - Owner program.		
<b>ACCOMPLISHMENT DESCRIPTION</b>		
<b>Proposed Accomplishment</b> 450 Households		
Households that are owner-occupied and low- to moderate-income will receive home repairs to alleviate life-threatening conditions or health and safety hazards.		
<b>FUNDING</b>		
<b>Fund Source(s)</b> CDBG <b>FY 2010-11 Total Funding</b> \$1,000,000		
<b>PROJECT INFORMATION</b>		
<b>Project Primary Purpose:</b> <input type="checkbox"/> <b>Help the Homeless</b> <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> 14A Rehab; Single-Unit Residential 570.202 ▼	
	<b>Priority Need Category</b> Owner Occupied Housing ▼	<b>Eligibility</b> LMH ▼
<b>Objective Category</b>	<b>Outcome Categories</b>	<b>Subrecipient</b> Subrecipient Private 570.500c <b>Expected Completion Date</b> 9/30/2011 <b>Citation</b> 570.202 <b>Location</b> Community Wide
Decent Housing ▼	Sustainability ▼	

<b>Homeowner Rehabilitation Loan Program</b>			
<b>IDIS Project #</b> 15			
<b>PROJECT DESCRIPTION</b>			
The Homeowner Rehabilitation Loan Program (HRLP) assists income-eligible homeowners with substantial repairs such as foundation repair, roofing, plumbing, and electrical work. This program provides deferred interest loans of up to \$50,000 per home for rehabilitation and up to \$29,999 may be forgivable after ten years. In addition, households in need of demolition and re-build may receive assistance of up to \$110,000. This rehabilitation amount does not include funds that may be granted to assist with the appropriate treatment of lead-based paint.			
<b>ACCOMPLISHMENT DESCRIPTION</b>			
<b>Proposed Accomplishment</b> 15 Households			
AHFC will work with the City's Code Compliance Department on a referral system addressing homes that in need of substantial and costly repairs. These repairs and renovations will improve the existing housing stock of neighborhoods. AHFC and Code Compliance will ensure the home meets standard Code regulations.			
<b>FUNDING</b>			
<b>Fund Source(s)</b> CDBG, HOME, CDBG-Revolving Loan			
<b>FY 2010-11 Total Funding</b> \$1,240,164			
<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> 14A Rehab; Single-Unit Residential 570.202 ▼		
	<b>Priority Need Category</b> Owner Occupied Housing ▼		<b>Eligibility</b> LMH ▼
	<b>Objective Category</b> Suitable Living Environment ▼	<b>Outcome Categories</b> Sustainability ▼	<b>Subrecipient</b> Subrecipient Public
	<b>Expected Completion Date</b> 9/30/2011 <b>Citation</b> 570.202 <b>Location</b> Community Wide		

\*The estimated beginning balance may be adjusted in the final FY 2010-11 Action Plan.

<b>G.O. Repair! Program</b>		
<b>IDIS Project #</b> Non-federal Funds		
<b>PROJECT DESCRIPTION</b>		
<p>The City of Austin has created the G.O. Repair! Program for implementation in fiscal year 2009-10, funded with General Obligation Bonds approved by voters in 2006. The G.O. Repair! Program assists low- and moderate-income homeowners (less than 80 percent of MFI) by using subrecipients to make eligible repairs that will eliminate health and safety hazards and/or provide improved accessibility. Subrecipients include: Austin Area Interreligious Ministries, Austin Habitat for Humanity, Austin Area Urban League, and Meals On Wheels and More. This program increases the capacity for non-profits to provide home repair services to the community.</p>		
<b>ACCOMPLISHMENT DESCRIPTION</b>		
<b>Proposed Accomplishment</b> 175    Households		
<p>The G.O. Repair! Program will work with subrecipients to provide eligible repairs including: accessibility modifications, electrical, plumbing, mechanical repairs, exterior siding repair, window and door repairs/replacements, minimal drywall and flooring repair, ceiling fans in bedrooms and living room, painting as related to repairs, and life and safety requirements.</p>		
<b>FUNDING</b>		
<p><b>Fund Source(s)</b> GO Bonds</p> <p><b>FY 2010-11 Total Funding</b> \$1,500,000</p>		
<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> Not Applicable with Non-Federal Funds	
	<b>Priority Need Category</b> Not Applicable with Non-Federal Funds	<b>Eligibility</b> N/A
<b>Objective Category</b>	<b>Outcome Categories</b>	<b>Subrecipient</b> N/A <b>Expected Completion Date</b> 9/30/2011 <b>Citation</b> N/A <b>Location</b> Community Wide
Suitable Living Environment ▼	Sustainability ▼	

<b>Lead Hazard Control Grant - Healthy Homes</b>			
<b>IDIS Project #</b> Other Federal Funds			
<b>PROJECT DESCRIPTION</b>			
The Lead Hazard Control Grant, awarded to the City in March of 2007, provides lead hazard control services to eligible households for a 3-year grant period. The program targets low-income homeowners and renters at or below 80 of MFI, that house children under the age of six in houses built prior to 1978.			
<b>ACCOMPLISHMENT DESCRIPTION</b>			
<b>Proposed Accomplishment</b> 16    Households			
The Lead Hazard Control Grant will provide abatement services to eligible households. HUD granted a one time only extension to February 2011. The \$3.7 million grant was awarded to the City with the goal of abating a total of 296 units during the three year grant. The City submitted a request to the Office of Healthy Homes and Lead Hazard Control to reduce the grant goal from 296 to 162 to more accurately reflect market capacity in Austin. HUD approved a one-year extension in January 2010; thus, HUD and the City of Austin agreed to increase the goal by an additional 38 households. The City anticipates meeting the new goal of 200 by February 2011.			
<b>FUNDING</b>			
<b>Fund Source(s)</b> Lead Hazard Control Grant <b>Grant Funding</b> \$1,110,000			
<b>PROJECT INFORMATION</b>			
<b>Project Primary Purpose:</b>		<b>Matrix Codes</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		14A Rehab; Single-Unit Residential 570.202 ▼	
		<b>Priority Need Category</b>	<b>Eligibility</b>
		Owner Occupied Housing ▼	LMH ▼
<b>Objective Category</b>	<b>Outcome Categories</b>	<b>Subrecipient</b>	N/A
Suitable Living Environment ▼	Sustainability ▼	<b>Expected Completion Date</b>	2/28/2011
		<b>Citation</b>	N/A
		<b>Location</b>	Community Wide

<b>Holly Good Neighbor Program</b>		
<b>IDIS Project #</b> Non-Federal Funds		
<b>PROJECT DESCRIPTION</b>		
<p>The Holly Good Neighbor program provides repairs and rehabilitation to home owners near the Holly Power Plant. Austin Energy funds the program, administered by the Austin Housing Finance Corporation (AHFC). Eligible repairs include: exterior paint, roofing, electrical system work, plumbing, foundation work, and solar panels installation. Applicant's gross annual household income may not exceed 100 percent of MFI. Total project assistance from the program for a home can not exceed \$30,000. Projects funded less than \$10,000 will be a grant, between \$10,001 and \$30,000, a 7-year deferred, forgivable loan.</p>		
<b>ACCOMPLISHMENT DESCRIPTION</b>		
<b>Proposed Accomplishment</b> 63    Households		
<p>The Holly Good Neighbor Program will be used to assist low- and moderate-income residents in the Holly Neighborhood with substantial home repairs. This program serves to improve and revitalize the Holly neighborhood.</p>		
<b>FUNDING</b>		
<b>Fund Source(s)</b> Austin Energy <b>FY 2010-11 Total Funding</b> \$1,568,842		
<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>  Not Applicable with Non-Federal Funds	
	<b>Priority Need Category</b>  Not Applicable with Non-Federal Funds	<b>Eligibility</b>  N/A
<b>Objective Category</b>	<b>Outcome Categories</b>	<b>Subrecipient</b> N/A
Suitable Living Environment ▼	Sustainability ▼	<b>Expected Completion Date</b> 9/30/2011
		<b>Citation</b> N/A
		<b>Location</b> Holly Neighborhood

<b>HOUSING DEVELOPER ASSISTANCE</b>				
<b>Consolidated Plan 2009-14 Priority: Housing Developer Assistance</b>				
<b>Program</b>	<b>Priority for Federal Funds</b>	<b>Type of Households Served</b>	<b>FY 2010-11 Goal</b>	<b>Funding Sources</b>
Housing Developer Assistance	High	Low- and Moderate-Income Households	972	CDBG, HOME, HOME (CHDO), UNO, GF-CIP, GO Bonds, HTF, HAF, and Sustainability Fund

<b>Rental Housing Development Assistance</b>			
<b>IDIS Project #</b> 20			
<b>PROJECT DESCRIPTION</b>			
The Rental Housing Development Assistance (RHDA) program provides opportunities to create and retain affordable rental units for low- and moderate-income households and low-income persons with special needs. RHDA provides below-market-rate gap financing to for-profit and non-profit developers for the acquisition, new construction, or rehabilitation of affordable rental projects that would otherwise be economically infeasible. RHDA serves households at or below 50 percent of MFI with a target of serving households at or below 30 percent of MFI.			
<b>ACCOMPLISHMENT DESCRIPTION</b>			
<b>Proposed Accomplishment</b> 215 Households			
RHDA will increase the supply of affordable rental units for income-eligible households.			
<b>FUNDING</b>			
<b>Fund Source(s)</b> CDBG, HOME, HOME (CHDO), UNO, GF-CIP, GO Bonds, HTF, HAF			
<b>FY 2010-11 Total Funding</b> \$6,742,765			
<b>PROJECT INFORMATION</b>			
<b>Project Primary Purpose:</b>		<b>Matrix Codes</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		12 Construction of Housing 570.201(m) ▼	
		<b>Priority Need Category</b>	<b>Eligibility</b>
		Rental Housing ▼	LMH ▼
<b>Objective Category</b>	<b>Outcome Categories</b>	<b>Subrecipient</b> Subrecipient Private	
Decent Housing ▼	Affordability ▼	<b>Expected Completion Date</b> 9/30/2011	
		<b>Citation</b> 570.201m	
		<b>Location</b> Community Wide	

\*The estimated beginning balance may be adjusted in the final FY 2010-11 Action Plan.

<b>Acquisition and Development</b>			
<b>IDIS Project #</b> 1			
<b>PROJECT DESCRIPTION</b>			
The Acquisition and Development (A&D) program works with lenders, for-profit, and non-profit developers to leverage City and federal funds for: 1) the acquisition and development of lots; 2) the acquisition and rehabilitation of residential structures; 3) the acquisition of new or existing housing units; and 4) the construction of new housing, all for sale to income-eligible households at or below 80 percent of MFI. AHFC provides financing (loans and grants) for affordable housing development.			
<b>ACCOMPLISHMENT DESCRIPTION</b>			
<b>Proposed Accomplishment</b> 50 Households			
A&D will increase the supply of affordable homeownership units for income-eligible households. A&D activities using HOME funds will use the "recapture" method to ensure that HOME funds are returned for other HOME-eligible activities.			
<b>FUNDING</b>			
<b>Fund Source(s)</b> CDBG, HOME, HOME (CHDO) GF-CIP, GO Bonds, HTF, HAF			
<b>FY 2010-11 Total Funding</b> \$3,447,028			
<b>PROJECT INFORMATION</b>			
<b>Project Primary Purpose:</b>		<b>Matrix Codes</b>	
<input type="checkbox"/> <b>Help the Homeless</b> <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> <b>Address Public Housing Needs</b>		12 Construction of Housing 570.201(m) ▼	
		<b>Priority Need Category</b>	<b>Eligibility</b>
		Homeownership ▼	LMH ▼
<b>Objective Category</b>	<b>Outcome Categories</b>	<b>Subrecipient</b> Subrecipient Public 570.500c	
Decent Housing ▼	Affordability ▼	<b>Expected Completion Date</b> 9/30/2011	
		<b>Citation</b> 570.201m	
		<b>Location</b> Community Wide	

\*The estimated beginning balance may be adjusted in the final FY 2010-11 Action Plan.

<b>CHDO Operating Expenses Grants</b>			
<b>IDIS Project #</b> 7			
<b>PROJECT DESCRIPTION</b>			
The CHDO Operating Expense Grants program provides financial support to eligible, City-certified Community Housing Development Organizations (CHDOs) actively involved in housing production or expected to begin production within 12-24 months. Under the terms of the grant, CHDOs must access CHDO set-aside funds to produce affordable housing for the community.			
<b>ACCOMPLISHMENT DESCRIPTION</b>			
<b>Proposed Accomplishment</b> 7 Organizations			
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.			
<b>FUNDING</b>			
<b>Fund Source(s)</b> HOME (CO)			
<b>FY 2010-11 Total Funding</b> \$220,050			
<b>PROJECT INFORMATION</b>			
<b>Project Primary Purpose:</b>		<b>Matrix Codes</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		211 HOME CHDO Operating Expenses (subject to 5% cap) ▼	
		<b>Priority Need Category</b>	<b>Eligibility</b>
		Homeownership ▼	LMH ▼
<b>Objective Category</b>	<b>Outcome Categories</b>	<b>Subrecipient</b>	Subrecipient Public 570.500c
Decent Housing ▼	Affordability ▼	<b>Expected Completion Date</b>	9/30/2011
		<b>Citation</b>	570.201m
		<b>Location</b>	Community Wide

<b>Developer Incentive Programs</b>		
<b>IDIS Project #</b> Non-Federal Funds		
<b>PROJECT DESCRIPTION</b>		
<p>The Developer Incentive-Based Program provides incentives for housing developers to develop affordable rental and homebuyer housing in market rate developments. The current program format includes six developer incentive programs that offer development incentives for affordable housing to households at or below 80 percent of MFI, or at or below 120 percent of MFI in the Central Business District:</p> <p><b>1) S.M.A.R.T. Housing™</b> - S.M.A.R.T. Housing™ assists non-profit and for-profit builders to create housing that is safe, located in mixed-income neighborhoods, accessible, reasonably-priced, transit-oriented, and meets Austin Energy's Green Building standards. The program also provides fee waivers, fast-track reviews, problem-solving assistance, and regulatory reviews that facilitate the construction of rental and homeownership. <b>2)</b></p> <p><b>Vertical Mixed Use Ordinance (VMU)</b> - The Austin City Council adopted changes to the "Commercial Design Standards" regarding VMU in 2007. The developments that want exemptions from certain dimensional and parking standards, must meet provide 10 percent of development as affordable housing for 40 years.</p> <p><b>3) Downtown Density Bonus</b> - The City is in the process of designing a density bonus program to encourage affordable housing downtown.</p> <p><b>4) North Burnet/Gateway</b> - This low-density neighborhood will be transformed into a high-density neighborhood with an incentive, whereby developers can receive a density bonus and must provide 10 percent affordable housing or pay a fee-in-lieu of six dollars a square foot. A few specific properties may be eligible to construct new collector streets in exchange for the density bonus, instead of meeting the affordable housing requirements.</p> <p><b>5) University Neighborhood Overlay (UNO)</b> - The Austin City Council adopted an "opt-in" zoning overlay in the West campus area to allow for greater density and development entitlements. UNO requires two tiers of affordability, 10 percent of units at 80 percent of MFI and another 10% percent at 65 percent of MFI. The developer has the option to pay a fee in lieu of providing the units at 65 percent of MFI. In addition, units at 80 percent of MFI must be on-site.</p> <p><b>6) Transit Oriented Development (TODs)</b> - The City Council adopted three station area plans for MLK, Saltillo, and Lamar/Justin that include a density and height bonus. All TODs require developers to: reach the goal of 25 percent of affordable housing on-site or pay a fee-in-lieu for part of the affordable housing in exchange for density and height bonuses.</p>		
<b>ACCOMPLISHMENT DESCRIPTION</b>		
<b>Proposed Accomplishment</b> 700    Households		
The City's S.M.A.R.T. Housing™ program will provide fee waivers, fast-track reviews, problem-solving assistance, and regulatory reviews that facilitate the construction of rental and homeownership that serve households at or below 80 percent of MFI, or at or below 120 percent of MFI in the Central Business District. The additional developer incentive programs will encourage the development of affordable housing through density and height bonuses.		
<b>FUNDING</b>		
<b>Fund Source(s)</b> Sustainability Fund <b>FY 2010-11 Total Funding</b> \$39,616		
<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> Not Applicable with Non-Federal Funds	
	<b>Priority Need Category</b> Not Applicable with Non-Federal Funds	<b>Eligibility</b> N/A
<b>Objective Category</b> Decent Housing ▼	<b>Outcome Categories</b> Affordability ▼	<b>Subrecipient</b> N/A <b>Expected Completion Date</b> 9/30/2011 <b>Citation</b> N/A <b>Location</b> Community Wide

<b>COMMERCIAL REVITALIZATION</b>				
<b>Consolidated Plan 2009-14 Priority: Commercial Revitalization</b>				
<b>Program</b>	<b>Priority for Federal Funds</b>	<b>Type of Households Served</b>	<b>FY 2010-11 Goal</b>	<b>Funding Sources</b>
Commercial Revitalization	High	Low- and moderate-income households and Small Businesses	4,688	CDBG, EDI III, and Sustainability Fund

## East 11th and 12th Streets Revitalization

The East 11th and 12th Streets redevelopment plan identifies projects and programs that will lead to a sustained, improved and culturally rich area. A redevelopment project of this size requires several years to implement. The redevelopment plan is slated for completion in year 2018.

### ***11th Street***

The City has made progress on the vision of East 11th Street Corridor as a visitor-oriented destination consisting of three to five story buildings that provide entertainment, retail and office space that attract people to this metropolitan area. To date, the following has been accomplished:

- streetscape and infrastructure improvement,
- development of two commercial/retail buildings and a parking garage,
- completion of a 10-space surface parking facility,
- historical renovation of two commercial structures, and

The businesses located in the two commercial/retail buildings have generated approximately 42 new low- to moderate-income jobs since the revitalization effort was initiated in 2000. Businesses have also provided new goods and services to the area. Key to the success of the City's revitalization efforts is the private investment that has been made to the area that was designated slum and blight by HUD's definition.

### ***12th Street***

The vision of East 12th Street Corridor as a mixed-use area with combined office, retail and residential use, which serves the immediate area, has also been partially achieved.

The progress along the East 12th Street Corridor has been accomplished through:

- historic preservation of culturally significant structures,
- several small businesses receiving façade improvement grants to dramatically improve the look of the corridor,
- completion of a 14-space surface parking facility.

Along with the City's efforts, several private entities have initiated development of commercial and mixed-use developments along both the East 11th and 12th Street Corridors. Key Activities for 2010-11

- Construction to begin on the African American Cultural and Heritage Facility.
- New businesses either opening or relocating into the Street-Jones and Snell Buildings.
- Completion of East 12th Street at Chicon Street parking survey.

This revitalization effort uses a combination of federal, local and private resources to improve the economic well-being and quality of life of the community. Public and private partnerships with business, financial, and non-profit communities are key to spurring quality investment, commercial development, and job creation throughout the East 11th and 12th Street Corridors. Through the City's partnership with the Urban Renewal Agency (URA) and the Austin Revitalization Authority (ARA) the revitalization area continues to receive focused attention and financial investment for activities such as land acquisition, demolition of dilapidated structures, relocation of displaced persons/businesses, preservation of historic structures, redevelopment of abandoned and/or substandard structures, improvement of infrastructure, construction of new mixed-used facilities, and the provision of loans to existing small businesses as gap financing in exchange for job creation or retention.

The national objectives for the East 11th and 12th Street Corridors: 1) benefit to low- and moderate-income persons and 2) aid in the prevention or elimination of slum or blight. Depending on the activity, the City may meet the HUD objective of serving low- and moderate-income persons through "area benefit." Area benefit is one of the eligible uses of CDBG. For the East 11th and 12th Street Corridors, the City calculated that the number of low- and moderate-income households in the area based on 2000 Census information.. The proposed goal for fiscal year 2011-11 is based on the number of persons residing in the defined area where at least 51 percent of the households are low- and moderate-income.

The area today showcases tangible results of the public's investments to realize an effort that is an asset for the community. Projects to be complete over the next five years include: the historical preservation of the Dedrick-Hamilton house, which will be the African-American Cultural and Heritage Facility; as well as the development of the 900 (Block 16) and 1000 (Block 17) Blocks of East 11th Street, which will add housing and mixed-use developments to further enrich the East 11th and 12th Street Corridors.

<b>FUNDING</b>
<b>Fund Source(s)</b> CDBG, EDI III, SF <b>FY 2010-11 Total Funding</b> \$2,639,840

<b>East 11th and 12th Streets Revitalization: Acquisition and Development</b>			
<b>IDIS Project #</b> 25			
<b>PROJECT DESCRIPTION</b>			
The East 11th and 12th Streets redevelopment plan identifies projects and programs that will lead to a sustained, improved and culturally rich area. The redevelopment plan is slated for completion in year 2018.			
<b>ACCOMPLISHMENT DESCRIPTION</b>			
<b>Proposed Accomplishment</b> There are no new activities scheduled for fiscal year 2010-11.			
The goal is to continue to maintain and dispose of several parcels of land acquired in previous years during fiscal year 2010-11. With the Façade Improvement Program EDI III funds, A&D will be accepting applications for assistance to owners of eligilbe commercial buildings for renovation/rehabilitation of exterior facades. NHCD will also ensure the development complies with the redevelopment plan.			
<b>FUNDING</b>			
<b>Fund Source(s)</b> CDBG, EDI III			
<b>FY 2010-11 Total Funding</b> \$185,350			
<b>PROJECT INFORMATION</b>			
<b>Project Primary Purpose:</b>		<b>Matrix Codes</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		<div>02 Disposition 570.201(b) ▼</div>	
		<b>Priority Need Category</b>	<b>Eligibility</b>
		Economic Development ▼	LMJ ▼
<b>Objective Category</b>	<b>Outcome Categories</b>	<b>Subrecipient</b>	<b>Other</b>
<div>Creating Economic Opportunities ▼</div>	<div>Sustainability ▼</div>	<b>Expected Completion Date</b> 9/30/2011	
		<b>Citation</b> 570.201b	
		<b>Location</b> Census Tracts: 0000804; County: 48453	

<b>East 11th and 12th Streets Revitalization: Historic Preservation</b>		
<b>IDIS Project #</b> 26		
<b>PROJECT DESCRIPTION</b>		
The East 11th and 12th Streets redevelopment plan identifies projects and programs that will lead to a sustained, improved and culturally rich area. The redevelopment plan is slated for completion in year 2018.		
<b>ACCOMPLISHMENT DESCRIPTION</b>		
<b>Proposed Accomplishment</b> 0 People		
The goal is to complete the historic renovation along the East 11th and 12th Streets Urban Renewal area identified in the fiscal year 2009-10 plan.		
<b>FUNDING</b>		
<b>Fund Source(s)</b> CDBG, Sustainability Fund <b>FY 2010-11 Total Funding</b> \$30,000		
<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> 16B Non-Residential Historic Preservation 570.202(d) ▼	
	<b>Priority Need Category</b> Economic Development ▼	<b>Eligibility</b> LMA ▼
<b>Objective Category</b>	<b>Outcome Categories</b>	<b>Subrecipient</b> Other
Creating Economic Opportunities ▼	Sustainability ▼	<b>Expected Completion Date</b> 9/30/2010
		<b>Citation</b> 570.203b
		<b>Location</b> Census Tracts: 0000803; 0000804; 0000809; County: 48453

<b>East 11th and 12th Streets Revitalization: Public Facilities</b>			
<b>IDIS Project #</b> 43			
<b>PROJECT DESCRIPTION</b>			
The East 11th and 12th Streets redevelopment plan identifies projects and programs that will lead to a sustained, improved and culturally rich area. The redevelopment plan is slated for completion in year 2018.			
<b>ACCOMPLISHMENT DESCRIPTION</b>			
<b>Proposed Accomplishment</b> 0 People			
The goal is to complete the development of the Dedrick-Hamilton House to be utilized as the African-American Cultural and Heritage Facility. The completed facility will be the “anchor” for the newly established African-American Cultural Heritage District. In addition, the facility is expected to house the Visitor’s Bureau and two local non-profits. Public benefits are to be provided through the facility to the newly established District, which is primarily a residential neighborhood. The proposed goal for fiscal year 2010-11 is based on the number of persons residing in the defined area where at least 51 percent of the households are low- and moderate-income. This project will be completed in Summer 2012; therefore, the production numbers will be reported in the Fiscal Year 2011-12 Action Plan.			
<b>FUNDING</b>			
<b>Fund Source(s)</b> CDBG			
<b>FY 2010-11 Total Funding</b> \$2,213,790			
<b>PROJECT INFORMATION</b>			
<b>Project Primary Purpose:</b>		<b>Matrix Codes</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		03E Neighborhood Facilities 570.201(c) ▼	
		<b>Priority Need Category</b>	<b>Eligibility</b>
		Economic Development ▼	LMA ▼
<b>Objective Category</b>	<b>Outcome Categories</b>	<b>Subrecipient</b>	<b>Other</b>
Creating Economic Opportunities ▼	Sustainability ▼	<b>Expected Completion Date</b>	9/30/2011
		<b>Citation</b>	570.201c
		<b>Location</b>	Census Tracts: 0000804; County: 48453

<b>East 11th and 12th Streets Revitalization: Parking Facilities</b>			
<b>IDIS Project #</b> 27			
<b>PROJECT DESCRIPTION</b>			
The East 11th and 12th Streets redevelopment plan identifies projects and programs that will lead to a sustained, improved and culturally rich area. The redevelopment plan is slated for completion in year 2018.			
<b>ACCOMPLISHMENT DESCRIPTION</b>			
<b>Proposed Accomplishment</b> 4,688 People			
The Parking Facilities activity will provide funds to lease a community parking lot(s) and/or create a new parking facility in the revitalization area, which will support the area's economic development. The proposed goal for fiscal year 2010-11 is based on the number of low- and moderate-income households in the area surrounding the corridor. The proposed goal for fiscal year 2010-11 is based on the number of persons residing in the defined area where at least 51 percent of the households are low- and moderate-income.			
<b>FUNDING</b>			
<b>Fund Source(s)</b> CDBG, Sustainability Fund			
<b>FY 2010-11 Total Funding</b> \$210,700			
<b>PROJECT INFORMATION</b>			
<b>Project Primary Purpose:</b>		<b>Matrix Codes</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		03G Parking Facilities 570.201(c) ▼	
		<b>Priority Need Category</b>	<b>Eligibility</b>
		Economic Development ▼	LMA ▼
<b>Objective Category</b>	<b>Outcome Categories</b>	<b>Subrecipient</b>	<b>Other</b>
Creating Economic Opportunities ▼	Sustainability ▼	<b>Expected Completion Date</b> 9/30/2011	
		<b>Citation</b> 570.201c	
		<b>Location</b> Census Tracts: 0000804; County: 48453	

<b>SMALL BUSINESS ASSISTANCE</b>				
<b>Consolidated Plan 2009-14 Priority: Small Business Development</b>				
<b>Program</b>	<b>Priority for Federal Funds</b>	<b>Type of Households Served</b>	<b>FY 2010-11 Goal</b>	<b>Funding Sources</b>
Small Business Development	High	Small businesses and Job creation for low-income households	52	CDBG, CDBG-Revolving Loan and Section 108

<b>Community Development Bank</b>			
<b>IDIS Project #</b> 9			
<b>PROJECT DESCRIPTION</b>			
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.			
<b>ACCOMPLISHMENT DESCRIPTION</b>			
<b>Proposed Accomplishment</b> 6 Jobs			
The program will create or retain jobs for low- to moderate-income individuals.			
<b>FUNDING</b>			
Fund Source(s) CDBG FY 2010-11 Total Funding \$150,000			
<b>PROJECT INFORMATION</b>			
<b>Project Primary Purpose:</b>		<b>Matrix Codes</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		18A ED Direct Financial Assistance to For-Profits 570.203(b) ▼	
		<b>Priority Need Category</b>	<b>Eligibility</b>
		Economic Development ▼	LMJ ▼
<b>Objective Category</b>	<b>Outcome Categories</b>	<b>Subrecipient</b>	Private 570.500c
Creating Economic Opportunities ▼	Availability/Accessibility ▼	<b>Expected Completion Date</b>	9/30/2011
		<b>Citation</b>	570.203b
		<b>Location</b>	Community Wide

<b>Microenterprise Technical Assistance</b>		
<b>IDIS Project #</b> 16		
<b>PROJECT DESCRIPTION</b>		
The Microenterprise Technical Assistance program provides operational funds for the administration of training and technical assistance for qualified microenterprises in the City of Austin. HUD defines a Microenterprise as either: 1) a business with five or fewer employees, one being the owner, or 2) an individual who is actively working towards developing a business that is expected to be a Microenterprise.		
<b>ACCOMPLISHMENT DESCRIPTION</b>		
<b>Proposed Accomplishment</b> 33 Businesses		
The program will provide training and technical assistance to current and aspiring Microenterprises.		
<b>FUNDING</b>		
Fund Source(s) CDBG FY 2010-11 Total Funding \$200,000		
<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> 18A ED Direct Financial Assistance to For-Profits 570.203(b) ▼	
	<b>Priority Need Category</b> Economic Development ▼	<b>Eligibility</b> LMJ ▼
<b>Objective Category</b> Creating Economic Opportunities ▼	<b>Outcome Categories</b> Availability/Accessibility ▼	<b>Subrecipient</b> Subrecipient Private 570.500c <b>Expected Completion Date</b> 9/30/2011 <b>Citation</b> 570.201o <b>Location</b> Community Wide

<b>Neighborhood Commercial Management Program</b>		
<b>IDIS Project #</b> 18		
<b>PROJECT DESCRIPTION</b>		
The Neighborhood Commercial Management Program (NCMP) is a revolving loan fund, which provides gap financing to eligible borrowing businesses that have operated for two or more years. These small business loans which provide gap financing, can be used for acquisition of land and improvements, various fixed costs, new construction, and leasehold improvements.		
<b>ACCOMPLISHMENT DESCRIPTION</b>		
<b>Proposed Accomplishment</b> 11 Jobs		
The NCMP will create and retain jobs for low- and moderate-income individuals.		
<b>FUNDING</b>		
<b>Fund Source(s)</b> CDBG, CDBG-RL, Section 108		
<b>FY 2010-11 Total Funding</b> \$572,123		
<b>PROJECT INFORMATION</b>		
<b>Project Primary Purpose:</b>	<b>Matrix Codes</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	18A ED Direct Financial Assistance to For-Profits 570.203(b) ▼	
	<b>Priority Need Category</b>	<b>Eligibility</b>
	Economic Development ▼	LMJ ▼
<b>Objective Category</b>	<b>Outcome Categories</b>	<b>Subrecipient</b> Subrecipient Private 570.500c
Creating Economic Opportunities ▼	Availability/Accessibility ▼	<b>Expected Completion Date</b> 9/30/2011
		<b>Citation</b> 570.201o
		<b>Location</b> Community Wide

<b>Community Preservation and Revitalization</b>			
<b>IDIS Project #</b> Non-federal Funds			
<b>PROJECT DESCRIPTION</b>			
The Community Preservation and Revitalization Program (CP&R) Business Loan Program provides financial assistance in the form of small business loans to financially and geographically qualified small businesses within the CP&R Zone.			
<b>ACCOMPLISHMENT DESCRIPTION</b>			
<b>Proposed Accomplishment</b> 2                      Businesses			
<b>FUNDING</b>			
<b>Fund Source(s)</b> Sustainability Fund			
<b>FY 2010-11 Total Funding</b> \$75,000			
<b>PROJECT INFORMATION</b>			
<b>Project Primary Purpose:</b>		<b>Matrix Codes</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>Not-Applicable with EDI funds</b>	
		<b>Priority Need Category</b>	<b>Eligibility</b>
		Economic Development ▼	N/A
<b>Objective Category</b>	<b>Outcome Categories</b>	<b>Subrecipient</b>	<b>Other</b>
Creating Economic Opportunities ▼	Availability/Accessibility ▼	<b>Expected Completion Date</b>	9/30/2011
		<b>Citation</b>	570.203b
		<b>Location</b>	Census Tracts: 0000804 County: 48453

<b>ARCH Homeless Shelter Debt Service</b>		
<b>IDIS Project #</b> 14		
<b>PROJECT DESCRIPTION</b>		
The City of Austin secured a \$6,030,000 HUD Section 108 Loan Guarantee to construct a homeless shelter, resource center and health clinic in downtown Austin. The facility opened in April 2004. The source of repayment for the Section 108 Loan in fiscal year 2010-11 will be from CDBG. The loan will be repaid in 2022.		
<b>FUNDING</b>		
<b>Fund Source(s)</b> CDBG <b>FY 2010-11 Total Funding</b> \$524,664		
<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> <div>19F Planned Repayment of Section 108 Loan Principal ▼</div>	
	<b>Priority Need Category</b> <div>Homeless/HIV/AIDS ▼</div>	<b>Eligibility</b> <div>N/A</div>
<b>Objective Category</b>	<b>Outcome Categories</b>	<b>Subrecipient</b> Local Government
<div>Not Applicable ▼</div>	<div>Not Applicable ▼</div>	<b>Expected Completion Date</b> 9/30/2011 <b>Citation</b> 570.705c <b>Location</b> Community Wide

<b>Neighborhood Commercial Management Debt Service</b>			
<b>IDIS Project #</b> 19			
<b>PROJECT DESCRIPTION</b>			
After initially funding Neighborhood Commercial Management Program (NCMP) with CDBG funds, the City of Austin secured a \$2,000,000 HUD Section 108 Loan Guarantee to support NCMP. The primary source of repayment for fiscal year 2011 will be from expired Section 108 loan proceeds. Future loan repayments will be made with future CDBG funds for a 20-year period ending in 2026.			
<b>FUNDING</b>			
<b>Fund Source(s)</b> CDBG, CDBG-PI <b>FY 2010-11 Total Funding</b> \$169,628			
<b>PROJECT INFORMATION</b>			
<b>Project Primary Purpose:</b>		<b>Matrix Codes</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		19F Planned Repayment of Section 108 Loan Principal ▼	
		<b>Priority Need Category</b>	<b>Eligibility</b>
		Economic Development ▼	N/A
<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>	570.705c
		<b>Location</b>	Community Wide

<b>East 11th and 12th Street Revitalization Debt Service</b>			
<b>IDIS Project #</b> 11			
<b>PROJECT DESCRIPTION</b>			
The City secured a \$9,350,000 HUD Section 108 Loan Guarantee to implement the East 11th and 12th Streets Revitalization Project. The source for repayment of the Section 108 Loan will be from small business loan repayments and current and future CDBG funds for a 20-year period ending in 2017.			
<b>FUNDING</b>			
<b>Fund Source(s)</b> CDBG <b>FY 2010-11 Total Funding</b> \$905,351			
<b>PROJECT INFORMATION</b>			
<b>Project Primary Purpose:</b>		<b>Matrix Codes</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		19F Planned Repayment of Section 108 Loan Principal ▼	
		<b>Priority Need Category</b>	<b>Eligibility</b>
		Economic Development ▼	N/A
<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>	570.705c
		<b>Location</b>	Community Wide

<b>Millennium Youth Center Debt Service</b>		
<b>IDIS Project #</b> 17		
<b>PROJECT DESCRIPTION</b>		
The City secured a \$7,830,000 HUD Section 108 Loan Guarantee to construct a youth entertainment center in central east Austin. Interim financing began in 1997 and the facility opened in June 1999. The source for repayment will be in the form of annual payments from current and future CDBG funds for a 20-year period ending in 2016.		
<b>FUNDING</b>		
Fund Source(s) CDBG FY 2010-11 Total Funding \$767,207		
<b>PROJECT INFORMATION</b>		
<b>Project Primary Purpose:</b>	<b>Matrix Codes</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	19F Planned Repayment of Section 108 Loan Principal ▼	
	<b>Priority Need Category</b> Public Facilities ▼	<b>Eligibility</b> N/A
<b>Objective Category</b>	<b>Outcome Categories</b>	<b>Subrecipient</b> Local Government
Not Applicable ▼	Not Applicable ▼	<b>Expected Completion Date</b> 9/30/2010
		<b>Citation</b> 570.705c
		<b>Location</b> Community Wide

## APPENDICES

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# **APPENDIX I**

## **PUBLIC HEARINGS**

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**City of Austin**  
**Neighborhood Housing and Community Development Office**  
**Fiscal Year 2010-11 Action Plan**  
**REVISED Notice of Public Hearings on Community Needs**

The City of Austin expects to receive approximately \$13 million in Fiscal Year 2010-11 through four U.S. Department of Housing and Urban Development (HUD) programs: Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA). In order to receive these HUD grants, the City of Austin must submit an annual Action Plan to HUD that describes community needs, resources, priorities, and proposed activities with regard to housing, community development, economic development, and public services. The City has begun development of its Fiscal Year 2010-11 Action Plan, which is due to HUD on or before August 15, 2010.

As required by Chapter 373 of the Texas Local Government Code and the City's Citizen Participation Plan, the steps for public participation in the annual Action Plan are four public hearings: two public hearings before the Austin City Council and two public hearings before the Community Development Commission (CDC). There is also a 30-day written comment period on the Fiscal Year 2010-11 Draft Action Plan beginning June 1, 2010, through July 2, 2010.

**Public Hearings on Community Needs – Your Voice Matters**

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There will be two public hearings to receive public input on community needs and service gaps. The public is invited to attend the following public hearings:

- **12:00 PM Wednesday, March 10, 2010:** Before the Community Development Commission (CDC), Boards and Commissions Room, 301 W. Second Street
- **4:00 PM Thursday, March 11, 2010:** Before the Austin City Council at Austin City Hall, City Council Chambers, 301 W. Second Street

For more information about the Fiscal Year 2010-11 Action Plan and public hearings, City of Austin staff may be reached at 512-974-3100 (voice) or 512-974-3102 (TDD) Monday through Friday, 7:45 a.m. to 4:45 p.m.

**Written Comments**

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The public may submit written comments to the following:

Mail to:  
Neighborhood Housing and Community Development Office  
Attn: Action Plan FY 2010-11  
PO Box 1088  
Austin, Texas 78767  
Email: [www.cityofaustin.org/connect/email\\_nhcd.htm](http://www.cityofaustin.org/connect/email_nhcd.htm)

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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 512-974-2210 OR 512-974-2445 TDD. For a sign language interpreter, please call 512-974-3100 at least 4-5 days in advance. The City does not discriminate on the basis of disability in the admission or access to, or treatment or employment in, its programs, and activities. Dolores Gonzalez has been designated as the City's ADA/Section 504 Coordinator. Her office is located at 505 Barton Springs Road, Suite 600. If you have any questions or complaints regarding your ADA/Section 504 rights, please call the ADA/Section 504 Coordinator at 512-974-3256 (voice) or 512-974-2445 (TTY). This publication is available in alternative formats. Please call 512-974-3100 (voice) or 512-974-3102 (TDD) for assistance.



**Ciudad de Austin**  
**Oficina de Desarrollo de la Vivienda en Vecindarios y de la Comunidad**  
**Plan de Acción para el Año Fiscal 2010-11**  
**Aviso Revisado de Audiencia Pública de las Necesidades de la Comunidad**

La Ciudad de Austin espera recibir aproximadamente \$13 millones durante el Año Fiscal 2010-11 a través de cuatro programas del Departamento de Vivienda y Desarrollo Urbano de los E. U. (HUD): Subvención Bloque Para el Desarrollo Comunitario (CDBG), Sociedades de Inversiones para el Hogar (HOME), Subsidio para Refugios de Emergencia (ESG), Oportunidades de Vivienda para Personas con SIDA (HOPWA). Para recibir estos subsidios de HUD, la Ciudad de Austin debe presentar una Plan de Acción anual ante HUD, que describa las necesidades, recursos, prioridades y actividades propuestas para la comunidad con respecto a la vivienda, desarrollo de la comunidad, desarrollo económico, y servicios públicos. La Ciudad ha comenzado a desarrollar su Plan de Acción para el Año Fiscal 2010-11, que debe presentarse ante HUD en o antes de Agosto 15, 2010.

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, los pasos para la participación del público en el Plan de Acción anual son cuatro audiencias públicas: dos audiencias públicas ante el Concejo Deliberante y dos audiencias públicas ante la Comisión para el Desarrollo de la Comunidad (CDC)]. También hay un período de 30 días de comentarios por escrito sobre el Borrador del Plan de Acción para el Año Fiscal 2010-11 desde Junio 1, 2010, hasta Julio 2, 2010.

**Audiencias Públicas sobre Necesidades de la Comunidad – Su Opinión es Importante**

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Habrán dos audiencias públicas para recibir el aporte de las opiniones del público sobre necesidades de la comunidad y brechas de servicios. Se invita al público a que asista a las siguientes audiencias:

- **12:00 PM Miércoles, Marzo 10, 2010:** Ante la Comisión de Desarrollo Comunitario (CDC)], Boards and Commissions Room, 301 W. Second Street
- **4:00 PM Jueves, Marzo 11, 2010:** Ante el Concejo Municipal de Austin, City Hall, City Council Chambers, 301 W. Second Street

Para obtener más información del Plan de Acción y audiencias públicas, puede ponerse en contacto con personal de la Ciudad de Austin al 512-974-3100 (voz) o al 512-974-3102 (TDD) de Lunes a Viernes, de 7:45 a.m. a 4:45 p.m.

**Comentarios por Escrito**


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El público puede someter comentarios por escrito a la siguiente dirección:

Envíelos por correo a:  
Neighborhood Housing and Community Development Office  
Attn: Action Plan FY 2010-11  
PO Box 1088  
Austin, Texas 78767  
Email: [www.cityofaustin.org/connect/email\\_nhcd.htm](http://www.cityofaustin.org/connect/email_nhcd.htm)

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La Ciudad de Austin está comprometida a cumplir con el Decreto sobre Americanos con Discapacidades. Se proveerán razonables modificaciones e igual acceso a comunicaciones cuando éstas sean solicitadas. Para obtener asistencia, llame 512-974-2210 O 512-974-2445 TDD. Para obtener un intérprete de lenguaje por señas, por favor llame al 512-974-3100 con al menos 4 a 5 días de anticipación. La Ciudad no discrimina en base a discapacidades o acceso, o tratamiento o empleo en sus programas y actividades. Dolores Gonzales ha sido designada como la Coordinadora de ADA/Sección 504 de la Ciudad. Su oficina está ubicada en 505 Barton Springs Road, Suite 600. Si tiene preguntas o quejas con respecto a sus derechos ADA/Section 504, por favor llame a la Coordinadora de ADA/Section 504 al 512-974-3256 (voz) o 512-974-2445 (TTY). Esta publicación está disponible en formatos alternativos. Por favor llame al 512-974-3100 (voz) o al 512-974-3102 (TDD) para obtener asistencia.



Homeless /  
Special Needs  
Assistance

Renter  
Assistance

Homebuyer  
Assistance

Homeowner  
Assistance

Housing  
Developer  
Assistance

Commercial  
Revitalization

Small Business  
Assistance

# Your voice matters!

## Public Hearings

Each year, the City of Austin receives federal funds through four U.S. Department of Housing and Urban Development (HUD) programs: Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA). These funds assist with housing, community development, economic development, and public service needs.

The City expects to received \$13 million in Fiscal Year 2010-11. Austin's Neighborhood Housing and Community Development Office invites you to provide your feedback about the needs in your community and how federal and local funds should be spent to improve the lives of Austin residents.

### PUBLIC HEARINGS

There will be two public hearings to receive public input on community needs and service gaps. The public is invited to attend the following public hearings:

**12:00 PM Wednesday, March 10, 2010:** Before the Community Development Commission (CDC) at Austin City Hall, Boards and Commissions Room, 301 W. Second Street

**4:00 PM Thursday, March 11, 2010:** Before the Austin City Council at Austin City Hall, City Council Chambers, 301 W. Second Street

*Spanish translators and sign language interpreters available upon request.*

### WRITTEN COMMENTS

The public may submit written comments to the following:

Neighborhood Housing and Community Development Office

Attn: Action Plan FY 2010-11

P.O. Box 1088 Austin, TX 78767

Phone: (512) 974-3100 Fax: (512) 974-3122

Email: [www.cityofaustin.org/connect/email\\_nhcd.htm](http://www.cityofaustin.org/connect/email_nhcd.htm)

**For immediate release**

February 25, 2010

Contact: Rebecca Giello, Neighborhood Housing and Community Development, 512.974.3045

## **City seeks public comment on Community Needs for Fiscal Year 2010-11 Action Plan**

City officials with the City of Austin's Neighborhood Housing and Community Development Office will host a series of public hearings in order to assess community needs related to housing and community development programs and services. The public hearings are a part of the federally-required process that enables the City to administer grant dollars from the U.S. Department of Housing and Urban Development (HUD).

### **Public Hearings on Community Needs**

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There will be two public hearings to receive public input on community needs and service gaps:

- **12 p.m. Wednesday, March 10, 2010:** Before the Community Development Commission (CDC) at Austin City Hall, Boards and Commissions Room, 301 W. Second Street
- **4 p.m. Thursday, March 11, 2010:** Before the Austin City Council at Austin City Hall, City Council Chambers, 301 W. Second Street

The City of Austin expects to receive approximately \$13 million in Fiscal Year 2010-11 through four U.S. Department of Housing and Urban Development (HUD) programs: Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA). In order to receive the HUD grants, the City of Austin must submit an annual Action Plan to HUD that describes community needs, resources, priorities, and proposed activities with regard to housing, community development, economic development, and public services. The City has begun development of its Fiscal Year 2010-11 Action Plan, which is due to HUD on or before August 15, 2010.

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### **Written Comments**

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Email: [www.cityofaustin.org/connect/email\\_nhcd.htm](http://www.cityofaustin.org/connect/email_nhcd.htm)

For more information about the Fiscal Year 2010-11 Action Plan and public hearings, visit [www.cityofaustin.org/housing](http://www.cityofaustin.org/housing). City of Austin staff may be reached at 512-974-3100 (voice) or 512-974-3102 (TDD) Monday through Friday, 7:45 a.m. to 4:45 p.m.

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**Public Hearing**  
**Action Plan Needs Assessment**  
**Community Development Commission (CDC) Meeting**  
*March 10, 2010*

*The following represents a summary of the testimony during the public hearing summarized by NHCD staff. The following is not a complete transcript of public testimony.*

<b>Name</b>	<b>Statement</b>	<b>Staff Response</b>
Jay Felderman - Salvation Army	Tenant Based Rental Assistance partnership between Housing Authority, City Of Austin, and Salvation Army has been in place since 1998. Funding provides services that have helped many recipients become self-sufficient. Recommended that funding be sustained or, if possible, increased to further serve those in need.	The City of Austin will continue to fund the Tenant-Based Rental Assistance (TBRA) program in fiscal year 2010-11. TBRA provides rental housing subsidies and security deposits to eligible families who would otherwise be homeless.
Stuart Hersh - Speaker	Emphasized the need for more S.M.A.R.T. Housing™. Recommended to make the remaining General Obligation (G.O.) Bonds available for fiscal year 2010-11 so that all bond funding is used prior to the next issuance. S.M.A.R.T. Housing™ housing builders need comprehensive pre-submittal information and fast track review to be successful producers of housing. Housing developers, especially not-for-profits, run into difficulties in the building process due to an inadequate pre-submittal information process.	The City of Austin will continue to fund S.M.A.R.T. Housing™ development opportunities in fiscal year 2010-11 through the Developer Incentive Based Program. The S.M.A.R.T. Housing™ program provides fee waivers, fast-track reviews, problem-solving assistance, and regulatory reviews that facilitate the construction of rental and homeownership.
Enrique Rivera - Family Connection, ECHO	There is a significant need for housing for very low-income households. With respect to homelessness, supportive services are needed in addition to housing. Child care support services for households with children are very important. Recommended continuing support for child care for community and at-risk households and housing services for the very low-income.	Child care continues to be a high priority for the City and will be funded in fiscal year 2010-11 through Child Care Services.
Jody Williams- Austin Independent School District (AISD) Parenting and Teen Programs	Urged funding of AISD's Parenting and Teen Pregnancy Program which offers comprehensive teen pregnancy and parenting services at four locations. Funding in fiscal year 2009-10 for this program has been cut by Texas Education Agency.	The City of Austin does provide funding directly to AISD's Parenting and Teen Program for fiscal year 2009-10. Child care continues to be a high priority for the City and will be funded in fiscal year 2010-11 through Child Care Services.
Jennifer McPhail- ADAPT of Texas	Recommended concentrating remaining General Obligation (G.O.) Bond money for populations earning below thirty percent of MFI. Emphasized that it is exceedingly difficult for persons with disabilities to find adequate accessible housing with only Social Security Income; however, supports Architectural Barrier Removal as a means to accessibility. Housing linked to supportive services can create conflicts between service providers and residents.	The Austin City Council provided policy direction in March 2010 that NHCD prioritize the creation of 350 units of permanent supportive housing targeting the most vulnerable, households earning below 30 percent MFI while continuing to fund affordable home ownership, home repair, and rental projects. The Architectural Barrier Removal program remains within the City's high priority for funding during fiscal year 2010-11.

Name	Statement	Staff Response
Mary Steele- ADAPT of Texas	Integrated communities are important, and funding is important to keep low-income people in mixed communities.	When allocating funding for the fiscal year 2010-11 Action Plan, Neighborhood Housing and Community Development (NHCD) will continue focusing on its vision and mission: to provide housing, community development and economic development services to eligible residents so that they have access to liveable neighborhoods and increased opportunities for self-sufficiency. The City incorporates the Department of Housing and Urban Development's (HUD) goals when allocating these new funds.
Burrell Steele- ADAPT of Texas	Affordable housing allows residents to live in communities with increased independence and self-sufficiency. Rising rents are not matched with rising voucher funding. The need for more funding to keep communities integrated is important.	When allocating funding for the fiscal year 2010-11 Action Plan, Neighborhood Housing and Community Development (NHCD) will continue focusing on its vision and mission and the Department of Housing and Urban Development's (HUD) goals.
Nelson Peet- ADAPT of Texas	Institutional living has no privacy or independence. Affordable, accessible housing is rewarding for the residents living in them. Architectural Barrier Removal and technical assistance is important to make units more accessible.	The FY 2010-11 Action Plan continues funding the Architectural Barrier Removal program. The program modifies or retrofits the living quarters of eligible, low-income elderly and severely disabled renters to make their housing more accessible.
Joyce Pohlman- Family Eldercare	Supported independent, self-sufficient living. Aging with respect and dignity in housing of one's choice is important. Family Eldercare provides support for clients to help them stay in their homes and offer in-home support services. Thankful for financial support thus far and hoped funding will continue.	The Austin/Travis County Health and Human Services Department will continue contracting with Family Elder Care during fiscal year 2010-11 to provide guardianship and bill payer services to help prevent and protect seniors from becoming victims of abuse, neglect, or financial exploitation.
Kyle Holder- Austin Early Childhood Council	Supported continued funding for child care and CDBG, especially for Bridge, Teen Parent, and Head Start programs. These are successful programs and should be supported.	Child care and youth services continue to be a high priorities for the City and will be funded in fiscal year 2010-11 through Child Care Services and Youth Services.
Jo Kathryn Quinn- Caritas of Austin, ECHO	Recommended supportive housing strategy as an effective means of combating chronic homelessness. Supportive housing does not have the time constraint that transitional housing does. Urged NHCD to make plans to produce units for supportive housing and to partner with agencies to provide services. Currently population of chronic homelessness outweighs supply of supportive housing.	The Austin City Council provided policy direction in March 2010 that NHCD prioritize the creation of 350 units of permanent supportive housing targeting the most vulnerable, households earning below 30 percent MFI while continuing to fund affordable home ownership, home repair, and rental projects.
Kathy Stark- Austin Tenants' Council	Urged funding housing and housing-related services to combat homelessness and increase access to stable housing. Decreasing affordability in Austin pushes workforce and other shares of population outside the city. Recommended continued funding for rental repair assistance program.	Housing services continue to be a high priority for the City and will be funded in fiscal year 2010-11 through various programs, some of which directly focus on addressing homelessness. The Austin City Council provided policy direction in March 2010 that NHCD prioritize the creation of 350 units of permanent supportive housing targeting the most vulnerable, households earning below 30 percent MFI while continuing to fund affordable home ownership, home repair, and rental projects.

Name	Statement	Staff Response
David Clauss- American Youthworks	Urged continued funding for G.O. Repair! Program. This program allows families to stay in their homes and helps maintain affordable housing across Austin. Furthermore, using community youth helps build service ethic and develops commitments to local communities.	The City of Austin NHCD G.O. Repair! Program will continue to receive funding in fiscal year 2010-11. The GO Repair! Program assists low- and moderate-income homeowners by using subrecipients to make eligible repairs that will eliminate health and safety hazards and/or provide improved accessibility. The Youth Support Services will also continue to be funded in fiscal year 2010-11.
Charles Cloutman- Meals on Wheels and More	Urged continued or increased General Obligation (G.O.) Bond funding. There is an extreme need for home repair for many residents earning less than 30 percent of MFI. Home repair can lengthen the lifespan of homes and vastly benefit residents in communities.	The Austin City Council provided policy direction in March 2010 that NHCD prioritize the creation of 350 units of permanent supportive housing targeting the most vulnerable, households earning below 30 percent MFI while continuing to fund affordable home ownership, home repair, and rental projects.
Alan Washington- Project Transitions	Transitional and supportive housing is important, particularly for the HIV-positive population. Increased funding for such housing and services would be ideal.	The City of Austin will continue to fund housing opportunities and supportive services to individuals living with HIV/AIDS in fiscal year 2010-11 through activities: Homeless Essential Services; Short-Term Rent, Mortgage, and Utility; Tenant-Based Rental Assistance; Permanent Housing Placement; Short-Term Supportive Housing; Transitional Housing; and Support Services.

**Public Hearing**  
**Action Plan Needs Assessment**  
**Austin City Council Meeting**  
*March 11, 2010*

*The following represents a summary of the testimony during the public hearing summarized by NHCD staff. The following is not a complete transcript of public testimony .*

Name	Statement	Staff Response
Frances Ferguson- HousingWorks Austin	Recommended more holistic accounting of all funds available for affordable housing. Three key points include: 1) identify the full resource package needed to combat homelessness; 2) service expansion of rental housing (specifically for preservation) to populations making below 30 percent of MFI; and 3) workforce homeownership (a market and strategic gap) and the need for a standardized set of documents for all involved.	When allocating funding for the fiscal year 2010-11 Action Plan, Neighborhood Housing and Community Development (NHCD) will continue focusing on its vision and mission: to provide housing, community development and economic development services to eligible residents so that they have access to livable neighborhoods and increased opportunities for self-sufficiency. The City incorporates the U.S. Department of Housing and Urban Development's (HUD) goals when allocating these new funds.
Stuart Hersh- Speaker	Emphasized the need for more S.M.A.R.T. Housing™. Recommended the remaining G.O. Bonds in fiscal year 2010-11 assist low-income rental and S.M.A.R.T. Housing™ development opportunities. Also suggested reallocating various funding to Emergency Home Repair and that S.M.A.R.T. Housing™ partners need a fast-track review and more thorough information to increase production.	The City of Austin will continue to fund S.M.A.R.T. Housing™ development opportunities in fiscal year 2010-11 through the Developer Incentive Based Program. The S.M.A.R.T. Housing™ program provides fee waivers, fast-track reviews, problem-solving assistance, and regulatory reviews that facilitate the construction of rental and homeownership.
Helen Varty- Front Steps	FrontSteps conducted vulnerability assessments of the frequently homeless individuals (200+ visits annually) and of those, 100 percent had some form of disability. Most of this group's issues could be addressed with permanent supportive housing along with case management services.	The Austin City Council provided policy direction in March 2010 that NHCD prioritize the creation of 350 units of permanent supportive housing targeting the most vulnerable, households earning below 30 percent MFI while continuing to fund affordable home ownership, home repair, and rental projects. The Tenant-Based Rental Assistance Program will also continue to receive funding for services.
Jay Filderman- Salvation Army	Advocated that Tenant-Based Rental Assistance is a successful way to help formerly homeless individuals and others attain self-sufficiency. City of Austin should continue to support Tenant-Based Rental Assistance.	The City of Austin will continue to fund the Tenant-Based Rental Assistance (TBRA) program in fiscal year 2010-11. TBRA provides rental housing subsidies and security deposits to eligible families who would otherwise be homeless.
Mary Steele- ADAPT of Texas	Stressed the need for stable housing placement in order to maintain a close community fabric. Recommended increasing resources (money, time, opportunities) for low-income individuals to achieve stable living arrangements.	When allocating funding for the fiscal year 2010-11 Action Plan, Neighborhood Housing and Community Development (NHCD) will continue focusing on its vision and mission and the Department of Housing and Urban Development's (HUD) goals.
Burrell Steele- ADAPT of Texas	Affordable housing promotes community integration and facilitates self-sufficiency. Recommended supporting accessible, integrated, and affordable housing.	Housing programs continue to be a high priorities for the City and will be funded in fiscal year 2010-11 through various housing activities.

Name	Statement	Staff Response
Nelson Peet- ADAPT of Texas	Funding should be targeted to affordable and accessible units servicing individuals earning below 30 percent of MFI. Nursing homes restrict personal freedoms and minimize privacy. Supports Architectural Barrier Removal and technical assistance to communities.	The FY 2010-11 Action Plan continues funding the Architectural Barrier Removal program. The program modifies or retrofits the living quarters of eligible, low-income elderly and severely disabled renters to make their housing more accessible. The Austin City Council provided policy direction in March 2010 that NHCD prioritize the creation of 350 units of permanent supportive housing targeting the most vulnerable, households earning below 30 percent MFI while continuing to fund affordable home ownership, home repair, and rental projects.
Jennifer Mcphail- ADAPT of Texas	ADAPT is supportive of Architectural Barrier Removal, increasing units for individuals earning below 30 percent of MFI, and some supportive services. However, services-attached housing may, in some cases, be harmful for individuals with mental or physical disabilities. If caregivers are overbearing, they harm the overall quality of life for recipient tenants. Policies that segregate based on diagnoses create pseudo-institutional housing that limits autonomy of tenants.	The FY 2010-11 Action Plan continues funding the Architectural Barrier Removal program and assisting individuals earning below 30 percent of MFI. The Austin City Council provided policy direction in March 2010 that NHCD prioritize the creation of 350 units of permanent supportive housing targeting the most vulnerable, households earning below 30 percent MFI while continuing to fund affordable home ownership, home repair, and rental projects.
Jeri Jean Hutchison- Austin/Travis County Reentry Roundtable	Reentry Roundtable has worked to build a database for the homeless population. Proposed that mental illness and criminal backgrounds may harm chances for self-sufficiency. The City of Austin needs to better address issues for homeless and reentry populations.	Homeless/Special Needs continue to be a high priority for the City and will be funded in fiscal year 2010-11 through various activities. The City identified twelve groups for the fiscal years 2009-14 Consolidated Plan that are included in the Special Needs Population. Persons returning to the community from correctional institutions and/or with criminal histories was one of the twelve groups.
Spencer Duran- Accessible Housing Austin!	Stated the danger of linking supportive health services to housing. Cited the City of Allendale as an example of good bundling of services and housing via the Section 811 Program.	The City of Austin offers supportive health services that are not directly linked to housing services and will continue to offer these separate services in the upcoming fiscal year.
Kimberly Hernandez- Project Transition	Recommended expanding transitional housing for clients. Project Transition's services are at capacity given current resources. Need additional funding to expand capacity for clientele, who often have mental and substance abuse problems.	When allocating funding for the fiscal year 2010-11 Action Plan, Neighborhood Housing and Community Development (NHCD) will continue focusing on its vision and mission. The City will continue funding transitional housing services in fiscal year 2010-11 through the Transitional Housing program. Transitional Housing provides eligible households with housing and supportive services to maintain stability and receive appropriate levels of care.
Katherine Stark- Austin Tenants' Council	Urged the City of Austin to use federal funds for households earning below 80 percent of MFI, the most underserved of all Austinites. The City needs accessible and integrated housing. In addition, there is a new need for services relating to new sub-population of recent evictees.	When allocating funding for the fiscal year 2010-11 Action Plan, Neighborhood Housing and Community Development (NHCD) will continue focusing on its vision and mission and the U.S. Department of Housing and Urban Development's (HUD) goals.

Name	Statement	Staff Response
Mathilde Hyams Flores-AIDS Services of Austin	Housing stability is important for the HIV-positive population. The City of Austin needs more affordable permanent and long-term supportive units, as well as transitional housing. Recommended relaxing eligibility criteria to service more individuals with criminal histories.	The City of Austin will continue funding housing opportunities and supportive services to individuals living with HIV/AIDS in fiscal year 2010-11 through activities: Homeless Essential Services; Short-Term Rent, Mortgage, and Utility; Tenant-Based Rental Assistance; Permanent Housing Placement; Short-Term Supportive Housing; Transitional Housing; and Support Services.
Catherine Cranston-Adaptive Texas	Recommended funding be directed towards more accessible, integrated, affordable housing. Supports Architectural Barrier Removal as the program benefits citizens and urged increasing funding for such programs.	The City of Austin will continue to fund the Architectural Barrier Removal (ABR) Program in fiscal year 2010-11. ABR modifies or retrofits the living quarters of eligibly, low- income elderly and severely disabled renters/homeowners to make their housing more accessible.



**City of Austin**  
**Neighborhood Housing and Community Development Office**  
**Fiscal Year 2010-11 Draft Action Plan**  
**Notice of Public Hearings and 30-Day Public Comment Period**

The City of Austin Neighborhood Housing and Community Development Office announces public hearings and a 30-day public comment period to receive citizen comments to develop the City of Austin's (1) annual Fiscal Year 2010-11 Draft Action Plan, related to the allocation of the U.S. Department of Housing and Urban Development (HUD) grant funds and (2) Community Development 2010-11 Program as required by Texas Local Government Code Chapter 373, including proposed funding allocations.

**Purpose of the Fiscal Year 2010-11 Action Plan**

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The City of Austin has prepared a Fiscal Year 2010-11 Draft Action Plan, which describes community needs, resources, and priorities for the City's housing and community development activities that are funded primarily with grants from HUD. The annual Action Plan is intended to outline how best to use limited public resources to increase the supply of decent, affordable, accessible housing; revitalize economically distressed neighborhoods; and expand economic opportunities. The Draft Action Plan includes funding recommendations for fiscal year 2010-11. The draft plan reflects approximately \$14.1 million in HUD funds. HUD funds are provided through four grant programs: Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA).

**Public Hearings**

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The City of Austin will have two public hearings to receive public comments on the Fiscal Year 2010-11 Draft Action Plan. The public is invited to attend the following public hearings:

- **6:30 PM Monday, June 14, 2010:** Before the Community Development Commission (CDC), Boards and Commissions Room, 301 W. Second Street
- **4:00 PM Thursday, June 24, 2010:** Before the Austin City Council at City Hall, City Council Chambers, 301 W. Second Street

For more information about the Fiscal Year 2010-11 Draft Action Plan and public hearings, City of Austin staff may be reached at 512-974-3100 (voice) or 512-974-3102 (TDD) Monday through Friday, 7:45 a.m. to 4:45 p.m.

**Written Comment Period**

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The development of the Fiscal Year 2010-11 Draft Action Plan considers public participation that includes:

- Public input received at the Community Development Commission (CDC) meeting on March 10, 2010;
- Public input received at the Austin City Council meeting on March 11, 2010; and
- Written comments submitted to the Neighborhood Housing and Community Development Office by July 12, 2010.

## **View the Report**

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The public is invited to review the Fiscal Year 2010-11 Draft Action Plan from June 11, 2010, through July 12, 2010, on the City's web site at [www.cityofaustin.org/housing](http://www.cityofaustin.org/housing) or at the following community locations:

- Austin Central Public Library, 800 Guadalupe (Central)
- Austin Resource Center for the Homeless, 500 East 7<sup>th</sup> Street (Central)
- East Austin Neighborhood Center, 211 Comal (East)
- Neighborhood Housing and Community Development Department, 1000 East 11<sup>th</sup> Street, Suite 200 (East)
- Rosewood-Zaragosa Neighborhood Center, 2800 Webberville Road (East)
- St. John's Neighborhood Center, 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)

## **Submit Written Comments**

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Written comments may be submitted until 4:45 p.m. on July 12, 2010. Please include a name, address, and phone number.

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Email: [www.cityofaustin.org/connect/email\\_nhcd.htm](http://www.cityofaustin.org/connect/email_nhcd.htm)

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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 512-974-2210 OR 512-974-2445 TDD. For a sign language interpreter, please call 512-974-3100 at least 4-5 days in advance. The City does not discriminate on the basis of disability in the admission or access to, or treatment or employment in, its programs, and activities. Dolores Gonzalez has been designated as the City's ADA/Section 504 Coordinator. Her office is located at 505 Barton Springs Road, Suite 600. If you have any questions or complaints regarding your ADA/Section 504 rights, please call the ADA/Section 504 Coordinator at 512-974-3256 (voice) or 512-974-2445 (TTY). This publication is available in alternative formats. Please call 512-974-3100 (voice) or 512-974-3102 (TDD) for assistance.



**Ciudad de Austin**  
**Oficina de Desarrollo de la Vivienda en Vecindarios y de la Comunidad**  
**Borrador de Plan de Acción para el Año Fiscal 2010-11**  
**Aviso de Audiencia Pública y del Período de 30 Días de Comentario Público**

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 comentarios de los ciudadanos a fin de desarrollar (1) el Borrador del Plan de Acción del Año Fiscal 2010-11, con respecto a la asignación de los fondos de los subsidios del Departamento de Vivienda y Desarrollo Urbano de los E. U. (HUD) y (2) del Programa de Desarrollo de la Comunidad 2010-11 tal como lo requiere el Código del Gobierno Local de Texas, Capítulo 373, incluyendo las asignaciones de fondos propuestas.

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**Propósito del Plan de Acción del Año Fiscal 2010-11**

La Ciudad de Austin ha preparado un Borrador de Plan de Acción para el Año Fiscal 2010-11 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. El Plan de Acción anual tiene como objetivo destacar cómo utilizar mejor los limitados recursos públicos para incrementar la oferta de vivienda decente, asequible y accesible; revitalizar áreas económicamente afectadas y expandir las oportunidades económicas. El Borrador de Plan de Acción incluye recomendaciones para la provisión de fondos para el año fiscal 2010-11. El borrador del plan refleja aproximadamente \$14.1 millones de fondos de HUD. Los fondos de HUD se proveen mediante cuatro programas de subsidios: Subvención Bloque Para el Desarrollo Comunitario (CDBG), Sociedades de Inversiones para el Hogar (HOME), Subsidio para Refugios de Emergencia (ESG), y Oportunidades de Vivienda para Personas con SIDA (HOPWA).

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**Audiencias Públicas**

La Ciudad de Austin llevará a cabo dos audiencias públicas para recibir comentarios del público con respecto al Borrador del Plan de Acción para el Año Fiscal 2010-11. Se invita al público a las siguientes audiencias públicas:

- **6:30 PM lunes, 14 de junio, 2010:** Ante la Comisión de Desarrollo Comunitario (CDC), en el Boards and Commissions Room, 301 W. Second Street
- **4:00 PM jueves, 24 de junio, 2010:** Ante el Concejo de la Ciudad de Austin, Austin City Hall, City Council Chambers, 301 W. Second Street

Para más información del Borrador del Plan de Acción y audiencias públicas, contacte al personal de la Ciudad de Austin al 512-974-3100 (voz) o al 512-974-3102 (TDD) de Lunes a Viernes, de 7:45 a.m. a 4:45 p.m.

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**Período de Comentario Escrito**

El desarrollo del Borrador de Plan de Acción para el Año Fiscal 2010-11 considera participación del público que incluye:

- Las opiniones del público recibidas durante la reunión de la Comisión de Desarrollo Comunitario (CDC) en 10 de marzo, 2010;
- Las opiniones del público recibidas durante la junta del Concejo de la Ciudad de Austin en 11 de marzo, 2010; y
- Los comentarios por escrito presentados ante la Oficina de Desarrollo de Vivienda y hasta 12 de julio, 2010.

## **Para Ver el Reporte**

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Se invita al público a que reconsidere el Borrador de Plan de Acción para el Año Fiscal 2010-11, desde 11 de junio, 2010 hasta 12 de julio, 2010, en el sitio Web de la Ciudad, [www.cityofaustin.org/housing](http://www.cityofaustin.org/housing) o en los siguientes lugares:

- Austin Central Public Library, 800 Guadalupe (Central)
- Austin Resource Center for the Homeless, 500 East 7<sup>th</sup> Street (Central)
- East Austin Neighborhood Center, 211 Comal (Este)
- Neighborhood Housing and Community Development Department, 1000 East 11<sup>th</sup> Street, Suite 200 (Este)
- Rosewood-Zaragoza Neighborhood Center, 2800 Webberville Road (Este)
- St. John's Neighborhood Center, 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)

## **Para Presentar Comentarios por Escrito**

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Comentarios por escrito pueden ser presentados hasta las 4:45 p.m. en 12 de julio, 2010. Por favor incluya nombre, domicilio y número de teléfono.

Envíelos por correo a:

Neighborhood Housing and Community Development Office

Attn: Action Plan FY 2010-11

PO Box 1088

Austin, Texas 78767

Email: [www.cityofaustin.org/connect/email\\_nhcd.htm](http://www.cityofaustin.org/connect/email_nhcd.htm)

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La Ciudad de Austin está comprometida a cumplir con el Decreto sobre Americanos con Discapacidades. Se proveerán razonables modificaciones e igual acceso a comunicaciones cuando éstas sean solicitadas. Para obtener asistencia, llame 512-974-2210 O 512-974-2445 TDD. Para obtener un intérprete de lenguaje por señas, por favor llame al 512-974-3100 con al menos 4 a 5 días de anticipación. La Ciudad no discrimina en base a discapacidades o acceso, o tratamiento o empleo en sus programas y actividades. Dolores Gonzales ha sido designada como la Coordinadora de ADA/Sección 504 de la Ciudad. Su oficina está ubicada en 505 Barton Springs Road, Suite 600. Si tiene preguntas o quejas con respecto a sus derechos ADA/Section 504, por favor llame a la Coordinadora de ADA/Section 504 al 512-974-3256 (voz) o 512-974-2445 (TTY). Esta publicación está disponible en formatos alternativos. Por favor llame al 512-974-3100 (voz) o al 512-974-3102 (TDD) para obtener asistencia.

## **APPENDIX II**

# **CITY AUSTIN MONITORING PLAN**

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# APPENDIX II

## CITY OF AUSTIN 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 federal, state and municipal regulations and current program guidelines. Under this plan, all programs and project activities are monitored through one or more of the following components outlined below.

The City of Austin's monitoring plan outlines the processes used to monitor assisted programs and project activities for compliance with federal, state and local requirements. Four monitoring processes are outlined in this section. The first component addresses monitoring active contracts; the second component addresses monitoring projects with an affordability period, or long-term monitoring requirements; the third component addresses monitoring compliance with the City's Section 3 Plan; and the fourth describes performance measurement tracking and reporting.

### ACTIVE CONTRACTS

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). Funded activities generally are recognized in the form of internal or external projects.

**Internal Projects** For internal activities implemented by the City staff, compliance begins with written program guidelines, documentation and tracking mechanisms that will be used to demonstrate compliance with applicable federal, state and local requirements.

**External Projects** For project activities implemented through external programs or third party contracts with non-profit, for-profit and community-based organizations, contract compliance may include:

- Development of a comprehensive Notice Of Fund Availability (NOFA)/Request For Proposals (RFP) which details performance, financial and regulatory responsibilities;
- Review and execution of a contract that includes, at a minimum, meeting the national objective, performance measures, a spending plan, a performance plan, a reporting format, reporting timelines, a budget and all applicable regulations referenced; and
- Subsequent verification of performance through desk, file, and/or on-site review. Whether for internal or external projects, monitoring/compliance activities may include, but may not be limited to the following:

**1. Compliance Review prior to obligation of funds.** Prior to entering into any agreement or 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:

- Verification that the program activity has been approved as part of the Action Plan for the specified funding source and year;
- Confirmation of the availability of applicable funds for the specific activity;
- Verification that the activity has received an environmental review and fund release, as applicable;
- Documentation that the service provider is not listed in the Excluded Parties Listing (EPLS);

- Verification that the activity has been set up and identified in IDIS;
- Confirmation that the scope of work defined in the contract has adequately addressed performance, financial and tracking responsibilities necessary to report and document accomplishments: and
- Documented proof that the service provider has the required insurance in place.

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

**2. Administrative Desk Audit Review.** Before processing an invoice for payment, staff reviews the information to be sure 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 invoices to ensure that the contractor is performing in accordance with the terms of the current contract, any amendments, and the scope of work. The contractor's insurance certificate is also reviewed regularly to ensure that it is still in effect. This level of monitoring is performed on an ongoing basis throughout the duration of the contract and is documented through the use of an Administrative Desk Audit Review (ADAR).

Through the review of performance reports and other documentation submitted by the contractor, staff is able to report the performance and the required demographic information into the department's database. This same information also allows staff to identify areas of concern early and facilitate corrections and/or improvements. Staff works with the contractor to provide the necessary technical assistance to reach resolution of any identified issue. However, if no resolution occurs or the contractor fails to perform in accordance with the terms and conditions of the contract, staff has the authority to enforce default provisions in the contract.

**3. Records Audit.** The review at this level 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 early 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. However, 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.

**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 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);
- General management practices;
- Financial management practices (*e.g.* utilizing an accounting system, establishing and abiding by internal controls);
- Record keeping/reporting practices;
- Compliance with applicable anti-discrimination and accessibility regulations and ordinances (*e.g.* ADA, Section 504 of the Rehabilitation Act, Fair Housing Act, Visitability Ordinance; and

Additional activity-specific reviews (*e.g.* housing rehabilitation, economic development, public facilities, acquisition, and disposition) may include the following activities:

- In-house preparation or desk audit-review of all contract files; and
- On-site visit at the physical address of the contractor to review all contractor files.

There will be follow-up, as necessary, to ascertain regulatory and program administration compliance.

**5. Project 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 project closeout will provide documentation to confirm whether the contractor was successful in completing all performance and financial objectives of the contractor. 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 Office (NHCD) of the City of Austin, or its sub-recipient Austin Housing Finance Corporation (AHFC) obligates beneficiaries to adhere to long-term conditions for the term of the affordability period, grant, loan, and/or agreement. NHCD is responsible for the operational function of 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 functions and duties:

- Perform routine and required performance and compliance updates and checks during specified agreement, loan or contract terms;
- Analyze required information and documentation submitted by effected agencies or individuals for compliance with applicable legal obligations and/or regulatory requirements;
- Develop and implement policies, guidelines, forms, processes and procedures consistent with the scope and intent of the on going monitoring function; and
- Enforce and take corrective action against individuals or entities with nonperforming loans and/or non-complying projects in accordance with legal and/or regulatory terms and conditions.

Long-term monitoring uses operational tools such as risk assessment and beneficiary monitoring to achieve these goals. Monitoring may take the form of a desk review, on-site visit, visual or Housing Quality Standard (HQS) inspection, and/or technical assistance to help beneficiaries understand how to minimize deficiencies.

**Cross-cutting legislation.** In addition to monitoring for compliance with specific allocated funds, NHCD must also support compliance of regulations that apply to federal funds in general. The monitoring approach for these regulations are listed below:

- Section 3: (to provide job opportunities to neighborhood residents): One time desk review upon execution of contract.
- Section 504: (to ensure program accessibility to persons with disabilities): One time desk review upon execution of contract.)

- Davis Bacon: Ongoing monitoring during construction of project. Davis Bacon will only apply to projects that have construction or relocation of \$2,000 or more.
- Uniform Relocation Act: Ongoing monitoring during relocation and one-time onsite file review. Relocation oversight will not be required unless relocation is required as part of the activity. Relocation and displacement will be avoided if feasible.
- Environmental/Historical Clearance: All HUD-funded projects must be cleared to be in compliance with National Environmental Policy Act (NEPA) and National Historic Preservation Act (NHPA). Based upon the clearance, an additional follow-up may be required of specific projects.

## **PERFORMANCE MEASUREMENT TRACKING AND REPORTING**

The recent HUD NOTICE CPD-03-09 encourages State and Local entitlements to develop Performance Measurement Systems for Community Planning. The City of Austin began implementing performance measure tracking and reporting in fiscal year 1998-99. Each department was required to submit performance measures for tracking and reporting. These measures were mostly output and efficiency measures, i.e. units produced and cost per unit. The City also uses performance measure to monitor and track performance of programs in meeting goals and objectives set forth in the 5-Year Consolidated Plan.

Beginning in fiscal year 2004-05, NHCD added a new outcome measure to track the impact of the clients served with the greater community. The City sends a customer survey to a random sample of Austin residents annually. One of the questions asks residents to rate the satisfaction on: "Availability of affordable housing for low- and moderate-income families?" The six selectable responses are: 1) very satisfied, 2) satisfied, 3) neutral, 4) dissatisfied, 5) very dissatisfied, and 6) don't know. The survey was submitted to the public in July 2009 and will be given each year through this Consolidated Plan period.

The U.S. Department of Housing and Urban Development (HUD) issued the *Notice of Outcome Performance Measurement System for Community Planning and Development Formula Grant Programs* on March 7, 2006. The Notice described the new required outcome performance measurement system for communities receiving the four formula entitlement grants. The City of Austin's outcome performance measures allows HUD to clearly demonstrate program results at the national level. The City of Austin began collecting these new outcome performance measures in fiscal year 2006-07.

Integrated Disbursement Information System (IDIS) accuracy. IDIS is a tool for measuring outcomes and allocations as well as drawing down funds and is the mandated database for most HUD-funded projects. IDIS provides HUD with the primary data for all projects, activities and expenditures. IDIS policies and procedures have been developed and maintained by NHCD to ensure accurate and timely data. As a further assurance, a quarterly internal review of data in project files will be reconciled with the information reported in IDIS. NHCD recognizes and supports that the information in IDIS is the official record of NHCD HUD-funded activities; thus, IDIS processes such as setting up, completing and updating the status of activities in the IDIS system are priorities for NHCD.

**APPENDIX III**  
**RESIDENTIAL ANTI-DISPLACEMENT**  
**AND RELOCATION ASSISTANCE PLAN**

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# **APPENDIX III**

## **Residential Anti-Displacement and Relocation Assistance Plan**

When necessary and applicable under federal requirements, the City of Austin will replace all occupied and vacant occupiable lower income housing demolished or converted to a use other than lower income housing in connection with a project assisted with funds provided under the HOME Investment Partnerships Act, Community Development Block Grant (CDBG) and other applicable federally assisted programs administered by the City of Austin.

All replacement housing will be provided within three years after the commencement of demolition or conversion. Before entering into a contract that commits the City of Austin to provide funds for a project that will directly result in demolition or conversion, the City will notify the public through public notice in a newspaper of general circulation, or post the notification at the City Clerk's Office, City's Neighborhood Housing and Community Development Office, City neighborhood centers, and additional public places located in the area of the proposed project(s). The City will submit to the U.S. Department of Housing and Urban Development (HUD) the following information:

1. A description of the proposed assisted project;
2. The physical address, number of bedrooms, and a map identifying the specific location of lower income housing that will be demolished or converted to be used other than lower income housing;
3. A project time schedule addressing the commencement and completion of the demolition or conversion;
4. To the extent known, the physical address, number of bedrooms and a map identifying the location of the replacement housing that has been or will be provided.
5. The source of funding and a time schedule for the provision of the replacement housing;
6. The basis for concluding that the replacement housing will remain lower income housing for at least 10 years from the date of initial occupancy;
7. Information demonstrating that any proposed replacement of housing units with smaller dwelling units (e.g., a 2-bedroom unit with two 1-bedroom units), or any proposed replacement of efficiency or single-room occupancy (SRO) units with units of a different size, is appropriate and consistent with the housing needs and priorities identified in the approved 5-Year Consolidated Plan for the City of Austin.

To the extent that the specific location of the replacement housing and other data in items 4 through 7 are not available at the time of the general submission to HUD, the City will submit a map identifying the general location of the proposed project and complete the disclosure and submission requirements as soon as the specific information is available.

The City of Austin, Neighborhood Housing and Community Development (NHCD) Office or its designated agent, the Austin Housing Finance Corporation (AHFC), is responsible for:

- ensuring the tracking of replacement lower income housing,
- ensuring the lower income housing is provided within the required period,
- ensuring the provision of relocation payments and additional relocation assistance to any lower income person displaced by the demolition of any housing or the conversion of lower income housing to another use.

Consistent with the goals and objectives of activities assisted under the Housing and Community Development Act of 1974, the City of Austin, to the greatest extent feasible, will take steps to minimize the direct and indirect displacement of persons from their homes. These steps may include, but may not be limited to, the following:

1. Coordinate code enforcement with rehabilitation and housing assistance programs.
2. Evaluate housing codes and rehabilitation standards in reinvestment areas to prevent undue financial burden on established owners and tenants.
3. Stage rehabilitation of apartment units by working on empty units first; thus, allowing tenants to remain in the building during and after rehabilitation.
4. Arrange for facilities to house persons who must be temporarily relocated during rehabilitation.
5. Adopt policies to identify and mitigate displacement resulting from intensive public investment in neighborhoods.
6. Adopt policies which provide reasonable protections for tenants faced with conversion to a condominium or cooperative.
7. Adopt tax assessment policies, such as deferred tax payment plans, to reduce the impact of increasing property tax assessments on lower income owner-occupants or tenants in revitalizing areas.
8. Establish counseling centers or provide counseling services to provide owners and tenants with information and resources on assistance available to help them remain in their neighborhood in the face of revitalization pressures.

## **APPENDIX IV**

## **FAIR HOUSING**

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# **City Ordinance**

## **Chapter 5-1. Housing Discrimination**

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## **CHAPTER 5-1. HOUSING DISCRIMINATION**

### **ARTICLE 1. GENERAL PROVISIONS.**

#### **§ 5-1-1 DECLARATION OF POLICY.**

(A) It is the policy of the City to bring about through fair, orderly and lawful procedures, the opportunity of each person to obtain housing without regard to race, color, creed, religion, sex, national origin, disability, student status, marital status, familial status, sexual orientation, gender identity, or age.

(B) This policy is established upon a recognition of the inalienable rights of each individual to obtain housing without regard to race, color, creed, religion, sex, national origin, disability, student status, marital status, familial status, sexual orientation, gender identity, or age; and further that the denial of such rights through considerations based on race, color, creed, religion, sex, national origin, disability, student status, marital status, familial status, sexual orientation, gender identity, or age, is detrimental to the health, safety and welfare of the inhabitants of the City and constitutes an unjust denial or deprivation of such inalienable rights which is within the power and the proper responsibility of the government to prevent.

*Source: 1992 Code Section 7-1-1; Ord. 031106-12; Ord. 031211-11; Ord. 040610-7.*

#### **§ 5-1-2 SCOPE.**

(A) To provide a procedure for investigating and settling complaints of discriminatory housing practices which are violations of state and federal law, to provide rights and remedies substantially equivalent to those granted under federal law and to permit the director to accept referral of complaints from the Secretary of Housing and Urban Development and from the Civil Rights Division of the Texas Workforce Commission, Article 2 (*Discrimination in Housing - Fair Housing Act Compliance*) prohibits discrimination in housing on the basis of race, color, sex, religion, disability, familial status or national origin and establishes procedures to enforce the provisions of federal and state law.

(B) Even though federal law protects individuals against discrimination in housing based on race, color, sex, religion, disability, familial status or national origin, it is the policy of the City that no person should be denied the opportunity to obtain housing on the basis of creed, student status, marital status, sexual orientation, gender identity, or age.

*Source: 1992 Code Section 7-1-2; Ord. 031106-12; Ord. 031211-11; Ord. 040610-7; Ord. 20051215-010.*

## **ARTICLE 2. DISCRIMINATION IN HOUSING - FAIR HOUSING ACT COMPLIANCE.**

### **Division 1. General Provisions.**

#### **§ 5-1-11 PURPOSE.**

The purposes of this article are:

- (1) to provide for fair housing practices in the City;
- (2) to create a procedure for investigating and settling complaints of discriminatory housing practices; and
- (3) to provide rights and remedies substantially equivalent to those granted under state and federal law.

*Source: 1992 Code Section 7-1-20; Ord. 031106-12; Ord. 031211-11; Ord. 040610-7.*

#### **§ 5-1-12 AUTHORITY.**

This article is enacted pursuant to authority explicitly granted municipalities by Section 214.903 (*Fair Housing Ordinances*) of the Texas Local Government Code and Chapter 301 (*Texas Fair Housing Act*) of the Texas Property Code.

*Source: 1992 Code Section 7-2-21; Ord. 031106-12; Ord. 031211-11; Ord. 040610-7.*

#### **§ 5-1-13 DEFINITIONS.**

In this article:

- (1) ADMINISTRATOR means the Equal Employment/Fair Housing Office administrator appointed by the director.
- (2) AGE means the calendar age of an individual 18 years of age or older.
- (3) AGGRIEVED PERSON includes a person who:
  - (a) claims to have been injured by a discriminatory housing practice; or
  - (b) believes that he will be injured by a discriminatory housing practice that is about to occur.
- (4) COMPLAINANT means a person, including the administrator or the commission, who files a complaint under Section [5-1-71](#) (*Complaint*).
- (5) COMMISSION means the Austin Human Rights Commission.

(6) **CONCILIATION** means the attempted resolution of issues raised by a complainant or by the investigation of the complaint, through informal negotiations involving the aggrieved person, the respondent, and the Equal Employment/Fair Housing Office.

(7) **CONCILIATION AGREEMENT** means a written agreement setting forth the resolution of the issues in conciliation.

(8) **COVERED MULTIFAMILY DWELLING** means:

(a) buildings consisting of four or more units if such buildings have one or more elevators; and

(b) ground floor units in other buildings consisting of four or more units.

(9) **CREED** means a set of principles, rules, opinions, or precepts formally expressed and seriously adhered to or maintained by a person.

(10) **DIRECTOR** means the director of the Human Resources Department.

(11) **DISABILITY**, with respect to an individual, means:

(a) a physical or mental impairment that substantially limits one or more of the major life activities of the individual;

(b) a record of the impairment; or

(c) being regarded as having an impairment.

(12) **DISCRIMINATORY HOUSING PRACTICE** means an act prohibited by this article.

(13) **DWELLING** means:

(a) a building, structure, or part of a building or structure that is occupied as, or designed or intended for occupancy as, a residence by one or more families; or

(b) vacant land that is offered for sale or lease for the construction or location of a building, structure or part of a building or structure described in Subsection (a)

(14) **EQUAL EMPLOYMENT/FAIR HOUSING OFFICE** means the staff in the Human Resources Department that handles cases referred to the City by the United States Department of Housing and Urban Development or the Civil Rights Division of the Texas Workforce Commission.

(15) **FAMILY** means a single individual or group of individuals living together under one common roof.

(16) FAMILIAL STATUS means the status resulting from:

(a) one or more persons who are under 18 years old being domiciled with an individual who is either the parent of the persons under 18 years old, the legal guardian or custodian of the persons under 18 years old, or the designee (with written authorization) of the persons under 18 years old;

(b) being pregnant; or

(c) being in the process of securing legal custody of a person who is under the 18 years old.

(17) GENDER IDENTITY means a person's various individual attributes, actual or perceived, that may be in accord with or sometimes opposed to, one's physical anatomy, chromosomal sex, genitalia, or sex assigned at birth.

(18) HOUSING FOR OLDER PERSONS means housing:

(a) that is determined by the Equal Employment/Fair Housing Office, consistent with the United States Department of Housing and Urban Development's guidelines, to be specifically designed and operated to assist elderly persons under a federal or state program;

(b) intended for, and solely occupied by, persons 62 years of age and older; or

(c) intended and operated for occupancy by at least one person 55 years of age or older per unit. In determining whether housing meets this definition, the Equal Employment/Fair Housing Office shall consider at least the following factors:

(i) the existence of significant facilities and services specifically designed to meet the physical or social needs of older persons, or, if such improvements are not practicable, that such housing is necessary to provide important housing opportunities for older persons;

(ii) that at least 80 percent of the units are occupied by at least one person 55 years of age or older per unit; and

(iii) the publication of and adherence to policies and procedures demonstrating an intent by the owner or manager to provide housing for persons 55 years of age or older.

(19) MAJOR LIFE ACTIVITIES means functions including caring for one's self, performing manual tasks, walking, seeing, hearing, speaking, breathing, learning and working.

(20) MARITAL STATUS means an individual's status as a single, married, divorced, widowed, or separated person.

(21) PERSON includes one or more individuals, corporations, partnerships, associations, labor organizations, legal representatives, mutual companies, joint-stock companies, trusts,

unincorporated organizations, trustees, trustees in cases under Title 11 of the United States Bankruptcy Code, receivers, and fiduciaries.

(22) RESPONDENT means:

(a) the person accused of a violation of this article in a complaint of discriminatory housing practice; or

(b) any person identified as an additional or substitute respondent under Section [5-1-74](#) (*Additional or Substitute Respondent*) or an agent of an additional or substitute respondent.

(23) SEXUAL ORIENTATION means an individual's sexual preference or practice including homosexuality, heterosexuality, or bisexuality.

(24) STUDENT STATUS means an individual's status as a student enrolled in any type of educational program or institution.

(25) TO RENT includes to lease, sublease, to let, or to otherwise grant for a consideration the right to occupy premises not owned by the occupant.

*Source: 1992 Code Section 7-1-22; Ord. 031106-12; Ord. 031211-11; Ord. 040610-7; Ord. 20051215-010.*

#### **§ 5-1-14 CERTAIN SALES AND RENTALS EXEMPTED.**

(A) Subject to Subsection (B), [Division 3](#) (*Prohibitions Against Discrimination*) does not apply to:

(1) The sale or rental of a single-family house sold or rented by an owner if:

(a) the owner does not:

(i) own more than three single-family houses at any one time; or

(ii) own any interest in, nor is there owned or reserved on his behalf, under any express or voluntary agreement, title to any right to any part of the proceeds from the sale or rental of more than three single-family houses at any one time; and

(b) the house was sold or rented without:

(i) the use of the services or facilities of a real estate agent or any other person in the business of selling or renting real estate; or

(ii) the publication, posting, or mailing of a notice, statement or advertisement prohibited by Section [5-1-52](#) (*Publication Indicating Discrimination*).

(2) The sale or rental of rooms or units in a dwelling containing living quarters occupied or intended to be occupied by no more than four families living independently of each other if the owner maintains and occupies one of the living quarters of the owner's residence, except that the prohibition against discriminatory advertising shall apply to dwellings described in this paragraph.

(B) The exemption in Subsection (A)(1) applies only to one sale or rental in a 24-month period if the owner did not reside in the house at the time of sale or rental or was not the most recent resident of the house prior to the sale or rental.

*Source: 1992 Code Section 7-1-23; Ord. 031106-12; Ord. 031211-11; Ord. 040610-7.*

#### **§ 5-1-15 RELIGIOUS ORGANIZATION AND PRIVATE CLUB EXEMPTION.**

(A) This article does not prohibit a religious organization, association, or society, or a nonprofit institution or organization operated, supervised, or controlled by or in conjunction with a religious organization, association, or society, from:

(1) limiting the sale, rental, or occupancy of dwellings that it owns or operates for other than a commercial purpose to persons of the same religion, unless membership in the religion is restricted because of race, color, or national origin; or

(2) giving preference to persons of the same religion unless membership in the religion is restricted because of race, color, or national origin.

(B) This article does not prohibit a private club not in fact open to the public that, as an incident to its primary purpose, provides lodging that it owns or operates for other than a commercial purpose from limiting the rental or occupancy of that lodging to its members or from giving preference to its members.

*Source: 1992 Code Section 7-1-24; Ord. 031106-12; Ord. 031211-11; Ord. 040610-7.*

#### **§ 5-1-16 HOUSING FOR ELDERLY EXEMPTED.**

The provisions of this article relating to familial status do not apply to housing for older persons.

*Source: 1992 Code Section 7-1-25; Ord. 031106-12; Ord. 031211-11; Ord. 040610-7.*

#### **§ 5-1-17 APPRAISAL EXEMPTION.**

This article does not prohibit a person engaged in the business of furnishing appraisals of residential real property from taking into consideration factors other than race, color, religion, sex, sexual orientation, gender identity, disability, age, familial status, marital status, student status, creed, or national origin.

*Source: 1992 Code Section 7-1-26; Ord. 031106-12; Ord. 031211-11; Ord. 040610-7; Ord. 20051215-010.*

#### **§ 5-1-18 EFFECT ON OTHER LAW.**

(A) This article does not affect a reasonable state or local restriction on the maximum number of occupants permitted to occupy a dwelling or a restriction relating to health or safety standards.

(B) This article does not affect a requirement of nondiscrimination in any other ordinance or state or federal law.

*Source: 1992 Code Section 7-1-27; Ord. 031106-12; Ord. 031211-11; Ord. 040610-7.*

## **Resolution No. 20090806-037**

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**RESOLUTION NO. 20090806-037**

**WHEREAS**, the state and federal government do not currently provide protections against discrimination against an individual based on sexual orientation or gender identity; and

**WHEREAS**, it is a value of the City of Austin to be an open and inclusive city for all of its citizens, including those who are lesbian, gay, bisexual or transgender (LGBT); and

**WHEREAS**, in 1992, the City of Austin passed an Ordinance creating Chapter 7-4, now codified as Chapter 5-4 (*Discrimination in Employment by City Contractors*) of the City Code to prohibit discrimination in employment by City Contractors, including discrimination against an individual based on sexual orientation or gender identity (added in Ord. 20040610-7); and

**WHEREAS**, on May 13, 2006, City of Austin voters amended the City Charter to allow domestic partner benefits for City employees; and

**WHEREAS**, the City encourages and wants to attract companies that provide non-discrimination policies that include both sexual orientation and gender identity, as well as provide domestic partner benefits to their LGBT employees and their families; and

**WHEREAS**, in 1992 the Austin City Council also passed an ordinance declaring that it is the policy of the City to provide opportunity for each person to obtain employment without regard to race, color, religion, sex, sexual

orientation, gender identity, national origin, age, or disability, and the Human Resources Department is currently reviewing the City's personnel policies and other internal guidelines, including the City's Equal Opportunity and Non-discrimination statements; **NOW, THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

That the City Manager is directed to amend the City's Standard Terms and Conditions used in competitive procurements required by state law: (1) to require a copy of the contractor's employment non-discrimination policy when applying for City contracting opportunities and (2) to specify that non-compliance with Chapter 5-4 will terminate a contract and may hinder a contractor's eligibility for future contracts until deemed compliant with Chapter 5-4.

**BE IT FURTHER RESOLVED:**

To assist contractors with this administrative change, the City Manager shall prepare a model non-discriminatory policy for use by City contractors.

**BE IT FURTHER RESOLVED:**

That the City Manager is directed to review and amend all economic development loan programs and incentives, such as the Economic Development Business Information Forms, to encourage Domestic Partner benefits and non-discrimination policies including sexual orientation and gender identity.

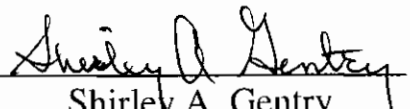
**BE IT FURTHER RESOLVED:**

The City Manager is directed to review the City's current compliance processes related to contractor non-discrimination and report back to council on changes that would ensure more effective compliance monitoring.

**BE IT FURTHER RESOLVED:**

The City Manager is directed to report to the Minority-Owned and Women-Owned Business Enterprise and Small Business Council Committee and council on the Human Resources Department's review of the City's personnel policies and other internal guidelines related to non-discrimination for sexual orientation and gender identity.

**ADOPTED:** August 6, 2009

**ATTEST:**   
Shirley A. Gentry  
City Clerk

**City Ordinance**

**Chapter 5-4. Discrimination in Employment  
by City Contractors**

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## **CHAPTER 5-4. DISCRIMINATION IN EMPLOYMENT BY CITY CONTRACTORS**

### **§ 5-4-1 DEFINITIONS.**

In this chapter:

- (1) ADMINISTRATOR means the Equal Employment/Fair Housing Office administrator appointed by the director.
- (2) CONTRACTOR includes any person who submits a bid or proposal to provide labor, goods or services to the City by contract for profit; any person who supplies or provides labor, goods or services to the City by contract for profit; any person who is a subcontractor under any such contract.
- (3) DISCRIMINATORY EMPLOYMENT PRACTICE means discrimination against an individual because of race, creed, color, religion, national origin, sexual orientation, gender identity, disability, sex or age, unless sex or age is a bona fide occupational qualification of employment during an employment action, including recruiting, advertising, hiring, layoff, termination, classification, training or selection for training, promotion, demotion, transfer, or compensation.
- (4) EQUAL EMPLOYMENT/FAIR HOUSING OFFICE means the staff in the Human Resources Department that handles and investigates cases under this chapter.
- (5) MANAGER means the city manager or her/his designee.
- (6) PERSON means any individual and any partnership, firm, association, corporation, government or other entity.
- (7) SELECTIVE INVESTMENT means affirmatively seeking out any person or business which has no financial or business dealings in or with the government or private sector of South Africa.
- (8) SIGNIFICANT FINANCIAL LOSS means a procurement where substitution is not economically feasible as determined by a cost benefit analysis conducted by the city manager or where substitution would void a warranty.
- (9) SUBCONTRACTOR means any person providing goods, labor or services to a contractor if such goods, labor or services are procured or used in fulfillment of the contractor's obligations arising from a contract with the City of Austin.
- (10) SUBSTANTIALLY-OWNED means at least a 25 percent equity position in the subsidiary corporation.

(11) TO SEEK COMPLIANCE means substantive initiation of divestment activity as determined by the city manager.

*Source: 1992 Code Section 7-4-1; Ord. 031106-12; Ord. 031211-11; Ord. 20051215-010.*

#### **§ 5-4-2 DISCRIMINATORY EMPLOYMENT PRACTICES PROHIBITED.**

(A) No contractor, nor any agent of any such contractor, shall engage in any discriminatory employment practice defined in this chapter.

(B) No bid or proposal submitted to the City by a contractor shall be considered nor shall any purchase order be issued nor contract be awarded by the City to any contractor unless the contractor has executed an approved form, prescribed by the Equal Employment/Fair Housing Office, to be in force and effect for one year from date of filing, in which the contractor has agreed:

- (1) not to engage in any discriminatory employment practice defined in this chapter;
- (2) to take affirmative action to ensure that applicants are employed, and that employees are treated during employment without discrimination being practiced against them as defined in this chapter, including affirmative action relative to employment, promotion, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rate of pay or other forms of compensation, and selection for training or any other terms, conditions or privileges of employment;
- (3) to post in conspicuous places, available to the employees and applicants for employment, notices to be provided by the Equal Employment/Fair Housing Office setting forth the provisions of this chapter;
- (4) to state in all solicitations or advertisements for employees placed by or on behalf of the contractor, that all qualified applicants will receive consideration for employment without regard to race, creed, color, religion, national origin, sexual orientation, gender identity, disability, sex or age;
- (5) to obtain a written statement from any labor union or labor organization furnishing labor or service to the contractors in which the union or organization has agreed not to engage in any discriminatory employment practices as defined in this chapter and to take affirmative action to implement the policies and provisions of this chapter;
- (6) to cooperate fully with the City and the Equal Employment/Fair Housing Office in connection with any investigation or conciliation effort of the Equal Employment/Fair Housing Office to ensure that the purpose of the provisions against discriminatory employment practice is being carried out; and

(7) to require of all subcontractors having 15 or more employees who hold any subcontract providing for the expenditure of \$2,000 or more in connection with any contract with the City subject to the terms of this chapter that they not engage in any discriminatory employment practice as defined in this chapter.

(C) No bid or proposal submitted to the City shall be considered nor shall any purchase order be issued nor contract be awarded by the City to any contractor unless the contractor has provided in writing to the office of minority business affairs the following information:

(1) the names of all subcontractors;

(2) the dollar amount of all subcontracts;

(3) the identity of all minority owned business enterprise or women owned business enterprise subcontractors; and

(4) the dollar amount of minority owned business enterprise or women owned business enterprise subcontracts.

*Source: 1992 Code Section 7-4-2; Ord. 031106-12; Ord. 031211-11; Ord. 20051215-010.*

#### **§ 5-4-3 PROMULGATION OF RULES AND REGULATIONS; COMPLAINT AND CONCILIATION PROCEDURE; COMPLIANCE CHECKS.**

(A) The Equal Employment/Fair Housing Office shall, subject to the approval of the mayor and city council, promulgate rules and regulations necessary to implement this chapter and to carry out its purposes and policies; and shall receive, investigate and conciliate complaints of discriminatory employment practices or failures to comply with this chapter.

(B) Any person claiming to be aggrieved by a discriminatory employment practice prohibited by this chapter ("charging party") shall, within 60 days of the alleged act of discrimination, sign and file a verified complaint setting forth the particulars of the alleged discriminatory employment practice or other violation of this chapter and containing other information as may be required by the Equal Employment/Fair Housing Office. A complaint shall be filed with the Equal Employment/Fair Housing Office. The Equal Employment/Fair Housing Office shall, within 30 days, investigate or cause to be investigated the complaint. If an investigation reveals that violations of any of the provisions of this chapter probably exist, the Equal Employment/Fair Housing Office shall immediately endeavor to eliminate or correct the practice or violation complained of by informal methods of conference, conciliation, and persuasion.

(C) The Equal Employment/Fair Housing Office may conduct compliance checks to ascertain the status and progress of compliance under the provisions of this chapter.

*Source: 1992 Code Section 7-4-5; Ord. 031106-12; Ord. 031211-11; Ord. 20051215-010.*

#### **§ 5-4-4 PROCEDURE FOR PUBLIC HEARINGS.**

(A) If conciliation fails to correct or eliminate the practice or violation complained of, the Equal Employment/Fair Housing Office shall refer the case to the Austin Human Rights Commission which shall hold a public hearing. The procedure for the public hearing shall be as follows:

(1) The Equal Employment/Fair Housing Office shall send ten days notice of the time and place of the hearing personally or through the United States mail, by certified mail with return receipt requested, to the charging party and to the person alleged to have committed the discriminatory employment practice complained of ("respondent") accompanied by a copy of the complaint and a written report of the investigation and the results of the conciliation efforts.

(2) The charging party and the respondent may appear at the hearing in person or by legal counsel and present such statements, testimony or evidence as may be desired.

(B) After conclusion of the hearing, the Austin Human Rights Commission shall make its findings of facts and forward the same to the parties involved and the city council together with its recommendations. After receipt of the findings of the commission, the city council, if it concurs in such findings, may cause the contract with such contractor to be canceled, terminated or suspended in whole or in part, as the city council deems advisable under the circumstances, and such contractor shall be declared ineligible for conducting further business with the City. For reinstatement after having been declared ineligible, a contractor shall make application to the commission and upon the commission's recommendation, the city council shall either restore such eligibility or deny same.

*Source: 1992 Code Section 7-4-6; Ord. 031106-12; Ord. 031211-11; Ord. 20051215-010.*

#### **§ 5-4-5 DISMISSAL OF COMPLAINT.**

If the Austin Human Rights Commission determines during the proceedings that a discriminatory employment practice or other violation has not been committed as alleged, or that it is without jurisdiction to hear the complaint, it shall dismiss the matter or refer it to the proper agency.

*Source: 1992 Code Section 7-4-7; Ord. 031106-12; Ord. 031211-11; Ord. 20051215-010.*

#### **§ 5-4-6 PROTECTION OF PERSON FILING COMPLAINT FROM DISCIPLINARY ACTION.**

No person shall be subject to any disciplinary or punitive action in connection with his employment as a result of his filing any complaint under this chapter or giving any evidence in connection therewith.

*Source: 1992 Code Section 7-4-8; Ord. 031106-12; Ord. 031211-11.*

#### **§ 5-4-7 ANNUAL REPORTS TO CITY COUNCIL.**

The Austin Human Rights Commission shall report annually to the city council on the disposition of all hearings and on all other matters it may deem appropriate to be brought to the attention of the city council, including recommendations it considers necessary or desirable to carry out the policy stated in this chapter.

*Source: 1992 Code Section 7-4-9; Ord. 031106-12; Ord. 031211-11; Ord. 20051215-010.*

#### **§ 5-4-8 WAIVER OF APPLICATION OF THIS CHAPTER.**

Upon approval of the city council the application of the provisions of this chapter may be waived or suspended in cases or classes of cases where the size or nature of the purchase, contract, job or services or other special circumstances make compliance therewith impracticable or unnecessary.

*Source: 1992 Code Section 7-4-10; Ord. 031106-12; Ord. 031211-11.*


**November 2, 2009 Memorandum**  
**COBRA-Like Benefits for Domestic Partners**

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## MEMORANDUM

**TO:** Mayor and Council

**FROM:** Marc A. Ott, City Manager 

**DATE:** November 2, 2009

**SUBJECT:** **COBRA-Like Benefits for Domestic Partners**

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In September, my office was made aware of a situation regarding the death of one of our employees, and the request of their domestic partner to receive COBRA. The Consolidated Omnibus Budget Reconciliation Act (COBRA) is federal legislation requiring employers to extend healthcare coverage to employees and qualified dependents for certain qualifying events such as termination, divorce, or death.

Since COBRA is a federal program, it uses the definition of "spouse" that is defined by the federal Defense of Marriage Act (DOMA). DOMA defines the word "spouse" as a husband or wife of the opposite sex. DOMA's definitions apply to all references to "marriage" or "spouse" contained in any federal law, including, without limitation, to COBRA. Thus, COBRA coverage is not extended to same-sex spouses, civil partners, or domestic partners.

In the spirit of the recently approved non-discrimination policy, please see the attached report regarding the City of Austin providing COBRA-Like benefits for domestic partners. Currently we have 228 domestic partners covered by the City's domestic partner benefit. The attached recommended action is consistent with prior council direction and will not increase the FY10 budget.

If you have any questions regarding this new benefit, please do not hesitate to call me or my Chief of Staff, Anthony Snipes. Thank you.

cc: Anthony J. Snipes, Chief of Staff  
Mark Washington, HRD Director  
Tommy Tucker, HRD Assistant Director

# INFORMAL REPORT TO CITY COUNCIL MEMBERS



To the Mayor and Members of the City Council

Date: 11/2/09

Page 1 of 2

## **SUBJECT: Extending COBRA-like Benefits to Domestic Partners**

### **Purpose**

In recent months, several Council members have requested a review on COBRA benefits for domestic partners. The Human Resources Department (HRD) had been contacted by a domestic partner of a recently deceased employee who had been informed his benefit would cease and he was not eligible to receive the COBRA benefit. Based on this circumstance and Council interest, I directed the Human Resources Department to review the current policy. Below are their findings, as well as my plan of action.

### **Background**

The Consolidated Omnibus Budget Reconciliation Act (COBRA) is federal legislation requiring employers to extend healthcare coverage to employees and qualified dependents for certain qualifying events such as termination, divorce, or death. Highlights of the program include the following:

- The length of time COBRA coverage continues will vary based on the event but can be from 18 to 36 months.
- The COBRA enrollee pays both the employee and employer cost of the premium plus an administrative fee.
- The Act defines qualified dependents as the spouse or dependent children. A domestic partner is not a qualified beneficiary and has no COBRA election rights even if covered under the healthcare plan on the day before a qualifying event.

The City currently offers domestic partner benefits to employees and retirees but COBRA benefits were not previously extended since domestic partners were not covered by the Federal law. Based on the request of a surviving domestic partner of an employee to have COBRA benefits, the Human Resources Department (HRD) staff met with several council offices on September 30, 2009. Council Members' staff expressed interest in extending "COBRA-like" benefits to domestic partners. Also discussed was whether this could be accomplished administratively by means of City Manager approval or required Council approval.

### **Analysis**

Staff evaluated the following in creating a "COBRA-like" benefit for Domestic Partners.

1. Financial impact – Towers Perrin, the City's benefits actuary, has reviewed the financial impact and indicated it is cost neutral. However, since the City is self-insured, a conservative

## INFORMAL REPORT TO CITY COUNCIL MEMBERS



Date: 11/2/09

To the Mayor and Members of the City Council

Page 2 of 2

### **SUBJECT: Extending COBRA-like Benefits to Domestic Partners**

staff fiscal perspective is to recognize the risk that we could have catastrophic claims and expose the City to additional cost. The City carries stop-loss coverage which caps claims at \$500,000.

2. Survey employer groups – HRD surveyed 9 employers and found that 2 offer the COBRA-like benefit to domestic partners (Dell currently does and El Paso effective 01/2010. Travis County, Fort Worth, Houston, San Antonio, Amarillo, LCRA and Samsung do not offer COBRA-like coverage to domestic partners.)
3. Legal review - HRD confirmed with the Law Department that the City can offer the proposed benefits and that the City Manager can implement a plan addendum for the remainder of 2009.
4. United HealthCare and Erisa can administer the benefit under our current contracts.
5. Non-discrimination – reaffirms the spirit of the recently approved RCA amending the personnel policies regarding non-discrimination based upon gender identity, as well as sexual orientation.

This plan amendment can be done by me since the total cost of medical benefits will be within the appropriated budget for FY10. HRD proposes to "grandfather" the domestic partner of the deceased employee that raised the issue. Although COBRA has a 60-day eligibility period, this proposed benefit is not governed by COBRA. Coverage is to become effective with the lapse of coverage on August 29, 2009.

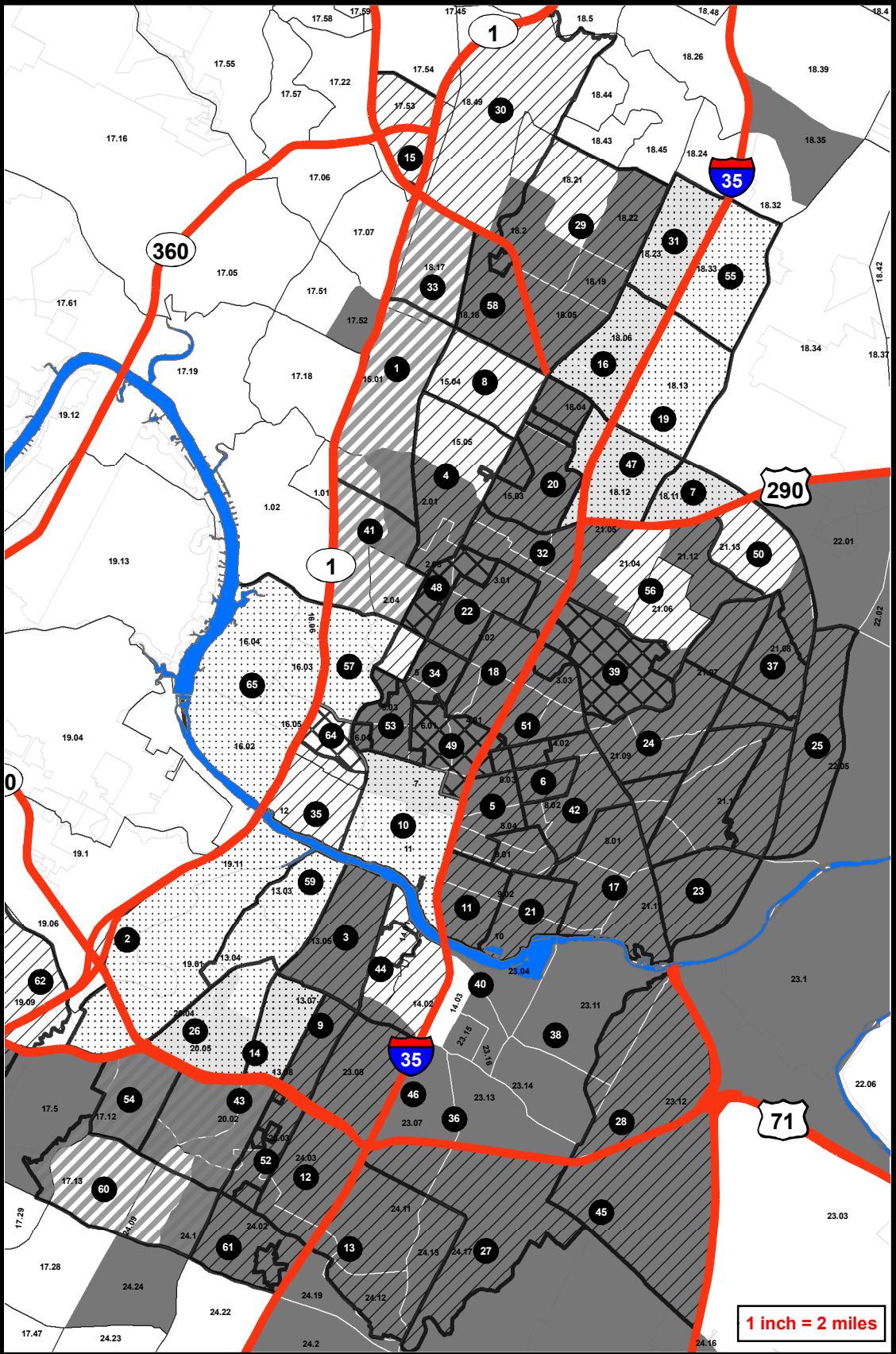
**Marc A. Ott**  
**City Manager**

## **APPENDIX V**

### **MAPS**

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ID	Neighborhood Plan
1	ALLANDALE
2	BARTON HILLS
3	BOULDIN CREEK
4	BRENTWOOD
5	CENTRAL EAST AUSTIN
6	CHESTNUT
7	CORONADO HILLS
8	CRESTVIEW
9	DAWSON
10	DOWNTOWN
11	EAST CESAR CHAVEZ
12	EAST CONGRESS
13	FRANKLIN PARK
14	GALINDO
15	GATEWAY
16	GEORGIAN ACRES
17	GOVALLE
18	HANCOCK
19	HERITAGE HILLS
20	HIGHLAND
21	HOLLY
22	HYDE PARK
23	JOHNSTON TERRACE
24	MLK
25	MLK-183
26	SOUTH LAMAR
27	MCKINNEY
28	MONTOPOLIS
29	NORTH AUSTIN CIVIC ASSOCIATION
30	NORTH BURNET
31	NORTH LAMAR
32	NORTH LOOP
33	NORTH SHOAL CREEK
34	NORTH UNIVERSITY
35	OLD WEST AUSTIN
36	PARKER LANE
37	PECAN SPRINGS-SPRINGDALE
38	PLEASANT VALLEY
39	RMMA
40	RIVERSIDE
41	ROSEDALE
42	ROSEWOOD
43	SOUTH MANCHACA
44	SOUTH RIVER CITY
45	SOUTHEAST
46	ST. EDWARDS
47	ST. JOHNS
48	TRIANGLE STATE
49	UT
50	UNIVERSITY HILLS
51	UPPER BOGGY CREEK
52	WEST CONGRESS
53	WEST UNIVERSITY
54	WESTGATE
55	WINDSOR HILLS
56	WINDSOR PARK
57	WINDSOR ROAD
58	WOOTEN
59	ZILKER
60	GARRISON PARK
61	SWEETBRIAR
62	EAST OAK HILL
63	WEST OAK HILL
64	OLD ENFIELD
65	WEST AUSTIN NEIGHBORHOOD GROUP



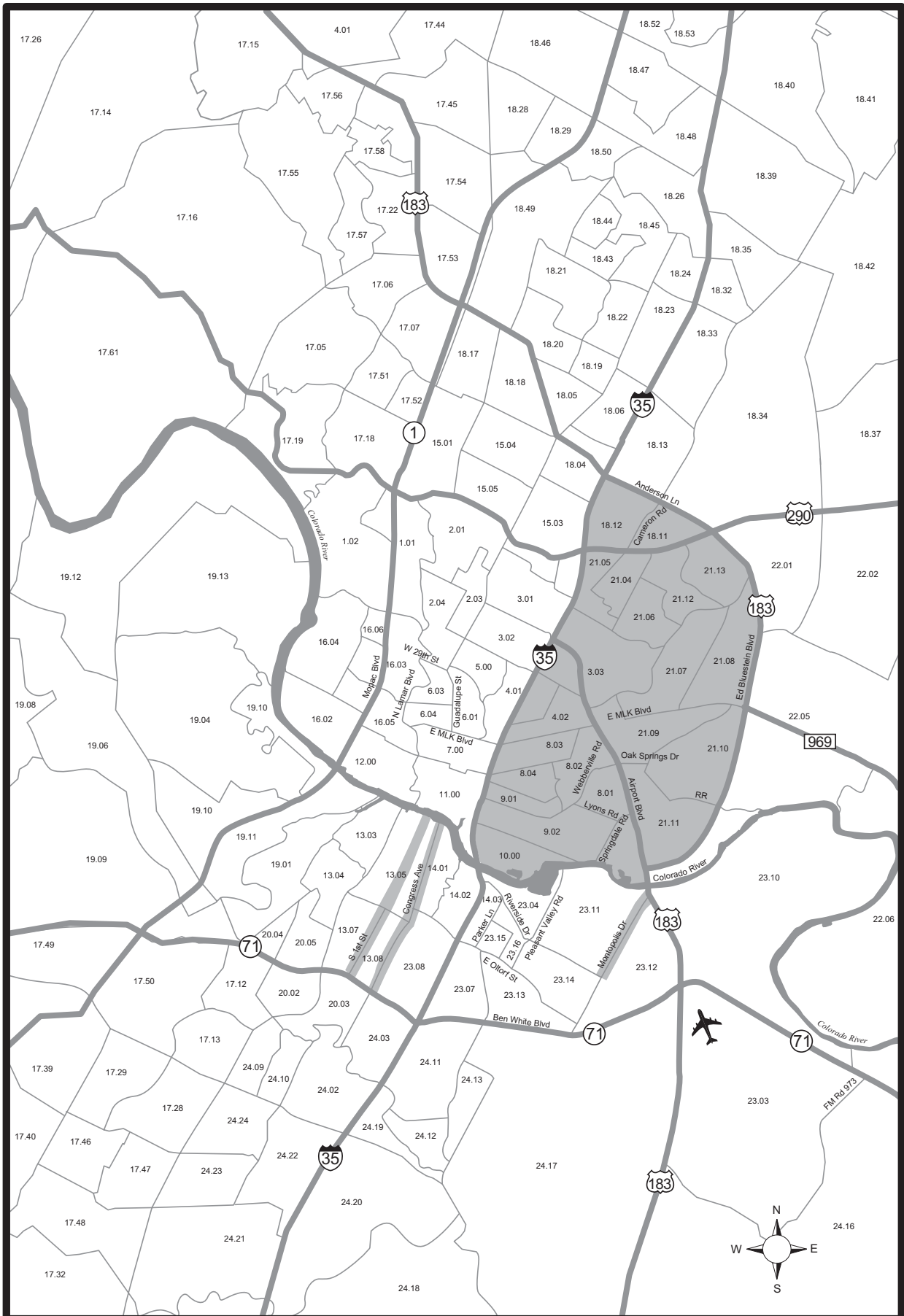
Neighborhood Plan
STATUS
FUTURE PLANNING AREA
APPROVED WITH ZONING
NON-NEIGH. PLANNING AREA
PLANNING UNDERWAY/APPRV'D TO BEGIN
Census Tract
AVG of Low-Mod %
0 - 50.99 %
>= 51.00%

## City of Austin Neighborhood Planning Areas FY 2010-11

This map has been produced by the Austin Housing Finance Corporation for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness. Created April 2010

Source(s): City of Austin;  
U.S. Department of Housing and Urban Development and  
U.S. Census Bureau; 2000 Decennial Census

# Neighborhood Commercial Management Program Priority Areas

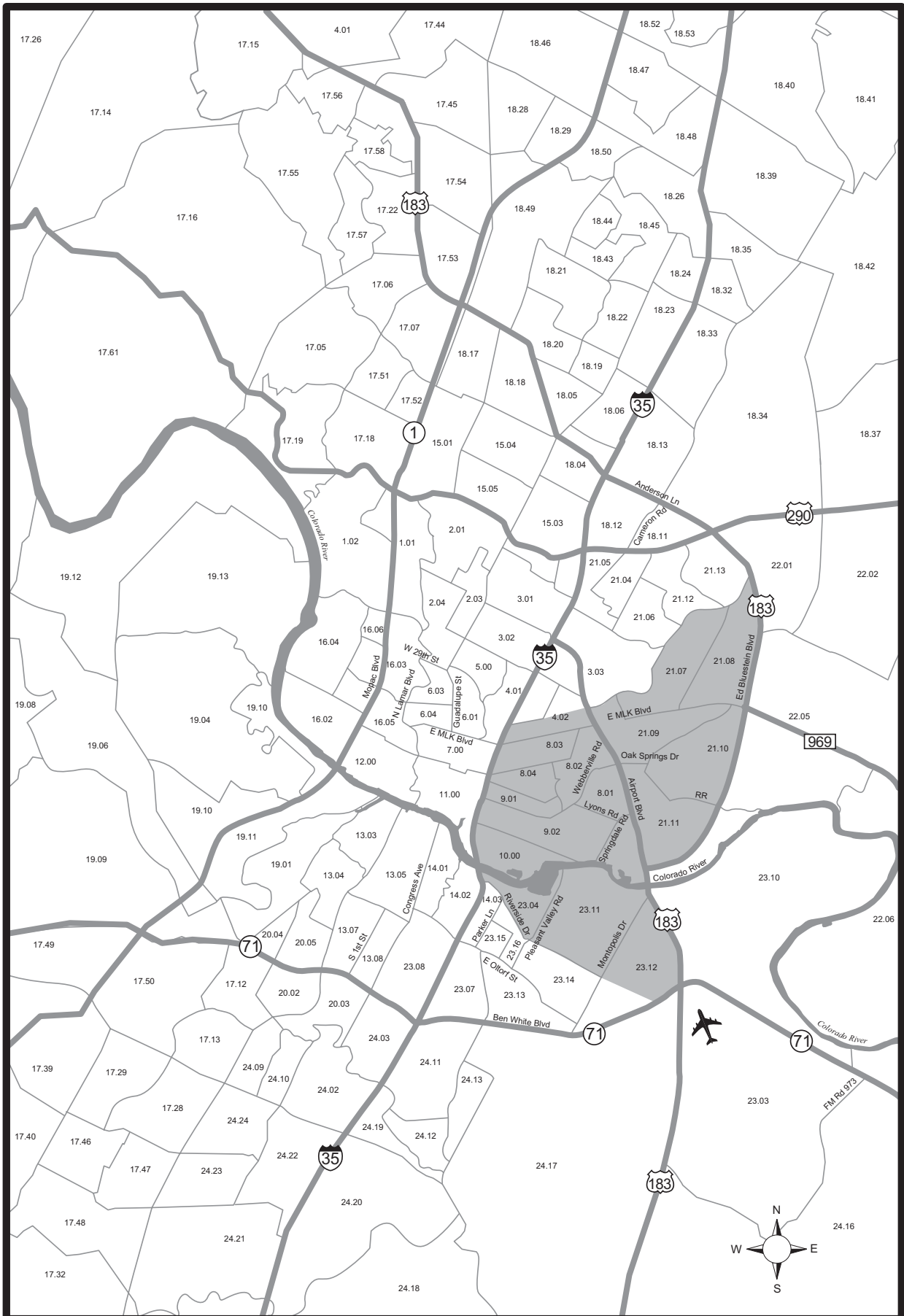


Includes portions of South Congress, South 1st Street and Montopolis.

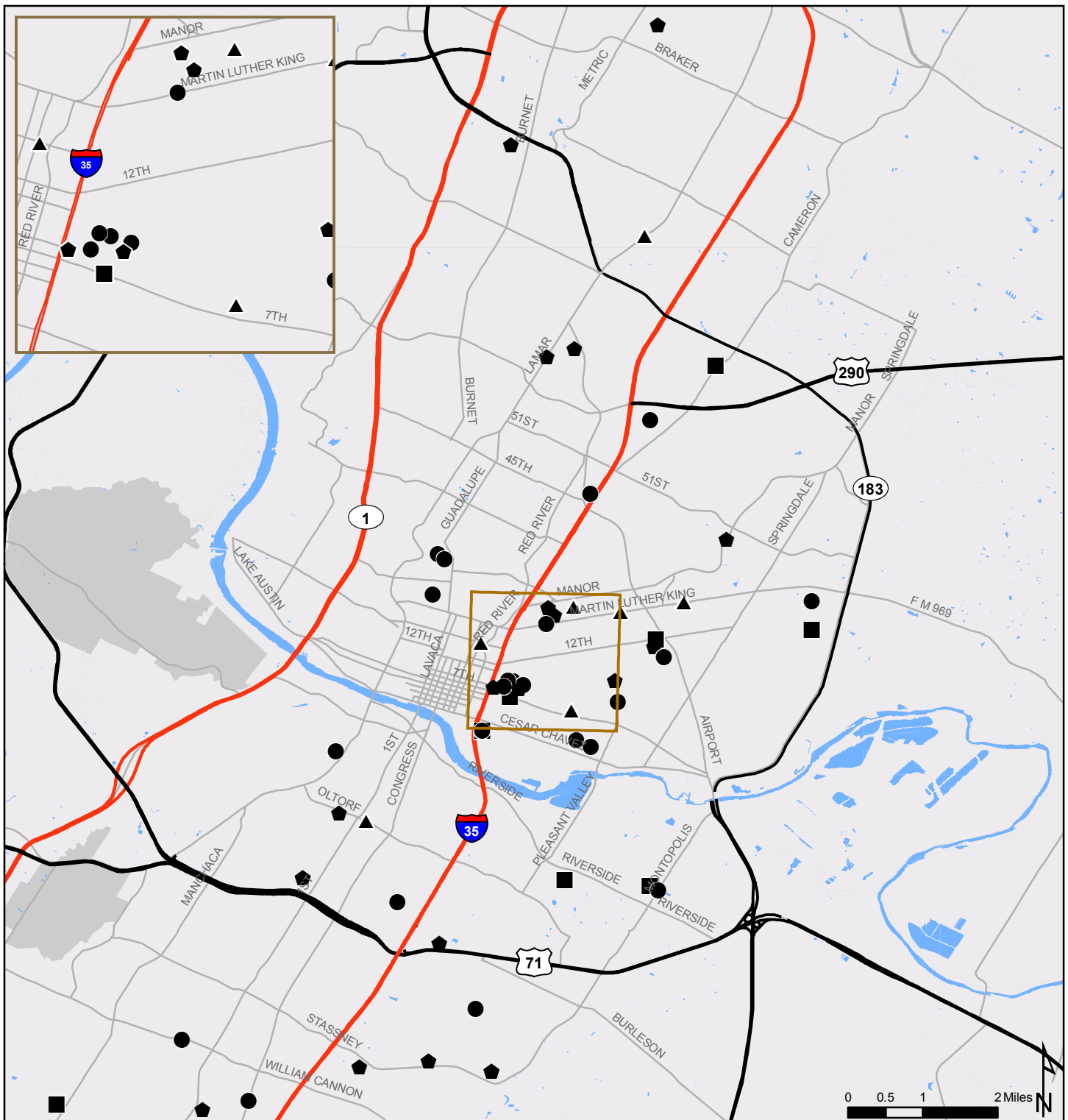
Source: 2000 Census

The City of Austin is statutorily required to designate priority areas for commercial management.

# Commercial Preservation and Revitalization Area (CP&R)



Source: 2000 Census



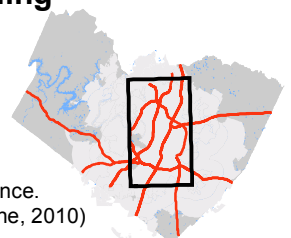
# Geographic Dispersion of Rental Housing Projects



## Rental Housing Project by Year Built through AHFC Funding

- ▲ Development in Process (7 projects)
- 2000 or earlier (8 projects)
- 2001 - 2005 (23 projects)
- ◆ 2006 - 2010 (21 projects)
- City of Austin Jurisdiction
- Travis County

This map has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness. (June, 2010)  
Data: Policy, Planning and Outreach Team of NHCD, City of Austin



## **APPENDIX VI**

# **MUELLER AFFORDABILITY REPORT**

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# Mueller Affordable Housing Plan

January 2008



This document is intended to outline the affordable housing goals for the Robert Mueller Municipal Airport Redevelopment and Catellus Austin, LLC's approach to meeting the requirements of the master development agreement. It is envisioned that this plan will evolve over time as the project develops and new information and opportunities become available.

## **MUELLER'S VISION AND GOALS**

The fundamental vision of Mueller — a thriving, vibrant and diverse mixed-use urban village in the heart of Austin — depends on having housing options that allow a wide range of residents to make their home at the former airport. The master development agreement (MDA) between the City of Austin and Catellus Austin, LLC recognizes this fact by prescribing ambitious affordable housing requirements for Mueller:

- √ 25% of all housing units at Mueller, or approximately 1,200 homes (generally evenly divided between for-sale and for-rent), will be affordable for residents making below Austin's median family income.
- √ For owner-occupied/for-sale housing, the affordability threshold is 80% of Austin MFI, or \$56,900 for a family of four in 2007.
- √ For rental housing, the threshold is 60% of Austin MFI, or \$42,650 for a family of four in 2007.
- √ Catellus also commits in the MDA to using diligent good faith efforts to work with the City of Austin to increase both the levels and degree of housing affordability at Mueller — i.e., to create units affordable at lower incomes, to expand the number of affordable homes, and/or to maintain and retain the affordability of Mueller's homes for longer periods.
- √ Affordable homes (for sale and for-rent) at Mueller are dispersed throughout the community and are generally indistinguishable from market rate homes.
- √ Experience, capacity, and demonstrated excellence in producing and supporting affordable housing are key criteria in Catellus' evaluation of and partnership with builders, lenders, nonprofit providers, and others involved in Mueller housing.
- √ All housing at Mueller, including affordable housing, will meet Mueller's goals for sustainability by attaining a minimum three-star rating in Austin Energy's Green Building Program.
- √ All residential units at Mueller will comply with the City of Austin's S.M.A.R.T. Housing™ policy.

In addition to these requirements and commitments in the MDA, Catellus is mindful that Mueller should provide housing options for as broad a range of potential residents as possible. This creates expectations and calls for strategic approaches toward planning the marketing of all housing — both market-rate and affordable —with each new phase of Mueller residential development.



Catellus' plan for achieving and potentially exceeding these housing goals, and the community's expectations for Mueller, includes the following major elements:

- √ Core strategies for **producing new affordable housing**, for-sale and for-rent, throughout Mueller.
- √ Strategies and tools for creating and maintaining **longer and deeper affordability**
- √ **Funding sources and mechanisms** to support investment and innovation in affordable housing as a crucial component of Mueller's community vision of livability, sustainability and diversity
- √ **Reaching and serving future residents** through partnerships to conduct outreach and provide services and counseling that will enhance access to opportunities at Mueller for quality housing and for home ownership.

## PRODUCING NEW AFFORDABLE HOUSING

### Owner-Occupied/For-Sale Housing

1. The definition of Affordable Housing in the MDA is intended as a guideline for setting prices for affordable homes so they can truly be affordable to households with incomes at 80% MFI. The definition of Affordable Housing is not intended to prescribe lending qualification criteria or alternative purchase prices for individual affordable home buyers.
2. Affordable for-sale homes, priced to serve households with incomes at 80% MFI, will be dispersed throughout Mueller as part of each residential development phase. The ratio of affordable to market-rate units in each phase may vary (either higher or lower) from the 25%-affordable benchmark established as a requirement for Mueller as a whole.
3. Homebuilders, selected through competitive bidding, will build these homes according to pricing, design, delivery and marketing specifications approved by Catellus in accordance with the same Mueller master plan requirements and design guidelines that apply to market-rate homes. These homes will be sold directly by the builders to households with incomes certified to be at 80% MFI or lower. Income certification is conducted as part of the pre-sales process and will be verified in collaboration with the City's SMART Housing Program..
4. Generally, affordable for-sale homes at Mueller will be smaller structures on smaller lots with less expensive finishes or features than the adjacent Mueller market-rate homes. Affordability is thus supported by lowering the cost of land, cost of construction, and builder profit margin, reducing the ultimate effective subsidy required to support the needed pricing. Of the various housing product types found in the Mueller master plan



and design guidelines, those more likely to be affordable include the 70' row house, the 37' yard house, Mueller Houses, and other condos. In order to provide a consistent character to Mueller, the architectural quality and aesthetics of affordable homes, as compared to market-rate homes, will not be compromised.

5. With each phase of development, the overall affordability mix and market conditions, as they affect both affordable and market-rate housing, will continue to be a strategic focus in the builder selection process. Conscious decisions must and will be made in each phase as to the range of affordability that will be brought to market at that time. Such considerations would include both the opportunity for affordable housing serving lower incomes and the need to respond to demand for market-rate homes at lower prices than are currently found in Central Austin, serving households in the 81-120% MFI income range.

## **Rental Housing**

1. As with for-sale housing, affordable rental housing will be produced and made available throughout Mueller. In addition, each multi-family development will include a minimum of at least ten percent (10%) of the units to be priced for and rented to households at or below 60% MFI. Mueller will also include two multi-family properties where all or the majority of units are priced and rented to income-eligible households.
2. Developers of market-rate rental properties (i.e., subject to the 10% minimum requirement) will be selected through competitive bidding as multi-family sites are made available. Catellus will require the following to ensure success in serving 60% MFI households:
  - a. The owner of the rental property would be required to conduct income certifications at move-in for each of the affordable units. Residents of the affordable apartments will pay rents consistent with the City of Austin's S.M.A.R.T. Housing™ program requirements or the similar requirements of a housing tax credit program.
  - b. To ensure that affordable units continue to be available to the households they are intended to serve, rental property owners will be required to recertify these households annually. If the household's certified income has risen to 140% of 60% of MFI, that unit occupied by that household will no longer be credited toward meeting the 10% minimum requirement. The owner will then be required to lease the next available unit to an income-eligible household at an affordable rent. The owner will be allowed to increase the rent of the original unit to market rate and/or offer the no-longer-eligible household the opportunity to move into a



market-rate unit. These are standard protocols established in housing tax credit programs and therefore familiar to management companies.

3. Catellus envisions two predominantly or exclusively affordable apartment properties, one specifically for seniors and one for families. This is anticipated to create between 150 and 250 affordable apartments serving each of these targeted populations. Developers of these properties will be selected by means of RFQ based on experience, financing ability and proven long-term operational excellence in these target markets. Once selected, the developers will be given time to secure available subsidies. The selection process will assure the Mueller community that these properties will be in the hands of highly reputable owners, so that the property will be well maintained, a culture of opportunity will be promoted through services, and residents who uphold community rules will be attracted and retained.

## **Compliance**

Each affordable housing builder/developer will be contractually obligated through its Purchase and Sale Agreement (PSA) with Catellus, as well as through any agreements made by the builder directly with the City of Austin under the SMART Housing™ program, to meet its affordable housing obligations, including both the production of the designated number of affordable units that Catellus requires in each section and the successful sale or rental of the affordable home to a household that is income certified.

A compliance contract will be established with the City of Austin, or with a qualified contractor experienced in affordable housing income compliance and approved by the City of Austin. Each affordable housing builder/Developer will be responsible for any compliance fee that may apply.

The affordable sales and incomes of buyers will be reported to Catellus as often as every two weeks; affordable rentals will be reported to Catellus monthly during lease-up and annually thereafter so that monitoring of the sales/rental can be maintained.

The obligation to meet all requirements of S.M.A.R.T. Housing™ will be stated clearly in the builder contracts for affordable builders. The obligation to meet all requirements of S.M.A.R.T. Housing™, other than the Affordable requirement, will be stated clearly in contracts for all other builders.

## **LONGER AND DEEPER AFFORDABILITY**

The minimum requirements included in the MDA address the production and delivery of affordable for-sale and for-rent units as outlined above, meeting the basic benchmarks of 25% of units being affordable at 80% or 60% of MFI. Beyond that, the City Council Affordable Housing Resolution, incorporated by reference in the MDA, calls upon Catellus to make diligent good-faith efforts to achieve longer and deeper affordability in Mueller housing. These efforts would not increase the total number of affordable residences at Mueller but would extend the duration of affordability and the range of incomes with access to homes. What follows is a description of Catellus' current activities that meet this requirement of good-faith effort.

At present, affordable for-sale homes are contemplated to be subject to a shared appreciation restriction in the form of a soft second lien. This lien allows the effective up-front subsidy for affordable units to be re-captured when their initial owners re-sell the homes to market-rate buyers. The funds thus captured will be used to support longer and deeper affordability through the Mueller Foundation.

As called for in the City Council Affordable Housing Resolution, Catellus will continue to review a number of existing programs, tools and models to create and maintain longer-term affordability, to increase the potential number of affordable housing units, and to provide affordable housing options to lower-income residents. Some of these strategies, which can be used to support one or more of these three objectives, include deed restrictions, soft subordinate financing, limited-equity cooperative housing, community land trusts and other shared-equity structures. Catellus will include the status of these efforts in its semi-annual Affordable Housing reports.

## **FUNDING SOURCES AND MECHANISMS**

As envisioned and assumed in the MDA, Catellus will directly fund and execute the core strategies required to produce and market the affordable housing that achieves the agreement's minimum requirements (25% of all units affordable at 80% MFI for-sale, 60% MFI for rent). This includes the grassroots marketing, community outreach, homebuyer education and financial counseling that are not specifically required by the MDA, but that Catellus feels are essential to ensure the Mueller affordable housing program is both equitable and successful.

The Affordable Housing Resolution that is part of the MDA expressly approves Catellus' commitment to use diligent, good faith efforts to work with AHFC to increase both the levels and degree of affordable housing at Mueller as part of the City's Mueller affordable housing program. To support the strategies that go beyond the MDA's minimum requirements and create longer and deeper affordability at Mueller, Catellus aims to create the Mueller Foundation. The Mueller Foundation will provide a variety of community benefits and enhancements at Mueller, of which affordable housing is expected to be the most financially significant. The Foundation's specific purposes will include promoting and increasing the availability and quality of affordable



housing, schools and education, open space and parks, job training programs, sustainable development, affordable housing, and other charitable and educational programs that are consistent with the spirit and intent of the Mueller redevelopment master plan.

Catellus proposes to establish three revenue sources for the Foundation:

1. A fee of 0.25% on all property sales, including both commercial and residential property throughout Mueller, in perpetuity (subsequent to the initial transaction by Catellus as master developer).
2. A fee of approximately \$1,000 per unit, collected from residential builder/developers.
3. Shared-equity reimbursements — recaptured effective subsidies plus pro-rata net gain — received upon the resale of an affordable home to a market-rate buyer.

The Mueller Foundation will be a Texas nonprofit corporation and pursue obtaining recognition from the IRS as a federal income tax exempt charitable entity under Internal Revenue Code Section 501(c)(3). The Mueller Foundation will be governed by a board of community leaders and advocates. The Mueller Foundation may work with the Austin Community Foundation to assist with administrative and financial management services and to ensure compliance with appropriate regulations regarding the activities of 501(c)(3) non-profit corporations.

## **REACHING AND SERVING FUTURE RESIDENTS**

To the extent allowed by Fair Housing Laws, marketing at Mueller will use a varied approach in order to attract the diverse community of residents sought for the neighborhood:

1. The vision of a thriving, diverse neighborhood will be presented in all marketing materials.
2. Marketing materials and community relations and outreach are designed to engage culturally, economically, and socially diverse audiences.
3. Print and electronic marketing materials, as well as advertising and community events, will promote a wide range of housing options based on targeted monthly housing payment.
4. Strategic marketing and outreach will be conducted to engage with:
  - a. Surrounding neighborhoods: As long-standing partners in the Mueller vision, these neighborhoods will receive marketing materials for rental and ownership opportunities in each phase.
  - b. Major employers: The employees of Seton, UT and other major employers in the Mueller development are a key audience for both market-rate and affordable housing options.



**Counseling:** Developing and maintaining Mueller as a mixed-income community will be supported by homebuyer education and mortgage/credit counseling. This process is a proven model for preparing families with fewer financial resources for the costs of homeownership. The Mueller strategy for delivering counseling has been developed with the homebuilders, preferred lenders, the City of Austin and other counseling providers to simultaneously achieve three goals:

1. Provide access to homebuyer education and counseling for buyers who can be qualified for a mortgage within a defined period of time;
2. Provide access to long-term counseling for those who will need more time to become mortgage-qualified.
3. Provide access to on-going homeowner education.

Catellus has selected both its counseling partners and its preferred lenders based on their demonstrated skills and experience in providing support for affordable housing buyers, owners and programs.

**Property Taxes:** Given a rising market, an increase in the property tax burden on affordable homeowners poses a challenge to the sustainability of affordable homes at Mueller. Catellus is aware of this issue and will work with the City, consultants and experts and the appraisal district to investigate the issue and determine what solutions can be proffered. Some potential solutions include determining best practices in other markets both within and outside Texas, assessing the viability of legislation seeking to permit appraisal districts to value and tax affordable homes at less than market, counseling with respect to property tax protests, and other funding sources to assist affordable homeowners who have ad valorem tax issues due to escalating property value and property taxes. Catellus will include the status of these efforts in its semi-annual Affordable Housing reports.

## **CONCLUSION**

Catellus is committed to the vision of Mueller as a thriving and diverse mixed-use, mixed-income urban development. We are honored to be working with the City of Austin to identify creative ways to make this vision a reality, and look forward to our continued collaboration toward success.

**SEMI-ANNUAL REPORT**  
**AFFORDABLE HOUSING UPDATE THRU MAY 31<sup>ST</sup>, 2010**  
**AFFORDABLE HOUSING RESOLUTION IMPLEMENTATION EFFORTS**

Catellus has continued to take the necessary steps described below to meet or exceed the affordability requirements at Mueller as outlined in the MDA:

1. Catellus has continually implemented the general strategy established to meet the affordable housing MDA requirement of 25% affordability of all for-sale and for-rent homes be affordable. Builders/developers of the affordable units are required to sell or lease to households with incomes at the defined ceiling of affordability (80% MFI in for-sale; 60% MFI in rental) and to be constructed in accordance to the City's SMART Housing Program. These units are priced to ensure marketability to these target markets within the parameters outlined in the MDA.
2. Each market rate multifamily property at Mueller is planned to include at least 10% affordable rental units. Catellus has continued to implement the present strategy, calling for the affordable housing requirement in the MDA to be fulfilled through the development of a senior apartment property and a family apartment property in which most or all units will be affordable at the 60% MFI threshold or below. Both the senior and family apartment projects have been envisioned as projects that would take advantage of existing financing mechanisms for affordable rental housing, notably tax credit programs and the City of Austin's bond program, and that would provide opportunities for expanding the level and degree of affordability at Mueller as called for in the MDA's Affordable Housing Resolution.

Activities to implement the multifamily strategy in the current reporting period include:

- Mosaic at Mueller, the first market-rate rental housing at Mueller developed by Simmons Vedder and managed by Greystar, has been completed. Forty-four (44) units or 10% of the 441-unit property are provided to households at 60% MFI for 50 years, forty-five (45) additional years over the SMART Housing's 5-year affordability requirement. To date, all forty-four rental homes have been constructed and leased to income-qualified families earning 60% MFI or less.
- DMA Development Company, LLC is the senior apartment property developer. The senior apartment project has 201 units planned. 171 units (85.1%) are expected to be provided to household at or below 60% MFI for 99 years, ninety four (94) additional years over SMART Housing's 5-year affordability requirement and forty five (45) additional years over tax credit project's 40-year affordability requirement. Of the 171 affordable units, 85 units or 50% will be affordable for households below 60% MFI, 60 units or 35.1% will be below 50% MFI and 26 units or 15.2% will be below 30% MFI.

DMA has successfully secured tax credit from Texas Department of Housing and Community Affairs (TDHCA) and General Obligation Bond funds from the City of Austin as part of the local government financial support required by the tax credit project. DMA is in the process of identifying permanent financing. The community is currently scheduled to break ground by the end of 2010 with initial move in scheduled for first quarter of 2012.

3. A primary affordability strategy for Mueller's for-sale housing is that market mechanisms will allow builders to provide a smaller house for a lower price. Affordable units will be included among the row houses, the 37' yard homes, and Mueller House units and other condominiums or product types. Due to the dispersion of these unit types between Mueller's planned residential development phases, affordable units will represent more than 25% of total units in some phases and less than 25% in others. Secondary strategies for ensuring sustained affordability include establishment of the Mueller Foundation, reviewing and participating in existing City programs, developing new programs, and partnering with third parties with expertise in funding and producing affordable for-sale homes, as described in the MDA's Affordable Housing Resolution.

Catellus has continued to successfully implement the following for-sale affordable homes strategy activities:

- The first two phases of for-sale residential subdivisions have been fully developed. David Weekley and Meritage were the affordable yard and row homebuilders for these two phases, along with their market rate homes at Mueller. To date, all 133 affordable homes have been successfully sold to affordable homebuyers and closed.
- The third phase is anticipated to begin development in the fall of 2010. Plans for the development include 24 garden homes by Weekley Homes and 26 Mueller Houses Standard Pacific Homes that will be affordable and available to households earning 80% MFI or less. Initial move-in is scheduled for early 2011.
- PeopleTrust continues as the Mueller Compliance Agent, performing the income compliance process for the affordable purchase and rental homes.
- Frameworks continues to be Mueller's preferred partner to help affordable home buyers with general issues related to home purchase, education, credit counseling, and affiliated credit repair services through Numbers by the Book.
- The Mueller Shared Appreciation Program, created based on Austin Housing Finance Corporation's shared-equity program, has provided soft second liens to all 133 for-sale affordable homes at Mueller and was implemented through the Mueller Foundation, the non-profit organization created by Catellus to support the social and community goals including affordability at Mueller. To

date, the Mueller Foundation holds a total of \$7,131,913 in shared equity liens. Catellus will implement the shared equity program for the third phase of the development.

- Catellus and the Mueller Foundation have continued to work with PeopleTrust, the non-profit housing organization, to manage the Mueller Affordable Homes Program as well as the Shared Appreciation Program.
- The Travis Central Appraisal District agreed to assess the value of the affordable homes at the initial affordable sales price for the first year of ownership.

### Tracking of Affordable Housing

Type	Reporting Period	# of Residences Contractually Committed by Builders / Developers	# of Residences Under Construction	# of Residences Occupied
For-Sale	Current Reporting Period	50	na	0
	Cumulative	183	na	133
For Rent	Current Reporting Period	0	na	7
	Cumulative	245	na	44
Total	Current Reporting Period	50	na	7
	Cumulative	428	na	177

Type	Total # of Homes Offered	Total # of Affordable Homes Contracted	% of Affordable Homes
For-Sale	794	183	23.0%
For Rent	943	245	26.0%
Overall	1737	428	24.6%

### Distribution of Existing Affordable Buyers by Median Family Income (MFI) Percentage

Affordable Level	Below 50% MFI	50%-59% MFI	60%-69% MFI	70%-80% MFI
Percent of Buyers	5%	7%	25%	63%



N. T. S.



**MUELLER**

# Affordable Housing Distribution Map, Sections 4 and 5

*Prepared for Catellus Austin, LLC by R Vi and ROMA Design Group*

MAY 31, 2010

This land plan is conceptual in nature and does not represent any regulatory approval. No warranty or representation is made by the Developer as to the complete accuracy thereof, and same is submitted subject to land plan changes, or other conditions. The Developer has reserved the right, without notice, to make changes to this plan and other aspects of the development to comply with governmental requirements and to fulfill its marketing objective.

L:\202343\RFP Exhibits\Overall Neighborhood\Builders\Exhibit-Sec4-5 Affordable.dwg

## Change Log to FY 2010-11 Draft Action Plan

Type of Change		Changes
Funding Change	FC	14
Programmatic/Activity Change	PC	9
Content Changes	CC	26
General Editing	GE	57
<i>Total Changes</i>		<b>106</b>
Section	Type of Change	Change
Chapter 1 - Executive Summary	FC	Revised Exhibit 1.5 to reflect GO Bonds to reflect update from \$6,450,000 to \$6,495,000. (p. 1-14)
Chapter 1 - Executive Summary	FC	Revised Exhibit 1.5 to reflect Sustainability Fund update from \$2,050,348 to \$2,302,268. (p. 1-14)
Chapter 2 - Funding and Resources	FC	Revised typo - HRLP HOME funding from \$1,198,994 to \$1,198,995. (p. 2-6)
Chapter 2 - Funding and Resources	FC	Revised GO Repair! GO Bond funding (FY 2010-11 Appropriation) from \$1,000,000 to \$1,022,500 and revised households served to 177. (p. 2-6)
Chapter 2 - Funding and Resources	FC	Revised Rental Housing Developer Assistance (RHDA) GO Bond funding (FY 2010-11 Appropriation) from \$3,900,000 to \$3,922,500 and revised households served to 216. (p. 2-7)
Chapter 2 - Funding and Resources	FC	Revised Administration Sustainability Funding (FY 2010-11 Appropriation) to reflect update from \$1,684,400 to \$1,936,320. (p. 2-8)
Chapter 2 - Funding and Resources	FC	Revised Funding Table to reflect Sustainability Fund (FY 2010-11 Appropriation) update from \$2,050,348 to \$2,302,268. (p. 2-15)
Chapter 2 - Funding and Resources	FC	Revised Funding Table to reflect GO Bond funding (FY 2010-11 Appropriation) update from \$6,450,000 to \$6,495,000. (p. 2-16)
Chapter 2 - Funding and Resources	FC	Revised RHDA estimated funding from \$1,000,000 to \$1,022,500. (p. 2-21)
Chapter 2 - Funding and Resources	FC	Revised GO Repair! estimated funding from \$1,500,000 to \$1,522,500. Clarified that \$500,000 is Carry-Forward. (p. 2-21)
Chapter 6 - Action Plan Activity Tables	FC	Revised GO Repair! funding from \$1,500,000 to \$1,522,500. (p. 6-27)
Chapter 6 - Action Plan Activity Tables	FC	Revised RHDA funding from \$6,742,765 to \$6,765,265. (p. 6-31)
Chapter 2 - Funding and Resources	PC	Revised typo - Housing and Economic Recovery Act (HERA) funding to reflect \$2.5 M. (p. 2-3)

Section	Type of Change	Change
<b>Chapter 2 - Funding and Resources</b>	PC	Revised typo - Parking Facilities proposed household to be served revised from 4,688 to 4,668. (p. 2-7)
<b>Chapter 4 - Action Plan Objectives</b>	PC	Revised typo - Housing and Economic Recovery Act (HERA) funding to reflect \$2.5 M and added program language to reflect program modifications.. (p. 4-11 and p. 4-13)
<b>Chapter 6 - Action Plan Activity Tables</b>	PC	Revised typo - Housing and Economic Recovery Act (HERA) funding to reflect \$2.5 M and added program language to reflect program modifications. (p. 6-1 and p. 6-3)
<b>Chapter 6 - Action Plan Activity Tables</b>	PC	Revised GO Repair! households served to 177. (p. 6-27)
<b>Chapter 6 - Action Plan Activity Tables</b>	PC	Revised RHDA households served to 216. (p. 6-31)
<b>Chapter 6 - Action Plan Activity Tables</b>	PC	Inserted updated language under the RHDA program related to the definition of "Project-Readiness." (p. 6-31)
<b>Chapter 6 - Action Plan Activity Tables</b>	PC	Revised typo - Parking Facilities proposed household to be served revised from 4,688 to 4,668. (p. 6-41)
<b>Chapter 1 - Executive Summary</b>	CC	Inserted "persons with disabilities" in Population Served section for the following priorities: Homeless/Special Needs, Renter Assistance, Homebuyer Assistance, Homeowner Assistance, and Housing Developer Assistance. (p. 1-16)
<b>Chapter 2 - Funding and Resources</b>	CC	Inserted Potential New Funding Sources - "Brownfields Economic Development Initiative (BEDI) The City of Austin is considering applying for a Brownfields Economic Development Initiative (BEDI). A BEDI is a key competitive grant program that HUD administers to stimulate and promote economic and community development through a project financed with Section 108-guaranteed loan authority. HUD emphasizes the use of BEDI and Section 108 Loan Guarantee funds to finance projects and activities that will provide near-term results and demonstrable economic benefits; therefore, BEDI grants must be used in conjunction with a new Section 108-guaranteed loan commitment." (p. 2-20)
<b>Chapter 2 - Funding and Resources</b>	CC	Inserted Potential New Funding Sources - "Lead Hazard Control Grant The City of Austin is considering applying for an additional 3-year Lead Hazard Control Grant. Under the Healthy Homes and Lead Hazard Control Program. The purpose these grant programs are to identify and control lead-based paint hazards in eligible privately owned housing for rental or owner-occupants. The Lead-Based Paint Hazard Control Grant program is the largest program in terms of dollar amount and number of grants. The City anticipates HUD's release of Notice of Funding Availability (NOFA) in late Summer 2010. The Neighborhood Housing and Community development Office is in the process of determining the community's needs and finalizing the performance measures based on the housing stock of homes built prior to 1978. Funds are anticipated to be disbursed in early 2011. The funding amount will not be known until the application process is finalized by HUD." (p. 2-20)
<b>Chapter 2 - Funding and Resources</b>	CC	Updated Project Inventory narrative with the definition of "Project-Ready" the Project Inventory List Redesign and Clarification - Will add project zip codes and an explanation of project order (alphabetical order and not prioritized). Inventory List will be reorganized to reflect stakeholder feedback. (p. 2-20)

Section	Type of Change	Change
Chapter 2 - Funding and Resources	CC	Inserted a paragraph on RHDA program guidelines modifications as it relates to the requirement to score applicants higher for "Project-Ready" projects in the Project Inventory narrative. (p. 2-20)
Chapter 2 - Funding and Resources	CC	Inserted the Geographic Distribution/Allocation Priorities (Regulation 91.220 d) and four responsive maps located in the Appendix VII. (p. 2-20)
Chapter 3 - Permanent Supportive Housing	CC	Inserted revised Exhibit 3.1 Housing for Persons Experiencing Homelessness chart. (p. 3-6)
Chapter 3 - Permanent Supportive Housing	CC	Referenced Resolution No. 20100325-053 and inserted in Appendix V.
Chapter 3 - Permanent Supportive Housing	CC	Added update on Permanent Supportive Housing Strategy. Includes: next steps, public meeting/town hall dates, new web site address, and specifics on consultant procurement.
Chapter 3 - Permanent Supportive Housing	CC	Inserted a paragraph on RHDA program guidelines modifications as it relates to the requirement to score applicants higher for "Project-Ready" projects.
Chapter 4 - Action Plan Objectives	CC	Inserted the University Overlay District (UNO) Fee In-Lieu Stakeholder Process "To ensure staff is responsive to the City Council's direction, NHCD in partnership with the Planning Development and Review Department (PDR) provided opportunities during the FY 2010-11 Draft Action Plan 37-day public comment period, June 11, 2010 through July 19, 2010 for stakeholder feedback. Following the FY 2010-11 Draft Action Plan process, there will be stakeholder meetings in Fall 2010 hosted by NHCD and PDR staff with key parties to ensure a robust public input process for the fee in-lieu. A summary of the public input will be provided to both the CDC and the Planning Commission. As stated in the resolution, recommendations will be sought from both Boards with action forwarded to the City Council." (p. 4-4)
Chapter 4 - Action Plan Objectives	CC	Inserted Policies and Programs to Enhance Accessibility for Person with Disabilities page under Policy and Program Initiatives section and added a responsive map displaying S.M.A.R.T. Housing™ units in Appendix VII. Also clarified/corrected nursing homes reference found in Fiscal Years 2009-14 Consolidated Plan, which listed nursing homes as housing. Included section related to the City's commitment to integration of persons with disabilities in the community. (p. 4-10 through 4-15)
Chapter 4 - Action Plan Objectives	CC	Inserted updates to the Imagine Austin Comprehensive Plan process. (p. 4-21)
Chapter 4 - Action Plan Objectives	CC	Inserted Architectural Barrier Program Info under Federal Guideline - Describe Other Actions in Strategic or Action Plan Taken to: Address obstacles to meet underserved needs. (p. 4-27)
Chapter 4 - Action Plan Objectives	CC	Inserted language stating that the City of Austin remains committed to removing barriers in providing affordable housing programs and included program modifications resulting from the City Council approved resolution to remove debt to Brackenridge Hospital as an ineligible criteria. Referenced Resolution No. 20100429-048 and inserted in Appendix V. (p. 4-32)
Chapter 4 - Action Plan Objectives	CC	Revised Neighborhood Stabilization Program (NSP) / Housing and Economic Recovery Act of 2008 (HERA) program language to reflect program modifications. (p. 4-12 through 4-13)
Chapter 4 - Action Plan Objectives	CC	Inserted language that NHCD is exploring avenues to bid future opportunities for Financial literacy/ Housing Counseling Services.

Section	Type of Change	Change
Chapter 4 - Action Plan Objectives	CC	Inserted a paragraph on RHDA program guideline modifications as it relates to the requirement to score applicants higher for "Project-Ready" projects.
Chapter 4 - Action Plan Objectives	CC	Described actions to coordinate the City's housing strategy with local and regional transportation planning strategies (Regulation 91.220 (l) (1)).
Chapter 4 - Action Plan Objectives	CC	Described rationale for utilizing HOME funds on Tenant-Based Rental Assistance (TBRA) (Regulation 91.220 (k)).
Chapter 5 - Fair Housing Report	CC	Added specific terminology in Fair Housing report in light of the U.S. Anti-Discrimination Center of Metro, NY, Inc. vs. Westchester County, NY (2009) fair housing case.
Chapter 5 - Fair Housing Report	CC	Revised Fair Housing report to include information on educational forums offered by NHCD and the collaboration with the Planning and Development Review Department (PDR) on the Image Austin Comprehensive Plan process.
Chapter 5 - Fair Housing Report	CC	Inserted two maps in Appendix IV responsive to affordable housing geographic dispersion as it relates to African American and Hispanic representation.
Chapter 6 - Action Plan Activity Tables	CC	Revised Neighborhood Stabilization Program (NSP) / Housing and Economic Recovery Act of 2008 (HERA) program language to reflect program modifications. (p. 6-3)
Chapter 6 - Action Plan Activity Tables	CC	Inserted updated language under the RHDA program related to new guideline modifications on the requirement to score applicants higher for "Project-Ready" projects. (p. 6-31)
Appendices	CC	Inserted Additional Public Hearing Testimony (summaries, emails, letters), HUD 2010 Income Guidelines, Additional Maps, Additional Resolutions, HUD Tiered Environmental Reviews, and Grant Applications and Certifications.
Front Cover	GE	Removed the word "Draft."
Inside Page	GE	Removed the word "Draft."
Table of Contents	GE	Removed the word "Draft" from heading.
Table of Contents	GE	Chapter 2: Funding and Resources "Total Budget and Accomplishments" revised to read "Total Budget and Proposed Accomplishments."
Table of Contents	GE	Chapter 4: "Action Plan Reports" revised to read "Action Plan Objectives."
Table of Contents	GE	Inserted Appendix V Resolutions.
Table of Contents	GE	Inserted Appendix VI HUD 2010 Income Guidelines.
Table of Contents	GE	Appendix V Maps is now Appendix VII.
Table of Contents	GE	Appendix VI Mueller Affordability Report is now Appendix VIII.
Table of Contents	GE	Inserted Appendix IX HUD Tiered Environmental Reviews.
Table of Contents	GE	Inserted Appendix X Grant Applications and Certifications.
Table of Contents	GE	Reformatted page numbers.
Table of Exhibits	GE	Per HHSD insert the following Exhibits 2.6 Austin Continuum of Care Application Awards; Revised - Exhibit 2.7 FY 2010-11 Continuum of Care Application Funding; Exhibit 2.8 Reductions in Continuum of Care Funding by Agency; and Exhibit 2.9 Continuum of Care Previously-Funded Multi-Year Contracts Active in 2010-11. (p. 2-29 through 2-32)

Section	Type of Change	Change
Table of Exhibits	GE	Adjusted all Exhibit numbers to reflect the newly added new Exhibits in Chapter 2.
Chapter 1 - Executive Summary	GE	Revised FY 2010-11 Draft Action Plan Executive Summary divider page to read "FY 2010-11 Action Plan Executive Summary" - removed "Draft."
Chapter 1 - Executive Summary	GE	Removed the word "Draft" from footer.
Chapter 1 - Executive Summary	GE	Summary of Austin Revitalization Authority (ARA). (p. 1-2)
Chapter 1 - Executive Summary	GE	Updated 30-day comment period to "37-day." (p. 1-5)
Chapter 1 - Executive Summary	GE	Inserted the statement "For further detailed information on the Median Family Income (MFI) chart, visit Appendix V." (p. 1-5)
Chapter 1 - Executive Summary	GE	Revised Short-Term Rent, Mortgage, and Utility's acronym from STMU to read STRMU. (p. 1-10)
Chapter 1 - Executive Summary	GE	Inserted the number of comments received from the public hearings and written comment period. (p. 1-12)
Chapter 1 - Executive Summary	GE	Updated 30-day comment period to "37-day." (p. 1-5)
Chapter 1 - Executive Summary	GE	Insert the Community Development Commission's final recommendation. (p. 1-13)
Chapter 1 - Executive Summary	GE	Revised grammatical error in last sentence. (p. 1-16)
Chapter 1 - Executive Summary	GE	Updated chapter with people first language. People first language aims to avoid perceived and subconscious dehumanization when discussing people with disabilities.
Chapter 1 - Executive Summary	GE	Reformatted page numbers.
Chapter 2 - Funding and Resources	GE	Revise FY 2010-11 Draft Action Plan Funding and Resources divider page to read "FY 2010-11 Action Plan Funding and Resources" - removed DRAFT.
Chapter 2 - Funding and Resources	GE	Removed the word "Draft" from footer.
Chapter 2 - Funding and Resources	GE	Per HHSD additional language under McKinney-Vento Homeless Assistance Program and Continuum of Care.
Chapter 2 - Funding and Resources	GE	Per HHSD insert the following Exhibits 2.6 Austin Continuum of Care Application Awards; Revised - Exhibit 2.7 FY 2010-11 Continuum of Care Application Funding; Exhibit 2.8 Reductions in Continuum of Care Funding by Agency; and Exhibit 2.9 Continuum of Care Previously-Funded Multi-Year Contracts Active in 2010-11. (after p. 2-28)
Chapter 2 - Funding and Resources	GE	Updated chapter with people first language. Updated chapter with people first language. People first language aims to avoid perceived and subconscious dehumanization when discussing people with disabilities.

Section	Type of Change	Change
Chapter 2 - Funding and Resources	GE	Reformatted page numbers.
Chapter 3 - Permanent Supportive Housing	GE	Revise FY 2010-11 Draft Action Plan Permanent Supportive Housing divider page to read "FY 2010-11 Action Plan Permanent Supportive Housing" - removed DRAFT.
Chapter 3 - Permanent Supportive Housing	GE	Removed the word "Draft" from footer.
Chapter 3 - Permanent Supportive Housing	GE	Switched around language in second paragraph and added page reference in footnote. (p. 3-1)
Chapter 3 - Permanent Supportive Housing	GE	Revised ECHO's report to read "Community Plan to End Homelessness." (p. 3-2)
Chapter 3 - Permanent Supportive Housing	GE	Updated first line to read 501 (c) 3 rather than 501 © 3. (p. 3-3)
Chapter 3 - Permanent Supportive Housing	GE	Updated chapter with people first language. Updated chapter with people first language. People first language aims to avoid perceived and subconscious dehumanization when discussing people with disabilities.
Chapter 3 - Permanent Supportive Housing	GE	Reformatted page numbers.
Chapter 4 - Action Plan Objectives	GE	Revise FY 2010-11 Draft Action Plan Action Plan Objectives divider page to read "FY 2010-11 Action Plan Action Plan Objectives" - removed DRAFT.
Chapter 4 - Action Plan Objectives	GE	Removed the word "Draft" from footer.
Chapter 4 - Action Plan Objectives	GE	Switched around language in second paragraph under Transit-Oriented Districts. (p. 4-2)
Chapter 4 - Action Plan Objectives	GE	Inserted date the UNO Ordinance was adopted. (p. 4-3)
Chapter 4 - Action Plan Objectives	GE	Merged Fee In-Lieu paragraphs. (p. 4-4)
Chapter 4 - Action Plan Objectives	GE	Inserted general edits under East 11th and 12th Streets Urban Renewal Plan and Housing Trust Fund. (p. 4-8 and p. 4-9)
Chapter 4 - Action Plan Objectives	GE	General grammatical edits (p. 4-22)
Chapter 4 - Action Plan Objectives	GE	Revised typo "Downtown Master Plann" to read "Downtown Master Plan" (p. 4-31)
Chapter 4 - Action Plan Objectives	GE	Per HHSD made general edits to Activities to Address Homeless section. (p. 4-37)
Chapter 4 - Action Plan Objectives	GE	Updated chapter with people first language. Updated chapter with people first language. People first language aims to avoid perceived and subconscious dehumanization when discussing people with disabilities.

<b>Section</b>	<b>Type of Change</b>	<b>Change</b>
<b>Chapter 4 - Action Plan Objectives</b>	<b>GE</b>	Reformatted page numbers.
<b>Chapter 5 - Fair Housing Report</b>	<b>GE</b>	Revised FY 2010-11 Draft Action Plan Fair Housing divider page to read "FY 2010-11 Action Plan Action Fair Housing" - removed DRAFT.
<b>Chapter 5 - Fair Housing Report</b>	<b>GE</b>	Reformatted page numbers.
<b>Chapter 6 - Action Plan Activity Tables</b>	<b>GE</b>	Revise FY 2010-11 Draft Action Plan Activity Tables divider page to read "FY 2010-11 Action Plan Activity Tables" - removed DRAFT.
<b>Chapter 6 - Action Plan Activity Tables</b>	<b>GE</b>	Removed the word "Draft" from footer.
<b>Chapter 6 - Action Plan Activity Tables</b>	<b>GE</b>	Revised Short-Term Rent, Mortgage, and Utility's acronym from STMU to read STRMU. (p. 6-7)
<b>Chapter 6 - Action Plan Activity Tables</b>	<b>GE</b>	Revised Homeowner Rehabilitation Loan Program (HRLP) language to include language on homes with lead-based paint. (p. 6-26)

# 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 1,198,995 -	41,170 1,198,995 -	- 15 -
<i>Subtotal, Homeowner Rehab</i>		-	1,240,165	1,240,165	15
GO Repair! Program	GO Bonds	500,000	1,022,500	1,522,500	177
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>5,179,875</b>	<b>7,808,717</b>	<b>1,019</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	3,922,500	5,796,656	210
	HTF	-	150,248	150,248	5
	HAF	-	-	-	-
<i>Subtotal, Rental Housing Dev Assist</i>		2,151,198	4,614,067	6,765,265	216
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>7,329,890</b>	<b>10,471,959</b>	<b>973</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	4,668
	SF	-	10,000	10,000	-
<i>Subtotal, Public Facilities</i>		200,700	10,000	210,700	4,668
<b>Subtotal, Commercial Revitalization</b>		<b>2,592,697</b>	<b>47,143</b>	<b>2,639,840</b>	<b>4,668</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	-	1,936,320	1,936,320	-
<b>Subtotal, Administration</b>		<b>-</b>	<b>4,070,570</b>	<b>4,070,570</b>	<b>-</b>
<b>TOTAL, Programs, Debt Service, and Admin Cost</b>		<b>14,901,123</b>	<b>24,195,852</b>	<b>39,096,975</b>	<b>17,873</b>