

Appendix I

Public Input Process

Public Hearings,
Neighborhood Gatherings and
Enhanced Outreach

Homeless/Special
Needs Assistance

Renter
Assistance

Homebuyer
Assistance

Homeowner
Assistance

Housing
Developer
Assistance

Commercial
Revitalization

Small Business
Assistance

Austin's community needs: How should we invest limited funds?

The City of Austin anticipates cuts to federal funding from the Department of Housing and Urban Development (HUD) in fiscal year 2011-12. This federal funding assists with affordable housing, community development, economic development, and public service needs.

Neighborhood Housing and Community Development invites you to provide feedback about community needs and how federal and local funds should be prioritized.

Join us

at any of these Public Hearings on Community Needs



6:30 p.m. Tuesday, March 8, 2011

Before the Community Development Commission at
the Street and Jones Building, Room 400A, 1000 East 11th St.



6:30 p.m. Tuesday, March 29, 2011

Before the Community Development Commission at
Austin City Hall, Boards and Commissions Room, 301 W. Second St.



4 p.m. Thursday, April 7, 2011

Before the Austin City Council at
Austin City Hall, City Council Chambers, 301 W. Second St.

Spanish translators and sign language interpreters available upon request.

For a neighborhood presentation,
visit www.austintexas.gov/housing for dates and locations near you. (scroll down to News & Events)



Send us Your Comments

Written comments may be submitted by e-mail to: NHCD@ci.austin.tx.us

or mailed to:

Neighborhood Housing and Community Development Office
Attn: FY 2011-12 Action Plan, P.O. Box 1088 Austin, TX 78767
Phone: (512) 974-3100, Fax: (512) 974-3122



Neighborhood Housing & Community Development

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If you have any questions or complaints regarding your ADA/Section 504 rights, call the ADA/Section 504 Coordinator at 512-974-3256 (voice) or 512-974-2445 (TTY).

This publication is available in alternative formats. Call 512-974-3100 (voice) or 512-974-3102.



City of Austin
Neighborhood Housing and Community Development Office
Fiscal Year 2011-12 Action Plan
Notice of Public Hearings on Community Needs

In Fiscal Year 2011-2011, the City of Austin expects to receive continued federal funding through four U.S. Department of Housing and Urban Development (HUD) entitlement grants: 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 provides the 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 2011-12 Action Plan, which is due to HUD on or before August 15, 2011.

As required by the City's Citizen Participation Plan and Texas Local Government Code, Chapter 373, the steps for public participation includes 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 public comment period on the draft Action Plan.

The initial three public hearings are conducted to receive citizen input on the community's needs and service gaps. An additional public hearing was added on March 8, 2011, to solicit input from local small businesses and stakeholders on the use of federal funding for economic development programs.

Public Hearings on Community Needs

The public is invited to attend the following public hearings:

- **6:30 PM Tuesday, March 8, 2011:** Before the Community Development Commission (CDC), Street and Jones Building, 1000 East 11th Street, 400A
- **6:30 PM Tuesday, March 29, 2011:** Before the Community Development Commission (CDC), Boards and Commissions Room, 301 W. Second Street
- **4:00 PM Thursday, April 7, 2011:** Before the Austin City Council at Austin City Hall, City Council Chambers, 301 W. Second Street

For more information about the Fiscal Year 2011-12 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

The public may submit written comments to the following:

Mail to:
Neighborhood Housing and Community Development Office
Attn: Patricia Bourenane
PO Box 1088
Austin, Texas 78767
Email: www.cityofaustin.org/connect/email_nhcd.htm

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Ciudad de Austin
Oficina de Desarrollo de la Vivienda en Vecindarios y de la Comunidad
Plan de Acción para el Año Fiscal 2011-12
Audiencia Publica de las Necesidades de la Comunidad

La Ciudad de Austin espera recibir fondos federales durante el Año Fiscal 2011-12 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 2011-12, que debe presentarse ante HUD en ó antes de 15 de agosto, 2011.

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. Las tres audiencias iniciales se llevarán a cabo para recibir las sugerencias de los ciudadanos en relación con las necesidades de la comunidad y la carencia de servicios. Se agregó una audiencia pública adicional para el 8 de marzo del 2011, a fin de solicitar los comentarios de los pequeños negocios locales y otras entidades interesadas sobre el uso de fondos federales en programas de desarrollo económico.

Audiencias Públicas sobre Necesidades de la Comunidad

Se invita al público a que asista a las siguientes audiencias:

- **6:30 PM martes, 8 de marzo, 2011:** Ante la Comisión de Desarrollo Comunitario (CDC), Street and Jones Building, 1000 East 11th Street, 400A
- **6:30 PM martes, 29 de marzo, 2011:** Ante la Comisión de Desarrollo Comunitario (CDC), Boards and Commissions Room, 301 W. Second Street
- **4:00 PM jueves, 7 de abril, 2011:** 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

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

Envíelos por correo a:
Neighborhood Housing and Community Development Office
Attn: Patricia Bourenane
PO Box 1088
Austin, Texas 78767
Email: www.cityofaustin.org/connect/email_nhcd.htm

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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.



City of Austin
Neighborhood Housing and Community Development Office
Draft Fiscal Year 2011-12 Action Plan
Notice of Public Hearings and 30-Day Public Comment Period

In accordance with the City of Austin's Citizen Participation Plan and the Texas Local Government Code, Chapter 373, the City's Neighborhood Housing and Community Development Office announces public hearings and a 30-day public comment period to receive public input on the Draft FY 2011-12 Action Plan.

The Neighborhood Housing and Community Development Office has prepared a Draft FY 2011-12 Action Plan, which describes community needs, resources, and priorities for the City's housing, community development and economic development activities. These activities are funded primarily through four grant programs received from the U.S. Department of Housing and Urban Development (HUD): Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA).

In developing the Draft FY 2011-12 Action Plan, community feedback was instrumental in setting priorities for funds. Public input received at the following engagements were considered while outlining the draft report: the Community Development Commission (CDC) meeting on March 8 and 29, 2010; Austin City Council meeting on April 7, 2011; neighborhood gatherings and enhanced outreach opportunities, and written comments submitted to the Neighborhood Housing and Community Development Office by April 30, 2011.

Public Hearings on Draft FY 2011-12 Action Plan

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

- **6:30 PM Tuesday, June 16, 2011:** Before the Community Development Commission (CDC), Boards and Commissions Room, 301 W. Second Street
- **4:00 PM Thursday, June 23, 2011:** Before the Austin City Council at City Hall, City Council Chambers, 301 W. Second Street

For more information about the Draft FY 2011-12 Action Plan, public hearings, or 30-day comment period, City of Austin staff may be reached at 512-974-3100 (voice) or 512-974-3102 (TDD) Monday through Friday, 8 a.m. to 5 p.m.

View the Report

The public is invited to review the Draft FY 2011-12 Action Plan from June 10, 2010, through July 11, 2010, on the City's web site at 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 7th Street (Central)
- East Austin Neighborhood Center, 211 Comal (East)
- Neighborhood Housing and Community Development Department, 1000 East 11th Street, Suite 200 (East)
- Rosewood-Zaragosa Neighborhood Center, 2800 Webberville Road (East)
- St. John's 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

Written comments may be submitted until 5 p.m. on July 11, 2012. Please include a name, address, and phone number.

Mail to:

Neighborhood Housing and Community Development Office

Attn: Patricia Bourenane

PO Box 1088

Austin, Texas 78767

Email: NHCD@ci.austin.tx.us

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Ciudad de Austin
Oficina de Desarrollo de la Vivienda en Vecindarios y de la Comunidad
Borrador de Plan de Acción para el Año Fiscal 2011-12
Aviso de Audiencia Pública y del Período de 30 Días de Comentario Público

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

La Ciudad de Austin ha preparado un Borrador de Plan de Acción para el Año Fiscal 2011-12 que describe las necesidades, recursos y prioridades de la comunidad, y prioridades para las actividades de desarrollo de la vivienda y de la comunidad de la Ciudad que están financiadas principalmente mediante subsidios de HUD. Los fondos de HUD se proveen mediante cuatro programas de subsidios: Subvención Bloque Para el Desarrollo Comunitario (CDBG), Sociedades de Inversiones para el Hogar (HOME), Subsidio para Refugios de Emergencia (ESG), y Oportunidades de Vivienda para Personas con SIDA (HOPWA).

Audiencias Públicas

Se invita al público a las siguientes audiencias públicas:

- **6:30 PM jueves, 16 de junio, 2011:** Ante la Comisión de Desarrollo Comunitario (CDC), en el Boards and Commissions Room, 301 W. Second Street
- **4:00 PM jueves, 23 de junio, 2011:** 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 8 a.m. a 5 p.m.

Para Ver el Reporte

Se invita al público a que reconsidere el Borrador de Plan de Acción para el Año Fiscal 2011-12, desde 10 de junio, 2011 hasta 11 de julio, 2011, en el sitio Web de la Ciudad, www.cityofaustin.org/housing o en los siguientes lugares:

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

Comentarios por escrito pueden ser presentados hasta las 5 PM en 11 de julio, 2011. Por favor incluya nombre, domicilio y número de teléfono.

Envíelos por correo a:
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PO Box 1088
Austin, Texas 78767
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Austin's community needs: How should we invest limited funds?

The City of Austin anticipates cuts to federal funding from the Department of Housing and Urban Development (HUD) in fiscal year 2011-12. This federal funding assists with affordable housing, community development, economic development, and public service needs.

Neighborhood Housing and Community Development invites you to provide feedback about community needs and how federal and local funds should be prioritized.

Join us

at any of these Neighborhood Gatherings on Community Needs:



10 a.m.-noon Tuesday, March 22
Hancock Community Center, Room 3
811 E. 41st St., (512) 453-7765



6-8 p.m. Thursday, March 31
Trinity Center, 304 E. 7th St.
(512) 610-3515



6-8 p.m. Tuesday, March 22
Montopolis Recreation Center
1200 Montopolis Drive, (512) 385-5931



6-8 p.m. Wednesday, April 6
Virginia L. Brown/St. Johns Community Center
Conference Room B, 7500 Blessing Ave.
(512) 974-7865



6-8 p.m. Wednesday, March 23
Parque Zaragosa Recreation Center
2608 Gonzales St., (512) 472-7142

Spanish translators and sign language interpreters available upon request.



Send us Your Comments

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or mailed to:

Neighborhood Housing and Community Development Office
Attn: FY 2011-12 Action Plan, P.O. Box 1088 Austin, TX 78767
Phone: (512) 974-3100, Fax: (512) 974-3122



Neighborhood Housing & Community Development
www.austintexas.gov/housing

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Enhanced Outreach - Funding Allocation Exercise
Austin City Hall
April 21, 2011



Neighborhood Gathering
Dove Springs Recreation Center
April 26, 2011



Enhanced Outreach - Funding Allocation Exercise
Conley-Guerrero Senior Activity Center
April 27, 2011



Housing Rights ADVOCATE

Austin Tenants' Council • Issue 61, Spring 2011

Housing Fair Proves a Huge Success

On April 30, the Austin Tenants' Council hosted a Housing Fair for the community in recognition of Fair Housing Month. More than 60 tenants, landlords, and other interested people from the Central Texas area attended the free event.

ATC offered seminars on topics including Fair Housing 101; Myths About Renting; and Eviction. Fred Fuchs, housing attorney

Raquel Valdez of BCL of Texas gave advice to first-time home buyers.

"This is great," one attendee said. "I did not know about many of my rights before today."

Sponsors

HEB

Mrs. Baird's Bakeries (Erik Rinne)

Piñata Party Palace (J. Momin; D. Gonzalez)

Repairs Complete

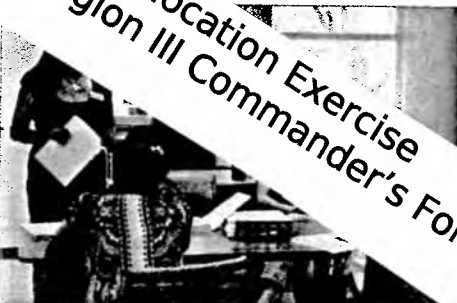
No one wants to deal with repair issues, especially not after a move. Unfortunately, in the first month at his new apartment, Tyrone Branch faced a number of problems including a roach infestation, malfunctioning electric outlets and bathroom vent, and cabinets with rotted wood.

When he could not get the manager to respond to his repair requests, Branch contacted ATC. Housing specialist Linda Aleman met with Branch at his apartment and documented the conditions. Funded by the City of Austin NHCD, the Renters' Rights Assistance Program, helps low-income renters enforce their rights for repairs through advocacy and mediation.

After receiving Aleman's letter, the manager promised to make the repairs but wanted to charge Branch for pest control. Aleman advocated for Branch, advising the manager that because the roach infestation was an existing problem when Branch moved in, the cost to exterminate was the landlord's responsibility.

"I cannot thank ATC enough," Branch says. "Everything on my list was fixed."

Rental repair assistance is a free service available to Austin residents who do not exceed income guidelines. Call 474-1961 for an initial phone interview.



ney with Texas RioGrande Legal Aid, spoke about legal resources available in the community and tenants' rights in subsidized housing. Kelli Howard, housing attorney with TRLA, covered a disabled tenant's right to request reasonable accommodations and modifications. She also teamed up with Rachel Rodriguez of SafePlace to discuss housing problems and domestic violence. Sally Borie of Austin CCCS; Sheri Munguia of the City of Austin NHCD; and

Participating Organizations

Any Baby Can

Architectural Barrier Removal Program

Austin Academy

Austin Energy

BCL of Texas

Caritas

Casa Marianella

City of Austin NHCD

Consumer Credit Counseling Service

Easter Seals Central Texas

SafePlace

Inside:

2 — Fair Housing Case Updates

2 — ATC Awarded HUD Grant

3 — Artículos en Español

Public Input:
Testimony and Letters

Public Hearing
Community Development Commission (CDC)
Action Plan - Community Needs
March 8, 2011

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
Gavino Fernandez, Austin Resident	Highlights concerns about the Holly Good Neighbor Program.	Funding for the Holly Good Neighbor Program will continue in FY 2011-12. Neighborhood Housing and Community Development (NHCD) is dedicated to providing the most updated information about its programs, services and monthly performance reports which can be found on its web site: www.cityofaustin/housing .
Mark Rogers, Guadalupe Neighborhood Development Corporation	Supports funding for housing and supportive services for low-income individuals.	Affordable housing programs and supportive services will continue to be funded in FY 2011-12 through Renter Assistance and Homeowner Assistance programs.
Tom Spencer, Interfaith Action of Central Texas	Supports continued and increased funding for home repairs. The Housing Repair Coalition is always ready to serve and assist clients.	Housing repairs remain high priority and will continue to be funded in FY 2011-12 through Renter Assistance and Homeowner Assistance programs.
Nathan Johnson, Austin Resident	Requests more transparency and easy access to City information and procedures.	The City of Austin continues to promote transparency in FY 2011-12. In an effort to enhance transparency, NHCD has modified its web site to include: applications received through the RHDA and A&D programs, detailed project information, and latest monthly performance reports.
Jay Felderman, Salvation Army	Requests continued funding and support for Tenant-Based Rental Assistance in FY 2011-12.	The FY 2011-12 Action Plan will continue to fund programs that promote affordable housing and assistance to access affordable housing.
Kathy Stark, Austin Tenants Council	Requests continued funding and support for Tenant's Rights Assistance in FY 2011-12.	The FY 2011-12 Action Plan will continue to fund programs that promote affordable housing and assistance to access affordable housing.
Stuart Hersh, Consultant	Supports CDBG funding be allocated to the priorities outlined in Housing Repair Coalition report.*	Housing repair programs remain high priority and will continue to be funded in FY 2011-12 through Renter Assistance and Homeowner Assistance programs.
Robbin Howard, Austin Area Urban League	Supports funding for the Austin Area Urban League (AAUL).	Housing repair programs remain high priority and will continue to be funded in FY 2011-12 through Renter Assistance and Homeowner Assistance programs.
Charles Cloutman, Meals on Wheels and More	Supports the priorities identified in the Austin's CHDO Roundtable submission and the Housing Repair Coalition report.*	NHCD is committed to working closely with key stakeholders to improve business practices and housing tools in order to better serve all clients across the housing continuum.
Spencer Duran, Accessible Housing Austin	Requests deeper affordability, geographic dispersion, expand more mixed income housing and serve everyone along the housing continuum.	NHCD is committed to working closely with key stakeholders to improve business practices and housing tools in order to better serve all clients across the housing continuum.

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
Bo McCarver, Blackland Community Development Corporation	Supports funding allocation for rapid acquisition.	Housing developer assistance remains high priority in FY 2011-12. NHCD is committed to providing funding for affordable housing opportunities.
Ray Galloway, Anderson Community Development Corporation	Requests more funding for projects to develop East Austin. Supports Anderson Community Development Corporation (ACDC).	NHCD is engaging East 11th and 12th Streets key stakeholders and businesses during the FY 2011-12 Action Plan community input process. 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 2019. The FY 2011-12 Action Plan will continue to fund programs that promote affordable housing and commercial revitalization.

*Back-up documentation is included as an attachment following the tables in this PDF document.

Public Hearing
Community Development Commission (CDC)
Action Plan - Community Needs
March 29, 2011

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
Stuart Hersh, Consultant	Prioritize federal and local resources for housing the poorest among us. The Community Development Commission (CDC) posting and acting on recommendations related to: allocation of CDBG and local resources; priorities identified in the Housing Repair Coalition report to recommending that the Planning Commission initiate stakeholder meetings and public hearings for Land Development Code amendments to promote housing affordability.*	The FY 2011-12 Action Plan will continue to fund programs that promote affordable housing and assistance to access affordable housing. Neighborhood Housing and Community Development (NHCD) is committed to working closely with the CDC to ensure city-wide initiatives incorporate affordable housing and community development.
Kathy Stark, Austin Tenants' Council	Supports affirmatively furthering fair housing dispersed throughout the city. Provide support for renters that are at or below 50 percent median family income (MFI).	The City of Austin is committed to affirmatively furthering fair housing choice and promoting the City's affordable housing core values: long-term affordability, geographic dispersion, and deeper levels of affordability. NHCD will continue to prioritize resources to affordable housing projects that serve very-low income households, earning less than 30 percent of the median family income (MFI).
Timothy Moore, Family Eldercare client	Supports Family Eldercare services.	The FY 2011-12 Action Plan will continue to fund programs under the Housing/Special Needs Assistance category serving vulnerable populations: persons experiencing homelessness, elderly population, persons with disabilities, low-income individuals/families and persons living with HIV/AIDS.
Jimmy Norton, Family Eldercare client	Receives rent and utility assistance from Family Eldercare. The assistance has allowed him to move out of homelessness and live in a mobile home for six years. Supports Family Eldercare services.	The FY 2011-12 Action Plan will continue to fund programs under the Housing/Special Needs Assistance category serving vulnerable populations: persons experiencing homelessness, elderly population, persons with disabilities, low-income individuals/families and persons living with HIV/AIDS.
Joyce Pohlman, Family Eldercare	Supports continued CDBG funding for Family Eldercare's vulnerable population. These services help keep peoples in homes and safe.	The FY 2011-12 Action Plan will continue to fund programs under the Housing/Special Needs Assistance category.
Charles Cloutman, Meals on Wheels and More	Continue home repair as high priority in FY 2011-12. Over 13,000 housing in Austin are in need of repair. Keep people and elderly safe in their homes.	Housing repair programs will continue to be funded in FY 2011-12 through Renter Assistance and Homeowner Assistance programs.

*Back-up documentation is included as an attachment following the tables in this PDF document.

Public Hearing
Austin City Council
Action Plan - Community Needs
April 7, 2011

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
Stuart Hersh, Consultant	Requests the following: restore Housing Trust Fund; consider utilizing the CHDO Roundtable report and Housing Repair Coalition report for establishing goals for the FY 2011-12 Action Plan; provide resources for RHDA applicants; and reallocate resources from underperforming programs to housing.*	The FY 2011-12 Action Plan will continue to fund programs that promote affordable housing and assistance to access affordable housing. Neighborhood Housing and Community Development (NHCD) is committed to working closely with key stakeholders to establish Action Plan goals. NHCD is currently reviewing underperforming programs potential for modifications.
Michael Willard, Austin Habitat for Humanity	Supports programs that promote homeownership and home repairs. Endorses the CHDO Roundtable report, revise the Action Plan process to use current and consistent data on affordable housing needs.*	NHCD is committed to working closely with key stakeholders to improve business practices and housing tools in order to better serve all clients across the housing continuum.
Kathryn Stark, Austin Tenants' Council	More people rent than own in Austin. Supports continued funding which provides renter assistance and addresses fair housing issues.	The FY 2011-12 Action Plan will continue to fund programs that promote affordable housing and assistance to access affordable housing.
Charles Cloutman, Meals and Wheels and More	Requests continued funding for home repair. Endorses the CHDO Roundtable report that declares 13,000 homes need assistance.*	Housing repairs remain high priority and will continue to be funded in FY 2011-12 through Renter Assistance and Homeowner Assistance programs.
Ardel Slade, Austin Area Urban League and Emergency Home Repair supporter	Supports funding for the Austin Area Urban League (AAUL).	Housing repairs remain high priority and will continue to be funded in FY 2011-12 through Renter Assistance and Homeowner Assistance programs.
Jeffery Richards, AAUL	Vision of AAUL is empowering families for community success and provide assistance to underserved residents. Requests continued funding in FY 2011-12.	Housing repairs remain high priority and will continue to be funded in FY 2011-12 through Renter Assistance and Homeowner Assistance programs.
Bryan Sykes, AAUL	Provides AAUL clients peace of mind and serves approximately 500 clients per year. Requests continued funding in FY 2011-12.	Housing repairs remain high priority and will continue to be funded in FY 2011-12 through Renter Assistance and Homeowner Assistance programs.
Clara Tuche, AAUL supporter	Thanks AAUL for all their support and services.	Housing repairs remain high priority and will continue to be funded in FY 2011-12 through Renter Assistance and Homeowner Assistance programs.
Nellie Tellez, AAUL supporter	Supports continued funding for AAUL in FY 2011-12.	Housing repairs remain high priority and will continue to be funded in FY 2011-12 through Renter Assistance and Homeowner Assistance programs.
Rose Coleman, Travis High School	Supports CDBG funding allocation for campus-based childcare, counseling, parent education, services.	The FY 2011-12 Action Plan will continue to fund programs that offer services for child care services, youth services, and senior services.

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
Mike Abkowitz, Front Steps	Requests continued funding for the ARCH Homeless Shelter and supports permanent supportive housing (PSH).	The City of Austin is committed to develop 350 permanent supportive housing units over the course of the next four years. Programs under the Homeless/Special Needs category remain high priority.
Spencer Duran, Accessible Housing Austin	Urges Council to adopt the recommendations from the CHDO Roundtable and the Housing Repair Coalition. Analyze gaps along the housing continuum to determine where the need is.*	NHCD is committed to working closely with key stakeholders to improve business practices and housing tools in order to better serve all clients across the housing continuum.
Tom Spencer, Interfaith Action of Central Texas	Supports Housing Repair Coalition, affordable housing and the work that has been done in Austin. Hands on Housing repairs are essential for the community.*	Housing repairs remain high priority and will continue to be funded in FY 2011-12 through Renter Assistance and Homeowner Assistance programs.
David Clauss, American YouthWorks	Supports General Obligation (GO) Bond funding for home repairs.	Housing repairs remain high priority and will continue to be funded in FY 2011-12 through Renter Assistance and Homeowner Assistance programs.
Gary Linder, PeopleFund	Continue CDBG funding for PeopleFund in FY 2011-12.	The FY 2011-12 Action Plan will continue to fund programs that promote economic and community development opportunities.

*Back-up documentation is included as an attachment following the tables in this PDF document.

Neighborhood Gatherings
Action Plan - Community Needs
March 22 - April 6, 2011

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
Susana Almanza, Community Development Commission	Rework neighborhood gathering graphs to show amount of all families with children and show which groups live in extremely-low and low-income category.	Neighborhood Housing and Community Development (NHCD) modified the neighborhood gathering graphs to provide median family income data.
Scott Way, Austin Resident	Finish the redevelopment of East 12th in compliance with the Community Revitalization Plan - bury utilities and increase water and wastewater capacity.	NHCD is engaging East 11th and 12th Streets key stakeholders and businesses during the FY 2011-12 Action Plan community input process. 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 2019. The FY 2011-12 Action Plan will continue to fund programs that promote affordable housing and commercial revitalization.
Mitchell Gibbs, Front Steps	Development of more permanent supportive housing with a homeless housing first focus. Development of homeless women's shelter for single women. Greater investment in case management services for homeless/housing services.	The City of Austin is committed to develop 350 permanent supportive housing units over the course of the next four years. Programs under the Homeless/Special Needs category remain high priority in FY 2011-12; several of these programs provide housing and supportive services for vulnerable populations: persons experiencing homelessness, elderly population, persons with disabilities, low-income individuals/families and persons living with HIV/AIDS.
Eric Rozcics, Austin Resident	Please maintain Tenant-Based Rental Assistance funding at a minimum of current level for upcoming fiscal year. Thank you.	The FY 2011-12 Action Plan will continue to fund programs that promote affordable housing and assistance to access affordable housing.



HOUSING REPAIR NEEDS ASSESSMENT

February 22, 2011



Housing Repair Needs Assessment Summary

Need Statement

One frequently overlooked affordable housing need is that of home repair assistance for low-income, cost-burdened homeowners who are an essential part of Austin's unique, diverse neighborhoods. Public investment to support home repair is needed to sustain Austin's neighborhood fabric and to help ensure that all Austinites – especially low-income elderly and disabled – can live in healthy and safe homes in central, well-served neighborhoods.

There are **13,286** low income homeowners needing home repair right now in the City of Austin, using the most conservative estimates.

- Austin's 2009 Comprehensive Housing Market Study states, 60% of low income (50% MFI and below) homeowners have home repairs they can't afford to make, most of which affected their health and safety.
- Many Austin homeowners face tremendous cost-burdens that make it difficult for them to invest in home maintenance themselves and threaten their ability to continue living in the neighborhoods they call home. As property taxes and energy rates increase, so does this cost-burden.
- In Austin, 25% of homeowners spend over 35% of their income on their mortgage, taxes, and insurance.
- Between the years 2000 and 2005 property taxes increased from 60-100% in neighborhoods with high rates of low income homeownership.
- The 2009 American Community Survey data lists 9675 poverty level homeowners (below \$19,999/yr) in Austin. There are 1312 elderly homeowners living below poverty in Austin.
- Demand for home repair services in Austin is significant and increasing. From 2006 to early in 2010, Austin's 211 Service received 2,665 calls for home repair services.

Proposal

The City of Austin to provide an investment of **\$3 million/ year** in the city's proven GO Repair Program which will repair and stabilize 250 homes per year. Although this is just a fraction of the needed repairs, we feel this is a reasonable and attainable plan. This investment is the least expensive method of preventing homelessness while also preserving Austin's housing stock. A true "Win-Win" for Austin.

PO Box 6559 • Austin, TX 78762 • Ph. 512.476.6325 Ext. 165

Austin Area Urban League • Austin Habitat for Humanity • Meals on Wheels and More • Interfaith Action of Central Texas (IACT) • American Youthworks • Texas Gas Service
A Nurtured World/ 1 House at a Time • Foundation Communities • Texas Ramp Project • For The City Center • Easter Seals Central Texas • Austin Energy • Housing Works
Neighborhood Housing and Community Development • Travis County Housing • Austin Water Utilities • Community Action Network • Austin Groups for the Elderly
Skillpoint Alliance • Faith in Action Caregivers • Family Eldercare • Catholic Charities of Central Texas



Austin Home Repair Needs

Supporting Documentation

2009 Austin Community Survey, Tenure by Household Income

Austin Homeowners by Income:

Income	Number of Homes
Less than \$5,000	1,689
\$5,000 to \$9,999	2,077
\$10,000 to \$14,999	3,141
\$15,000 to \$19,999	2,768
\$20,000 to \$24,999	4,005
\$25,000 to \$34,999	<u>8,463</u>
Under 50% MFI	22,143

60% of low income (50% MFI and below) home owners have home repairs they can't afford to make.

The majority of those repairs were painting, window/doors, roofing, foundations and flooring.**

** Source: Comprehensive Housing Market Study, Pg. 10, Sec. III, BBC Research

Summary: 60% of the 22,143 homes need repair = **13,286 homes need home repair**

40% of low income home owners are "cost burdened" (over 35% of income spent on housing costs) due to rising property taxes. Between the years 2000 and 2005 property taxes have increased:

100% Plus increase in zip code 78702

80% - 100% increase in zip code 78721

60% - 80% increase in zip code 78741

*Source: Travis Central Appraisal District, Prod. By Paul Frank and Ryan Robinson, Dept. of Planning, City of Austin, 2005.

Loss of Neighborhood - Gentrification

Move-Offs and demolitions are up dramatically*

Historic Hispanic population is down 10-20% in Holly area**.

Sources:

*Demolitions and Move-Offs since 2000 by Ryan Robinson, City Demographer, Feb. 2006

** Shifting Shares of Hispanic Population, by Ryan Robinson, City Demographer, Dec. 2010

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B25118. TENURE BY HOUSEHOLD INCOME IN THE PAST 12 MONTHS (IN 2009 INFLA
Data Set: 2009 American Community Survey 1-Year Estimates

Survey: American Community Survey

NOTE. Although the American Community Survey provides information on confidentiality protection, sampling error, nons:

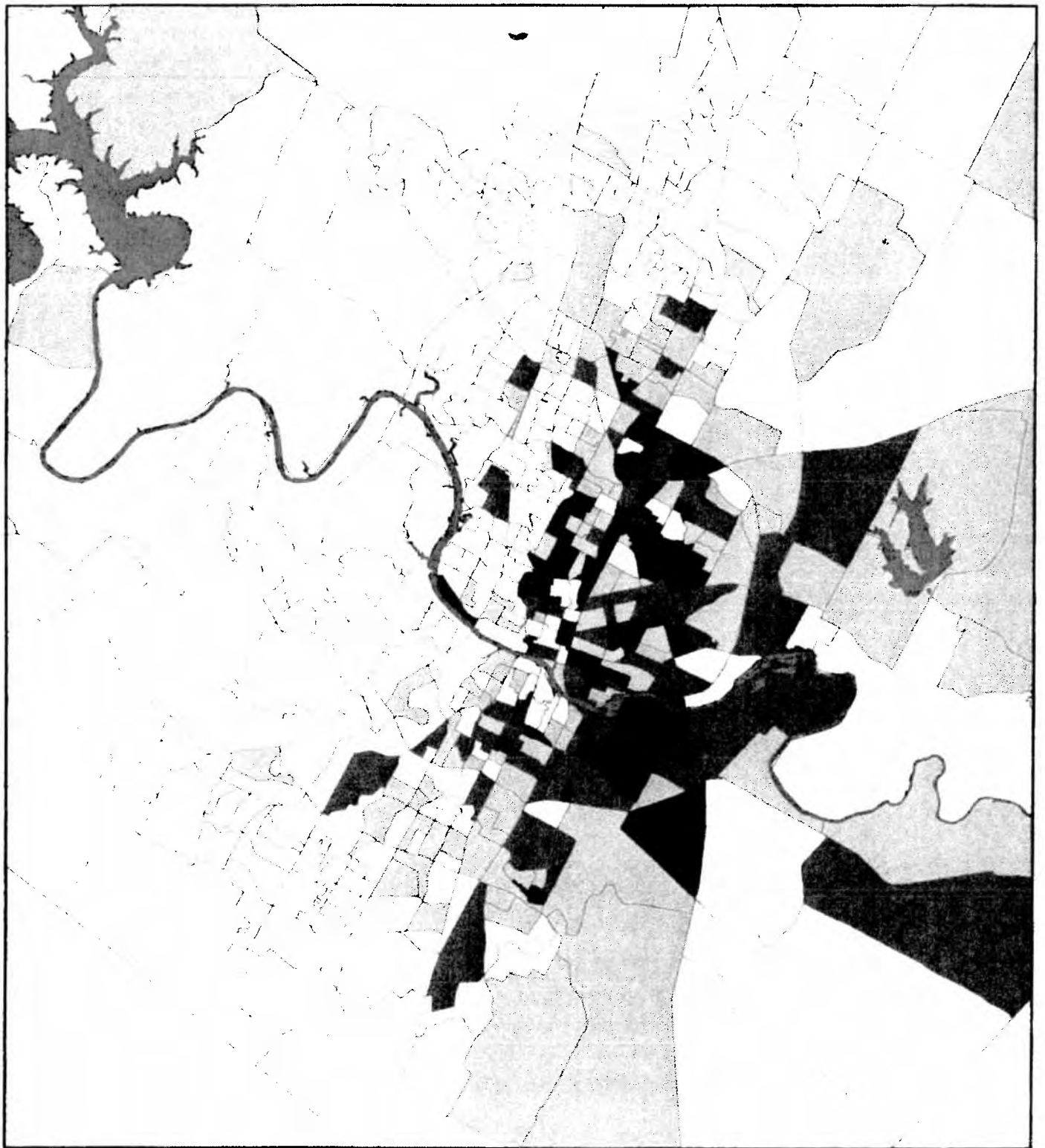
Austin city, Texas

Estimate

Total Occupied Units:	316,857
Owner occupied:	145,174
Less than \$5,000	1,689
\$5,000 to \$9,999	2,077
\$10,000 to \$14,999	3,141
\$15,000 to \$19,999	2,768
\$20,000 to \$24,999	4,005
\$25,000 to \$34,999	8,463
\$35,000 to \$49,999	19,529
\$50,000 to \$74,999	27,732
\$75,000 to \$99,999	23,370
\$100,000 to \$149,999	28,131
\$150,000 or more	24,269
Renter occupied:	171,683
Less than \$5,000	11,580
\$5,000 to \$9,999	10,373
\$10,000 to \$14,999	11,126
\$15,000 to \$19,999	12,426
\$20,000 to \$24,999	14,261
\$25,000 to \$34,999	26,356
\$35,000 to \$49,999	30,204
\$50,000 to \$74,999	31,238
\$75,000 to \$99,999	12,861
\$100,000 to \$149,999	8,553
\$150,000 or more	2,705

Source: U.S. Census Bureau, 2009 American Community Survey

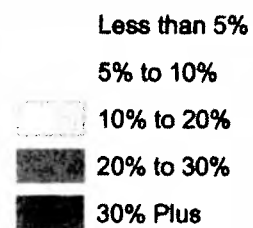
While the 2009 American Community Survey (ACS) data generally reflect the November 2008 (C
Estimates of urban and rural population, housing units, and characteristics reflect boundaries of t



Poverty Rates Travis County

Census 2000 Data, Block Groups

Poverty Rate



Concentrations of Low-Income Families

Absolute Number of Families at 50% of Regional MFI and those as a Percent of Total Families.

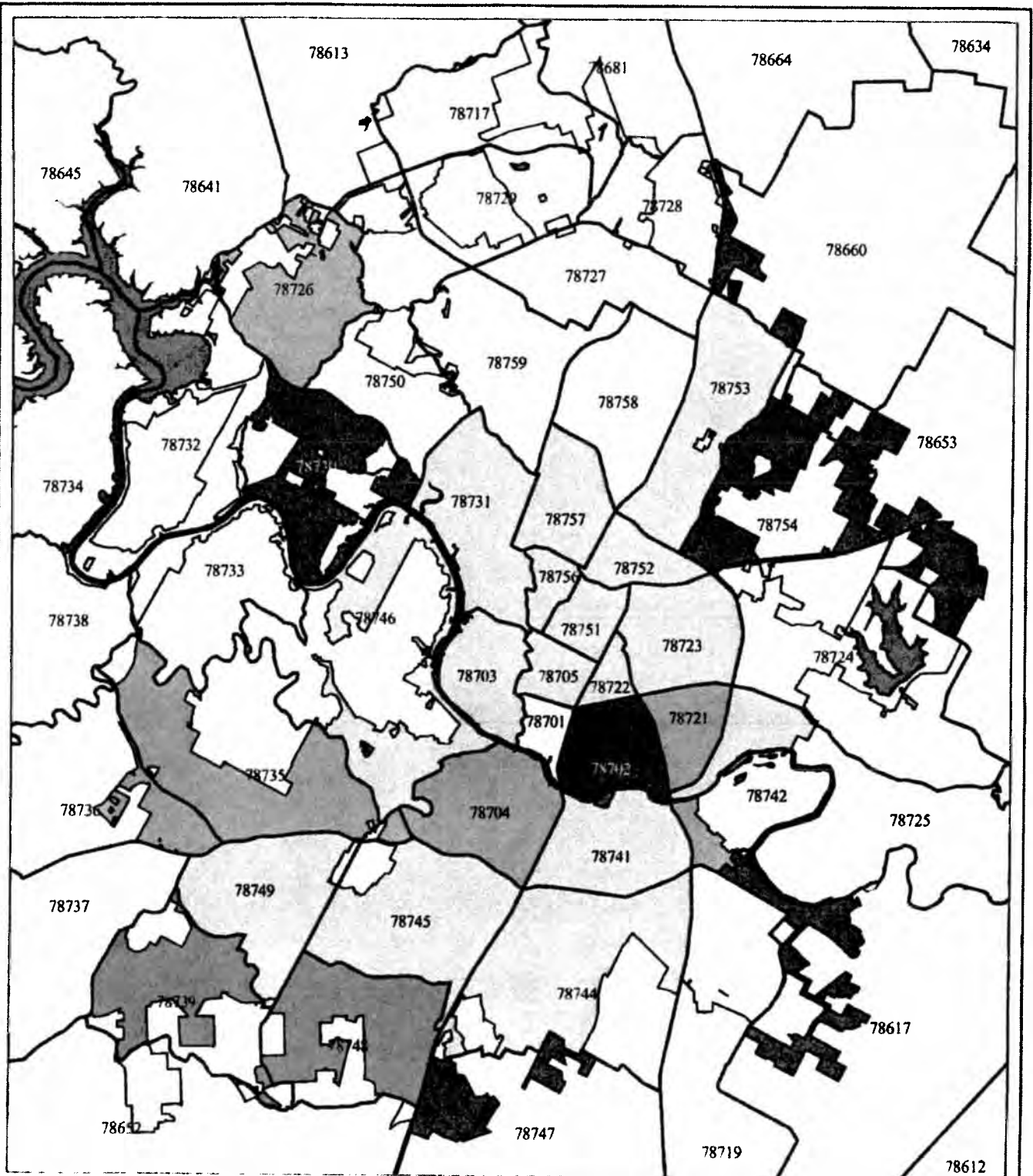
Travis County, Texas. Census 2000 Data by Block Group.



Absolute Number of Families



Percent of Total Families



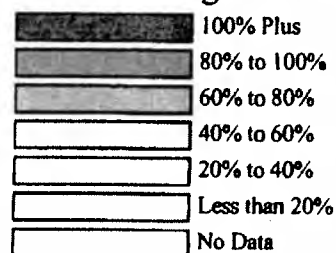
Single Family Taxable Value, Percent Change: 2000 to 2005.

Properties paying City of Austin property
tax, summarized by ZIP Code.

DATA SOURCE: Travis Central Appraisal District.

Produced by: Paul Frank and Ryan Robinson, Department of Planning, City of Austin, August 2006

Percent Change: 2000 to 2005





HCT024

TENURE BY POVERTY STATUS IN 1999 BY AGE OF HOUSEHOLDER [43]

Universe: Occupied housing units

Census 2000 Summary File 3 (SF 3) - Sample Data

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

	Austin city, Texas
Total:	265,409
Owner occupied:	119,191
Income in 1999 below poverty level:	5,857
Householder 15 to 24 years	531
Householder 25 to 34 years	713
Householder 35 to 44 years	1,297
Householder 45 to 54 years	1,028
Householder 55 to 59 years	410
Householder 60 to 64 years	388
Householder 65 to 74 years	537
Householder 75 to 84 years	569
Householder 85 years and over	206
Income in 1999 at or above poverty level:	113,534
Householder 15 to 24 years	1,555
Householder 25 to 34 years	17,855
Householder 35 to 44 years	30,824
Householder 45 to 54 years	27,767
Householder 55 to 59 years	9,271
Householder 60 to 64 years	8,410
Householder 65 to 74 years	11,105
Householder 75 to 84 years	7,279
Householder 85 years and over	1,888
Renter occupied:	146,218
Income in 1999 below poverty level:	28,616
Householder 15 to 24 years	13,868
Householder 25 to 34 years	6,643
Householder 35 to 44 years	3,869
Householder 45 to 54 years	1,815
Householder 55 to 59 years	575
Householder 60 to 64 years	452
Householder 65 to 74 years	591
Householder 75 to 84 years	635
Householder 85 years and over	168
Income in 1999 at or above poverty level:	117,602
Householder 15 to 24 years	20,801
Householder 25 to 34 years	46,170
Householder 35 to 44 years	24,123
Householder 45 to 54 years	15,577
Householder 55 to 59 years	3,235
Householder 60 to 64 years	1,960
Householder 65 to 74 years	2,528
Householder 75 to 84 years	2,051
Householder 85 years and over	1,157



HCT023

TENURE BY POVERTY STATUS IN 1999 BY YEAR STRUCTURE BUILT [43]

Universe: Occupied housing units

Census 2000 Summary File 3 (SF 3) - Sample Data

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/data/notes/esp3f3.htm>.

	Austin city, Texas
Total:	265,409
Owner occupied:	119,191
Income in 1999 below poverty level:	5,657
Built 1999 to March 2000	163
Built 1995 to 1998	446
Built 1990 to 1994	231
Built 1980 to 1989	1,285
Built 1970 to 1979	1,256
Built 1960 to 1969	885
Built 1950 to 1959	602
Built 1940 to 1949	383
Built 1939 or earlier	406
Income in 1999 at or above poverty level:	113,534
Built 1999 to March 2000	3,428
Built 1995 to 1998	11,445
Built 1990 to 1994	8,263
Built 1980 to 1989	28,194
Built 1970 to 1979	25,173
Built 1960 to 1969	13,409
Built 1950 to 1959	12,423
Built 1940 to 1949	6,099
Built 1939 or earlier	5,102
Renter occupied:	146,218
Income in 1999 below poverty level:	28,616
Built 1999 to March 2000	313
Built 1995 to 1998	2,679
Built 1990 to 1994	1,975
Built 1980 to 1989	6,874
Built 1970 to 1979	8,476
Built 1960 to 1969	4,435
Built 1950 to 1959	1,887
Built 1940 to 1949	1,078
Built 1939 or earlier	899
Income in 1999 at or above poverty level:	117,602
Built 1999 to March 2000	2,591
Built 1995 to 1998	14,128
Built 1990 to 1994	9,148
Built 1980 to 1989	34,507
Built 1970 to 1979	29,623
Built 1960 to 1969	13,341
Built 1950 to 1959	7,375
Built 1940 to 1949	3,420
Built 1939 or earlier	3,471



MEETING AUSTIN'S AFFORDABLE HOUSING NEEDS ACROSS THE SPECTRUM

March 2011

Austin is facing unprecedented challenges in addressing the housing needs of its lower income citizens. Funding for housing and supportive services has experienced steady reduction in past years and is now poised to suffer the most severe cuts in decades. For this reason, the 2012 Action Plan and the 2012 General Obligation Bond election provide critical opportunities to thoughtfully prepare for badly needed funding and to design a meaningful, goal-driven allocation process that can be sustained over the next ten years.

As members of the Austin CHDO Roundtable, we are intimately familiar with the barriers our clients face in obtaining safe, decent and affordable housing; whether that be a chronically homeless woman living on the streets or a single father struggling to feed and house his children on minimum wage. Our organizations work to house people with disabilities, the homeless, youth aging out of foster care, extremely low-income families, the elderly, people in dilapidated homes, and low-income, first-time homebuyers. We have come together to collectively assess our own housing production capacity, to present consolidated data on needs, and to propose coordinated strategies for meeting the affordable housing needs of people across the entire affordable housing spectrum.

The purpose of this paper is to present and recommend a balanced approach to address the housing needs of Austinites with low incomes—a population that represents half of the city's population¹. Our five central recommendations are:

- *Recognize the housing needs of ALL lower income Austinites and reaffirm a commitment to addressing them.*
- *Revise the Annual and Consolidated Plan process to use current and consistent data and analysis across the housing continuum, filling in existing gaps.*
- *Set specific goals across the entire spectrum of affordable housing needs for numbers of units over one, five and ten-year periods, while maintaining flexibility and a predictable process to revise priorities on an annual basis.*
- *Creatively seek new sources of revenue for affordable housing and supportive services.*
- *Increase the priority of funding CHDOs and nonprofits in order to achieve the core values of DEEPER AFFORDABILITY, LONGER-TERM AFFORDABILITY AND GEOGRAPHIC DISPERSION.*

CHDO Housing Development Capacity: A Snapshot

In the summer of 2010, the Austin CHDO Roundtable membership polled its membership on each CHDO's opportunities to develop housing and aggregated the data for these opportunities (this includes some projects that were just allocated funding in December). We found that, given the resources, our membership was positioned at the time to develop 1249 units, comprised of 999 units of new rental and ownership housing and 250 home repairs. These include:

By Income Level	no. units	% units (rounded)
30% MFI and under	368	30%
30-50% MFI	541	43%
50-60% MFI	214	17%
60-80%	126	10%
Total	1249	100%

By Geographic Distribution		
East of IH-35	904	72%
West of IH-35	345	28%
Total	1249	100%

By Affordability Period		
0-40 years	255	20%
41-99 years	744	60%
Unspecified (housing repair program)	250	20%
Total	1249	100%

What does this tell us?

First, it is important to recognize that this snapshot, if taken in a different year, might look quite different, thereby creating a need for a long-term strategy. Second, projecting that this represents opportunities over a two to three year span, it demonstrates that CHDOs can deliver approximately 500 units of new or preserved housing per year to the community. Finally, and most importantly, this snapshot proves that CHDOs are able to do the hardest work of meeting Austin's affordable housing needs by addressing the core values of GEOGRAPHIC DISPERSION, DEEP AFFORDABILITY and LONG-TERM AFFORDABILITY.

Austin's Affordable Housing Needs...All of Them

A number of reports focusing on Austin and Travis County have identified needs spanning across income levels and types of affordable housing. These numbers represent people ranging from the severely disabled to the working poor who are struggling to keep their homes, pay their utilities, and keep their family members fed.

A quick glance at the headlines reveals that the *gaps between available housing and those who need it are on the brink of widening*: the rental market is tightening², foreclosures are up³, and major layoffs are about to take place at the state, in local

school districts, and at non-profits, potentially sending more households into economic distress.

Taken together, these reports indicate the following gaps:

Type of housing	Estimated gap
Emergency shelter	1004 beds ⁴
Transitional housing	4522 units. ⁵
Permanent supportive housing	1,891 units ⁶
Affordable rental housing	39,000 units for households earning under \$20,000/year. ⁷ <i>Note: data is needed for households needing affordable housing in the 30-60% MFI range.</i>
Homeownership	13,600 homes affordable to buyers earning between \$35,000 and \$75,000 per year ⁸ .
Home repair	13,286 homes ⁹

As a reference, the CHDO Roundtable members found that, given the resources, they would be positioned to develop the following types of housing units:

By Types of Units	no. units	% units (rounded)
Supportive housing for people needing services in order to stay housed (e.g. chronically homeless & people with severe disabilities)	203	16%
Transitional housing	2	0.2%
Affordable rental		
▪ for households at or below 60% MFI	506	41%
▪ for households 60-80% MFI	15	1%
Homeownership for households between 30% and 80% MFI	273	22%
Home repair for households at or below 50% MFI	250	20%
Total	1249	100%

The membership of the Austin CHDO Roundtable view these as a call to action for community leaders to ***seek solutions for people across the entire spectrum of housing needs.***

A Time for Solutions

To this end, we are proposing a three-pronged approach:

Identify the Goals

- Design a portfolio of all the housing types Austin wants to develop between now and 2021.¹⁰
- Set long-term (ten year) targets, with shorter term objectives.
- Correlate the goals to the needs, using a consistent methodology across the spectrum, for example: 40% of current needs over next ten years .
- On a quarterly basis, produce clear and concise reports on housing needs and numbers of housing units, using MFI levels as a consistent methodology for data collection and analysis.
- Annually review gaps between goals and needs against the ten-year targets.
- Based on review, annually adjust scoring of applications to prioritize funding in areas where needs remain and development capacity exists.
- Per the CHDO Roundtable's 2009 recommendation, build in a transparent, predictable and consistent system for evaluating whether funds should be transferred from one "bucket" to another and for doing so if needed.
- Recognize the wide variety of people and households who need permanent supportive housing.

Make the Plans Driven by the Goals

- Align Action Plan and Consolidated Plan with Housing Authority of City of Austin and Travis County Housing Authority master plans to create the 2021 Portfolio.
- Integrate these goals with the Comprehensive Plan.
- Integrate these goals with the GO affordable housing bond election.

Create the Means

- ✓ Aggressively promote additional GO bond funding for affordable housing.
- ✓ Implement a viable land-banking strategy¹¹.
- ✓ Innovate and replicate best practices across the continuum, including a community land trust.
- ✓ Creatively develop new funding sources both for supportive services and for housing.
- ✓ Expand S.M.A.R.T. housing resources.

Conclusion

As a community, Austin should embrace planning policies and principles that encourage "all types of homes in all parts of town." Our resources should be guided by our core values of geographic dispersion, long term affordability, and deeper affordability. As detailed in this report, the CHDO Roundtable recommends a collaborative, flexible, and predictable approach for meeting Austin's growing housing needs along the entire Housing Continuum.

¹ *Comprehensive Housing Market Study, 2009*

² *Austin Business Journal*, January 6, 2011

³ *Austin Business Journal*, February 14, 2011

⁴ Draft ATCIC/HMIS 2011 Annual Homeless Assessment Report.

⁵ Draft ATCIC/HMIS 2011 Annual Homeless Assessment Report.

⁶ 2010 Corporation for Supportive Housing *Permanent Supportive Housing Program and Financial Model for Austin/Travis County, Texas*

⁷ *Comprehensive Housing Market Study, 2009*

⁸ *Comprehensive Housing Market Study, 2009*

⁹ Austin Housing Repair Coalition's Housing Repair Needs Assessment, February 22, 2011.

¹⁰ The 2009 *Comprehensive Housing Market Study* recommended that the City of Austin set affordable housing five, ten and twelve-year targets through 2020 (Section VII, p. 5).

¹¹ The 2009 *Comprehensive Housing Market Study* recommended that the City of Austin "explore partnerships with school districts, utility companies, and other public landowners" to establish a land-banking program (Section VII, p.8)



1619 East Cesar Chavez Street • Austin, TX 78702
 (512) 474-7007 • (512) 474-0197 fax • www.housing-rights.org

RENTERS' RIGHTS ASSISTANCE PROGRAM

Program Goal Achievement 10/1/09 to 9/30/2010

Program Component	Actual	Goal	% of Goal	+ or -
In-house Counseling	583	549	106%	+34
Repair Mediations	116	100	116%	+16
Presentations	15	15	100%	
Newsletter Distributed	6698	4000	168%	+ 2698

Income Level of Clients Served 10/1/2009 to 9/30/2010

Income Level	Very Low	Low	Low-Moderate
In-house Counseling	396	146	41
Repair Mediations	84	29	3
Percentage of Total (699)	68.7%	25.0%	6.3%

Race and Ethnicity of Clients Served 10/1/09 to 9/30/2010

Race or Ethnicity	Black	White	Asian	Nat. Amer	Other	Hispanic	Not Hispanic
In-house Counseling	137	437	5	1	3	249	334
Repair Mediations	37	77	2	0	0	55	61
Percentage of Total (699)	24.9%	73.5%	1.0%	<1%	<1%	43.5%	56.5%

Client Satisfaction 10/1/09 to 9/30/2010

Survey Report (not all clients responding)	Unsatisfied	Satisfied	Very Satisfied
Number reported	7	177	308
Percentage of Total (422)	1.4%	36%	62.6%

Program Successes Over the Past Year

In the fiscal year ending 9/30/10, the Tenants' Council's (ATC) Renters' Rights Assistance Program was successful in meeting or exceeding all program goals as can be seen in the stats that were just handed to you. Our services are provided to residents in the community that need it most as the vast majority of clients are very low-income. According to Census data, our clients are the most likely to experience substandard living conditions.

Furthermore, our clients have been pleased with the services they have received from ATC. Over 62% of our clients are quoted as being very satisfied with the program services and 98.5% overall were at least satisfied with the services they received. We are convinced the funding we receive from the City of Austin is making a positive impact upon the lives of residents throughout our city.

Under the RRAP program, ATC also wrote for and received funding for the Fair Housing Program to continue its testing and enforcement activities. ATC has received continuous funding for over 16 years, making it one of the most successful programs in the nation. This type of success is unusual among fair housing organizations and is due, in part, to ATC's cooperative relationship with the City of Austin.

Though ATC is gratified that its fair housing program has been funded repeatedly, in the last few years HUD has had to underfund all agencies that receive assistance due to budget shortages. This makes the inkind support of the CDBG dollars received from the City even more important for the success of this program.

The fair housing program has recorded over 300 housing discrimination complaints in the last fiscal year. Many of the clients have filed administrative complaints with HUD and several have had to file lawsuits to enforce their fair housing rights. The fair housing program has also assisted over 100 disabled persons make requests for reasonable accommodation and modification.

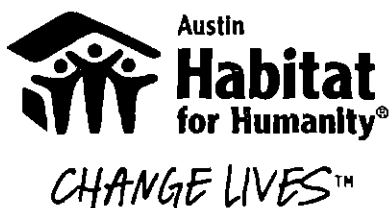
This summary of the RRAP program accomplishments describes the high-quality services that ATC has provided for over 20 years and valuable product ATC provides to the Austin community with the continued support of the City of Austin's Department of Neighborhood Housing and Community Development.

NEEDS OF THE POOREST AMONG US – 3/29/11

My name is Stuart Hersh, and like most in Austin, I rent.

Tonight I ask you to prioritize the scarce federal and local resources for housing for the poorest among us by posting the following items on next month's Community Development Commission's agenda and acting on these posted items at your next meeting:

1. Create a highest priority for allocation of CDBG and other local resources for the priorities identified in the Housing Repair Coalition Report.
2. Create a highest priority for allocation of federal and non-federal funds to implement the recommendations of the CHDO Roundtable Report.
3. Create a highest priority for the funding for the two rental housing developments that met RHDA scoring threshold in 2010/2011 but were not fully funded due to budget constraints.
4. Make all other housing and non-housing programs not referenced above lower funding priorities in FY 2011/2012.
5. Recommend restoring the Housing Trust Fund to \$1,000,000 in FY 2011/2012.
6. Recommend 30% MFI and 50% MFI rental housing goals in the Downtown Plan that can be achieved either on-site or on sites within two miles of Downtown and allocate infrastructure and other resources to underwrite these goals.
7. Recommend that the University Neighborhood Overlay ordinance be amended to include a Cost of Living Index and that the Planning Commission initiate stakeholder meetings and public hearing on code amendments that are impediments to deeper levels of housing affordability and longer term housing affordability in this neighborhood located west of IH 35 that meets the goals of geographic dispersion, deeper affordability, and longer term affordability first proposed by the Affordable Housing Incentives Task Force.
8. Recommend that the Planning Commission initiate stakeholder meetings and public hearings for Land Development Code amendments to promote the achievement of housing affordability in the Rainey Street district; Transit Oriented Districts; Vertical Mixed Use Development; potential single-family development sites that currently have improvements; potential multi-family sites that currently have improvements; the Community Preservation and Revitalization Zone; and the Homestead Preservation District.



#90

TEL 512.472.8788 FAX 512.476.1304

Administration & Family Services 55 North IH 35, Ste. 240 Austin, TX 78702

ReStore 310 Comal, Ste. 100 Austin, TX 78702

Construction 916 Springdale Rd. Austin, TX 78702

www.AustinHabitat.org

Late Backup

Memorandum

Date: April 7, 2011

To: Austin City Council

From: Michael Willard, President & CEO, Austin Habitat for Humanity

RE: NHCD Fiscal Year 2011-2010 Action Plan

In a few short weeks Austin Habitat will begin building a home with Neida Rivero. Neida is a terrific single mother who is taking care of her elderly parents while raising her children in a two bedroom apartment.

This home is very special to Neida and her family because it answers her prayers for a stable home. Additionally, the house is special because it represents Austin Habitat's 300th home in our community. With this milestone home we estimate that there are over 1,500 individuals that have been able to live in Habitat homes.

Homeownership for low income families – families making 25 – 50 % of MFI – is a critical need in Austin. Austin Habitat targets these low-income families to provide homeownership opportunities and repairs for homeowner occupied homes.

The Neighborhood Housing and Community Development department has been a partner with us to build and repair these homes. Austin Habitat endorses the CHDO Roundtables recommendations to:

- **Recognize the housing needs of ALL lower income Austinites and reaffirm a commitment to addressing them.**
- **Revise the Annual and Consolidated Plan process to use current and consistent data and analysis across the housing continuum, filling in existing gaps.**
- **Set specific goals across the entire spectrum of affordable housing needs for numbers of units over one, five and ten-year periods, while maintaining flexibility and a predictable process to revise priorities on an annual basis.**
- **Creatively seek new sources of revenue for affordable housing and supportive services.**
- **Increase the priority of funding CHDOs and nonprofits in order to achieve the core values of DEEPER AFFORDABILITY, LONGER-TERM AFFORDABILITY AND GEOGRAPHIC DISPERSION.**

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Damon Silvestry & Gina Wey • Emeritus Members | J. Michael Willard • President & CEO

The Rivero Family

Neida Rivero and her family moved to Austin in 2003 from Cuba. They came in search of a better life and more opportunities. "Every day was a fight," she remembers about her life in Cuba. "We worked hard, but there was always a lack of basic necessities... clothing, food. That was normal."

Neida talks about how much better life is here in Austin. "We have more dignity and have enough food to eat breakfast every morning." Because the rations of food were so small in Cuba, Neida would go without breakfast each morning so that her children would have more to eat. Though life in Austin is more plentiful for the Rivero family, Neida knows that there's more to find.

When they moved here, the Rivero children were 11 and 17. Neida has worked in housekeeping at the Hilton for 7 years. Her children have grown and now hold jobs as well. Her daughter, now 26, lives on her own. Neida, her 19-year-old son and her parents continue to share the same 2-bedroom apartment where they've lived for the past 6 years. "We can't afford a 3-bedroom apartment," she explains, "and I would live my whole life wishing for a home if I hadn't found Habitat."

Neida is so enthusiastic about the work of Habitat that she has already completed more than 400 hours of sweat equity and says she's just going to keep going! She looks forward to simply having more space for her family. "I'm not asking God to give me a million dollars, just happiness and stability."



*"I'm not asking God to give me a million dollars-
Just Happiness and stability"*

Austin
Habitat
for Humanity®
CHANGE LIVES™



Late Backur

#90

Comments for Affordable Housing Issues Forum 4/7/11 from ADAPT of Texas

Affordability

Many people with disabilities have extremely limited incomes. A person who receives SSI income from Social Security is getting \$674 per month or \$8,088 per year. The waiting list for Section 8 is currently 4 to 5 years long and is closed -- so no one can get on it until it is opened up again. Public housing is also very limited compared to the need, and the waiting list is over a year. Personal attendants (who help people with disabilities and seniors with personal care and home health care) make about \$13,000 per year if they are lucky. Housing needs to be targeted to rents people can afford. The City of Austin should encourage new projects that serve any or all persons at or below 30% MFI -- not just supportive housing. One size does not fit all in affordable housing programs.

Supportive Housing

ADAPT believes that while there is a need for increased housing and support services for people with disabilities, these two should be provided separately and distinctly. We do not support housing which is tied to support services. A low-income individual with a disability may need housing assistance and may also need attendant services or other support services, but he or she should be able to get them from different sources. Too often in housing plus services programs, in order to receive the housing services this person is required to use services they don't need but that are part of that housing. If you tick off your landlord your other supports are jeopardized, and vice versa if you tick off your service provider you suddenly lose your housing.

Last year the City Council committed to ADAPT that any services offered in locally funded supportive housing projects would be optional for anyone living there. The Council and the City should

live up to that commitment. People with disabilities want to be part of the community and not indentured to their service providers or isolated in their residences.

Barrier Removal

There is a tremendous need for assistance to people with disabilities who need access in their own homes. Inaccessible housing is substandard for people who need access. If you are a prisoner in your own home because you cannot get in or out independently due to lack of a ramp, railing, accessible fire alarm or other access accommodations, your housing is substandard. This program must be consumer driven.

In addition, requiring Architectural Barrier Removal (ABR) funds to be used only on projects at or below 51% MFI is discriminatory; this current city requirement red-lines people who need access to certain housing projects. This is not required by HUD – as staff currently claims.

Enforcement

The federal Fair Housing Amendments Act, Section 504 of the Rehabilitation Act of 1973, and the Americans with Disabilities Act all address requirements to make housing and related services accessible for people with disabilities. These laws are often times not followed; if there is no enforcement, compliance is unlikely to occur. Enforcement of these laws should be a priority. Existing and future housing projects should be surveyed to ensure compliance. The Austin Tenants Council runs the Tenant's Rights Assistance Program that helps with enforcement of access laws. Approximately 60% of tenants' rights complaints are disability related. ADAPT strongly supports funding of the Tenants' Rights Assistance Program.

Late Backup

#20

NEEDS ASSESSMENT

April 7, 2011

Mayor and Council Members:

My name is Stuart Hersh, and like most in Austin, I rent.

The level of federal housing investment is decreasing. This has also been the case for our local housing investment such as the Housing Trust Fund, the General Fund, and the shrinking pool of General Obligation Bond funds in housing in recent years.

I am asking you to reverse the local trend. In order to address the pressing housing needs across the adopted Housing Continuum that you have adopted. Please consider the following:

1. Restore the Housing Trust Fund to \$1,000,000 as you did beginning in 2000 for most years. In order to accomplish this, make sure that all public lands that were not on the tax rolls that are now generating city property tax revenue have 40% of this revenue going to the Housing Trust Fund as required by the September 7, 2000 Council resolution.
2. Consider adopting the CHDO Roundtable report as a mechanism for establishing reasonable goals for the Action Plan.
3. Consider adopting the Home Repair Coalition report as a mechanism for establishing reasonable home repair goals for the Action Plan.
4. Provide sufficient resources for rental investment so that two rental applicants who met threshold scoring but were not fully funded last December will have the resources they need.
5. Reallocate resources from underperforming housing programs to accomplish housing goals.

As you move towards adoption of the Action Plan and the drafting of the City budget, please keep these suggestions in mind.



National Headquarters
6002 Jain Lane • Austin, Texas 78721

office: 512.462.2181 • fax: 512.462.2028
info@swkey.org • www.swkey.org

Juan José Sánchez, Ed.D.
El Presidente/CEO
Austin, Texas

*our mission
nuestra misión*

Opening doors to
opportunity so
young people can
achieve their dreams.

*Abriendo puertas
de oportunidad
para que la juventud
logre sus sueños.*

May 17, 2011

Ms. Betsy Spencer, Acting Director
Office of Neighborhood Housing and Community Development
P.O. Box 1088
Austin, TX 78767

RE: NHCD Fiscal Year 2011-2012 Action Plan

Dear Ms. Spencer,

On behalf of Southwest Key Programs and the low-income residents of East Austin, we request a Community Development Block Grant in the amount of \$250,000. Our agency has already made a considerable investment toward our goal of **Community Revitalization** for East Austin's under-developed Govalle/Johnston Terrace neighborhood, with an objective to create much-needed jobs and economic opportunities for this low-income community. At this time we seek CDBG funding to enable us to complete construction on our Social Enterprise Complex – an economic development center – for which we have already raised \$2.65 million in private and federal funding. We are eager to have the partnership of the City of Austin in our goal to create a transformative and sustainable economic resource that will serve East Austin for years to come and will provide jobs, increased income, and a higher quality of life for many hundreds of this community's families.

Because Govalle/Johnston Terrace has an unemployment rate three times the rest of Austin, and because some 55% of its families are living in poverty, completion of our building and the commencement of our services is an urgent need for the city and is our agency's highest priority. Our project addresses East Austin's crisis of joblessness directly: our goal is to recruit, train and hire 100 new employees in the next three years, and hundreds more in the years to come. In fact, the ongoing construction of our Social Enterprise Complex alone has created 60 new construction-related jobs. We currently employ a total of 141 Austin residents with an annual payroll of \$6,596,362. In 2012, our staffing projections will increase to 169 Austin residents, and we will continue to add to the \$14,272,951 in total annual funding we now bring to Austin's economy.



National Headquarters
6002 Jain Lane • Austin, Texas 78721

512.462.2181 • fax: 512.462.2028 • email: info@swkey.org • www.swkey.org

Ms. Betsy Spencer, Acting Director
May 17, 2011
Page 2

Southwest Key is now making a request to the City of Austin for a \$250,000 Community Development Block Grant to help our agency complete construction on our Social Enterprise Complex and enable us to produce life-changing results for the targeted community in both the short- and long-term. The city's support would enable us to create a sustainable program that will further increase the investments we are making in East Austin. Our agency's site is a singular resource for the area; we seek to establish infrastructure to provide services that are not available in this sector of the city, including comprehensive job training, job creation and housing counseling services.

When completed, our Social Enterprise Complex will include the addition of a three-story wing to Southwest Key's current building, resulting in an additional 14,000 square feet of space. The complex is open to the public and will house programs to help East Austin job seekers overcome barriers to employment and economic security and give them the opportunity to succeed. A fully-equipped Computer Technology Center will be available for technology training and classes; together with new classroom space, these will provide: adult basic education including ESL and GED classes; computer technology training; and job-seeking skill development. Classroom space will be available to local partnering agencies to bring in diverse workforce development and educational training. Southwest Key will continue to develop its partnerships with local resources such as: Workforce Solutions – Capital Area; Austin Community College; Capital IDEA; AMD; Capital One; JPMorgan Chase; and the Urban League; all of which will bring diverse workforce training and opportunities to this community. The construction of a large community meeting center will allow Southwest Key to host multiple job training and career fairs that will bring dozens of employers from throughout Austin to this area for employee recruitment.

We project that our Social Enterprise Complex programs will have a significant positive effect on the area's high levels of unemployment and family poverty. We would great appreciate your support in creating a public-private partnership with a shared goal to put people in East Austin back to work. Please feel free to call me if you have any questions at (512) 695-0112.

Sincerely,

Juan Sanchez
El Presidente/CEO

**MEETINGinaBOX Materials
and Funding Allocation Exercise**

Dear **MEETINGinaBOX** host,

Thank you for offering to lead this meeting! Like the neighborhood gatherings held in March and April 2011, this **MEETINGinaBOX** is another opportunity for Austin residents to provide their input on the City's housing, community development and public services. Your meeting is very important and will assist the City's Neighborhood Housing and Community Development (NHCD) in determining which programs and services are priorities as NHCD develops the Fiscal Year (FY) 2011-12 Action Plan. Though you are the host, we also encourage you to be a participant. You can share your opinions as an equal member of the discussion and participate in the funding allocation activity. Again, we thank you for taking the time to host this important meeting.

Sincerely,
The City of Austin

Your **MEETINGinaBOX** should include the following:

- MEETINGinaBOX Host Guide
- Action Plan and Community Input Process
- Snapshot of Austin's Demographic Profile
- Investment Plan Categories
- FY 2010-11 NHCD Action Plan Programs
- FY 2010-11 Investment Plan
- MFI Chart
- Activity-Investment Plan

These materials are all available online at <http://www.cityofaustin.org/housing>.
(Scroll down to News and Events)

Step by Step Meeting Guide

Step 1:

Once you have assembled your meeting participants, begin by briefly looking over the FY 2011-12 Action Plan and Community Input Process one pager. This sheet outlines the Action Plan report and the community input process used to develop the Draft FY 2011-12 Action Plan which is submitted to the Department of Housing and Urban Development (HUD). After you have briefly reviewed the process, then review the background information contained in the Snapshot of Austin's Demographic Profile. This document contains information about Austin residents as it relates to demographics, income, types of households, etc.

Step 2:

Next, review the Investment Plan Categories and the FY 2010-11 NHCD Program List. The Investment Plan Categories outlines the seven categories that housing, community development and public services fall under. The FY 2010-11 NHCD Action Plan Programs provides a comprehensive list programs along with a description.

Step 3:

Now review the FY 2010-11 Investment Plan. This provides a snapshot of the programs and services under the seven categories, the clients they serve and the funding allocation.

Step 4:

Now that you have a basic understanding of the Action Plan and Community Input Process, Austin's demographic profile, and NHCD's programs and services, please discuss with your fellow meeting participants, which Investment Plan Categories, specific programs you think are most important and why.

Step 5:

Once everyone has had a chance to voice their opinions, please refer to the Activity-Investment Plan (the larger version w/ no funding amounts listed). Have each participant make 10 check marks under the Investment Plan Categories or next to specific programs they feel should be most prioritized. Think of it as each person has been given \$100, so each check mark is worth \$10. How would you divide that \$100 dollars among the program areas currently being offered by NHCD? (You are welcome to place multiple check marks next to a single item if you feel particularly strongly about that program if a service is not being offered that you would like to see offered, please write your ideas on the Investment Plan).

Step 6:

Return your Investment Plan displaying your allocated check marks to:
Neighborhood Housing and Community Development Office
Attn: FY 2011-12 Action Plan
P.O. Box 1088
Austin, TX 78767

DEADLINE TO SUBMIT: FRIDAY, APRIL 29, 2011

If you have any questions about your **MEETINGinaBOX**, please contact Patricia Bourenane at Patricia.Bourenane@ci.austin.tx.us

Thank you again for your participation! Your input will be very valuable as NHCD develops the Draft FY 2011-12 Action Plan.

Action Plan

The Action Plan is developed under the Department of Housing & Urban Development's (HUD) guidelines and serves as the application for four formula grant programs:

- Community Development Block Grant (CDBG)
- HOME Investment Partnership (HOME)
- Emergency Shelter Grant (ESG), and
- Housing Opportunities for Persons with AIDS (HOPWA)

The Action Plan outlines specific goals and priorities for the following fiscal year, based on the strategies outlined in the 5-Year Consolidated Plan.

The City of Austin includes funding sources from federal and local monies in the Action Plan.

The Action Plan is due to HUD August 15th.

Action Plan Process - Required by the Citizen's Participation Plan

- Two public hearings to assess the community's needs.
 - Austin City Council and Community Development Commission (CDC)
- NHCD incorporates community input and current data for the draft Action Plan.
- Draft Action Plan is made available for a 30-day public comment period.
- Two additional public hearings on the draft report.
 - Austin City Council and CDC
- The CDC has an opportunity to make recommendations to the City Council prior to final action.
- City Council action on the final FY 2011-12 Action Plan.

FY 2011-12 Action Plan

Community Input Process

Three Public Hearings on Community Needs

- Community Development Commission - March 8
- Community Development Commission - March 29
- Austin City Council - April 7

Five Neighborhood Meetings on Community Needs

- March 22, 23, 31 and April 6

Budget Presentation

- Community Development Commission - May 10
- Urban Renewal Board - May 16

FY 2011-12 Action Plan

Community Input Process cont.

Two Public Hearings on draft Action Plan

- Community Development Commission - June 16
- Austin City Council - June 23

30-Day Public Comment Period

- June 1 - July 1

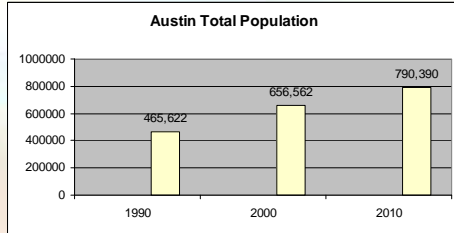
Recommendations to City Council

- Community Development Commission - July 12

FY 2011-12 Action Plan Approval

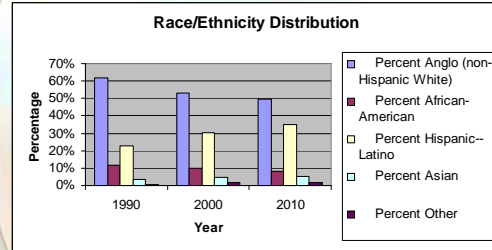
- Austin City Council - July 28

Data Profile: Who Lives in Austin?



Source: Census Bureau

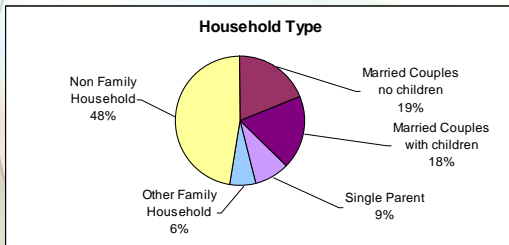
Who Lives in Austin: Race/Ethnicity



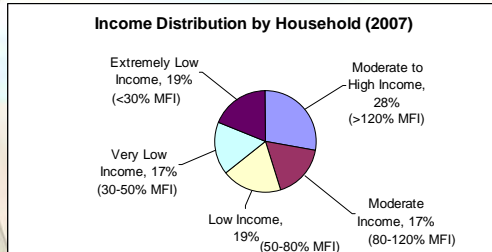
Source: ACS 5 yr estimates, 2009

Who Lives in Austin: Household Type

- Homeownership rate: 46%
- Average rent: \$835
- Average home price: \$246,900

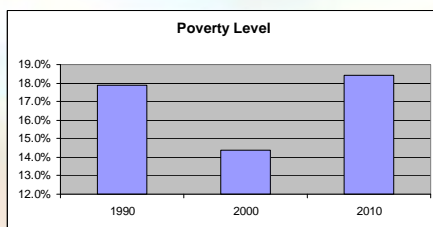


Who Lives in Austin: Income Distribution



Source: Austin Comprehensive Housing Market Study, 2008

Who Lives in Austin: Poverty



Source: ACS 5 yr estimates, 2009

Some Groups are Disproportionately Represented in Poverty

- Poverty for a Family of 1 earns \$10,830 annually
- Poverty for a Family of 4 earns \$22,050 annually
- Elderly and frail elderly
- Persons with physical, intellectual or developmental disabilities
- Persons with severe mental illness and/or substance abuse problems
- Persons with HIV/AIDS
- At-risk children and youth, including youth aging out of foster care
- Victims of domestic violence
- Persons experiencing or at-risk of homelessness
- Persons returning to the community from correctional institutions and/or with criminal histories

Source: City of Austin FY 2009-14 Consolidated Plan

Homeless/Special Needs Assistance

Austin prioritizes services to our community's most vulnerable populations, including homeless individuals and families, persons with HIV/AIDS, seniors, at-risk youth, and low-income families.

Austin has roughly 3,500 homeless residents, approximately 2,000 of whom are unsheltered. The City's approach to serving this population is multi-pronged. The City funds operating expenses of local emergency shelters, provides support for the creation and administration of transitional housing, and creates permanent affordable rental housing for very low-income households so that those living in homeless have access to a permanent home.

The City's Health and Human Services Department funds numerous local agencies to provide services to special needs populations in the City. Specifically, the Consolidated Plan provides funding for supportive services for seniors, at-risk youth, and very low-income families in need of child care.

The City of Austin takes part in planning initiatives related to ending homelessness in Austin. The City participates in the Ending Community Homelessness Coalition (ECHO) which coordinates efforts around homelessness and chronic homelessness issues. The City has also been an active participant in the 2009 Austin Plan to End Community Homelessness.

One of the most significant ways that the City continues to serve special needs populations is through programs that provide funding to non-profits and for-profit housing developers that create permanent supportive housing, single-room occupancy housing, transitional housing, and emergency shelters.

Renter Assistance

Fifty-four percent of Austin residents rent, making support for this population vital. Renter Assistance provides assistance to renters so that rent is more affordable. In addition, it 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 rental units accessible for Austin elderly and disabled populations.

The City has a 30 year relationship supporting the Austin Tenants' Council to provide landlord mediation and tenants' rights counseling. The economic recession makes providing support to this vulnerable population more important than ever, so that tenants know their rights, can stay in their residence, and can live in decent, safe homes.

Homebuyer Assistance

With the tightening credit market and the vulnerability of low-income and minority households to sub-prime loans and loan denials, Austin continues to prioritize assistance to renters who wish to become homebuyers. Homebuyer counseling for current renters provides education on the steps necessary to purchase a home and protection from sub-prime mortgages and foreclosure. In addition, the City provides foreclosure prevention counseling to current homeowners at risk of losing their homes.

The City also provides Down Payment Assistance in the form of loans to qualifying low- and moderate-income homebuyers to help them buy their first homes. The Housing Market Study found that the median home price in Austin in 2008 was \$240,000 and only an estimated 13 percent of renters could afford the median priced for sale unit in 2008. To respond to the growing gap of affordable housing, the City now offers down payment



Austin Resource Center
for the Homeless

assistance of up to \$40,000, as a deferred, 30-year, zero percent interest loan, with a shared-equity provision that ensures the City recaptures some of the large investment in that home.

Homeowner Assistance

Administering programs that allow homeowners to stay in their homes provides many benefits for the Austin community. Homeowner Assistance provides services for low and moderate-income individuals who own their homes, but need assistance to make them safe, functional, and/or accessible. Rehabilitation and repair programs decrease the need to create additional affordable housing that may have been required if the household was unable to stay in their home. Assistance provided includes emergency home repairs, substantial home rehabilitation, architectural barrier removal for the disabled and elderly, and funding the necessary materials for home repairs provided through local volunteer programs. These services not only help current low-income homeowners, but also improve the available stock of housing in the community. These programs also counteract gentrification by allowing current homeowners to stay in their homes, instead of selling or moving because they can not afford to make the necessary repairs or improvements.

Housing Developer Assistance

Housing Developer Assistance includes NHCD programs that offer assistance to for- and non-profit developers to create affordable housing for low- and moderate-income households. Public input and data analysis echoed the need for more rental and homeownership housing for low- and moderate-income households in Austin. The most significant way the City creates this housing is through gap financing to housing developers to create affordable housing. The city continues to explore and use every funding and regulatory tool available to assist in

the creation of these units. This includes not only using federal funding sources, such as the Community Development Block Grant and HOME, but also issuing tax-exempt bonds as well as the \$55 million in General Obligation Bonds passed by Austin citizens in 2006.

The City also encourages the creation of affordable housing through developer incentives. Incentives available include fee waivers, expedited review of projects, and density and height bonuses. These types of tools provide incentives for developers build a portion of their market rate projects as affordable.

Commercial Revitalization

Commercial Revitalization includes programs related to the revitalization of the East 11th/12th street corridors. 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 2017.

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 Streets corridors. Through the City's partnership with the Urban Renewal Agency and the Austin Revitalization Authority, the revitalization area continues to receive focused attention and financial investment.

Today the corridor showcases tangible results of the public's investments to realize an effort that become an asset for the community. Projects to be completed over the next five years include the historical preservation of the Detrick-Hamilton Home, the home of one of the first



Mural on E. 11th Street,
part of the East 11th and
12th Street Revitalization

freed slaves in Travis County, to be renovated and expanded to house the African American Cultural and Heritage Facility. In addition, the 900 and 1000 Blocks of East 11th Street (Blocks 16 and 17, respectively) will add mixed-use development to further enrich the E. 11th/12th Street corridors.

Small Business Assistance

Small businesses are the backbone of Austin's economy. According to the City's Economic Development Department, 94 percent of the City's businesses are considered small businesses, consisting of 50 or fewer employees. Approximately 70 percent of jobs in Travis County are at businesses with fewer than 100 employees. To assist in the city's economic recovery, Austin will continue to invest in small businesses. Small business assistance provides a range of services for small business, from technical assistance to gap financing, to not only ensure the success of growing small business in the community, but also to encourage the creation of jobs for low and moderate-income households.



FY 2010-11 NHCD Action Plan Programs

Program	Activity	Description	Eligibility	Demo-graphics	Funding Source
Homeless/Special Needs Assistance	Housing Opportunities for People with AIDS				
	Shelter Operation and Maintenance	Provides Night Sleeping and Day Resources Program to low- to moderate-incomes clients.	< 50% MFI	N/A	ESG
	Homeless Essential Services	Provides intensive case management to persons experiences homelessness living with HIV/AIDS who are not utilizing shelter services.	< 50% MFI	N/A	ESG
	Homeless/Special Needs Assistance				
	Short-Term Rent, Mortgage, and Utility	Provides rent, mortgage, and utility assistance for persons living with HIV/AIDS and their families.	< 30% MFI	N/A	HOPWA
	Tenant-Based Rental Assistance	The program provides assistance with rent and utilities until there is no longer a need or until clients secure housing.	< 150% of Poverty	N/A	HOPWA
	Permanent Housing Placement	The program is designed to increase stability to reduce homelessness and increase access to care and support. Provides clients with first month's rent, security deposit and utility assistance to meet urgent needs of persons living with HIV/AIDS and their families.	<30% MFI	N/A	HOPWA
	Short-Term Supportive Housing	Provides short-term emergency shelter needs to families or individuals (households) experiencing homelessness and living with HIV/AIDS.	<30% MFI	N/A	HOPWA
	Transitional Housing	Provides facility-based and scattered-site transitional housing with support services to persons living with HIV/AIDS.	<150% of Poverty	N/A	HOPWA
	Supportive Services	Provides residential supportive services through apartment-style and scattered-site transitional housing to persons living with HIV/AIDS.	<150% of Poverty	N/A	HOPWA
	Child Care	Provides quality child care services for homeless and near-homeless families, families in crisis, and parents enrolled in self-sufficiency programs, for teen parents who are attending school, and through Early Head Start.	< 200% of Poverty	MFI, Race, Ethnicity, Characteristics	CDBG, Sustainability Fund
	Senior Services	Provides guardianship and bill payer services to help prevent and protect seniors from becoming victims of abuse, neglect or financial exploitation.	< 200% of Poverty	MFI, Race, Ethnicity, Characteristics	CDBG, Sustainability Fund
	Youth Services	Serves youth designated at-risk and their families, focusing on basic needs, mental health services, educational support and social enrichment.	< 200% of Poverty	MFI, Race, Ethnicity, Characteristics	CDBG, Sustainability Fund
Renter Assistance	Tenant-Based Rental Assistance	Provides rental housing subsidies and security deposits to eligible families who would otherwise be homeless.	< 50% MFI	MFI, Race, Ethnicity, Characteristics	HOME, Sustainability Fund
	Architectural Barrier Removal - Rental	Modifies or retrofits the living quarters of eligible, low-income elderly and severely disabled renters to make their housing more accessible.	< 80% MFI	MFI, Race, Ethnicity, Characteristics	GO Bonds
	Tenant's Rights Assistance	Provides mediation, counseling, public education and addresses fair housing complaints for renters.	< 80% MFI	MFI, Race, Ethnicity, Characteristics	CDBG, Sustainability Fund
Homebuyer Assistance	Housing Smarts – Housing Counseling	Provides pre-purchase, post-purchase, and one-on-one housing counseling in English and Spanish.	< 80% MFI	MFI, Race, Ethnicity, Characteristics	Sustainability Fund
	Down Payment Assistance	Provides deferred and forgivable, zero-interest loans to low- and moderate-income first-time homebuyers to assist with down payment and closing costs.	< 80% MFI	MFI, Race, Ethnicity, Characteristics	CDBG, HOME

Program	Activity	Description	Eligibility	Demo-graphics	Funding Source
Homeowner Assistance	Architectural Barrier Removal - Owner	Modifies or retrofits the living quarters of eligible, low-income elderly and severely disabled homeowner to make their housing more accessible.	< 80% MFI	MFI, Race, Ethnicity, Characteristics	CDBG
	Emergency Home Repair	Makes repairs to alleviate life-threatening living conditions and health and safety hazards for low- and moderate-income homeowners.	< 80% MFI	MFI, Race, Ethnicity, Characteristics	CDBG
	Homeowner Rehabilitation Loan Program	Assists income-eligible homeowners with substantial repairs through deferred interest loans up to \$50,000 per home for rehabilitation.	< 60% MFI	MFI, Race, Ethnicity, Characteristics	CDBG, HOME, CDBG-Revolving Loan
	GO Repair! Program	Assists low- and moderate-income homeowners by using subrecipients to provide eligible repairs to eliminate health and safety hazards and/or provide improved accessibility.	< 80% MFI	N/A	GO Bonds
	Lead Smart	Provides lead hazard control services to owners and renters in units built prior to 1978 with children under age six.	< 80% MFI	MFI, Race, Ethnicity, Characteristics	Lead Hazard Control Grant
	Holly Good Neighbor Program	Provides repairs and rehabilitation to homeowners near the Holly Power Plant.	< 100% MFI	N/A	Austin Energy
Housing Developer Assistance	Rental Housing Development Assistance	Provides below-market-rate gap financing to for-profit and non-profit developers for acquisition, new construction, or rehabilitation of affordable rental housing.	< 50% MFI	MFI, Race, Ethnicity, Characteristics	CDBG, HOME, HOME (CHDO), UNO, GF-CIP, GO Bonds, HTF, HAF
	Acquisition and Development	Works with lenders and for-profit and non-profit developers to leverage City and federal funds for: 1) acquisition and development of lots, 2) acquisition and rehabilitation of residential structures, 3) acquisition of new or existing housing units, and 4) the construction of new housing.	< 80% MFI	MFI, Race, Ethnicity, Characteristics	CDBG, HOME, HOME (CHDO), GF-CIP, GO Bonds, HTF, HAF
	CHDO Operating Expenses Grants	Provides financial support to eligible, City-certified Community Housing Development Organizations (CHDOs) expected to begin housing production within 12-24 months.	N/A	N/A	HOME (CO)
	Developer Incentive Based Programs	Provides incentives for housing developers to develop affordable rental and homebuyer housing in market rate developments. The program includes six developer incentives: S.M.A.R.T. Housing™, Vertical Mixed Use Ordinance (VMU), Downtown Density Bonus, North Burnet/Gateway, University Neighborhood Overlay (UNO), and Transit Oriented Development (TODs).	N/A	N/A	Sustainability Fund
Commercial Revitalization	East 11th and 12th Streets Revitalization Contains projects and programs that will lead to a sustained, improved, and culturally rich area.				
	Acquisition and Development	The goal is to continue to maintain and dispose of several parcels of land acquired in previous years. With Façade Improvement Program funds, A&D will be accepting applications for assistance to owners of eligible commercial buildings for renovation/rehabilitation of exterior façades.	< 80% MFI	N/A	CDBG, EDI III
	Historic Preservation	The goal is to complete the historic renovation along the East 11 th and 12 th Streets Urban Renewal area.	< 80% MFI	N/A	CDBG, Sustainability Fund
	Public Facilities	The goal is to complete the development of the Dedrick-Hamilton House to be utilized as the African-American Cultural and Heritage Facility.	< 80% MFI	N/A	CDBG
	Parking Facilities	Provide funds to lease a community parking lot(s) and/or create a new parking facility in the revitalization area to support the economic development in the area.	< 80% MFI	N/A	CDBG, Sustainability Fund

Program	Activity	Description	Eligibility	Demo- graphics	Funding Source
Small Business Assistance	Community Development Bank	Provides funds to a Community Development Financial Institution (CDFI) to administer a loan program that provides flexible capital and technical assistance to small and minority businesses.	Jobs for < 80% MFI	MFI, Race, Ethnicity, Characteristics	CDBG
	Microenterprise Technical Assistance	Provides operational funds for the administration of training and technical assistance for qualified microenterprises.	< 80% MFI	MFI, Race, Ethnicity, Characteristics	CDBG
	Neighborhood Commercial Management	A revolving loan fund for gap financing to borrowing businesses that have operated for two or more years. These small business loans will assist to create and retain jobs for low- and moderate-income individuals.	N/A	MFI, Race, Ethnicity, Characteristics	CDBG, CDBG-Revolving Loan, Section 108
	Community, Preservation, and Revitalization	Provides financial assistance in the form of small business loans to financially and geographically qualified small businesses within the CP&R Zone.	N/A	N/A	Sustainability Fund

FY
2010-11
New
Investment

HOMELESS / SPECIAL NEEDS ASSISTANCE	RENTER ASSISTANCE	HOMEBUYER ASSISTANCE	HOMEOWNER ASSISTANCE	HOUSING DEVELOPER ASSISTANCE	COMMERCIAL REVITALIZATION	SMALL BUSINESS ASSISTANCE
\$2,417,431	\$1,013,305	\$1,449,892	\$5,292,375	\$7,217,390	\$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

**POPULATION
SERVED**
Homeless, persons with
disabilities, vulnerable
populations, and
low-income households

**POPULATION
SERVED**
Low and moderate
income homeowners
and persons with
disabilities

**POPULATION
SERVED**
Low and moderate
income households,
small businesses

**POPULATION
SERVED**
Low and moderate
income households and
persons with disabilities

**POPULATION
SERVED**
Low and moderate
income households,
persons with disabilities,
and Community Housing
Development
Organizations (CHDOS)

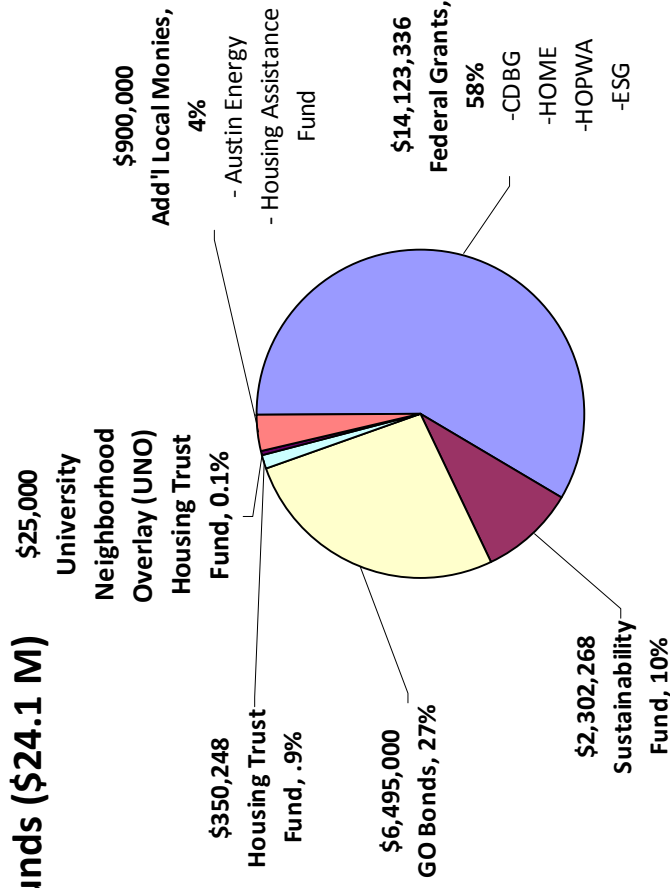
**POPULATION
SERVED**
Small businesses,
job creation for low-
income households

POPULATION SERVED
Homeless, elderly, persons with
disabilities,
at-risk youth,
low-income families, and
persons with HIV / AIDS

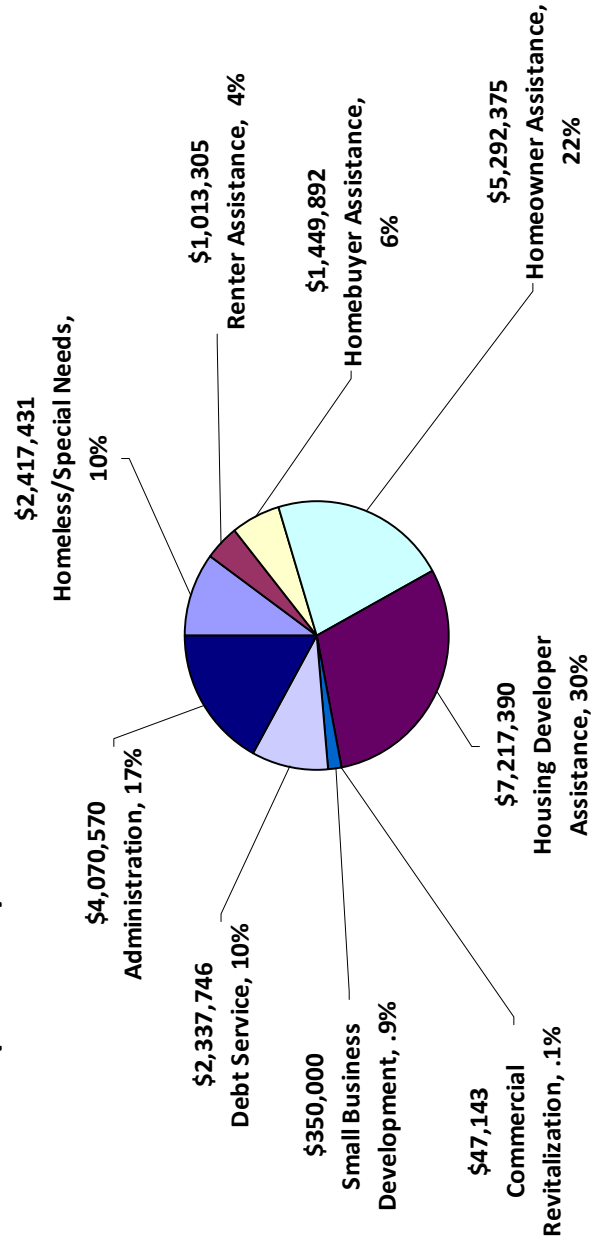


Consolidated Plan Fiscal Years 2009-14
Fiscal Year 2010-11
Neighborhood Housing and Community Development
www.cityofaustin.org/housing

FY 2010-11 Source of Funds (\$24.1 M)



FY 2010-11 Investment Plan Use of Funds (\$24.1M)



CITY OF AUSTIN
NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT / AUSTIN HOUSING FINANCE CORP.

CDBG Income Limits by Household Size Effective: May 14, 2010
HOME Income Limits will be Effective: June 26, 2010

FY 2009-10 Area Median Family Income

Austin, Travis County, Texas

Median Income: \$73,800

MSA-Austin-Round Rock, TX

Household Size	1	2	3	4	5	6	7	8
30% Median Income (<i>extremely low HUD</i>)*	15,550	17,750	19,950	22,150	23,950	25,700	27,500	29,250
40% Median Income*	20,680	23,640	26,600	29,520	31,920	34,280	36,640	39,000
50% Median Income (<i>very low HUD</i>)*	25,850	29,550	33,250	36,900	39,900	42,850	45,800	48,750
60% Median Income*	31,020	35,460	39,900	44,280	47,880	51,420	54,960	58,500
80% Median Income (<i>low HUD</i>)*	41,350	47,250	53,150	59,050	63,800	68,500	73,250	77,950
100% Median Income**	51,660	59,040	66,420	73,800	79,704	85,608	91,512	97,416
120% Median Income*	62,000	70,850	79,700	88,550	95,650	102,750	109,800	116,990

*Provided by U.S. Department of Housing and Urban Development (HUD) and Texas Department of Housing and Community Affairs

**MFI figures were internally calculated and not defined directly by HUD; to be used for other program purposes only.

ACTIVITY - INVESTMENT PLAN

HOMELESS / SPECIAL NEEDS ASSISTANCE	RENTER ASSISTANCE	HOMEBUYER ASSISTANCE	HOMEOWNER ASSISTANCE	HOUSING DEVELOPER ASSISTANCE	COMMERCIAL REVITALIZATION	SMALL BUSINESS ASSISTANCE
Homeless Services	Tenant-Based Rental Assistance	Housing Smarts	Architectural Barrier Removal - Owner	Rental Housing Development Assistance	East 11th and 12th Streets Revitalization	Community Development Bank
Shelter Operation and Maintenance	Architectural Barrier Removal - Rental	Down Payment Assistance	Emergency Home Repair	Acquisition and Development	Acquisition and Development -Façade Improvement Program	Micro-enterprise Technical Assistance
Homeless Essential Services	Tenants' Rights Assistance		Homeowner Rehabilitation Loan Program	CHDO Operating Expenses Grants	Historic Preservation	Neighborhood Commercial Management
Housing Opportunities for Persons with AIDS			GO Repair! Program	Developer Incentive-Based Programs	Public Facilities	Community Preservation & Revitalization
Short-Term Rent, Mortgage, and Utility			Lead Smart <small>(expired Feb. 2011)</small>		Parking Facilities	
Tenant-Based Rental Assistance			Holly Good Neighbor			
Permanent Housing Placement						

POPULATION SERVED
Homeless, persons with disabilities, vulnerable populations, and low income households

POPULATION SERVED
Low and moderate income homeowners and persons with disabilities

POPULATION SERVED
Low and moderate income households, small businesses

POPULATION SERVED
Low and moderate income households and persons with disabilities

POPULATION SERVED
Low and moderate income households, persons with disabilities, and Community Housing Development Organizations (CHDOs)

POPULATION SERVED
Small businesses, job creation for low income households

POPULATION SERVED
Homeless, elderly, persons with disabilities, at-risk youth, low-income families, and persons with HIV/AIDS



Consolidated Plan Fiscal Years 2009-14
Neighborhood Housing and Community Development
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