

# City of Austin Fiscal Year 2016-17 Action Plan

## Providing Opportunities, Changing Lives

Homeless &  
Special Needs  
Assistance

Renter  
Assistance

Homebuyer  
Assistance

Homeowner  
Assistance

Housing  
Development  
Assistance

Neighborhood  
& Commercial  
Revitalization

Small  
Business  
Assistance

Financial  
Empowerment



Neighborhood Housing and  
Community Development Office

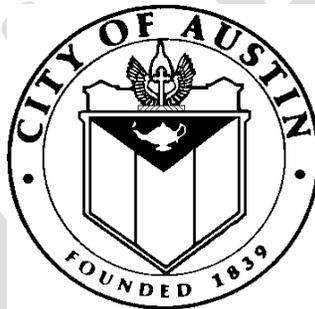


**City of Austin, Texas**

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**Fiscal Year 2016-17**  
**DRAFT Annual Action Plan**

**For Consolidated Plan Years**  
**October 1, 2016 through September 30, 2017**



Prepared by:  
City of Austin

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# City of Austin Fiscal Year 2016-17 Action Plan

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### ATTACHMENTS

#### Attachment I: Citizen Participation

- A: Citizen Participation Plan
- B. Public Notices and Comments
- C. Housing Survey Results
- D Community Development Commission Recommendation
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#### Attachment II: Grantee Unique Appendices

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- D. Monitoring Plan
- E. Summary Funding & Production Table

#### Attachment III: SF-424's and Certification(s)

## Executive Summary

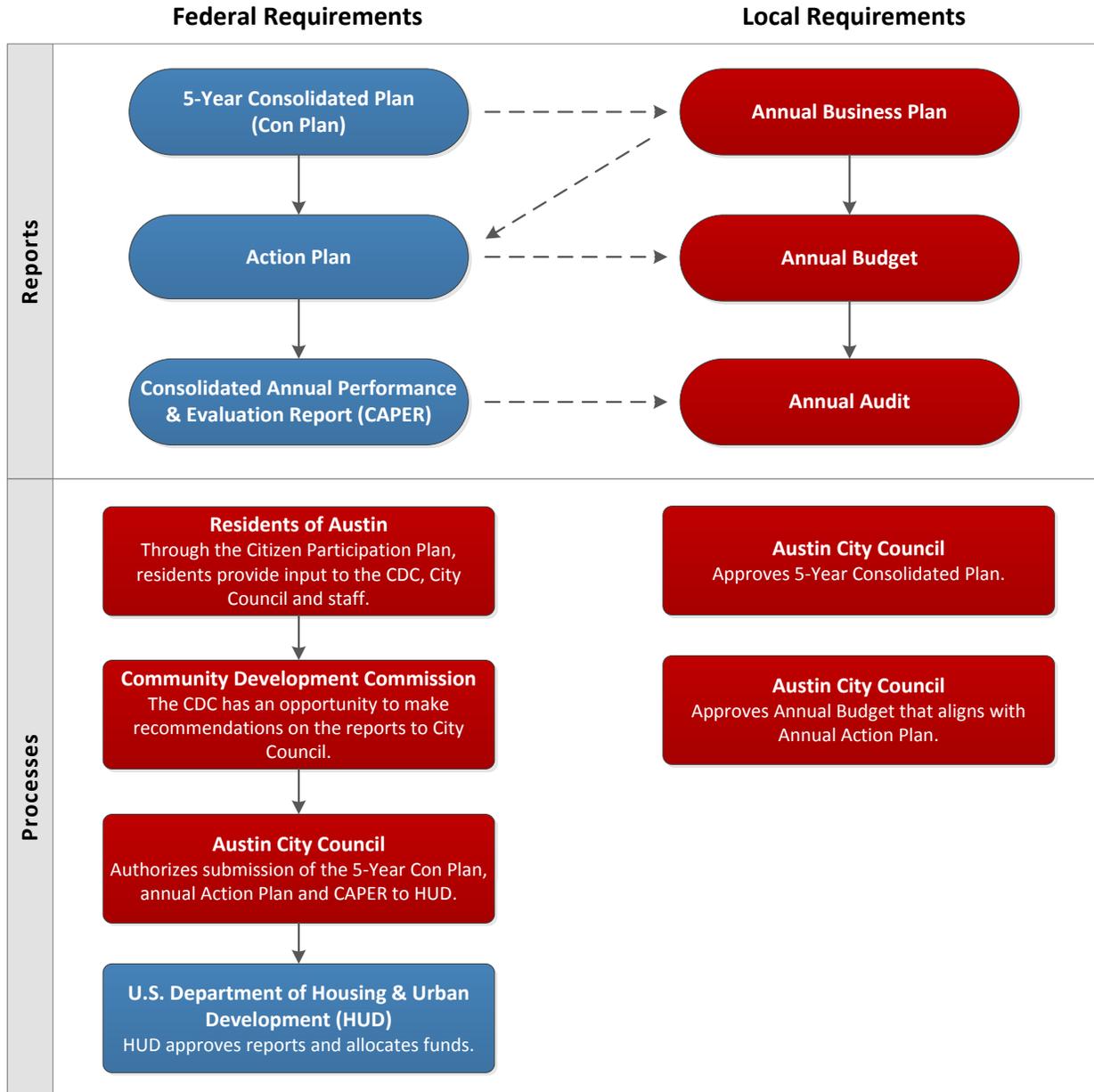
### AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

#### 1. Introduction

The City of Austin submits this Fiscal Year (FY) 2016-17 Action Plan as the third of five Action Plans within the Consolidated Plan for FY 2014-19. An Annual Action Plan is required by the U.S. Department of Housing and Urban Development (HUD) from all jurisdictions receiving annual formula grants. The Annual Action Plan is the City's application to HUD for formula grant funding for each fiscal year. The following section provides a concise summary of the FY 2016-17 Action Plan. The final document is due to HUD no later than August 15, 2016.

In addition to HUD funding, the City of Austin also appropriates local funds to the Neighborhood Housing and Community Development (NHCD) Office for affordable housing and community development activities. HUD's guidance regarding the inclusion of non-federal funding sources in an Annual Action Plan is that non-federal sources are to be included if they are reasonably expected to be made available to address the needs outlined in the plan. For this reason, NHCD has included the anticipated FY 2017 General Obligation Bond (GO) Fund allocation of \$14 million and the anticipated Housing Trust Fund (HTF). The FY 2016-17 City of Austin budget is anticipated to be approved by the Austin City Council in September 2016. Once the City budget is approved, NHCD will notify HUD of any additional funding allocated by the City that will leverage the federal investment outlined in the FY 2016-17 Action Plan.

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



**Exhibit 1 - HUD and City Budget Process Comparison**

## 2. Summarize the objectives and outcomes identified in the Plan

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

The City's FY 2014-19 Consolidated Plan establishes funding priorities for the FY 2016-17 Action Plan in the following high priority need areas: Homeless/Special Needs Assistance; Renter Assistance; Homebuyer Assistance; Homeowner Assistance; Housing Development Assistance; Small Business Assistance; Neighborhood and Commercial Revitalization and Financial Empowerment. These funding priorities were established based on the housing and community development needs identified through public and stakeholder input, the housing market analysis and the analysis of special populations. All of the proposed funding priorities will serve very-low, low- and moderate-income households in the City of Austin. In addition, the proposed activities will serve special needs populations including: seniors, persons with disabilities, persons experiencing homelessness and at risk of homelessness, persons living with HIV/AIDS, at risk children and youth, victims of domestic violence, housing authority residents, and persons returning to the community from correctional institutions and/or with criminal histories. Activities designated as high priority will be funded by the City of Austin in FY 2016-17. Medium priorities will be funded if funds are available. Low priority activities will not be funded.

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

<b>FY 2014-19 CONSOLIDATED PLAN PRIORITIES AND PROPOSED ACCOMPLISHMENTS</b>				
<b>Program</b>	<b>Program Description</b>	<b>Priority for Federal Funds</b>	<b>FY 2014-19 Con Plan Goal</b>	<b>Objects and Outcomes</b>
<b>Homeless/ Special Needs</b>	Homeless/Special Needs Assistance provides services to the City's most vulnerable populations, including persons experiencing homelessness, persons living with HIV/AIDS, seniors, youth, children, and families.	High	31,795	Suitable Living Environment Availability/ Accessibility
<b>Renter Assistance</b>	Renter Assistance provides assistance to renters so that rent is more affordable, provides tenants' rights services to equip renters with information that may allow them more stability and provides financial assistance for necessary rehabilitation to make homes accessible.	High	2,998	Decent Housing Availability/ Accessibility
<b>Homebuyer Assistance</b>	Homebuyer Assistance provides counseling to renters wishing to become homebuyers and to existing homebuyers to help them stay in their homes. This category includes the Down Payment Assistance Program, which offers loans to qualifying low- and moderate-income homebuyers to help them buy their first home.	High	75	Suitable Living Environment Sustainability
<b>Homeowner Assistance</b>	Homeowner Assistance provides services for low- and moderate-income individuals who own their homes, but need assistance to make it safe, functional, and/or accessible.	High	3,527	Decent Housing Availability/ Accessibility
<b>Housing Development Assistance</b>	Housing Development Assistance includes NHCD programs that offer assistance to non-profit and for-profit developers to build affordable housing for low- and moderate-income households.	High	406	Decent Housing Availability/ Accessibility
<b>Neighborhood &amp; Commercial Revitalization</b>	Neighborhood and Commercial Revitalization includes programs related to the revitalization of neighborhoods and corridors. These programs include commercial acquisition, competitive and non-competitive grants.	High	4	Creating Economic Opportunity Sustainability
<b>Small Business Assistance</b>	Small business assistance will provide a range of services for small business, from technical assistance to gap financing, to ensure not only the success of growing small businesses in the community, but also to encourage the creation of jobs for low- and moderate-income households.	High	199	Creating Economic Opportunity Availability/ Accessibility
<b>Financial Empowerment</b>	The Individual Development Account Program (IDA) encourages households to save by providing a matched savings account for post-secondary education, to become a first-time homebuyer or to start a business.	Medium	190	Creating Economic Opportunity
<b>Total</b>			<b>39,194</b>	

**Exhibit 2 - FY14-19 Consolidated Plan Priorities Table**

### 3. Evaluation of past performance

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

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

### 4. Summary of Citizen Participation Process and consultation process

#### Outreach

The Neighborhood Housing and Community Development Office (NHCD) collaborated with the City's Communications & Public Information Office (CPIO) to develop an extensive public engagement and outreach strategy to promote the community needs assessment period of the annual Action Plan, as well as the development of the Austin Housing Plan. These efforts targeted the general public, as well as areas of low-income households and racial/ethnic minority concentration. Austinites were encouraged to participate in a number of ways.

- **Two Public Hearings** were conducted on community needs, one before the Community Development Commission and one before the Austin City Council.
- **Eight Boards and Commissions** were consulted, and encouraged to provide input.
- **Thirteen community conversations** were held across the city, at least one in each City Council District, where citizens had an opportunity to engage with their neighbors about Austin's affordable housing needs. Spanish language interpreters were available to assist as needed.
- **Housing Conversation Kits** were made available for interested citizens and/or groups so they could host their own, self-guided discussion about Austin's affordable housing needs.
- **Online and paper surveys** were administered in English and Spanish. A targeted **e-mail survey** to Austin Energy customers yielded statistically valid results.
- **Individual stakeholder meetings** were held with the Austin Housing Coalition, Age Friendly Austin, ADAPT, residents of affordable housing developments and various neighborhood associations upon request.

All of these activities were promoted online at [www.austintexas.gov/housingplan](http://www.austintexas.gov/housingplan), through news releases, Austin Energy's *PowerPlus* Newsletter, *Austin Notes*, the City's e-mail subscription service for news and information, and through other outlets. Austinites could also submit comments through e-mail and postal mail. NHCD staff also consulted eight boards and commissions, and encouraged their engagement in the activities described above.

### **Community Needs Assessment**

The community needs assessment period ran from March 1 through May 2. The City of Austin's Citizen Participation Plan (CPP) requires that the City conduct two public hearings during the community needs assessment period. The public hearings were held before the Community Development Commission (CDC) on April 12, 2016, and before the Austin City Council on April 21, 2016. Five speakers participated in the public hearings.

Over 300 people attended the community conversations and stakeholder meetings described above. The City of Austin also received over 1,300 completed survey responses, a subset of which yielded statistically valid results. See Attachment I for a summary of public comments provided during public hearings, copies of all written comments received, survey results, and summary participation data from community conversation and stakeholder meetings.

### **Draft Comment Period**

There was a 30-day public comment period on the draft Action Plan. The City provided the draft report electronically online and provided hard copies at ten community centers beginning on May 23, 2016. During the 30-day public comment period that ran from May 23 through June 24, 2016, the public had an opportunity to provide specific feedback on the recommended priorities and activities outlined in the FY 2016-17 draft Action Plan. Two additional public hearings were held: one before the CDC on June 14, 2016, and one before the Austin City Council on June 23, 2016, to obtain feedback on the draft Action Plan. Comments received during the draft Action Plan comment period have been added to the final Action Plan.

## **5. Summary of public comments**

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

See Attachment I for a summary of public comments provided during public hearings, copies of all written comments received, survey results, and summary participation data from community conversation and stakeholder meetings. Attachment I B features a log of written comments received and staff responses.

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

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

## **7. Summary**

In FY 2016-17, the City of Austin expects to receive \$11.4 million from HUD through four formula grants: Community Development Block Grant (CDBG); HOME Investment Partnerships Program (HOME); Emergency Solutions Grant Program (ESG); and Housing Opportunities for Persons with AIDS (HOPWA). Formula grants provided through HUD are determined by statutory formulas. Reasonably anticipated local resources include the 2013 General Obligation (GO) Bonds and resources from the City of Austin's Housing Trust Fund (HTF).

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	AUSTIN	
CDBG Administrator	AUSTIN	NHCD
HOPWA Administrator	AUSTIN	HHSD
HOME Administrator	AUSTIN	NHCD
ESG Administrator	AUSTIN	HHSD
HOPWA-C Administrator	NA	NA

Table 1 – Responsible Agencies

### Narrative (optional)

#### LEAD AGENCY AND PARTICIPATING ORGANIZATIONS

##### Neighborhood Housing and Community Development Office (NHCD)

NHCD is designated by the Austin City Council as the single point of contact for HUD, and is the lead agency for the administration of the CDBG, HOME, HOPWA, and ESG grant programs. NHCD administers the CDBG and HOME programs. NHCD is directly responsible for developing the 5-Year Consolidated Plan, the Annual Action Plan, and the end-of-year Consolidated Annual Performance and Evaluation Report (CAPER).

##### Austin Housing Finance Corporation (AHFC)

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

### **Austin/Travis County Health and Human Services Department (HHSD)**

The City Council designates HHSD to administer the HOPWA and ESG programs. HHSD works in partnership with the community to promote health, safety, and well-being. HHSD is comprised of five divisions: Administrative Services, Community Services, Disease Prevention and Health Promotion, Environmental Health Services, and Maternal, Child, and Adolescent Health. HHSD administers a number of housing and public services programs identified under the Homeless/Special Needs priority on the FY 2014-19 Investment Plan.

### **Economic Development Department (EDD)**

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

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

The CDC advises the Austin City Council in the development and implementation of programs designed to serve low- and moderate-income residents and the community at large, with an emphasis on federally-funded programs. The CDC is comprised of 16 members; eight members are elected through a neighborhood-based process and eight members are nominated by the Mayor. All members serve at the pleasure of the Austin City Council. The CDC also oversees the Community Services Block Grant (CSBG) program managed by HHSD. CSBG regulations require representatives from geographic target areas: Colony Park, Dove Springs, East Austin, Montopolis, North Austin, Rosewood-Zaragosa/Blackland, St. Johns, and South Austin.

### **Urban Renewal Board (URB)**

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

**Action Plan Public Contact Information**

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## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

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

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

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

The City of Austin provides funding and works closely in partnership with the Ending Community Homeless Coalition (ECHO), the entity that serves as the HUD Lead Agency for the local Continuum of Care (CoC) and the Homeless Management Information System (HMIS). Leadership from both the City and ECHO participate in the HUD sponsored Healthcare-and-Housing – H2 Initiative, and the annual Texas Homeless Network conference, Supportive Housing = Healthcare. Two local housing authorities, hospitals, private housing providers, City and County health and human services departments, social service programs that serve the homeless, as well as criminal justice entities serve on the ECHO Membership Council and Leadership Committee on Permanent Supportive Housing Finance. ECHO, the City and Austin Travis County Integral Care (ATCIC), the local mental health authority, are working to expand housing resources for homeless clients who also have mental illness. Fifty units of Housing First PSH, to be built in part with \$3.5 million of City GO bond funds will connect to a new neighborhood integrated clinic and is expected to open in 2017. ATCIC is staffing another community clinic built in conjunction with a faith-based community village that offers 200 units of housing for chronically homeless individuals beginning in May 2016.

ECHO, City and County with Central Health, the area’s local hospital district, are pursuing a Pay for Success funding model to scale Permanent Supportive Housing (PSH) for super-utilizers of healthcare, social

services and criminal justice. This work includes enhanced data sharing between housing/social services (HMIS), criminal justice and healthcare, which will eventually impact the relationship of housing and healthcare. Austin is concerned both with providing access to healthcare while people experience homelessness and after they locate permanent housing.

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

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

The City of Austin has two projects funded through the Medicaid 1115 Healthcare Transformation Waiver that provide assertive community treatment (ACT) services for chronically homeless individuals with complex health conditions. Program participants are housed in PSH units, with one project strictly dedicated to Housing First practices as ACT team staff members engage individuals who are extremely vulnerable and typically very high users of healthcare, behavioral health, criminal justice, and emergency shelter systems in the community. Partners and providers of direct service in these projects include the ATCIC, nonprofit housing and homeless services providers, and Central Health.

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

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

CoC has been following the federal Opening Door goals to first end veteran homelessness, and then focus on chronically homeless individuals, youth and families.

During the last 15 months, Austin participated in the federally sponsored Mayor's Challenge to End Veterans' Homelessness, locally called, Housing our Heroes. The Housing our Heroes initiative has been effective in finding permanent housing for homeless veterans, and could be the model for an expanded landlord outreach program to secure housing for additional homeless populations like chronically homeless, youth and families. Mayor Adler, leading the initiative, brought together the Austin Apartment Association, the Real Estate Council of Austin, the Austin Board of Realtors, the VA, local social service agencies like Caritas of Austin, Front Steps and the Salvation Army, as well as ECHO, which organized the effort, to pair landlords with residents who need low-barrier housing options. The initiative created a risk mitigation fund to provide security to landlords willing to accept new tenants who have high barriers to housing. In Austin, barriers to housing can include criminal history, chronic homelessness, poor or no credit, low income, prior evictions, behavioral health issues, and/or other issues that make it difficult for them to obtain and remain in stable housing. NHCD supports ECHO's landlord outreach work, including exploration of strategies to make more units available for people experiencing significant barriers to housing.

On behalf of the Austin community, ECHO submitted the application to the U.S Interagency Council on Homelessness in March 2016 for designation for having reached the benchmarks set forth in the Mayor's Challenge declaring the realization of a system that ends veteran homelessness within 90 days. The City will work with ECHO to learn from this initiative and apply the lessons learned to collaborative efforts to address chronic homelessness and that of youth and families.

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

All ESG-funded programs enter data into HMIS, which is administered by ECHO. HMIS staff analyze the data and report progress on ending homelessness to HHSD and other community entities. The City and ECHO work together to evaluate outcomes and are considering modeling ESG program evaluation on the CoC program evaluation, which uses project score cards to track outcomes that HUD is scoring as system wide performance measures. These look at length of time homeless, return to homeless, income gained, number of homeless, number of homeless becoming homeless for the first time, and exits to permanent housing. Housing First or low barrier is another scoring metric.

The City of Austin has taken an active role in supporting a more effective HMIS so that the data can help guide policy decisions and identify program effectiveness. The City of Austin allocates General Fund dollars to support ECHO by partially funding HMIS and Coordinated Assessment staff positions. City staff have

taken an active role with ECHO in developing coordinated assessment and improving other components of the continuum. City staff attend monthly HMIS User Group meetings and meet with ECHO staff about HMIS operations and administration planning. The effective use of HMIS as the mechanism for coordinated assessment has allowed ECHO to produce a thorough Current Needs and Gaps report that can better inform the City as to what should be funded with ESG dollars.

The City of Austin requires that all ESG subrecipients use HMIS and can now ensure that subrecipients adopt coordinated assessment as the referral source to ESG programs. One measure being explored to evaluate as part of the ESG NOFA is the percentage of total clients served that came through the Coordinated Assessment process. Higher rank could be awarded to organizations with a high percentage of clients that originate from Coordinated Assessment.

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

DRAFT

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Ending Community Homelessness Coalition (ECHO)
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Austin provides funding and works closely in partnership with ECHO, which is the coordinator of the region's CoC. Leadership from City and County HHSD attend monthly ECHO Membership Council meetings, serve on the CoC Independent Review Team, and coordinate activities serving the homeless and low-income communities in the area. NHCD reviews the CoC application through the Certificate of Consistency process. ECHO is one of several partners represented on the Austin City Council-appointed Leadership Committee on Permanent Supportive Housing Finance. ECHO is an active contributor to the information in the Consolidated Plan regarding homeless needs and strategies.
2	<b>Agency/Group/Organization</b>	Housing Authority of the City of Austin (HACA)
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	HACA was consulted to provide information on its activities and needs relating to public housing. As one of two Public Housing Authorities (PHAs) serving the City of Austin boundaries, input from and coordination with HACA is valuable to address community needs efficiently.
3	<b>Agency/Group/Organization</b>	Austin Mayor's Committee for People with Disabilities
	<b>Agency/Group/Organization Type</b>	Board/Commission - Local

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Persons with Disabilities
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Austin Mayor's Committee for People with Disabilities advises the City Council and City Manager regarding problems affecting persons with disabilities in the Austin area. NHCD staff made a presentation before the board on April 8, 2016. The community needs assessment process was discussed, and the members had an opportunity to ask questions or raise concerns about how the City's programs address the needs of those with disabilities in Austin. Staff also promoted direct public outreach opportunities related to the Action Plan and Austin Housing Plan.
4	<b>Agency/Group/Organization</b>	Community Development Commission (CDC)
	<b>Agency/Group/Organization Type</b>	Board/Commission - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs Economic Development Household Affordability
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The CDC advises the City Council on the development and implementation of programs designed to serve the poor and the community at large with emphasis on federally funded programs. Per the City of Austin's Citizen Participation Plan, the CDC is required to conduct two public hearings to inform the Annual Action Plan and make recommendations to the Austin City Council before final approval. Staff also promoted direct public outreach opportunities related to the Action Plan and Austin Housing Plan.

5	<b>Agency/Group/Organization</b>	Asian American Quality of Life Advisory Commission
	<b>Agency/Group/Organization Type</b>	Board/Commission - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Asian American Quality of Life Commission advises the City Council on issues related to the Asian American Resource Center and provides on-going guidance and support for the City's Asian American quality of life initiatives. NHCD staff was scheduled to brief the board on March 14, 2016. However, no quorum was present. NHCD staff followed up with the staff liaison to provide the board with information about the Action Plan process, and to make them aware of upcoming opportunities for public engagement.
6	<b>Agency/Group/Organization</b>	Hispanic/Latino Quality of Life Resource Advisory Commission
	<b>Agency/Group/Organization Type</b>	Board/Commission - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Hispanic/Latino Quality of Life Resource Advisory Commission advises the City Council on issues relating to the quality of life for the City's Hispanic/Latino community and recommends programs and policies designed to alleviate any inequities that may confront Hispanics and Latinos in social, economic, and vocational pursuits including education, youth services, housing and community development, cultural arts, economic development, health, civic engagement, and transportation. NHCD staff made a presentation before the board on April 23, 2016. The Community Needs Assessment Process was discussed, and the members had an opportunity to ask questions or raise concerns about how the City's programs address the needs of residents. Staff also promoted direct public outreach opportunities related to the Action Plan and Austin Housing Plan.

7	<b>Agency/Group/Organization</b>	African American Resource Advisory Commission
	<b>Agency/Group/Organization Type</b>	Board/Commission - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The African American Resource Advisory Commission advises the City Council on issues relating to the quality of life for the City's African American community and recommends programs designed to alleviate any inequities that may confront African Americans in social, economic and vocational pursuits, including: health care; housing, including affordable housing, home ownership and homelessness; entertainment opportunities for professionals and students; employment; and cultural venues, including museums, theaters, art galleries and music venues. NHCD staff made a presentation before the board on March 9, 2016. The community needs assessment process was discussed, and the members had an opportunity to ask questions or raise concerns about how the City's programs address the needs of residents. Staff also promoted direct public outreach opportunities related to the Action Plan and Austin Housing Plan. Board members provided input on the City's direct public outreach efforts, which prompted staff to add an additional public meeting in East Austin.
8	<b>Agency/Group/Organization</b>	Commission on Seniors
	<b>Agency/Group/Organization Type</b>	Board/Commission - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Commission on Seniors advises the City Council on issues related to the senior population in the Austin area; evaluates and recommends programs, policies, and practices that create a positive impact and reduce the burden on seniors; determines the needs of seniors in the Austin community, and advises the City Council regarding these needs; and promotes the contributions of seniors to the cultural, economic, and historical value of Austin. NHCD staff made a presentation before the board on April 13, 2016. The community needs assessment process was discussed, and the members had an opportunity to ask questions or raise concerns about how the City's programs address the needs of residents.
9	<b>Agency/Group/Organization</b>	Commission on Immigrant Affairs
	<b>Agency/Group/Organization Type</b>	Board/Commission - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Commission on Immigrant Affairs advises the City Council on issues of common concern to immigrants, particularly in the areas of health and human services, education, and the demographic makeup of the Austin immigrant community. NHCD staff made a presentation before the board on May 9, 2016. The community needs assessment process was discussed, and the members had an opportunity to ask questions or raise concerns about how the City's programs address the needs of immigrants. Staff also briefed the board on additional opportunities to provide input on the Action Plan and Austin Housing Plan.
10	<b>Agency/Group/Organization</b>	Early Childhood Council
	<b>Agency/Group/Organization Type</b>	Board/Commission - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children

<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The Early Childhood Council makes recommendations to City Council for the creation, development, and implementation of programs that promote optimal development for young children. The board also develops recommendations on programs and activities that contribute to the continued development of a system of high-quality early care and education and after-school programs for Austin's children. NHCD staff made a presentation before the board on May 11, 2016. The community needs assessment process was discussed, and the members had an opportunity to ask questions or raise concerns about how the City's programs address the needs of Austin's children. Staff also briefed the board on additional opportunities to provide input on the Action Plan and Austin Housing Plan.</p>
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**Identify any Agency Types not consulted and provide rationale for not consulting**

The City of Austin contacted a variety of agency types and partnering organizations in preparing the FY 2016-17 Annual Action Plan. No agencies were intentionally excluded from consultation.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Ending Community Homelessness Coalition (ECHO)	The Community Plan to End Homelessness guides Continuum of Care prioritization and has 4 goals to prevent homelessness: 1) Develop community-wide strategies for affordable housing; 2) Identify and provide services for those most at risk of becoming homeless in our community using a triage model; 3) Increase employment and income opportunities for people at-risk of losing their homes; and 4) Educate the community about homelessness and advocate for evidence-based practices and solutions. These are in alignment with the City of Austin Consolidated Plan which includes two prevention objectives: 1) Assist persons experiencing homelessness or who are at risk of becoming homeless; and 2) Assist persons living with HIV/AIDS to achieve stable housing and increase access to medical care and supportive services.
Imagine Austin	City of Austin Planning and Zoning Department	Adopted by the City Council on June 15, 2012, Imagine Austin is the City's 30-year comprehensive plan. Informed by the ideas and contributions of the community, the plan is based on Austin's greatest asset: its people. It includes implementation guidelines and the following priority programs: 1) A compact, connected Austin with improved transportation options; 2) Sustainably managed water resources; 3) Invest in Austin's workforce, education systems, and entrepreneurs; 4) Protect environmentally sensitive areas and integrate nature into the City; 5) Invest in Austin's creative economy; 6) Develop and maintain household affordability throughout Austin (NHCD is lead in implementing the Household Affordability priority program and will continue to partner with other City departments and community entities to guide implementation of Imagine Austin through its strategic plan); 7) Create a 'Healthy Austin' program; and 8) Revise Austin's land development regulations and processes.

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

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

Table 3 – Other local / regional / federal planning efforts

**Narrative (optional):** Please see above.

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**AP-12 Participation – 91.105, 91.200(c)**

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

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

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

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Low income community	2 citizens provided public testimony.	Public Hearing before the Community Development Commission on April 12, 2016: Public testimony addressed the importance of setting rental and ownership affordable housing goals, as well as tenants' rights assistance programs.	All comments or views received were accepted.	<a href="https://www.austintexas.gov/cdc">https://www.austintexas.gov/cdc</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	Non-targeted/ broad community	3 citizens provided public testimony.	Public Hearing before the Austin City Council on April 21, 2016: Public testimony addressed the importance of tenant based rental assistance, setting rental and ownership affordable housing goals, using tax increment financing to fund affordable housing, and continued assistance for persons with disabilities so they can remain in their homes and live independently.	All comments or views received were accepted.	<a href="https://austintexas.gov/department/city-council/council-meetings">https://austintexas.gov/department/city-council/council-meetings</a>
3	Public Meeting	Minorities	The meeting was attended by members of the African American Resource Advisory Commission, and was open to the public.	A presentation and community needs discussion was held during the March 9, 2016 meeting of the African American Resource Advisory Commission. Staff highlighted public engagement opportunities across the city. Comments and questions from board members related to program level funding, as well as the importance of providing public engagement opportunities in targeted areas. This feedback prompted staff to add an additional community event in East Austin.	All comments or views received were accepted.	<a href="https://www.austintexas.gov/aarac">https://www.austintexas.gov/aarac</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Meeting	Minorities	The meeting was attended by members of the Asian American Quality of Life Commission and was open to the public.	A presentation and community needs discussion was scheduled for the March 14, 2016 meeting of the Asian American Quality of Life Commission. While a quorum was not present that day, staff followed up via e-mail to highlight public engagement opportunities related to the annual Action Plan and Austin Housing Plan across the City.	All comments or views received were accepted.	<a href="http://www.austintexas.gov/content/asian-american-quality-life-advisory-commission">http://www.austintexas.gov/content/asian-american-quality-life-advisory-commission</a>
5	Public Meeting	Minorities	The meeting was attended by members of the Commission on Immigrant Affairs	A presentation and community needs discussion was held during the May 9, 2016 meeting of the Commission on Immigrant Affairs. Staff highlighted public engagement opportunities across the city. Comments and questions from board members related to eligibility requirements for federally funded programs, affordable housing and community development.	All comments or views received were accepted.	<a href="https://www.austintexas.gov/coia">https://www.austintexas.gov/coia</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Public Meeting	Other - Seniors	The meeting was attended by members of the Commission on Seniors	A presentation and community needs discussion was held during the April 13, 2016 meeting of the Commission on Seniors. Staff highlighted public engagement opportunities across the city. Comments and questions from board members related to affordable housing needs, public services, and home repair programs available to seniors.	All comments or views received were accepted.	<a href="https://www.austintexas.gov/content/commission-seniors">https://www.austintexas.gov/content/commission-seniors</a>
7	Public Meeting	Other - Youth	The meeting was attended by members of the Early Childhood Council	A presentation and community needs discussion was held during the May 11, 2016 meeting of the Early Childhood Council. Staff highlighted upcoming opportunities for community input. Comments and questions from board members related to affordable housing needs, geographic dispersion of affordable housing, and siting of affordable housing near transit, walkable sidewalks, and neighborhood amenities such as child care.	All comments or views received were accepted.	<a href="https://www.austintexas.gov/ecc">https://www.austintexas.gov/ecc</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
8	Public Meeting	Minorities	The meeting was attended by members of the Hispanic/Latino Quality of Life Resource Advisory Commission	A presentation and community needs discussion was held during the March 23, 2016 meeting of the Hispanic/Latino Quality of Life Resource Advisory Commission. Staff highlighted upcoming opportunities for community input. Comments and questions from board members related to affordable housing needs, program level funding, demographics of families assisted, zip code level information of families assisted, affirmative marketing actions, eligibility requirements, public outreach strategies, and administrative costs.	All comments or views received were accepted.	<a href="https://www.austintexas.gov/content/hispaniclatino-quality-life-resource-advisory-commission">https://www.austintexas.gov/content/hispaniclatino-quality-life-resource-advisory-commission</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
9	Public Meeting	Persons with disabilities	The meeting was attended by members of the Austin Mayor's Committee for People with Disabilities, and was open to the public.	A presentation and community needs discussion was held during the April 8, 2016 meeting of the Mayor's Committee for People with Disabilities. Staff highlighted public engagement opportunities across the city. Comments and questions from board members related to the City's Architectural Barrier Removal Program, applicant eligibility requirements, affordable / accessible housing needs, and public engagement efficiencies.	All comments or views received were accepted.	<a href="https://www.austintexas.gov/amcpd">https://www.austintexas.gov/amcpd</a>
10	Public Meetings	Non-targeted/ broad community	Thirteen community conversations on affordable housing were held across the city. Over 200 Austinites participated.	From March 29 - May 3, 2016 the City of Austin's Neighborhood Housing and Community Development Office hosted 13 community events in all 10 council districts. Attendees provided input on tools to build and preserve affordable housing.	All comments or views received were accepted.	<a href="http://www.austintexas.gov/housingplan">www.austintexas.gov/housingplan</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
11	Internet Outreach	Non-targeted/ broad community	1,300+ responses to English / Spanish online and paper survey	Survey respondents indicated their support for tools to build and preserve affordable housing. The online survey was available during the month of April 2016. Paper surveys were available from April through early May 2016.	All comments or views received were accepted.	<a href="http://www.austintexas.gov/usingplan">www.austintexas.gov/usingplan</a>
12	Other – Stakeholder Groups	Other – Stakeholder Groups	Stakeholders representing ADAPT of Texas, Austin Housing Coalition, and Age Friendly Austin, and various neighborhood organizations.	Staff met with individual stakeholder groups to collect feedback on community needs related to affordable housing, community development, accessibility, and other issues.	All comments or views received were accepted.	NA

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
13	Public Meeting	Non-targeted/ broad community	The meeting was attended by members of the Austin Urban Renewal Board, and was open to the public.	A presentation and discussion on the draft Action Plan was held during the June 20, 2016 meeting of the Urban Renewal Board. Staff highlighted public engagement that informed the draft Action Plan and proposed investments. Comments and questions from board members related to the City's affordable housing needs by income group.	All comments or views received were accepted.	<a href="https://www.austintexas.gov/urbanrenewal">https://www.austintexas.gov/urbanrenewal</a>
14	Public Hearing	Low income community	4 citizens provided public testimony.	Public Hearing before the Community Development Commission on June 14, 2016: Public testimony addressed the need for increased home repair funding, including for low income tenants impacted by flood events.	All comments or views received were accepted.	<a href="https://www.austintexas.gov/cdc">https://www.austintexas.gov/cdc</a>
15	Public Hearing	Non-targeted/ broad community	4 citizens provided public testimony.	Public Hearing before the Austin City Council on June 23, 2016: All public testimony addressed the need for increased home repair funding, including for low income tenants impacted by flood events.	All comments or views received were accepted.	<a href="https://austintexas.gov/department/city-council/council-meetings">https://austintexas.gov/department/city-council/council-meetings</a>

Table 4 – Citizen Participation Outreach

## Expected Resources

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

#### Introduction

In addition to HUD funding, the City of Austin allocates revenue to NHCD for affordable housing and community development activities. HUD's guidance regarding the inclusion of non-federal funding sources in an Annual Action Plan is that non-federal sources are to be included if they are reasonably expected to be made available to address the needs outlined in the plan. The FY 2016-17 City of Austin budget is expected to be approved by the Austin City Council in September 2016. Once the City budget is approved, NHCD will notify HUD of any additional funding allocated by the City that will leverage the federal investment outlined in the FY 2016-17 Action Plan.

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

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

**Priority Table**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition; Admin and Planning; Economic Development; Housing; Public Improvements; Public Services	7,115,474	285,000	0	7,400,474	14,283,182	The CDBG Program is authorized under Title I of the Housing and Community Development Act of 1974 as amended. The primary objective of CDBG is the development of viable communities by: Providing decent housing; Providing a suitable living environment; Expanding economic opportunities. To achieve these goals, any activity funded with CDBG must meet one of three national objectives: Benefit low- and moderate-income persons; Aid in the prevention of slums or blight; Meet a particular urgent need.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition; Homebuyer assistance; Homeowner rehab; Multifamily rental new construction; Multifamily rental rehab; New construction for ownership; TBRA	2,612,058	347,000	0	2,959,058	5,479,066	The HOME Program was created by the National Affordable Housing Act of 1990 (NAHA), and has been amended several times by subsequent legislation. The three objectives of the HOME Program are: 1) Expand the supply of decent, safe, sanitary, and affordable housing to very low and low-income individuals; 2) Mobilize and strengthen the ability of state and local governments to provide decent, safe, sanitary, and affordable housing to very low- and low-income individuals; 3) Leverage private sector participation and expand the capacity of non-profit housing providers.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities; Permanent housing placement; Short term or transitional housing facilities; STRMU; Supportive services; TBRA	1,138,204	0	0	1,138,204	2,215,178	The HOPWA Program was established by HUD to address the specific needs of low-income persons living with HIV/AIDS and their families. HOPWA makes grants to local communities, states, and non-profit organizations. HOPWA funds provide housing assistance and related supportive services in partnership with communities and neighborhoods.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing; Financial Assistance; Overnight shelter; Rapid re-housing (rental assistance); Rental Assistance Services; Transitional housing	637,196	0	0	637,196	\$1,230,226	The Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act) became law on May 20, 2009, and consolidated several homeless assistance programs administered by HUD. It also renamed the Emergency Shelter Grants program the Emergency Solutions Grants (ESG) program. ESG is designed to be the first step in a continuum of assistance to help clients quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness. ESG-funded programs leverage other federal and local funds including HOPWA, City of Austin General Fund, State Housing and Homeless Services Program funding. Transitional housing is no longer an eligible activity under ESG (24 CFR 576 Subpart B).

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Housing Trust Fund	public - local	Homeowner rehab; Housing TBRA; Other	1,108,234	0	0	0	3,400,000	The Austin City Council dedicates 40 percent of all City property tax revenues from developments built on City-owned lands to affordable housing. This policy is anticipated to generate revenues in perpetuity to the HTF. The estimate provided here does not reflect Austin City Council Resolution NO. 20151217-074, which increased this percentage from 40 to 100 because the City of Austin Budget will not be adopted until September 2016.
Other	public - federal	Economic Development	0	87,201	3,000,000	3,087,201	3,000,000	Funds to be administered by the City of Austin Economic Development Department, and used for the Family Business Loan Program (FBLP). Please see section AP-85 Other Actions (Discussion), for a comprehensive description.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Financial Assistance	0	0	0	0	0	IDAs are special savings accounts designed to assist low-income individuals and families move toward asset ownership through matched savings and financial education. An IDA can be used to buy a first home, pay for college or other training, or start or expand a small business. NHCD will use these funds to administer projects that provide IDAs and related services to low-income individuals and families. Because the participants' deposits are matched, the account can grow substantially in proportion to the amount deposited on a regular basis.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - local	Acquisition; Homeowner rehab; Housing New construction for ownership; Other	14,000,000	0	0	14,000,000	6,000,000	In 2013 voters approved the City of Austin proposition for \$65 million in general obligation bonds for affordable housing. These funds will be utilized for constructing, renovating, improving and equipping housing for low-income persons and families; acquiring land and interests in land and property necessary to do so; and funding affordable housing programs.

Table 5 - Expected Resources – Priority Table

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

**HOME Investment Partnership Program:** The City of Austin will satisfy its matching requirement through S.M.A.R.T. Housing™ Fee Waivers, GO Bond Funding, and Capital Improvement Program (CIP) Funds. The U.S. Department of Housing and Urban Development (HUD) requires that the Participating Jurisdictions (PJs) that receive HOME funds match 25 cents of every dollar. The matching requirement mobilizes community resources in support of affordable housing. The table below calculates the total required contribution of matching funds from the City of Austin for FY 2016-17 funding.

<b>Calculation</b>		<b>FY 2016-17</b>
	Grant Allocation	2,609,797
	Administration (10%)	260,980
	Amount of Incurring Repayment	-
	<b>Total Match Obligation</b>	<b>2,348,817</b>
25% Match Percentage		
	<b>Match Requirement</b>	<b>587,204</b>
Sources		
	Non-Federal Funds	440,403
	Bond Proceeds (25% Maximum)	146,801
	<b>Total Sources of Match</b>	<b>587,204</b>

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

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

There are several publically owned parcels that may be utilized to address the needs identified in the FY 2016-17 Action Plan:

- 208.16 Acres on Loyola Lane (Colony Park) – On December 11, 2014, the City Council voted unanimously to approve an amendment to the Imagine Austin Comprehensive Plan by adopting the Colony Park Master Plan and Design Guidelines, which incorporate best practice strategies for energy-efficient building design; water conservation and zero-waste technology; and standards to create a model sustainable and livable mixed-use, mixed-income community. The Economic Development Department has taken the lead in implementing the adopted Master Plan and is continuing to explore funding and partnership opportunities. Solicitation for a Master Developer will begin by FY 2017.
- 5.15 Acres on Tillery Street and Henninger Street - Pecan Grove development to be determined. Parcels of land were acquired over a period of years and assembled into the 5-acre tract, part of which contains a grove of mature pecan trees and a vacant stone house. The house was built circa 1935, and is rare for the area which is surrounded mostly by 1960's-era wood frame single-family homes. The age of the trees and their placement on the property will provide a unique setting for the type of development that is ultimately chosen and a new use for the stone house could be incorporated into the development plan.
- 6.0 acres located off of Gardner Road- AHFC has acquired 6.0 acres out of the 44.45 acres of the Health & Human Services Levander Loop campus which includes the Austin Animal Center. AHFC's pre-development plans for the property will include public outreach to inform the community of the process and plans to develop the property. A Request for Qualifications will be released to solicit a design team.

## Discussion

### NOTICE OF REPROGRAMMING OF FUNDS

NHCD proposes to reprogram the following CDBG and HOME funds through the FY16-17 Action plan process according to the guidelines established in the City of Austin Citizen Participation Plan. Exhibits 1 and 2 outline the reprogramming of these funds.

#### Exhibit 1 CDBG

Amount	From	To
198,057	Community Development	Housing
30,429	Homeowner Assistance	Housing
250,140	Administration	Housing
250,000	Debt service	Housing

#### Exhibit 2 HOME

Amount	From	To
324,435	Renter Assistance	Housing
55,868	Administration	Housing

## Annual Goals and Objectives

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

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeless/Special Needs	2014	2019	Homeless; Non-Homeless; Special Needs	Throughout the city of Austin	Homeless/Special Needs	CDBG: \$825,893 HOPWA: \$1,138,203 ESG: \$637,196	Public service activities other than Low/Moderate Income Housing Benefit: 563 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 198 Households Assisted Homeless Person Overnight Shelter: 2000 Persons Assisted HIV/AIDS Housing Operations: 49 Household Housing Unit Homelessness Prevention: 135 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Renter Assistance	2014	2019	Affordable Housing	Throughout the city of Austin	Renter Assistance	CDBG: \$521,429 HOME: \$510,300	Public service activities other than Low/Moderate Income Housing Benefit: 511 Persons Assisted Rental units rehabilitated: 15 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 75 Households Assisted
3	Homebuyer Assistance	2014	2019	Affordable Housing	Throughout the city of Austin		HOME: \$845,000	Direct Financial Assistance to Homebuyers: 15 Households Assisted
4	Homeowner Assistance	2014	2019	Affordable Housing	Throughout the city of Austin	Homeowner Assistance	CDBG: \$2,871,346 HOME: \$484,520 GO Bonds: \$2,000,000	Homeowner Housing Rehabilitated: 429 Household Housing Unit Rental Units Rehabilitated: 73 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Housing Development Assistance	2014	2019	Affordable Housing; Homeless	Throughout the city of Austin	Housing Development Assistance	CDBG: \$1,027,458 HOME: \$831,032 HTF: \$875,953 GO Bonds: \$12,000,000	Rental units constructed: 9 Household Housing Unit Homeowner Housing Added: 10 Household Housing Unit Other: 3 Other
6	Small Business Assistance	2014	2019	Non-Housing Community Development	Throughout the city of Austin	Small Business Assistance	CDBG: \$390,000	Jobs created/retained: 92 Jobs Businesses assisted: 37 Businesses Assisted
7	Neighborhood and Commercial Revitalization	2014	2019	Non-Housing Community Development	Throughout the city of Austin	Neighborhood and Commercial Revitalization	CDBG: \$0	Other: 4 Other
8	Financial Empowerment	2014	2019	Financial Empowerment	Throughout the city of Austin	Financial Empowerment	HHS IDA: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 95 Persons Assisted

Table 6 – Goals Summary

## Goal Descriptions

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

5	<b>Goal Name</b>	Housing Development Assistance
	<b>Goal Description</b>	The need for affordable housing for low-to-moderate income renters, including special needs populations and homebuyers was reflected in the housing market analysis and public input received from the community. The City's main tool to create affordable housing is through financing to non-profit and for-profit developers. In addition, the City encourages the development of affordable housing through developer incentives. The City therefore, makes Housing Development Assistance a high priority for the FY 2014-19 Consolidated Plan.
6	<b>Goal Name</b>	Small Business Assistance
	<b>Goal Description</b>	Recognizing that small businesses are important drivers of the Austin economy, assistance to small businesses is a high priority for the City of Austin. Feedback from the FY 2014-19 Consolidated Plan survey identified job creation as the highest community development need.
7	<b>Goal Name</b>	Neighborhood and Commercial Revitalization
	<b>Goal Description</b>	Neighborhood and Commercial Revitalization includes programs related to the revitalization of the East 11th and 12th Street Corridors, and the Colony Park Master Plan. East 11th and 12th Street programs include commercial acquisition and development, historic preservation efforts related to public facilities, and parking facilities within the corridors.
8	<b>Goal Name</b>	Financial Empowerment
	<b>Goal Description</b>	Individual Development Accounts (IDA) are promoted and funded through an IDA Grant.

Table 7 – Goal Descriptions

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

Extremely low-income households:	82 (TBRA, RHDA, and HRLP)
Low-income households:	12 (RHDA, A&D, HRLP, and DPA)
Moderate-income households:	30 (A&D, DPA, HRLP)

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

Estimates are based on data reflecting the percent of households served by income category in FY 2014-15.

DRAFT

## AP-35 Projects – 91.220(d)

### Introduction

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

#### Objectives

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

#### Outcomes

1. Availability/Accessibility
2. Affordability
3. Sustainability

The City of Austin plans to undertake the following projects throughout FY 2016-17:

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

#	Project Name
21	Acquisition and Development (A&D)
22	CHDO Operating Expense Grants
23	Microenterprise Technical Assistance
24	Community Development Bank
25	Family Business Loan Program (FBLP)
26	Neighborhood Commercial Management
27	Debt Service
28	HOME Administration
29	CDBG Administration
30	Individual Development Account (IDA) Program
31	GO Repair! Program
32	Lead Smart and Lead Healthy Homes

**Table 8 – Project Information**

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

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

## Projects

### AP-38 Projects Summary

#### Project Summary Information

Table 9 – Project Summary

<b>1</b>	<b>Project Name</b>	<b>Child Care Services</b>
	<b>Target Area</b>	Throughout the city of Austin
	<b>Goals Supported</b>	Homeless/Special Needs
	<b>Needs Addressed</b>	Homeless/Special Needs
	<b>Funding</b>	CDBG: \$543,516
	<b>Description</b>	The City of Austin NHCD contracts with child care providers for services that increase the supply of quality childcare, and with a social service agency that provides a child care voucher service for families in crisis such as homelessness. The programs provide services to children (ages: 0-13 years) from low-income families with gross incomes less than 200 percent of Federal Poverty Guidelines who reside within the Austin city limits.
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public service activities other than Low/Moderate Income Housing Benefit: 190 Persons Assisted
	<b>Location Description</b>	Throughout the city of Austin

	<b>Planned Activities</b>	Child Care Services will increase the supply of childcare for low-income families. Social service contracts through HHSD will provide: 1) child care vouchers for families in crisis, including homeless and near homeless families, and parents enrolled in self-sufficiency programs; 2) direct child care services for teen parents who are attending school; and 3) direct child care services through the Early Head Start child development program. Objective: Suitable Living Environment; Outcome: Availability/Accessibility
<b>2</b>	<b>Project Name</b>	<b>Senior Services</b>
	<b>Target Area</b>	Throughout the city of Austin
	<b>Goals Supported</b>	Homeless/Special Needs
	<b>Needs Addressed</b>	Homeless/Special Needs
	<b>Funding</b>	CDBG: \$112,048
	<b>Description</b>	NHCD contracts with a sub-recipient to provide guardianship and bill payer services that help prevent and protect seniors from becoming victims of abuse, neglect, or financial exploitation. Persons must meet income, age, and residential eligibility requirements.
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public service activities other than Low/Moderate Income Housing Benefit: 160 Persons Assisted
	<b>Location Description</b>	Throughout the city of Austin
<b>Planned Activities</b>	Senior Services will provide legal protection for low-income seniors who are at risk of abusive, neglectful, or financially exploitative situations. Objective: Suitable Living Environment; Outcome: Availability/Accessibility	
	<b>Project Name</b>	<b>Youth Support Services</b>

<b>3</b>	<b>Target Area</b>	Throughout the city of Austin
	<b>Goals Supported</b>	Homeless/Special Needs
	<b>Needs Addressed</b>	Homeless/Special Needs
	<b>Funding</b>	CDBG: \$170,329
	<b>Description</b>	The Youth Support Services program provides access to holistic, wraparound services and support to youth designated as at-risk and their families. The program's three components provide different levels of intervention: school-based intensive wraparound services, community-based wraparound services, and summer camps. The program, in partnership with the youths and their families, addresses the needs and challenges of the youth's situation to improve his or her functioning in school, the community, and home.
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public service activities other than Low/Moderate Income Housing Benefit: 129 Persons Assisted
	<b>Location Description</b>	Throughout the city of Austin
<b>Planned Activities</b>	Youth Support Services will serve youth designated at-risk and their families. The services and support will be customized to the youth and family and will be delivered utilizing the wraparound model. The interventions will focus on the areas of basic needs, mental health services, educational support and social enrichment. Services will continue to be accessed through designated schools and community centers.	
<b>4</b>	<b>Project Name</b>	<b>Emergency Solutions Grant: Shelter, Rapid Re-housing, HMIS and Administration</b>
	<b>Target Area</b>	Throughout the city of Austin
	<b>Goals Supported</b>	Homeless/Special Needs

<b>Needs Addressed</b>	Homeless/Special Needs
<b>Funding</b>	ESG: \$637,196
<b>Description</b>	<p><b>ARCH Shelter Operating and Maintenance:</b> The City of Austin/Travis County HHSD contracts with a private nonprofit organization, to operate the Austin Resource Center for the Homeless (ARCH.) All clients served in the ARCH have low- to moderate-incomes and are at or below 50 percent of MFI. Emergency Solutions Grant (ESG) funds are used to provide maintenance and operations for this program. The ARCH provides emergency shelter to homeless adult males through its Overnight Shelter program, and provides Day Sleeping to homeless adult males and females. The ARCH provides basic services such as showers, laundry facilities, mailing addresses, telephone use, and lockers through its Day Resource Center program. The Day Resource Center program also includes a number of services such as mental health care, legal assistance, and employment assistance provided by co-located agencies. In addition, ARCH also houses the Healthcare for the Homeless clinic.</p> <p><b>Rapid Rehousing</b> programs, there are three ESG-funded programs connecting clients with safe and stable housing. 1) Communicable Disease Unit of the Austin/Travis County Health and Human Services Department will provide Rapid Rehousing to homeless persons with HIV/AIDS who are not utilizing shelter services. 2) Downtown Austin Community Court provides homeless community court clients with Rapid Rehousing services. 3) Front Steps provides homeless clients at the ARCH and clients referred from other programs with Rapid Rehousing services.</p> <p>The <b>HMIS</b> funding will support 22 HMIS licenses at all three ESG-funded programs - Communicable Disease Unit, Downtown Austin Community Court and Front Steps ARCH.</p> <p>This project also includes administration.</p>
<b>Target Date</b>	9/30/2017

<p><b>Estimate the number and type of families that will benefit from the proposed activities</b></p>	<p><b>Homeless Person Overnight Shelter:</b> 2000 Persons Assisted</p> <p><b>Tenant-based rental assistance / Rapid Re-housing:</b> 128 Households Assisted</p>										
<p><b>Location Description</b></p>	<p>Throughout the city of Austin</p>										
<p><b>Planned Activities</b></p>	<p><b>ARCH Shelter Operating and Maintenance:</b> The ARCH will serve individuals with its Night Sleeping, Day Sleeping and Day Resource Program. All clients will be entered into the Homeless Management Information Systems database.</p> <p>The <b>Rapid Re-Housing program</b> provides housing location, housing stability case management and direct financial assistance to rapidly rehouse homeless persons who are receiving services from ESG-funded programs at the Communicable Disease Unit, Austin Resource Center for the Homeless and Downtown Austin Community Court. It is anticipated that 123 households will be assisted through this project during FY 2016-17. Objective: Suitable Living Environment; Outcome: Availability/Accessibility</p> <p><b>HMIS</b> funding will support 22 HMIS licenses at all three ESG-funded programs - Communicable Disease Unit, Downtown Austin Community Court and Front Steps ARCH. The Austin community is now utilizing coordinated assessment and these licenses will help support that initiative.</p> <p><b>Administration</b> of the above.</p>										
<p><b>5</b></p>	<table border="1"> <tr> <td data-bbox="642 971 1066 1027"> <p><b>Project Name</b></p> </td> <td data-bbox="1066 971 1904 1027"> <p><b>HOPWA Permanent Housing Placement (PHP)</b></p> </td> </tr> <tr> <td data-bbox="642 1027 1066 1084"> <p><b>Target Area</b></p> </td> <td data-bbox="1066 1027 1904 1084"> <p>Throughout the city of Austin</p> </td> </tr> <tr> <td data-bbox="642 1084 1066 1141"> <p><b>Goals Supported</b></p> </td> <td data-bbox="1066 1084 1904 1141"> <p>Homeless/Special Needs</p> </td> </tr> <tr> <td data-bbox="642 1141 1066 1198"> <p><b>Needs Addressed</b></p> </td> <td data-bbox="1066 1141 1904 1198"> <p>Homeless/Special Needs</p> </td> </tr> <tr> <td data-bbox="642 1198 1066 1247"> <p><b>Funding</b></p> </td> <td data-bbox="1066 1198 1904 1247"> <p>HOPWA: \$22,329</p> </td> </tr> </table>	<p><b>Project Name</b></p>	<p><b>HOPWA Permanent Housing Placement (PHP)</b></p>	<p><b>Target Area</b></p>	<p>Throughout the city of Austin</p>	<p><b>Goals Supported</b></p>	<p>Homeless/Special Needs</p>	<p><b>Needs Addressed</b></p>	<p>Homeless/Special Needs</p>	<p><b>Funding</b></p>	<p>HOPWA: \$22,329</p>
<p><b>Project Name</b></p>	<p><b>HOPWA Permanent Housing Placement (PHP)</b></p>										
<p><b>Target Area</b></p>	<p>Throughout the city of Austin</p>										
<p><b>Goals Supported</b></p>	<p>Homeless/Special Needs</p>										
<p><b>Needs Addressed</b></p>	<p>Homeless/Special Needs</p>										
<p><b>Funding</b></p>	<p>HOPWA: \$22,329</p>										

	<p><b>Description</b></p> <p>The City of Austin HHSD contracts with AIDS Services of Austin to manage the Permanent Housing Placement (PHP) program. PHP is designed to increase stability to reduce homelessness and increase access to care and support. The program may provide clients with first month's rent, security deposit, and utility connection fees to meet urgent needs of eligible persons living with HIV/AIDS and their families with a cap of "Fair Market Rent". The goal is to prevent homelessness and to support independent living for persons with HIV/AIDS who can access the program through HIV case management.</p>										
<p><b>Target Date</b></p>	<p>9/30/2017</p>										
<p><b>Estimate the number and type of families that will benefit from the proposed activities</b></p>	<p>Public service activities other than Low/Moderate Income Housing Benefit: 35 Persons Assisted</p>										
<p><b>Location Description</b></p>	<p>Throughout the city of Austin</p>										
<p><b>Planned Activities</b></p>	<p>PHP will help prevent homelessness and will support independent living of persons with HIV/AIDS. Persons can access the program through HIV case management. PHP will assist eligible clients to establish a new residence where on-going occupancy is expected to continue. Assistance will be provided to eligible clients and their families with payment of first month's rent to secure permanent housing and will complement other forms of HOPWA housing assistance.</p>										
<p><b>6</b></p>	<table border="1"> <tr> <td data-bbox="247 1003 640 1057"> <p><b>Project Name</b></p> </td> <td data-bbox="640 1003 1904 1057"> <p><b>HOPWA Short-Term Supported Housing Assistance (STSH)</b></p> </td> </tr> <tr> <td data-bbox="247 1057 640 1110"> <p><b>Target Area</b></p> </td> <td data-bbox="640 1057 1904 1110"> <p>Throughout the city of Austin</p> </td> </tr> <tr> <td data-bbox="247 1110 640 1164"> <p><b>Goals Supported</b></p> </td> <td data-bbox="640 1110 1904 1164"> <p>Homeless/Special Needs</p> </td> </tr> <tr> <td data-bbox="247 1164 640 1218"> <p><b>Needs Addressed</b></p> </td> <td data-bbox="640 1164 1904 1218"> <p>Homeless/Special Needs</p> </td> </tr> <tr> <td data-bbox="247 1218 640 1276"> <p><b>Funding</b></p> </td> <td data-bbox="640 1218 1904 1276"> <p>HOPWA: \$129,363</p> </td> </tr> </table>	<p><b>Project Name</b></p>	<p><b>HOPWA Short-Term Supported Housing Assistance (STSH)</b></p>	<p><b>Target Area</b></p>	<p>Throughout the city of Austin</p>	<p><b>Goals Supported</b></p>	<p>Homeless/Special Needs</p>	<p><b>Needs Addressed</b></p>	<p>Homeless/Special Needs</p>	<p><b>Funding</b></p>	<p>HOPWA: \$129,363</p>
<p><b>Project Name</b></p>	<p><b>HOPWA Short-Term Supported Housing Assistance (STSH)</b></p>										
<p><b>Target Area</b></p>	<p>Throughout the city of Austin</p>										
<p><b>Goals Supported</b></p>	<p>Homeless/Special Needs</p>										
<p><b>Needs Addressed</b></p>	<p>Homeless/Special Needs</p>										
<p><b>Funding</b></p>	<p>HOPWA: \$129,363</p>										

	<b>Description</b>	The City of Austin HHSD contracts with AIDS Services of Austin to manage the Short-Term Supportive Housing (STSH) program. The STSH program provides short-term emergency shelter needs to persons living with HIV/AIDS. Short-term facilities provide temporary shelter (up to 60 days in a six-month period) to prevent homelessness and allow an opportunity to develop an individualized housing and service plan to guide the client's linkage to permanent housing.
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Homelessness Prevention: 90 Persons Assisted
	<b>Location Description</b>	Throughout the city of Austin
	<b>Planned Activities</b>	Transitional Housing will provide eligible households with housing and supportive services to maintain stability and receive appropriate levels of care.
<b>7</b>	<b>Project Name</b>	<b>HOPWA Short-Term Rent, Mortgage, and Utility (STRMU)</b>
	<b>Target Area</b>	Throughout the city of Austin
	<b>Goals Supported</b>	Homeless/Special Needs
	<b>Needs Addressed</b>	Homeless/Special Needs
	<b>Funding</b>	HOPWA: \$44,648

	<b>Description</b>	The Austin/Travis County Health and Human Services Department contracts with AIDS Services of Austin (ASA) to manage the Short-Term Rent, Mortgage, and Utility Assistance program (STRMU). Both agencies work with four community-based organizations to provide essential financial help to persons living with HIV/AIDS and their families. Case managers assess client needs and submit requests for assistance. STRMU provides monthly payments to eligible clients who are at risk of becoming homeless. The service allows clients to remain in their current residences and limits support to three months, with a cap of \$853 per month. The time limit may be waived for clients based on medical needs. Eligibility is restricted to those with notices to vacate, evictions, and utility termination notices.
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Homelessness Prevention: 45 Persons Assisted
	<b>Location Description</b>	Throughout the city of Austin
	<b>Planned Activities</b>	STRMU will provide short-term housing assistance to prevent homelessness of the renters or homeowners. It will help maintain a stable living environment for households who experience financial crisis and possible loss of their housing arrangement.
<b>8</b>	<b>Project Name</b>	<b>HOPWA Supportive Services</b>
	<b>Target Area</b>	Throughout the city of Austin
	<b>Goals Supported</b>	Homeless/Special Needs
	<b>Needs Addressed</b>	Homeless/Special Needs
	<b>Funding</b>	HOPWA: \$100,063

	<b>Description</b>	Project Transitions administers the Supportive Services program and provides residential supportive services to help program participants stabilize their living situation and help address care needs of persons living with HIV/AIDS. The program is designed to increase stability, reduce homelessness and increase access to care and support. A variety of supportive services are offered to all clients including: facility-based meals, life skills management counseling, substance abuse relapse prevention support, client advocacy, transportation, and assistance with obtaining permanent housing. Case managers ensure that clients are informed of the availability of needed medical and supportive services. They also provide referrals and assistance in accessing those services. Project Transitions has 30 apartments located in two agency-owned facilities and other apartments are leased throughout the community.
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public service activities other than Low/Moderate Income Housing Benefit: 49 Persons Assisted
	<b>Location Description</b>	Throughout the city of Austin
	<b>Planned Activities</b>	Supportive Services will assist persons living with HIV/AIDS to stabilize their living situation and help address care needs.
<b>9</b>	<b>Project Name</b>	<b>HOPWA Tenant Based Rental Assistance (TBRA)</b>
	<b>Target Area</b>	Throughout the city of Austin
	<b>Goals Supported</b>	Homeless/Special Needs
	<b>Needs Addressed</b>	Homeless/Special Needs
	<b>Funding</b>	HOPWA: \$575,811

	<b>Description</b>	The City of Austin HHSD contracts with AIDS Services of Austin to manage Tenant-Based Rental Assistance (TBRA) program. The program provides rent, mortgage, utility assistance, and assistance with shared housing arrangements for income-eligible persons with HIV/AIDS and their families. Income eligibility is restricted to families earning an income at or below 10 percent of MFI, and for households of one with zero income. The program goal is to prevent homelessness and support independent living of persons living with HIV/AIDS.
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Tenant-based rental assistance / Rapid Rehousing: 70 Households Assisted
	<b>Location Description</b>	Throughout the city of Austin
	<b>Planned Activities</b>	TBRA will provide rent, mortgage, utility assistance, and assistance with shared housing arrangements to meet the urgent needs of eligible persons with HIV/AIDS and their families. The goal is to prevent homelessness and to support independent living of persons living with HIV/AIDS who access the program through HIV case management.
<b>10</b>	<b>Project Name</b>	<b>HOPWA Transitional Housing</b>
	<b>Target Area</b>	Throughout the city of Austin
	<b>Goals Supported</b>	Homeless/Special Needs
	<b>Needs Addressed</b>	Homeless/Special Needs
	<b>Funding</b>	HOPWA: \$189,143

	<b>Description</b>	The City of Austin HHSD contracts with Project Transitions for Transitional Housing services. The program is designed to increase stability, to reduce homelessness, and increase access to care and support. Transitional Housing provides facility-based and scattered-site housing with support services to persons living with HIV/AIDS. Transitional Housing is provided until permanent housing is obtained. A variety of supportive services are offered to all clients including: facility-based meals, life skills management counseling, substance abuse relapse prevention support, client advocacy, transportation, and assistance with obtaining permanent housing. Case managers ensure that clients are informed of the availability of needed medical and supportive services and provide referrals and assistance in accessing those services. Project Transitions has 30 apartments located in two agency-owned facilities and other apartments that are leased throughout the community.
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	HIV/AIDS Housing Operations: 49 Household Housing Unit
	<b>Location Description</b>	Throughout the city of Austin
	<b>Planned Activities</b>	Transitional Housing will provide eligible households with housing and supportive services to maintain stability and receive appropriate levels of care.
<b>11</b>	<b>Project Name</b>	<b>HOPWA Housing Case Management</b>
	<b>Target Area</b>	Throughout the city of Austin
	<b>Goals Supported</b>	Homeless/Special Needs
	<b>Needs Addressed</b>	Homeless/Special Needs
	<b>Funding</b>	HOPWA: \$42,700
	<b>Description</b>	Provides housing case management and inspections for HOPWA clients.

	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	NA
	<b>Location Description</b>	Throughout the city of Austin
	<b>Planned Activities</b>	Case managers develop a strategy for helping clients obtain and maintain housing stability. Regular follow-up visits occur at a frequency appropriate to need.
<b>12</b>	<b>Project Name</b>	<b>HOPWA Administration</b>
	<b>Target Area</b>	Throughout the city of Austin
	<b>Goals Supported</b>	Homeless/Special Needs
	<b>Needs Addressed</b>	Homeless/Special Needs
	<b>Funding</b>	HOPWA: \$34,146
	<b>Description</b>	Funds provide administrative costs for programs.
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	NA - Administration
	<b>Location Description</b>	Throughout the city of Austin
	<b>Planned Activities</b>	Administration of Federal Programs

<b>13</b>	<b>Project Name</b>	<b>HOME Tenant-Based Rental Assistance</b>
	<b>Target Area</b>	Throughout the city of Austin
	<b>Goals Supported</b>	Renter Assistance
	<b>Needs Addressed</b>	Renter Assistance
	<b>Funding</b>	HOME: \$510,300
	<b>Description</b>	The Tenant-Based Rental Assistance (TBRA) program provides rental-housing subsidies and security deposits to eligible case-managed families working toward self-sufficiency.
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Tenant-based rental assistance / Rapid Rehousing: 75 Households Assisted
	<b>Location Description</b>	Throughout the city of Austin
	<b>Planned Activities</b>	AHFC will oversee the TBRA program and contracts with The Housing Authority of the City of Austin (HACA) and the Salvation Army to administer program services. Estimated production is down from the previous fiscal year due to increased market rental rates for a large portion of the TBRA portfolio. Objective: Decent Housing; Outcome: Affordability
<b>14</b>	<b>Project Name</b>	<b>Tenants' Rights Assistance</b>
	<b>Target Area</b>	Throughout the city of Austin
	<b>Goals Supported</b>	Renter Assistance
	<b>Needs Addressed</b>	Renter Assistance
	<b>Funding</b>	CDBG: \$241,429

	<b>Description</b>	Tenants' Rights Assistance provides services to tenants residing in Austin city limits. Objectives of this program include: 1) facilitate mediation services between landlords and low- to moderate-income tenants to complete health and safety related repairs in rental units, which will help maintain reasonable habitability standards; 2) provide direct counseling and technical assistance to low-income renters regarding tenant/landlord issues; 3) provide public education and information through workshops and public forums on landlord/tenant relationships and educate renters on their rights as well as their responsibilities under the law; and 4) identify fair housing complaints that can be investigated and may assist in resolving, reducing or minimizing discriminatory housing practices.
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public service activities other than Low/Moderate Income Housing Benefit: 511 Persons Assisted
	<b>Location Description</b>	Throughout the city of Austin
	<b>Planned Activities</b>	This program will provide mediation, counseling, public information, and assistance to help the community identify fair housing complaints. The program will also further fair housing in the elimination of discrimination, including the present effects of past discrimination, and the elimination of de facto residential segregation. Objective: Suitable Living Environment; Outcome: Availability/Accessibility
15	<b>Project Name</b>	<b>Architectural Barrier Removal (ABR) Program - Renter</b>
	<b>Target Area</b>	Throughout the city of Austin
	<b>Goals Supported</b>	Renter Assistance
	<b>Needs Addressed</b>	Renter Assistance
	<b>Funding</b>	CDBG: \$280,000

	<b>Description</b>	The program modifies or retrofits the living quarters of eligible, low- and moderate-income elderly and disabled renters, at or below 80% of the Median Family Income (MFI) for the Austin area. The Program seeks to remove architectural barriers in the homes of elderly and severely disabled renters, increasing mobility and self-sufficiency and allowing clients to remain in their homes.
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Rental units rehabilitated: 15 Household Housing Unit
	<b>Location Description</b>	Throughout the city of Austin
	<b>Planned Activities</b>	The program will provide improvements and modifications related to the removal of architectural barriers that restrict mobility and accessibility, and are limited to those considered to be part of the structure and permanently affixed. Eligible Program services include wheelchair ramps, handrails and reconfiguring of areas of the home to the extent that the disabled resident will be able to use them. Program assistance will be provided in the form of a grant, up to \$15,000 per household for the year. Objective: Suitable Living Environment; Outcome: Availability/Accessibility
<b>16</b>	<b>Project Name</b>	<b>Down Payment Assistance (DPA)</b>
	<b>Target Area</b>	Throughout the city of Austin
	<b>Goals Supported</b>	Homebuyer Assistance
	<b>Needs Addressed</b>	Homebuyer Assistance
	<b>Funding</b>	HOME: \$845,000

	<b>Description</b>	The Down Payment Assistance (DPA) Program assists low-and moderate- income first-time homebuyers, at or below 80% of the Median Family Income (MFI) for the Austin area, by providing the necessary financial gap assistance for down payment and closing costs to purchase a home. The program increases housing opportunities and promotes financial stability for eligible households.
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Direct Financial Assistance to Homebuyers: 15 Households Assisted
	<b>Location Description</b>	Throughout the city of Austin
	<b>Planned Activities</b>	The DPA Program will provide financial gap assistance for down payment and closing costs to purchase a home through two options: Standard DPA and Shared Equity DPA. Standard DPA will provide no less than \$1,000 and up to \$14,999 in the form of a 0% interest, forgivable loan, with a 5-year loan term. Shared Equity DPA will provide no less than \$15,000 and up to \$40,000 in the form of a 0% interest, forgivable loan, with a 10-year loan term, and 30-year shared equity term. The loan will be forgiven at a monthly prorated amount until the loan term is met. Shared equity will be forgiven after 30 years. Shared Equity DPA is subject to Purchase Option and Right of First Refusal. Objective: Decent Housing; Outcome: Affordability
<b>17</b>	<b>Project Name</b>	<b>Architectural Barrier Removal (ABR) Program - Owner</b>
	<b>Target Area</b>	Throughout the city of Austin
	<b>Goals Supported</b>	Homeowner Assistance
	<b>Needs Addressed</b>	Homeowner Assistance
	<b>Funding</b>	CDBG: \$1,230,000

	<b>Description</b>	The program modifies or retrofits the living quarters of eligible, low- and moderate-income elderly and disabled homeowners at or below 80% of the MFI for the Austin area. The Program seeks to remove architectural barriers in the homes of elderly and severely disabled homeowners, increasing mobility and self-sufficiency and allowing clients to remain in their homes.
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Homeowner Housing Rehabilitated: 76 Household Housing Unit
	<b>Location Description</b>	Throughout the city of Austin
	<b>Planned Activities</b>	The program will provide improvements and modifications related to the removal of architectural barriers that restrict mobility and accessibility, and are limited to those considered to be part of the structure and permanently affixed. Eligible program services include wheelchair ramps, handrails and reconfiguring of areas of the home to the extent that the disabled resident will be able to use them. Program assistance will be provided in the form of a grant, up to \$15,000 per household for the year. Objective: Suitable Living Environment; Outcome: Availability/Accessibility
<b>18</b>	<b>Project Name</b>	<b>Homeowner Rehabilitation Loan Program (HRLP)</b>
	<b>Target Area</b>	Throughout the city of Austin
	<b>Goals Supported</b>	Homeowner Assistance
	<b>Needs Addressed</b>	Homeowner Assistance
	<b>Funding</b>	CDBG: \$791,346 HOME: \$484,520

	<b>Description</b>	The Homeowner Rehabilitation Loan (HRLP) Program assists low- and moderate-income homeowners, at or below 80% of the MFI for the Austin area, by providing financial assistance and addressing substandard housing conditions. The result of the program is that the housing is decent, safe, sanitary, and in good repair.
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Homeowner Housing Rehabilitated: 15 Household Housing Unit
	<b>Location Description</b>	Throughout the city of Austin
	<b>Planned Activities</b>	The HRLP Program will provide financial assistance for rehabilitation or reconstruction costs in order to bring the home up to code compliance. Rehabilitation will provide no less than \$15,000 and up to \$75,000 (\$100,000 for Historical) in the form of a 0% interest, forgivable loan, with a maximum loan term of 15 years. If it is determined that it is economically infeasible to rehabilitate a property, reconstruction is necessary. Reconstruction will provide up to \$130,000 in the form of a 0% interest, forgivable loan, with a 20-year loan term, and 30-year shared equity term. The loan will be forgiven at a monthly prorated amount until the loan term is met. Shared equity will be forgiven after 30 years. Shared Equity HRLP is subject to a Purchase Option and Right of First Refusal Agreement. Eligible repairs include the foundation, roof, plumbing, HVAC system, electrical work and other major interior and exterior repairs. Objective: Suitable Living Environment; Outcome: Sustainability
<b>19</b>	<b>Project Name</b>	<b>Emergency Home Repair (EHR) Program</b>
	<b>Target Area</b>	Throughout the city of Austin
	<b>Goals Supported</b>	Homeowner Assistance
	<b>Needs Addressed</b>	Homeowner Assistance

	<b>Funding</b>	CDBG: \$1,000,000
	<b>Description</b>	The Emergency Home Repair (EHR) Program makes repairs to alleviate life-threatening living conditions and health and safety hazards for low- and moderate-income homeowners. Households residing in Austin city limits and earning incomes at or below 80 percent of MFI are eligible. Eligible households can receive up to \$5,000 for home repairs per year.
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Homeowner Housing Rehabilitated: 320 Household Housing Unit
	<b>Location Description</b>	Throughout the city of Austin
	<b>Planned Activities</b>	Households that are owner-occupied and low- to moderate-income will receive home repairs to alleviate life-threatening conditions or health and safety hazards. Estimated production is down from the previous fiscal year due to <a href="#">HUD Notice CPD-16-02</a> , which was issued in February 2016, and affects the list of eligible repairs. Objective: Decent Housing; Outcome: Sustainability
20	<b>Project Name</b>	<b>Rental Housing Development Assistance (RHDA)</b>
	<b>Target Area</b>	Throughout the city of Austin
	<b>Goals Supported</b>	Housing Development Assistance
	<b>Needs Addressed</b>	Housing Development Assistance
	<b>Funding</b>	CDBG: \$540,825 HOME: \$408,173 General Obligation Bonds : 10,062,500 Housing Trust Fund: \$875,953

	<b>Description</b>	The Rental Housing Development Assistance (RHDA) program provides opportunities to build and preserve affordable rental units for low- and moderate-income households and low-income persons with special needs (e.g. permanent supportive housing). RHDA provides below-market-rate financing to non-profit and for-profit developers for the acquisition, new construction, or rehabilitation of affordable rental housing. RHDA serves households with incomes at or below 50 percent of MFI with a target of serving households with incomes at or below 30 percent of MFI. If the funding source allows, an exception can be made to serve households between 51 percent and 80 percent of MFI under certain circumstances.
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Rental units constructed: 9 Household Housing Unit Units created will be restricted to households with incomes at or below 50% MFI. Depending on the project, the units may be for one or more of several underserved populations: seniors, children, persons with disabilities, chronically homeless, including chronically homeless veterans.
	<b>Location Description</b>	Throughout the city of Austin
	<b>Planned Activities</b>	RHDA will increase the supply of affordable rental units for income-eligible households. Objective: Decent Housing; Outcome: Affordability
<b>21</b>	<b>Project Name</b>	<b>Acquisition and Development (A&amp;D)</b>
	<b>Target Area</b>	Throughout the city of Austin
	<b>Goals Supported</b>	Housing Development Assistance
	<b>Needs Addressed</b>	Housing Development Assistance
	<b>Funding</b>	CDBG: \$486,633 HOME: \$347,520 General Obligation Bonds: \$1,937,500

<b>Description</b>	The Acquisition and Development (A&D) program works with lenders, non-profit and for-profit developers to leverage City and federal funds to increase homeownership opportunities for low- to moderate-income buyers. Activities of the A&D program include: 1) the acquisition and development of land; 2) the acquisition and rehabilitation of existing residential structures for homeownership; 3) the acquisition of newly constructed ownership units; and 4) the construction of new housing, all for sale to income-eligible households with incomes at or below 80 percent of MFI.
<b>Target Date</b>	9/30/2017
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<p>Homeowner Housing Added: 10 Household Housing Unit</p> <p>The families to be assisted will be households whose incomes are at or below 80% of the Median Family Income. It is anticipated that due to market conditions and in order to make the homes affordable, each of them will be placed in a community land trust where the land is held in trust and only the improvements are sold to the buyer. A 99-year ground lease is executed with the buyer, and the buyer is responsible for all upkeep and taxes on the home. In order to keep a CLT house affordable for its next owner, the amount of equity increase the owner may realize is limited to a certain percentage each year. Another long-term affordability ownership model involves a shared equity and right of first refusal model. In this case, the seller (usually a mission-based non-profit organization) will purchase the home from the buyer based on a pre-determined formula which allows the buyer to realize equity increase, but also shares the increase with the non-profit. The non-profit's share of the equity is used to help make the home affordable for the next buyer.</p>
<b>Location Description</b>	Throughout the city of Austin
<b>Planned Activities</b>	<p>A&amp;D will increase the supply of affordable homeownership units for income-eligible households. A&amp;D activities using HOME funds that provide direct financial assistance to homebuyers will use the "recapture" method combined with a shared equity model, this ensures that HOME funds are returned for other HOME-eligible activities. For A&amp;D activities using HOME funds that provide funding to a developer, the "resale" method will be used to ensure affordability throughout the affordability period.</p> <p>Objective: Decent Housing; Outcome: Affordability</p>

<b>22</b>	<b>Project Name</b>	<b>CHDO Operating Expense Grants</b>
	<b>Target Area</b>	Throughout the city of Austin
	<b>Goals Supported</b>	Housing Development Assistance
	<b>Needs Addressed</b>	Housing Development Assistance
	<b>Funding</b>	HOME: \$75,000
	<b>Description</b>	The Community Housing Development Organizations (CHDO) Operating Expenses Grant program provides financial support to eligible, City-certified CHDOs actively involved in housing production or expected to begin production within 24 months. Under the terms of the grant, CHDOs must access CHDO set-aside funds to produce affordable housing for the community. Funding can only be used for the organization's operating expenses and cannot be used on project-related expenses.
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Other: 3 CHDO Operating Expenses Grants are used to supplement a CHDO's operating funds. HOME regulations prohibit the use of these funds on project-related costs, and therefore, no families will directly benefit from this activity.
	<b>Location Description</b>	Throughout the city of Austin
	<b>Planned Activities</b>	Eligible CHDOs will receive financial assistance to support their operations as affordable housing providers. Financial support to CHDOs allows them to maintain or increase their capacity to create affordable rental and homeownership units. Objective: Decent Housing; Outcome: Affordability
<b>23</b>	<b>Project Name</b>	<b>Microenterprise Technical Assistance</b>
	<b>Target Area</b>	Throughout the city of Austin
	<b>Goals Supported</b>	Small Business Assistance

	<b>Needs Addressed</b>	Small Business Assistance
	<b>Funding</b>	CDBG: \$200,000
	<b>Description</b>	The program will provide training and technical assistance to current and aspiring Microenterprises. Objective: Creating Economic Opportunity; Outcome: Sustainability
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Businesses assisted: 31 Businesses Assisted
	<b>Location Description</b>	Throughout the city of Austin
	<b>Planned Activities</b>	
<b>24</b>	<b>Project Name</b>	<b>Community Development Bank</b>
	<b>Target Area</b>	Throughout the city of Austin
	<b>Goals Supported</b>	Small Business Assistance
	<b>Needs Addressed</b>	Small Business Assistance
	<b>Funding</b>	CDBG: \$150,000
	<b>Description</b>	The Community Development Bank (CDB) provides funds to a Community Development Financial Institution (CDFI) to administer loan programs offering flexible capital and technical assistance to small and minority businesses that are expanding or relocating to low-income areas. The performance goal for this program is job creation or retention for low- to moderate-income individuals.
	<b>Target Date</b>	9/30/2017

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Jobs created/retained: 6 Jobs
	<b>Location Description</b>	Throughout the city of Austin
	<b>Planned Activities</b>	The program will create or retain jobs for low- to moderate-income individuals. Objective: Creating Economic Opportunity; Outcome: Availability/Accessibility
25	<b>Project Name</b>	<b>Family Business Loan Program (FBLP)</b>
	<b>Target Area</b>	Throughout the city of Austin
	<b>Goals Supported</b>	Small Business Assistance
	<b>Needs Addressed</b>	Small Business Assistance
	<b>Funding</b>	CDBG Section 108: *No new funding
	<b>Description</b>	FBLP makes low-interest loans to small businesses for expansion projects that will create jobs. FBLP provides funds for a portion of the borrowers' expansion projects and partners with private banks and 504-certified community lenders to fund the remainder of the projects. FBLP guidelines require borrowers to create one new job for every \$35,000 borrowed, and per HUD regulations, at least 51% of the jobs created must be made available to low- and moderate income individuals. FBLP was originally funded in 2012 by a \$3.0 million Section 108 Loan Guaranty, from which 10 loans were made that created 63 jobs for low- and moderate-income residents. The original \$3.0 million allocation was exhausted in FY15 and an additional \$8.0 million Section 108 allocation was received to re-capitalize the FBLP in FY16. The Family Business Loan Program will use the \$8.0 million allocation to create at least 229 new jobs over the next 3 to 5 years.
	<b>Target Date</b>	9/30/2017

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Jobs created/retained: 86 (Source: Austin Economic Development) Businesses assisted: 6 (Source: Austin Economic Development)
	<b>Location Description</b>	Throughout the city of Austin
	<b>Planned Activities</b>	FBLP will make low-interest loans for small business expansions that will create at least 229 new jobs for low- and moderate-income residents of Austin over the next three to five years.
26	<b>Project Name</b>	<b>Neighborhood Commercial Management</b>
	<b>Target Area</b>	Throughout the city of Austin
	<b>Goals Supported</b>	Small Business Assistance
	<b>Needs Addressed</b>	Small Business Assistance
	<b>Funding</b>	CDBG: \$40,000
	<b>Description</b>	Provides gap financing to eligible borrowing businesses.
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	NA – Funding reflects estimated revolving loan income.
	<b>Location Description</b>	Throughout the city of Austin
	<b>Planned Activities</b>	These loans can be used for acquisition of land, improvements, various fixed costs, new construction, and leasehold improvements.

<b>27</b>	<b>Project Name</b>	<b>Debt Service</b>
	<b>Target Area</b>	Throughout the city of Austin
	<b>Goals Supported</b>	Neighborhood and Commercial Revitalization
	<b>Needs Addressed</b>	Neighborhood and Commercial Revitalization
	<b>Funding</b>	CDBG: \$121,253 CDBG – Program Income: \$56,000 Section 108 – Program Income: \$359,305
	<b>Description</b>	<p><u>East 11<sup>th</sup> and 12<sup>th</sup> Street Debt Service</u>: The City secured a \$9,035,000 HUD Section 108 Loan Guarantee to implement the East 11th and 12th Streets revitalization project. A portion of these funds were used by the City of Austin for acquisition, relocation, demolition and other revitalization expenses on E 11th and 12th Street. Funds were also loaned to the Austin Revitalization Authority for the construction of the Street-Jones and Snell Buildings on E 11th Street. Debt service will be paid through 2026. The City of Austin is using CDBG funds for repayment of Section 108 funds for the City’s portion of the loan used on our revitalization efforts.</p> <p><u>Neighborhood Commercial Management Debt Service</u>: \$2,000,000 Section 108 Loan Guarantee. The debt service will be paid from small business loan repayments through 2026.</p>
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	NA
	<b>Location Description</b>	Throughout the city of Austin

	<b>Planned Activities</b>	Debt Servicing for Revitalization Objective: Creating Economic Opportunity; Outcome: Availability/Accessibility
28	<b>Project Name</b>	<b>HOME Administration</b>
	<b>Target Area</b>	Throughout the city of Austin
	<b>Goals Supported</b>	Renter Assistance Homebuyer Assistance Homeowner Assistance Housing Development Assistance
	<b>Needs Addressed</b>	Renter Assistance Homebuyer Assistance Homeowner Assistance Housing Development Assistance
	<b>Funding</b>	HOME: \$287,980
	<b>Description</b>	Funds provide administrative costs for programs
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	NA
	<b>Location Description</b>	Throughout the city of Austin
	<b>Planned Activities</b>	Funds provide administrative costs for programs

<b>29</b>	<b>Project Name</b>	<b>CDBG Administration</b>
	<b>Target Area</b>	Throughout the city of Austin
	<b>Goals Supported</b>	Homeless/Special Needs Renter Assistance Homebuyer Assistance Homeowner Assistance Housing Development Assistance Small Business Assistance Neighborhood and Commercial Revitalization
	<b>Needs Addressed</b>	Homeless/Special Needs Renter Assistance Homebuyer Assistance Homeowner Assistance Housing Development Assistance Neighborhood and Commercial Revitalization Small Business Assistance
	<b>Funding</b>	CDBG: \$1,437,095
	<b>Description</b>	Funds provide administrative costs for programs
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	NA
	<b>Location Description</b>	Throughout the city of Austin

	<b>Planned Activities</b>	Funds provide administrative costs for programs
<b>30</b>	<b>Project Name</b>	<b>Individual Development Account (IDA) Program</b>
	<b>Target Area</b>	Throughout the city of Austin
	<b>Goals Supported</b>	Neighborhood and Commercial Revitalization
	<b>Needs Addressed</b>	Neighborhood and Commercial Revitalization
	<b>Funding</b>	*No new funding
	<b>Description</b>	The IDA program assists low-income residents to become economically self-sufficient in the long-term through education, training, and asset building. An IDA can be used for the purchase of a first home, to continue education, or to start or expand a small business. The result of the program is financially stable, self-sufficient families. Families may qualify at or below 200% federal poverty, as a Temporary Assistance for Needy Families (TANF) recipient, or with the Earned Income Tax Credit (EITC).
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public service activities other than Low/Moderate Income Housing Benefit: 95 Persons Assisted
	<b>Location Description</b>	Throughout the city of Austin
<b>Planned Activities</b>	For every \$1 an enrolled participant saves (up to \$1000), the IDA program will match with \$4 (up to \$4000 maximum). Individuals must save for at least six months and as long as 24 months, make monthly deposits, attend asset specific training, and additional financial education hours.	
<b>31</b>	<b>Project Name</b>	<b>GO Repair! Program</b>
	<b>Target Area</b>	Throughout the city of Austin

	<b>Goals Supported</b>	Homeowner Assistance
	<b>Needs Addressed</b>	Homeowner Assistance
	<b>Funding</b>	General Obligation Bonds: \$2,000,000
	<b>Description</b>	The GO Repair! Program addresses substandard housing conditions for low- and moderate-income homeowners residing in Austin city limits. The program provides financial assistance to make repairs that will eliminate health and safety hazards and/or provide improved accessibility.
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	NA – fund source is local.
	<b>Location Description</b>	Throughout the city of Austin
	<b>Planned Activities</b>	The program will provide up to \$15,000 per home for repairs
<b>32</b>	<b>Project Name</b>	<b>Lead Healthy Homes</b>
	<b>Target Area</b>	Throughout the city of Austin
	<b>Goals Supported</b>	Renter Assistance Homeowner Assistance
	<b>Needs Addressed</b>	Renter Assistance Homeowner Assistance
	<b>Funding</b>	*No new funding

<b>Description</b>	The Lead Hazard Control/Healthy Homes (LHCHH) Grant provide lead abatement services in the homes of eligible, low- and moderate- income homeowners and renters, at or below 80% of the Median Family Income (MFI) for the Austin area. Single-family homes, townhomes, condominiums, multifamily units, or manufactured homes permanently affixed to real property, and built before 1978 are eligible; and a child under the age of six must reside in or visit the home frequently. The program serves Travis County residents through an Inter-Local Agreement. The result of the program is that the housing is safe and health hazards have been removed.
<b>Target Date</b>	9/30/2017
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Rental units rehabilitated: 73 Household Housing Unit Homeowner Housing Rehabilitated: 18 Household Housing Unit
<b>Location Description</b>	Throughout the city of Austin
<b>Planned Activities</b>	The LHCHH Grants will identify young children who are either poisoned or at risk of being poisoned by lead-based paint, educate families on poisoning prevention, and to provide intervention for qualifying families through lead hazard reduction, removal and replacement of lead contaminated housing components, and stabilizing or enclosing painted surfaces. Additional services include elevated blood lead level draws (EBLL) and temporarily relocating families during the abatement activities. Qualifying participants can be provided with up to \$30,000 in assistance through the program. Objective: Suitable Living Environment; Outcome: Sustainability

## AP-50 Geographic Distribution – 91.220(f)

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

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

#### Geographic Distribution

Target Area	Percentage of Funds
Throughout the city of Austin	100

Table 10 - Geographic Distribution

#### Rationale for the priorities for allocating investments geographically

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

#### Discussion

While the City of Austin does not currently target investments to specific geographic areas, it considers the geographic dispersion of affordable housing to be a key core value in the investment of affordable housing-related activities with federal and local funds. The City supports providing affordable housing in areas outside of low-income neighborhoods, thereby reducing racial and ethnic segregation, de-concentrating poverty, and providing for more economic opportunities for low-income households. NHCD currently provides funding preference through a scoring matrix system to projects that assist in the dispersion of affordable housing stock throughout the community, to focus on areas in Austin where there is a shortage of affordable housing. As a result of this focus, NHCD has achieved greater geographic dispersion in the units it has funded in recent years. NHCD focuses its outreach efforts around data available through the eCon Planning Suite and CPD Maps to more effectively target programmatic outcomes responsive to ownership opportunities and rental subsidies for low income residents. Please see maps included in Attachment II.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

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

The Study identified top housing needs as:

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

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

<b>One Year Goals for the Number of Households to be Supported:</b>	
Homeless	75
Non-Homeless	64
Special-Needs	831
Total	970

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

<b>One Year Goals for the Number of Households Supported Through:</b>	
Rental Assistance	428
The Production of New Units	527
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	955

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

#### Discussion

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

- Homeless = 75 (HOME = 75)
- Non-Homeless = 64 (CDBG=33, HOME=31)

- Special-Needs = 831 (CDBG = 493, HOPWA=338)

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

- Rental Assistance = 428 (CDBG=15, HOME=75, HOPWA=338)
- The Production of New Units = 527 (CDBG=511, HOME=16)
- Rehab of Existing Units = 0
- Acquisition of Existing Units = 0

**Austin Housing Plan**

The City of Austin is developing a strategic Housing Plan that will outline strategies to build and preserve affordable housing for a range of incomes throughout the city, as envisioned in the Imagine Austin Comprehensive Plan. Staff presented a draft of the Austin Housing Plan to the City Council Committee on Housing and Community Development in June 2016.

The Austin Housing Plan will align resources, ensure a unified strategic direction, and help facilitate community partnerships to achieve this shared vision. It will recommend new funding mechanisms, regulatory changes, and other creative approaches to achieve housing goals. These goals can be realized through a range of strategies addressing the following issues:

**Reduce household transportation costs**, by promoting affordable housing opportunities near public transit and other affordable mobility choices.

**Preserve affordable housing** and homeownership opportunities with Homestead Preservation Districts, and a Preservation Strike Fund.

**Promote Long Term Affordability** through Community Land Trusts and deep affordability by setting goals for units below 30% MFI.

**Ensure Affordability is Geographic Dispersed** throughout Austin and that Fair Housing is promoted through implementation of the city's Fair Housing Action Plan which was a result of the City's Analysis of Impediments to Fair Housing Choice (AI).

**End Homelessness** through proven programs such as Housing First and Permanent Supportive Housing.

**Increase the Diversity in Housing Choice and Supply** by making regulatory changes to the City's Land Development Code through CodeNEXT.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

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

HACA's PHA Annual and Five-Year Plan provide comprehensive information on actions that HACA has planned or considered for implementation in the next year to address the need for public housing. HACA's Public Housing 2016 Annual and Five-Year plan can be found on the Housing Authority of the City of Austin's website at <http://www.hacanet.org/forms/index.php>.

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

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

HACA provides housing to 18,550 residents through the administration of both the Public Housing and Housing Choice Voucher programs. The average annual income of a family in public housing is \$11,004. For families in the Housing Choice Voucher program, it is \$13,669. HACA contributed \$45.3 million to the local economy through its rental assistance and other programs in 2015.

HACA's Public Housing program is comprised of 1,839 units within 18 properties located throughout the city of Austin. There are currently 8,538 families on this program's waiting list. For each of HACA's 18 public housing properties, there is a Resident Council that serves as a springboard for residents to become further involved in their community and plan specific goals for achieving economic and housing self-sufficiency. All property residents are considered members of the Resident Council and are encouraged to become leaders at the property, voice concerns about program operations, and advocate for necessary changes. Members of each Resident Council also serve as The Citywide Advisory Board members who hold a monthly forum to present on current events and upcoming programming for each property.

The Housing Choice Voucher (HCV) program is the largest program with nearly 6,000 rental vouchers supporting more than 14,200 individuals. HACA administers several additional voucher programs, including Veteran Affairs Supporting Housing, Homeless Program Grant, Family Unification, Mainstream, Non-Elderly with Disabilities, and Hurricane Ike-Conversion vouchers. There are currently 1,713 families on the Housing Choice Voucher waiting list.

In addition to these programs, HACA has launched a number of key initiatives. In December 2015, the U.S. Department of Housing and Urban Development (HUD) awarded HACA a \$2.7 million Jobs Plus Pilot Program grant to address individual and household unemployment in Austin's public housing. The program will establish an evidence-based program for residents living at Booker T. Washington Terraces

and Chalmers Courts, public housing properties located in East Austin. Unlocking the Connection, a first of its kind initiative aimed at offering free basic broadband, digital literacy programming and access to a device for all HACA public housing residents, continues to grow. HACA was named by HUD as a peer mentor to 28 communities participating in the national ConnectHome initiative to extend affordable broadband to U.S. public housing families. Google Fiber and the City of Austin are key partners in this collaborative effort.

Rental Assistance Demonstration (RAD) Program- In 2016, HACA will break ground on a new initiative to preserve public housing in Austin and improve the lives of more than 4,300 residents who rely on public housing. Through RAD, HACA will be able to finance critically needed improvements to its aging properties and guarantee the availability of these properties to low-income families for the next 40 years. A website has been created, [www.HACARAD.org](http://www.HACARAD.org), to provide more information on all current and upcoming RAD activities.

### **Housing Authority of Travis County (HATC)**

HATC administers eight housing services programs, the largest of which is 566 units of Housing Choice Vouchers, with approximately 800 individuals and families on a waiting list to receive a voucher. HATC receives a Shelter Plus Care grant for 95 units to provide assistance for homeless individuals and families in the Austin Travis County metropolitan area, as well as inter-local agreements with two other counties that allow for services in those areas. HATC is a partner in the PSH Leadership Council to assist in developing a financial model for a multi-jurisdictional solution to fund PSH in Austin. The City of Austin is committed to continuing the support of partnerships and efforts that will improve public housing and resident initiatives, and will continue coordinating with both HACA and HATC in FY 2016-17 to inform public housing residents of affordable housing programs and opportunities.

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

The City of Austin collaborates closely with local PHA officials to ensure that City housing programs are linked to the needs of public housing residents. HACA through its subsidiary, Austin Affordable Housing Corporation (AAHC), continues to be successful in moving families toward self-sufficiency with 98 families who have become homeowners through its down payment assistance program. The program provides qualified families participating in the Public Housing or HCV programs with a \$10,000 forgivable loan to be applied towards the down payment on a new or existing home. If the applicant meets all program criteria for the first five years, then the loan is forgiven.

HACA's Six Star program provides another alternative for those who are ready to move out of public housing, but have not met all the criteria to purchase a home. The Six Star program allows residents to reside at one of AAHC's apartment homes at a rate lower than the fair market rental rate. The rent amount increases slightly over the course of the three-year program, until the fair market rent is reached. The Six Star program allows participants to continue to learn financial management and work toward goals that

will support sustainable economic and housing self-sufficiency and ultimately homeownership. In 2011, AAHC implemented another alternative to homeownership through the creation of a Community Land Trust (CLT). This program provides HACA's Public Housing residents the ability to purchase a home at an extremely affordable price while the land is held by the CLT. HACA closed on its first CLT Home in April of 2013.

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

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

**Discussion**

Please see above.

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

### **Introduction**

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

The Ending Community Homelessness Coalition (ECHO) serves as the lead planning entity on homeless issues in Austin/Travis County. As part of this responsibility, ECHO coordinates and completes Austin's Continuum of Care (CoC) application and Community Plan to End Homelessness. ECHO also administers Austin's homeless count and survey, which is a HUD prerequisite for CoC funding, and the Homeless Management Information System (HMIS). The City of Austin allocates General Fund dollars to support a HMIS Director position.

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

**Describe the jurisdictions one-year goals and actions for reducing and ending homelessness, including:**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City of Austin funds two outreach case managers at the Downtown Austin Community Court (DACC) to provide outreach and case management to mostly unsheltered frequent offenders of the court, and other frequent users of the shelter system. The City also allocates Emergency Solutions Grant (ESG) funds to support two employees at DACC who provide Rapid Rehousing Housing Search and Placement and Housing Stability Case Management, and work with the outreach case managers. The ESG-funded staff members are one part of a two-person team and primarily work to find housing for these hard-to-serve populations. The City is partnering with ECHO to develop the community Coordinated Assessment.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

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

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

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

As a community, Austin has exceeded HUD goals for moving clients to permanent housing with 86% in 2013 and 94% in 2014. In anticipation of additional measures on length of homelessness, ECHO and the City are looking for efficiencies through the new coordinated assessment system now being used community-wide, added resources in landlord outreach and case management specialization to reduce the number of days before securing permanent housing.

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

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

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

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

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

**Discussion**

Please see above.

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**AP-70 HOPWA Goals – 91.220 (I)(3)**

<b>One year goals for the number of households to be provided housing through the use of HOPWA for:</b>	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	45
Tenant-based rental assistance	70
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	49
<b>Total</b>	<b>164</b>

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

### Introduction

The City of Austin conducts a number of initiatives that aim to remove barriers to affordable housing, including regularly reviewing the City's Analysis of Impediments to Fair Housing Choice (AI). The City of Austin completed its most recent AI in 2015. Below is the list of impediments to fair housing choice that were identified in the 2015 AI. The complete analysis is available online: [www.austintexas.gov/housing](http://www.austintexas.gov/housing)

### Impediments to Fair Housing Choice

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

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

Many of the identified impediments to fair housing choice are related to lack of affordable housing and barriers in the land development code that limit affordable options. The City of Austin currently has two initiatives underway that should help to address these impediments: revising the city's land development code and creating the city's first Strategic Housing Plan.

The City of Austin's AI identified the city's complex land use regulations as one factor limiting housing choice and creating impediments to housing affordability. To address these impediments, Austin City Council adopted a resolution to analyze the potential of the code to affirmatively further fair housing, giving low- and moderate-income residents the opportunity to live in high opportunity and rapidly gentrifying areas and to include in the presentation of the draft code as many affordable housing options as possible for Austinites at a range of incomes with a range of family sizes. This analysis will help to shape the code and should help to reduce barriers to fair housing choice. The draft code is expected to be available for review in the winter/spring of 2017.

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

- Maintain and strengthen policies through the code revision process that provide incentives for the development of affordable housing for households below 50%, 60% and 80% MFI.
- Strengthen and align density bonus programs in terms of formula for calculating the number of units, accessibility requirements, the affordability period, and on-site requirements.
- Revise Vertical Mixed Use, Planned Unit Development to require 60% MFI rental and 80% owner throughout Austin when on-site affordable units are required.
- Develop programs to incentivize family-oriented units in high opportunity areas.
- Secure longer affordability periods for VMU and other programs that are successful in providing affordable housing.
- Require units with city incentives or subsidies to accept vouchers to be consistent with the recently adopted addition of source of income protection in the City's Fair Housing ordinance.

The Strategic Housing Plan will include numerical goals, timelines, and strategies to maintain and create affordable housing for a range of incomes throughout the city, as envisioned in the City's Comprehensive Plan, Imagine Austin. The plan will help align resources, ensure a unified strategic direction, and help facilitate community partnerships to achieve this shared vision. The Plan will explore funding mechanisms, potential regulations, and other creative approaches the City of Austin should utilize to achieve housing goals. A draft of the plan was made available for public comment in June of 2016, and is expected to be presented to the City Council for potential adoption in the fall of 2016. High priority actions in 2015 AI to be addressed through the Strategic Housing Plan include:

- Recommendations related to the land development code revisions (see above).
- Enact policies, including a land bank, to acquire and preserve apartments on and near transit corridors, where affordable programs can be applied to increase housing for people who are members of protected classes.
- Work with governmental entities, including Capital Metro, to require inclusion of affordable housing opportunities for families with children on government-owned land that is undergoing redevelopment.
- Create a goal to increase access to affordable housing in all council districts. The 2014 Housing Market Study recommends setting a goal of 10% of rental housing units to be affordable to households earning \$25,000 or less per year.
- Recommend adoption of a requirement that at least 25% of units be affordable on developments proposed on City-owned land.
- Identify impediments and potential remedies to assist persons with disabilities attempting to secure accessible, affordable housing. Austin’s commitment to assisting persons with disabilities was recently evidenced in the approval of [City Council Resolution No. 20160331-053](#), which supports the federal government’s enactment of the Disability Integration Action of 2015.

The City of Austin will continue to track activities to remove or ameliorate barriers to fair housing choice. In the coming year, substantial progress is expected in the highest prioritized barriers identified in the 2015 Fair Housing Action Plan. Additionally, the City of Austin will strive to increase the community’s knowledge on the importance of providing low and moderate-income housing in high opportunity areas through education initiatives, and facilitate local partnerships and align resources to reduce impediments to fair housing choice.

## Discussion

The table below displays actions taken to implement the City of Austin’s Fair Housing Action Plan. For reference purposes, the complete plan is available online:

[http://austintexas.gov/sites/default/files/files/NHCD/Reports\\_Publications/4FHAP.pdf](http://austintexas.gov/sites/default/files/files/NHCD/Reports_Publications/4FHAP.pdf)

Barrier(s)	Action Taken	Date
1,2,3	Preservation Strike Fund is in the process of being established.	June 2015
	Council adopts resolution to initiate amendments to SMART Housing and Density Bonus programs to include “Source of Income” as a protected class as a non-discrimination requirement.	June 2016
4	Task Force on Community Engagement recommends increased funding and revamping of online city services to be offered in multiple languages; slated for Council review in Budget session.	May 2016

Barrier(s)	Action Taken	Date
6	Council adopts resolution directing the city manager to analyze how fair housing and affordable housing policies can be incorporated in the CodeNEXT process.	December 2015
	CodeNEXT Affordability Prescription paper outlines how land use and regulatory changes can increase affordable housing options	May 2016
8	Austin City Council approved the creation of three new Homestead Preservation Districts (HPDs), bringing the city's total to four districts. City Council also voted to create a Tax Increment Reinvestment Zone in Homestead Preservation District A (the first district, established in 2007). This zone will invest 10% of property taxes generated within the zone back into the area through programs and services that support preservation and development of housing affordable to households at or below 70% of the area median family income (MFI).	December 2015
11	Multiple education opportunities on the importance of economic, racial and ethnic diversity have been offered through the University of Texas Opportunity Forums, Congress for New Urbanism, and Imagine Austin.	2015-2016

Additional implementation actions will be described in the Consolidated Annual Performance and Evaluation Report (CAPER).

## AP-85 Other Actions – 91.220(k)

### Introduction

Federal regulations require that Participating Jurisdictions (PJs) include in their Annual Action Plans how they will use HUD grant funds in conjunction with other HUD funding and local resources in order to improve the lives of low- and moderate-income households. Federally-mandated guidelines are outlined below, along with a brief description of a best practice or an initiative underway or planned to begin in FY 2016-17 to meet the specific directive.

### Actions planned to address obstacles to meeting underserved needs

Affordable housing remains an underserved need with the City of Austin. The Comprehensive Housing Market Study (2014) shows a gap of approximately 48,000 units of affordable housing units for renter households making less than \$25,000 annually. Recognizing this need, the City is developing a strategic Housing Plan that will outline strategies to build and preserve affordable housing for a range of incomes throughout the city, as envisioned in the Imagine Austin Comprehensive Plan. The Austin Housing Plan will align resources, ensure a unified strategic direction, and help facilitate community partnerships to achieve this shared vision. It is intended to complement federal planning documents such as the annual Action Plan. Staff presented a draft of the Austin Housing Plan to the City Council Committee on Housing and Community Development in June 2016.

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

### Actions planned to foster and maintain affordable housing

**Community Housing Development Organizations (CHDOs)** are non-profit housing providers whose organizational mission includes the development of affordable housing for low- and moderate-income households. The City is able to work closely with CHDOs to help them meet their housing development goals by coordinating with the Austin Housing Coalition, an organization comprised of local, non-profit affordable housing providers. The City meets with the Austin Housing Coalition to discuss policy matters and provides CHDO Operating Expenses Grants to help increase organizational capacity. NHCD will continue to work closely and support CHDOs in FY 2016-17 to increase opportunities that will foster and maintain affordable housing.

In 2012, HUD awarded HACA a \$300,000 Choice Neighborhoods Planning Grant to target the Rosewood Courts public housing property and the Rosewood neighborhood. AHFC supported the application as a co-applicant. The Rosewood Choice Neighborhoods Planning process employed a comprehensive approach

to neighborhood planning to revitalize the distressed Rosewood Courts public housing complex while investing and leveraging investments in well-functioning services, high quality public schools and education programs, high quality early learning programs and services, public assets, public transportation, and improved access to jobs. HACA submitted the final Rosewood Choice Neighborhoods Planning Initiative Transformation Plan to HUD in April of 2015. HUD released a Notice of Funding for the 2016 Choice Neighborhoods Implementation Grant in March, with a submission deadline of June 28, 2016. Due to ongoing community discussion regarding some level of historic preservation of the site, HACA has decided not to pursue the opportunity this year.

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

AHFC contracted with **Green & Healthy Homes Initiative (GHHI)** in an effort to improve client service delivery and outcomes. GHHI is a non-profit, social enterprise that integrates energy, health and safety-based housing interventions in lower income households. Their model breaks the cycle for low-income families of deferred housing investments that result in higher medical bills, energy costs, and housing maintenance costs.

On February 12, 2016, AHFC celebrated the partnership between City departments, nonprofit partners, and the Green and Healthy Homes Initiative, by signing the “Compact Agreement” with Mayor Steve Adler. Signing the compact means that the agencies support working together to provide multiple health and safety home services to our residents.

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

### **Actions planned to reduce lead-based paint hazards**

The City of Austin was awarded \$2.5 million through HUD's Lead Hazard Control/Healthy Homes Grant in May of 2013. The funding is used to provide services to 138 homes for the presence of lead based paint hazards in eligible low-income rental and owner-occupied housing during the three-year grant period. The City's Lead Hazard Control/Healthy Homes Grant Program serves homes built prior to 1978 where children under six years of age live or spend a significant amount of time and who have tested positive for lead poisoning. The program targets communities with the greatest need, a high incidence

of lead poisoning, and older rental housing.

### **Actions planned to reduce the number of poverty-level families**

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

#### Housing Opportunities for People with AIDS (HOPWA) Activities

The Austin/Travis County HHSD administers all HOPWA activities for the City of Austin. These programs provide housing assistance for income-eligible persons living with HIV/AIDS and their families. The goals of these programs are to prevent homelessness and to support independent, self-sufficient living among persons living with HIV/AIDS. The services ensure clients have improved access to primary medical care and other supportive services.

#### Emergency Solutions Grant (ESG) Activities

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

#### Public Service Activities

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

### **Actions planned to develop institutional structure**

#### **City of Austin - Interdepartmental Coordination**

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

The City of Austin contracts with the Austin Housing Finance Corporation (AHFC) to develop affordable

rental and homeownership opportunities and housing rehabilitation of owner-occupied homes. HHSD provides support to Austin residents living with HIV/AIDS and their families through the use of HOPWA grant funds. HHSD also provides assistance to help clients quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness using ESG funds. NHCD and HHSD collaborate on several public service programs. The Economic Development Department fosters small business expansions in low- and moderate-income neighborhoods to stimulate job creation through the Family Business Loan Program (FBLP). Numerous non-federally funded housing programs and activities offered by NHCD rely on the coordination of other City departments including: Austin Energy, Austin Water Utility, Budget Office, City Manager's Office, Austin Code, Office of Real Estate Services, Government Relations, HHSD, Law Department, Office of Sustainability, Parks and Recreation Department, Planning and Zoning Department, Development Services Department, Public Works, Austin Resource Recovery, and Watershed Protection.

Below are initiatives and programs that require interdepartmental coordination and will be underway in FY 2016-17:

#### **Developer Incentives and Community Development**

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

#### **Redevelopment of Publicly-Owned Land**

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

#### **Home Repair and Other Initiatives**

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

#### **City of Austin Interdepartmental Partnership: Austin Water Utility**

The Private Lateral Program (P-Lat) assists in replacing aging water infrastructure for eligible homeowners. NHCD administers the program through a partnership with Austin Water Utility. This collaboration

leverages home repair services offered by the department by supporting the department's outreach and construction expertise through cross promotion. Additionally, this program furthers the City's commitment to HUD's Healthy Homes Initiative which takes a comprehensive approach to reducing housing-related hazards in a coordinated fashion, rather than addressing a single hazard at a time. The program provides the opportunity for homeowners to maintain a safe environment for themselves and their families, free of health hazards and safety concerns. For more information visit: <http://www.austintexas.gov/department/private-lateral-program>

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

NHCD will continue to work closely with the following organizations to overcome gaps and enhance coordination efforts: Community Development Commission (CDC), Community Advancement Network (CAN), Community Housing Development Organizations (CHDOs), Austin Housing Coalition, Ending Community Homelessness Coalition (ECHO), Housing Authority of the City of Austin (HACA), Housing Authority of Travis County (HATC), HousingWorks, and the Urban Renewal Agency, as well as other key stakeholders and organizations. NHCD will also remain engaged with housing finance agencies, the National Association of Local Housing Finance Agencies and the Texas Association of Local Housing Finance Agencies (TALHFA), to connect with other agencies whose missions address critical housing needs.

In FY 2016-17, NHCD will continue to utilize Opportunity Mapping, which is a research tool used to understand the dynamics of opportunity within geographic areas. The purpose of opportunity mapping is to illustrate where opportunity-rich communities exist (and assess who has access to these communities) and to focus on areas of need in underserved or opportunity-poor communities. Key indicators include: sustainable employment, high-performing schools, access to high-quality healthcare, adequate transportation, quality child care, safe neighborhoods, and institutions that facilitate civic and political engagement. Staff will continue to utilize the Kirwan Opportunity Map to further the City's housing and community development goals to help ensure that there is affordable housing in all parts of Austin.

### **Discussion**

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

The Family Business Loan Program (FBLP) was launched in FY 2012 using a \$3.0 million HUD Section 108 loan guaranty. As of April 2016, FBLP, which is managed by the City's Economic Development Department (EDD), has originated 10 loans totaling approximately \$2.9 million to local business owners who have committed to creating 141 new jobs benefiting low-to moderate income (LTMI) persons.

Eight of the ten loans (80%) were approved under HUD's presumption rule for businesses located in census tracts with 20% poverty and general distress. Projects have included the renovation of a fire-damaged building in the East 6th Street corridor into a donation-based yoga studio, and rehabilitation of a 1950's era Quonset hut into a modern event space that can accommodate a variety of public and private

events. Approved loan applicants represent a diversity of industries, from the resurrection of an iconic Austin eatery to a local for-profit music school practicing the motto “outstanding music lessons for everyone.” The business owners also represent the diversity of Austin’s small business community, with 40% of loans approved for women-owned businesses and 50% of loans approved for minority-owned businesses.

In addition to the Section 108 funds, a total of ten local, private for-profit and non-profit community lenders (partner lenders) have coordinated with FBLP to provide the Austin market greater access to capital. As of April 2016, FBLP’s partner lenders have originated over \$9 million in financing for FBLP loans, leveraging FBLP funding more than 3:1. This success increased the applicant pool and demand for additional program funding. The original \$3.0 million allocation was exhausted in FY 2015, and in FY 2016 EDD accepted \$8.0 million in additional Section 108 program funding from HUD to meet existing loan demands. Following successful outreach efforts to Chambers of Commerce and other local community groups, FBLP has developed an active pipeline of potential loans.

DRAFT

## Program Specific Requirements

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

#### Introduction

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

#### 20% CDBG Administrative Cap

- CDBG Entitlement: \$7,115,474
- Administrative Expense: \$1,423,094 = 20.00%

#### 15% CDBG Public Service Cap

- CDBG Entitlement: \$7,115,474
- Public Service Expense: \$1,067,321 = 15.00%

#### 10% HOME Administrative Cap

- HOME Entitlement: \$2,609,797
- HOME Administrative Expense: \$260,979 = 10.00%

#### 15% CHDO Set Aside

- HOME Entitlement: \$2,609,797
- CHDO Set Aside: \$391,469 = 15.00%

#### 7.5% ESG Administrative Cap

- ESG Entitlement: \$637,196
- ESG Administrative Expense: \$47,789 = 7.5%

#### 3% HOPWA Administrative Cap

- HOPWA Entitlement: \$1,138,204
- HOPWA Administrative Expense: \$34,146 = 3.00%

#### HOPWA - Selection of Project Sponsors

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

## Monitoring

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

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

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

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

### Other CDBG Requirements

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

## **HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)**

1. **A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:** The City does not anticipate utilizing any other forms of investment beyond those identified in Section 92.205.
  
2. **A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:**  
To view the City's Resale and Recapture Policy, please see Attachment II-B.
  
3. **A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:**  
Cities receiving HOME Investment Partnership Funds are required to comply with a designated affordability period. The affordability period of any project is contingent upon the amount per unit subsidy received and may be five, ten, or fifteen years long. Participating jurisdictions are required to utilize the recapture or resale provisions to ensure continued affordability and the wise stewardship of federal funds. The following NHCD programs use HOME funds to assist homebuyers, developers, or homeowners; thus, recapture and resale provisions are incorporated in their program guidelines: Down Payment Assistance (DPA), Homeowner Rehabilitation Loan Program (HRLP), and the Acquisition and Development (A&D).

### **Resale**

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

### **Recapture**

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

Attachment II-B.

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

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

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

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

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

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

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

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

In 2012, the City of Austin HHSD competed the funding for the Rapid Re-housing program. There was

one applicant, Front Steps, and they received the award. Since then, there has been no new competition due to the reduction in award.

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

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

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

**5. Describe performance standards for evaluating ESG.**

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

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

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

**Discussion**

Please see above.

**Attachments**

**Attachment I A: Citizen Participation Plan**



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

**CITIZEN PARTICIPATION PLAN**

**A. PURPOSE**

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

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

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

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

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

- 1) The 5-Year Consolidated Plan;
- 2) The annual Action Plan;
- 3) The Consolidated Annual Performance and Evaluation Report (CAPER);
- 4) Substantial amendments to a 5-Year Consolidated Plan and/or annual Action Plan; and
- 5) Amendments to the CPP, itself.

The City of Austin's program/fiscal year begins October 1 and ends September 30. In order to receive entitlement grant funding, the U. S. Department of Housing and Urban Development (HUD)

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

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

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

## **B. HUD PROGRAMS**

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

1. ***Community Development Block Grant Program (CDBG)***: Title I of the Housing and Community Development Act of 1974 (PL 93-383) created the CDBG program. It was re-authorized in 1990 as part of the Cranston-Gonzalez National Affordable Housing Act. The primary objective of the CDBG program is to develop viable urban communities by providing decent housing and a suitable living environment and by expanding economic development opportunities for persons of low and moderate income. The City develops locally defined programs and funding priorities for CDBG, but activities must address one or more of the national objectives of the CDBG program. The three national objectives are: (1) to benefit low- and moderate- income persons; (2) to aid in the prevention or elimination of slums or blight; and/or (3) to meet other urgent community development needs. The City of Austin's CDBG program emphasizes activities that directly benefit low and moderate-income persons.
2. ***HOME Investment Partnerships Program (HOME)***: HOME was introduced in the Cranston-Gonzalez National Affordable Housing Act of 1990 and provides funding for housing rehabilitation, new housing construction, acquisition of affordable housing, and tenant-based rental assistance. A portion of the funds (15 percent) must be set aside for community housing development organizations (CHDOs) certified by the City of Austin.
3. ***Emergency Shelter/Solutions Grant (ESG)***: The ESG Program is authorized by the Steward B. McKinney Homeless Assistance Act of 1987 and was amended by the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009. ESG has four primary objectives: (1) to improve the quality of existing emergency shelters for the homeless; (2) to provide additional emergency shelters; (3) to help meet the cost of operating emergency shelters; and (4) to provide certain essential social services to homeless individuals. The program is also intended to help reduce the number of people at risk of becoming homeless.
4. ***Housing Opportunities for Persons with AIDS (HOPWA)***: HOPWA funds may be used to assist housing designed to meet the needs of persons with HIV/AIDS, including the prevention of homelessness. Supportive services may also be included. HOPWA grants are allocated to Eligible Metropolitan Statistical Areas (EMSAs) with a high incidence of HIV/AIDS. The City of Austin receives a HOPWA grant on behalf of a five-county EMSA (Bastrop, Hays, Travis, Williamson, and Caldwell Counties).

### **C. LEAD AGENCY**

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

As the lead agency for HUD, NHCD is responsible for developing the 5-Year Consolidated, annual Action Plans, and the Consolidated Annual Performance and Evaluation Report (CAPER). NHCD coordinates with the HHSD, boards and commissions and other community agencies to develop these documents. Needs and priorities for funding for the ESG and HOPWA grants are developed by HHSD in consultation with community agencies.

### **D. PLANNING ACTIVITIES SUBJECT TO CITIZEN PARTICIPATION PLAN**

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

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

1. ***Consultations with Other Community Institutions.*** In developing the Consolidated Plan, the City will consult with other public and private agencies, both for-profit and non-profits that either provide or have direct impact on the broad range of housing, health, and social services needed by Austin residents. Consultations may take place through meetings, task forces or committees, or other means with which to coordinate information and facilitate communication. The purpose of these meetings is to gather information and data on the community and economic development needs of the community. The City will seek specific input to identify the needs of persons experiencing homelessness, persons living with HIV/AIDS and their families, persons with disabilities and other special populations.
2. ***Utilize Quantitative and Qualitative Data on Community Needs.*** City staff shall review relevant data and conduct necessary evaluation and analysis to provide an accurate assessment of community needs and priorities on which to base strategic recommendations.
3. ***Initial Public Hearings.*** There will be a minimum of two public hearings at the beginning stages of the development of the Consolidated Plan before the Community Development Commission (CDC), policy advisers to NHCD appointed by the City Council, to gather information on community needs from citizens. There will be two more hearings sponsored by organizations working with low- and moderate-income populations. An additional hearing will be held

before City Council. Based on public testimony received, the CDC will make recommendations to City Council on the community needs.

4. **Written Comments.** Based on public input and quantitative analysis, NHCD staff will prepare a draft 5-Year Consolidated Plan, which also includes proposed allocation of first-year funding. A period of 30 calendar days will be provided to receive written comments on the draft 5-Year Consolidated Plan. The draft plan will be made available at public libraries, public housing authorities, neighborhood centers, at NHCD's Office, and on the NHCD's web site ([www.austintexas.gov/housing/publications](http://www.austintexas.gov/housing/publications).) In addition, upon request, federal reports will be provided in a form accessible to persons with disabilities.
5. **Draft Consolidated Plan Public Hearings.** There will be a public hearing held before the City Council to receive oral public comments on the draft. An additional hearing will be held before the Community Development Commission (CDC). These hearings will be scheduled during the 30-day written comment period on the draft plan. The CDC will be given the opportunity to make recommendations to Council on the draft 5-Year Consolidated Plan/ Action Plan.
6. **Final Action on the Consolidated Plan.** All written or oral testimony provided will be considered in preparing the final 5-Year Consolidated Plan. A summary of testimony received and the City's reasons for accepting or not accepting the comments must be included in the final document. The City Council will consider these comments, CDC recommendations, and the recommendations of the City Manager before taking final action on the 5-Year Consolidated Plan. Final action by the City Council will occur no sooner than fifteen calendar days next following the second City Council public hearing on the draft plan. When approved by City Council, the 5-Year Consolidated Plan will be submitted to HUD, no later than August 15 each year.

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

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

**ACTIVITY 3 – SUBSTANTIAL AMENDMENTS TO CONSOLIDATED/ACTION PLAN.** Recognizing that changes during the year may be necessary to the 5-Year Consolidated Plan and annual Action Plan after approval, the Citizen Participation Plan allows for "substantial amendments" to plans. These "substantial amendments" apply only to changes in CDBG funding allocations. Changes in funding

allocation for other HUD grant programs received by the City of Austin -- HOME, ESG, and HOPWA -- are not required to secure public review and comment. The CPP defines a substantial amendment as:

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

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

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

#### **ACTIVITY 4 – CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER).**

The City is required to submit annually by December 30 a CAPER to HUD that describes the City's progress in meeting the goals in the 5-Year Consolidated Plan.

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

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

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

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

## **E. GENERAL REQUIREMENTS**

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

1. **Public Hearings.** Public hearings before the Austin City Council, the Community Development Commission (CDC), and other appropriate community organizations will be advertised in accordance with the guidelines outlined in the notification section below. The purpose of public hearings is to provide an opportunity for citizens, public agencies, and other interested parties to provide input on the City of Austin's affordable housing, community and economic development needs. Public hearings will be held in locations accessible to low- and moderate- income residents and persons with disabilities. Spanish translation and translation for individuals with hearing impairments will be provided upon request.
2. **Public Meetings.** Public meetings of the Austin City Council, Community Development Commission (CDC), and other boards and commissions overseeing HUD programs provide opportunities for citizen participation and comment on a continuous basis. Public meeting notices are posted at the Office of the City Clerk at least three days (72 hours), prior to the meeting date, in accordance with the Texas Open Meetings Act. Public meetings are held in locations accessible to persons with disabilities. Spanish translation and translation for individuals with hearing impairments will be provided upon request.

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

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

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

3. **Document Access.** Copies of all planning documents, including the following federal reports: City's Citizen Participation Plan (CPP), 5-Year Consolidated Plan, annual Action Plan, and the Consolidated Annual Performance and Evaluation Report (CAPER), will be available to the public upon request. Citizens will have the opportunity to review and comment on applicable federal

reports in draft form prior to final adoption by the Austin City Council. These documents will be made available at public libraries, public housing authorities, certain neighborhood centers, at NHCD's Office, and on the NHCD's web site ([www.austintexas.gov/housing/publications](http://www.austintexas.gov/housing/publications).) In addition, upon request, federal reports will be provided in a form accessible to persons with disabilities.

4. **Access to Records.** The City will provide citizens, public agencies, and other interested parties reasonable and timely access to information and records relating to the Citizen Participation Plan (CPP), 5-Year Consolidated Plan, annual Action Plan, and CAPER, and the City's use of assistance under the four entitlement grant programs, as stated in the Texas Public Information Act and the Freedom of Information Act.
5. **Technical Assistance.** The City will provide technical assistance upon request and to the extent resources are available to groups or individuals that need assistance in preparing funding proposals, provided that the level of technical assistance does not constitute a violation of federal or local rules or regulations. The provision of technical assistance does not involve re-assignment of City staff to the proposed project or group, or the use of City equipment, nor does technical assistance guarantee an award of funds.

**F. CITIZENS' COMPLAINTS**

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

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

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

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

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

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

1. A public hearing will be held to allow interested citizens an opportunity to comment on the proposed project and voice any concerns regarding possible relocation. Notice of the public

hearing/meeting will be made as per the procedure noted in Section E - General Requirements section of the Citizen Participation Plan.

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

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

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

**Attachment I B: Public Notices and Comments**



**City of Austin  
Neighborhood Housing and Community Development (NHCD) Office  
Notice of Public Hearings and 30-Day Public Comment Period**

In Fiscal Year 2016-2017, the City of Austin expects to receive \$11.48 million in federal funding through four U.S. Housing and Urban Development (HUD) formula grants: Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA). In order to receive these HUD grants, the City must submit an annual Action Plan that provides an overview of the community needs, resources, priorities, and proposed activities with regard to housing, community development, economic development and public services.

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

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

- 6:30 PM Tuesday, April 12, 2016: Before the Community Development Commission (CDC), Austin Energy, Town Lake Center, 721 Barton Springs Road
- 4:00 PM Thursday, April 28, 2016: Before the Austin City Council at Austin City Hall, City Council Chambers, 301 W. Second Street

The draft Action Plan and Community Development Program will be made available for public comment on or before Monday, May 23, 2016. During the 30-day comment period, two additional public hearings will be conducted to receive input on the draft plan and Program, one before the CDC and one before the Austin City Council.

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

- 6:30 PM Tuesday, June 14, 2016: Before the Community Development Commission (CDC), Austin Energy, Town Lake Center, 721 Barton Springs Road
- 4:00 PM Thursday, June 23, 2016: Before the Austin City Council at Austin City Hall, City Council Chambers, 301 W. Second Street

It is anticipated that the Austin City Council will take final action on the Fiscal Year 2016-2017 Action Plan and Fiscal Year 2016-2017 Community Development Program on August 4, 2016 prior to HUD's submission deadline of August 15, 2016.

**Written Comments**

Written comments on community needs may be submitted until 5 PM on May 2, 2016. Written comments on the draft Action Plan may be submitted beginning on or before May 23, 2016 until 5pm on Friday, June 24, 2016. Please include a name, address, and phone number.

Mail to:

Neighborhood Housing and Community Development Office

Attn: Action Plan

P.O. Box 1088

Austin, Texas 78767

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

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

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*The City of Austin is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request.*



**Ciudad de Austin**  
**Oficina de Vivienda y Desarrollo Comunitario (NHCD) Aviso de audiencias públicas y periodo de 30 días para comentarios públicos**

En el año fiscal 2016-2017, la Ciudad de Austin espera recibir \$11.48 millones en fondos federales a través de cuatro programas de subsidios del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD, por sus siglas en inglés): Subsidio Bloque de Desarrollo Urbano (CDBG), Programa de Sociedad de Inversiones para el Hogar (HOME), Subsidio para Refugios de Emergencia (ESG) y Oportunidades de Vivienda para las Personas con SIDA (HOPWA). Para recibir estos subsidios de HUD, la Ciudad tiene que presentar un Plan de Acción anual que provee un resumen de las necesidades, recursos, prioridades y actividades propuestas para la comunidad relacionadas con la vivienda, desarrollo comunitario, desarrollo económico y servicios públicos.

De acuerdo con lo requerido por el Plan de Participación Ciudadana de la Ciudad de Austin (CPP, por sus siglas en inglés) y el Código de Gobierno Local de Texas, Capítulo 373, los pasos para la participación del público incluyen un total de cuatro audiencias durante la creación del Plan de Acción: dos ante el Concejo de la Ciudad de Austin y dos ante la Comisión de Desarrollo Comunitario (CDC, por sus siglas en inglés). También hay un periodo de 30 días para comentar sobre el borrador del Plan de Acción. Las dos audiencias públicas iniciales se realizan con el fin de recibir opiniones sobre las necesidades y faltas de servicios de la comunidad.

**Se invita al público a asistir a las siguientes audiencias públicas sobre las necesidades de la comunidad:**

- 6:30 PM martes, 12 de abril de 2016: ante la Comisión de Desarrollo Comunitario (CDC), Austin Energy, Town Lake Center, 721 Barton Springs Road
- 4:00 PM jueves, 28 de abril de 2016: ante el Concejo de la Ciudad de Austin en Austin City Hall, City Council Chambers, 301 W. Second Street

Antes del lunes 23 de mayo de 2016 se hará público el borrador del Plan de Acción y Programa de Desarrollo Comunitario para que el público pueda comentar al respecto. Durante el periodo de comentarios de 30 días, se realizarán dos audiencias públicas adicionales para recibir opiniones sobre el borrador del plan y el programa, una ante la CDC y otra ante el Concejo de la Ciudad de Austin.

**Se invita al público a asistir a las siguientes audiencias públicas sobre el borrador del Plan de Acción:**

- 6:30 PM martes, 14 de junio de 2016: ante la Comisión de Desarrollo Comunitario (CDC), Austin Energy, Town Lake Center, 721 Barton Springs Road

- 4:00 PM martes, 23 de junio de 2016: ante el Concejo de la Ciudad de Austin en Austin City Hall, City Council Chambers, 301 W. Second Street

Se espera que el 4 de agosto de 2016 el Concejo de la Ciudad de Austin tome acción final sobre el Plan de Acción para el Año Fiscal 2016-2017 y el Programa de Desarrollo Comunitario para el Año Fiscal 2016-2017, antes de la fecha límite de entrega de HUD del 15 de agosto de 2016.

**Comentarios escritos:**

Se pueden presentar comentarios escritos sobre las necesidades de la comunidad hasta las 5 PM del 2 de mayo de 2016. Se pueden presentar comentarios escritos sobre el borrador del Plan de Acción en o antes del 23 de mayo de 2016 y hasta las 5 PM del viernes 24 de junio de 2016. Por favor incluya un nombre, dirección y número de teléfono.

Envíe por correo postal a:

Neighborhood Housing and Community Development Office

Attn: Action Plan

P.O. Box 1088

Austin, Texas 78767

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

Para información adicional, llame a la oficina de NHCD al 512-974-3100 (voz).

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*La Ciudad de Austin está comprometida a cumplir con la Ley para Estadounidenses con Discapacidades. Se proveerán modificaciones razonables y acceso igualitario a las comunicaciones a solicitud.*



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[Department](#) » [Housing](#) » [Programs](#) » [Austin Housing Plan](#)



## AUSTIN HOUSING PLAN

### **Austin has enough affordable housing (for 1 out of 4 very low-income households).**

*Is that the kind of city we want to be?*

*What are your ideas to address Austin's housing needs?*

[Página en Español](#)

**Residents across Austin are feeling the pinch and struggling to make ends meet. Many in Austin are simply unable to find housing that is affordable. What should we do?**

**With housing prices continuing to rise at an alarming rate, we need a strategic housing plan for meeting the needs of people who call Austin home. So, that is what we are doing with the Austin Housing Plan, an effort that launched in March 2016 and will run through June 2016.**

### **Austin Housing Plan**

Our goal is to increase housing choices available to all Austinites. The Austin Housing Plan will include numerical goals, timelines, and strategies to maintain and create affordable housing for a range of incomes throughout the city, as envisioned in [Imagine Austin](#).

The plan will help align resources, ensure a unified strategic direction, and help facilitate community partnerships to achieve this shared vision. The Plan will **explore funding mechanisms, potential regulations, and other creative approaches** the City of Austin should utilize to achieve housing goals.

#### **Is this the Annual Action Plan?**

No, the Annual Action Plan of Neighborhood Housing and Community Development focuses on federal funding through four U.S. Housing and Urban Development (HUD) formula grants. This annual action plan required by the federal government is more limited in scope than the Austin Housing Plan; the good news is these plans will complement each other. **For more information on the Annual Action Plan** click [here](#) (in English) or [here](#) (in Spanish).

Hear more about the Austin Housing Plan on [ATXN's CityView \(video\)](#)

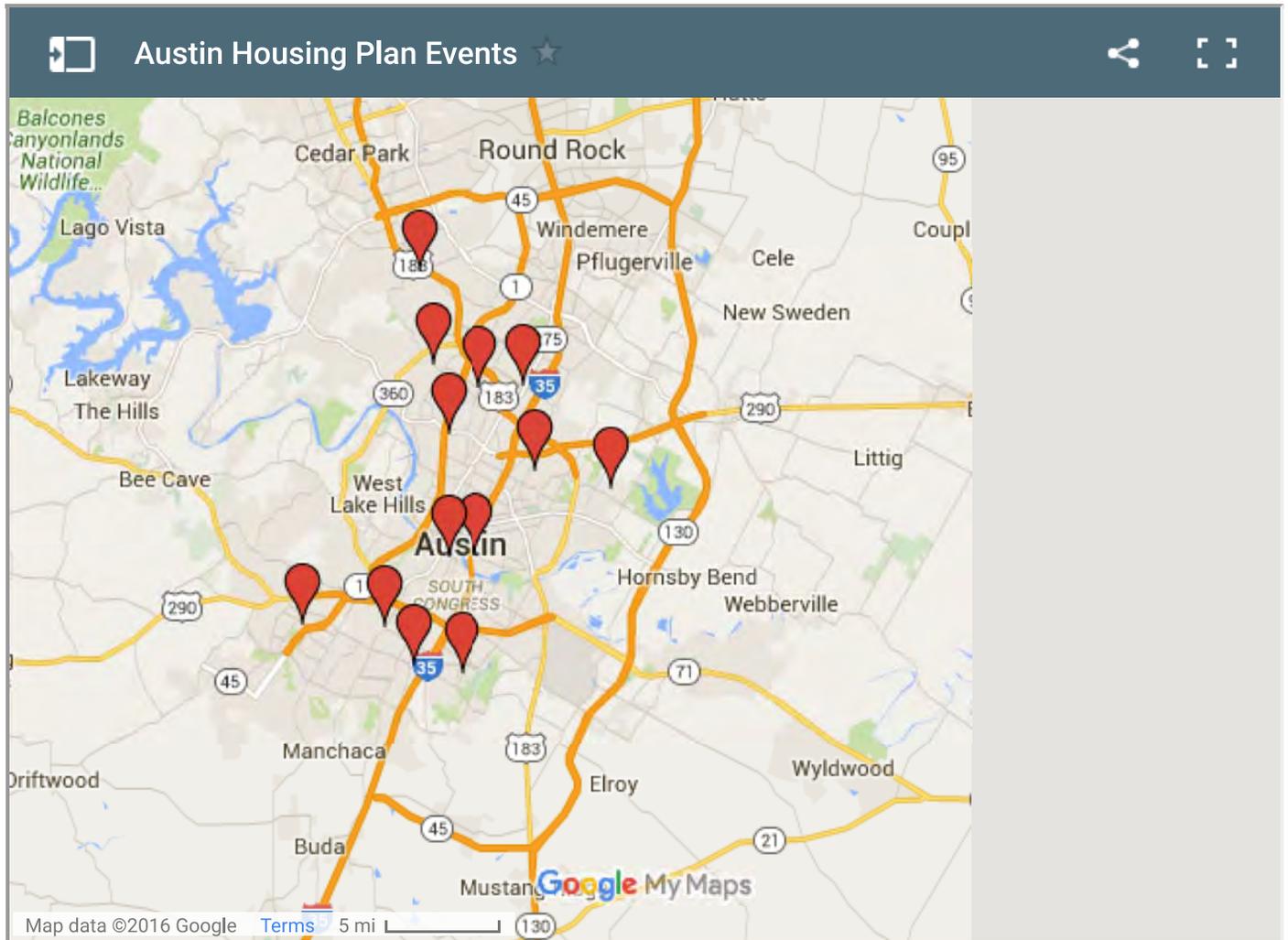


# Get Involved!

The Austin Housing Plan will address these topics and we want to hear from you.

- How might the City ensure that the youth of today can afford to live in Austin in the future?
- How can the City positively influence and increase housing choice across the community for all residents?
- The cost of housing is inter-connected with community decisions around job access, parking, permitting, and housing types allowed. What actions should be taken now to impact housing availability today and in the future?

## 1. Community Events - 12 Events all over Austin - Find one near you!



**Download a flyer** (in English and Spanish) to help get the word out.

*Note: This is a come-and-go event. We'd love for you to stop by at any time.*

*Click on an event to register, this is a free event and tickets are not required.*

- **Tuesday, March 29, 6-8 PM**  
Windsor Park Branch Library, 5833 Westminster Dr
- **Wednesday, March 30, 6-8 PM**  
Southeast Branch Library, 5803 Nuckols Crossing Rd
- **Monday, April 4, 6-8 PM**  
Terrazas Branch Library, 1105 E Cesar Chavez St

- **Tuesday, April 5, 6-8 PM**  
Northwest Recreation Center, 2913 Northland Dr
- **Wednesday, April 6, 6-8 PM**  
Turner Roberts Recreation Center, 7201 Colony Loop Dr
- **Saturday, April 9, 10:30 AM-12:30 PM**  
Manchaca Road Branch Library, 5500 Manchaca Rd
- **Monday, April 11, 6-8 PM**  
Pleasant Hill Branch Library, 211 East William Cannon Dr
- **Tuesday, April 19, 6-8 PM**  
Little Walnut Creek Branch Library, 835 W. Rundberg Ln
- **Wednesday, April 20, 6-8 PM**  
Spicewood Springs Branch Library, 8637 Spicewood Springs Rd
- **Monday, April 25, 6-8 PM**  
North Village Branch Library, 2505 Steck Ave
- **Wednesday, April 27, 6-8 PM**  
Hampton Branch Library, 5125 Convict Hill Rd
- **Thursday, April 28, 6-8 PM (CodeNEXT & Affordability)**  
Town Lake Center at Austin Energy, 721 Barton Springs Rd
- **Tuesday, May 3, 6-8 PM**  
Austin Board of Realtors (ABOR), 4800 Spicewood Springs Rd

**2. Housing Conversation Kit** is a unique opportunity for groups to provide input for Austin's Housing Plan. Anyone can be a host and lead a small-group discussion with self-guided activities designed to capture your ideas. [Click here](#) to download the kit. To request a kit be mailed to you, click [here](#) and please provide an address to which the kit can be mailed.

**3. Austin Housing Survey** on household affordability is now closed.

## What happens with my input?

Your voice matters and will help inform Austin's first Housing Plan of its kind. City staff will present a draft Austin Housing Plan to the **City Council Housing and Community Development Committee** on June 6, 2016. This will open to the public and will air on **ATXN**.

For more information about engaging with the Austin Housing Plan effort, City of Austin staff may be reached at 512-974-3100 Monday through Friday, 9a to 5p.

### Related Links:

- [Imagine Austin](#)
- [Affordable Housing Inventory](#)

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the official website of the City of Austin

Department » [Housing](#) » Community Needs Assessment: Fiscal Year 2016-17 Action Plan



**CITY OF AUSTIN**

**FOR IMMEDIATE RELEASE**

**Release Date:** Mar. 10, 2016

**Contact:** Jim Padilla 512-974-3100 [Email](#)

## COMMUNITY NEEDS ASSESSMENT: FISCAL YEAR 2016-17 ACTION PLAN

*City of Austin expects to receive \$11.48 million in federal funding.*

In Fiscal Year 2016-2017, the City of Austin expects to receive \$11.48 million in federal funding through four U.S. Housing and Urban Development (HUD) formula grants: Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA). In order to receive these HUD grants, the City must submit an annual Action Plan that provides an overview of the community needs, resources, priorities, and proposed activities with regard to housing, community development, economic development and public services.

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

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

- **Tuesday, April 12, 2016** at 6:30 PM: Before the Community Development Commission (CDC), Austin Energy, Town Lake Center, 721 Barton Springs Road
- **Thursday, April 28, 2016** (Time TBD): Before the Austin City Council at Austin City Hall, City Council Chambers, 301 W. Second Street

In parallel, the department is also working to develop a strategic Housing Plan that includes numerical targets, timelines, and strategies to build and preserve affordable housing throughout the city, as envisioned in the Imagine Austin Comprehensive Plan. Public engagement is central to this effort as well. To learn more, we invite you to visit [www.austintexas.gov/housingplan](http://www.austintexas.gov/housingplan). An online survey will be available on the website soon. The survey will be a great way to register your thoughts on community needs and inform new strategies to combat rising housing costs. There will also be public meetings in all council districts and opportunities for groups to discuss the issue on their own using a "Housing Conversation Kit."

**[Written Comments](#)**

Written comments on community needs may be submitted until 5 PM on **May 2, 2016**. Please include a name, address, and phone number.

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

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

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

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



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**austintexas.gov**  
the official website of the City of Austin

Department » [Housing](#) » REMINDER: Public Hearings on Community Needs - April 12 and April 21



**CITY OF AUSTIN**

**FOR IMMEDIATE RELEASE**

**Release Date:** Apr. 11, 2016

**Contact:** Jim Padilla 512-974-3100 [Email](#)

## REMINDER: PUBLIC HEARINGS ON COMMUNITY NEEDS - APRIL 12 AND APRIL 21

*Public hearings needs related to housing, community development, and more.*

This notice is a reminder about two upcoming public hearings on community needs related to housing, community development, economic development, and public services.

In Fiscal Year 2016-2017, the City of Austin expects to receive \$11.48 million in federal funding through four U.S. Housing and Urban Development (HUD) formula grants: Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA). In order to receive these HUD grants, the City must submit an annual Action Plan that outlines the actions, activities, and resources that will be used to address the needs of low- to moderate-income Austinites.

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

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

- **Tuesday, April 12, 2016** at 6:30 PM: Before the Community Development Commission (CDC) at Austin Energy, Town Lake Center, 721 Barton Springs Road
- **Thursday, April 21, 2016** (Time TBD): Before the Austin City Council at Austin City Hall, City Council Chambers, 301 W. Second Street

In parallel, the Department is also working to develop a strategic Housing Plan that includes numerical targets, timelines, and strategies to build and preserve affordable housing throughout the city, as envisioned in the Imagine Austin Comprehensive Plan. Public engagement is central to this effort as well. For more information, we invite you to visit [www.austintexas.gov/housingplan](http://www.austintexas.gov/housingplan).

**[Written Comments](#)**

Written comments on community needs may be submitted until **5 PM on May 2, 2016**. Please include a name, address, and phone number.

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

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

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

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

Department » Housing » Draft Fiscal Year 2016-17 Action Plan for Federal Housing and Urban Development Funding Posted for Public Comment



## CITY OF AUSTIN

FOR IMMEDIATE RELEASE  
Release Date: May 20, 2016

### DRAFT FISCAL YEAR 2016-17 ACTION PLAN FOR FEDERAL HOUSING AND URBAN DEVELOPMENT FUNDING POSTED FOR PUBLIC COMMENT

Comment period ends June 24, 2016.

Comment period ends June 24, 2016.

NHCD has released the Draft FY 2016-17 Action Plan for a 30-day comment period, which begins May 23, 2016, and ends June 24, 2016.

Every year, with participation and input from Austin residents, the Neighborhood Housing and Community Development (NHCD) Office develops its annual Action Plan, which outlines community needs, resources, and priorities and proposed activities for continued federal funding the City of Austin expects to receive through four U.S. Department of Housing and Urban Development (HUD) entitlement grants: Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA).

The City of Austin must submit the annual Action Plan regarding housing, community development, economic development, and public services to HUD on or before August 15, 2016, to receive the funding.

The public is invited to review the [Draft FY 2016-17 Action Plan](#) from May 23, 2016, through June 24, 2016, on the City's web site at [www.austintexas.gov/housingplan](http://www.austintexas.gov/housingplan) or at the following community locations:

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

The public is invited to provide comments on the draft Action Plan in any of the following ways:

Public Hearings

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

- 6:30 PM Tuesday, June 14, 2016: Before the Community Development Commission (CDC), Austin Energy, Town Lake Center, 721 Barton Springs Road
- [Time TBD] Thursday, June 23, 2016: Before the Austin City Council at City Hall, City Council Chambers, 301 W. Second Street

#### Written Comments

Written comments may be submitted until 5 pm on June 24, 2016. Please include a name, address, and phone number.

Mail to:

Neighborhood Housing and Community Development Office

Attn: Action Plan

P. O. Box 1088

Austin, Texas 78767

Submit by e-mail: [NHCD@austintexas.gov](mailto:NHCD@austintexas.gov)

For more information concerning the draft report, 30-day comment period or public hearings, NHCD staff may be reached at (512) 974-3100 (voice) Monday through Friday, 8 am to 5 pm. TTY users route through Relay Texas at 711.

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

**Public Hearing – Community Development Commission  
FY 2016-17 Action Plan - Community Needs Assessment  
Date: April 12, 2016**

Two speakers participated in the Public Hearing before the Community Development Commission on April 12, 2016. Mr. Stuart Hersh advocated for rental housing goals for individuals and households at or below 30%, 50% and 80% of the median family income, as well as homeownership goals up to 120% of the median family income. Mr. Hersh's written comments are included in Attachment IB of this document. Juliana Gonzales, Executive Director of the Austin Tenants' Council, advocated for continued federal funding of tenants rights assistance programs, and spoke about other unmet needs in the community. Ms. Gonzalez's written comments are included in Attachment IB of this document.

Video of the public hearing is available here: <http://www.austintexas.gov/page/atxn-video-archive>

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**Public Hearing - Austin City Council  
FY 2016-17 Action Plan - Community Needs Assessment  
Date: April 21, 2016**

The following reflects excerpts from the transcript of public testimony. The complete meeting transcript is available here: <https://austintexas.gov/department/city-council/council-meetings>

**Speaker 1 of 3: Enrique Rivera, Salvation Army**

*Hi, my name is Enrique Rivera. I'm an employee of the Salvation Army and I'm here to speak in support of the plan and more specifically -- about the use of home funds to fund tenant based rental assistance for homeless families. This partnership has been in existence since 1988. It's a partnership between the housing authority, the City of Austin, the City of Austin and the Salvation Army Passages Program . . . TBRA is a vital key to moving families from shelter into housing. It provides 12 months of sliding scale assistance to these individuals . . . and allows them to go ahead and use that 12 months to move toward a greater chance of self-sufficiency at the completion of their utilization of it. The program is able to go ahead and serve 55 to 60 households at any given time. In the past year, that would be 2014-2015, 257 individuals were served with 64% of them being children. Currently we have 47 households enrolled in the program with 127 individuals receiving that assistance. The program is supported through the use of the Passages Program, which provides case management and other supportive services like child care, limited financial assistance, life skills classes, employment resources and referrals into rapid rehousing and other transitional housing and permanent housing opportunities. In addition to this, the housing finance corporation for the past six years has provided some additional funding to go ahead and provide assistance with utilities, with utility deposits . . . as well as security deposits. Every year, approximately 78 to 80% of the families and individuals participating in the program proceed on to permanent housing.*

*During the time the families are involved paying TBRA rents, they work on reducing debt, increasing their skills and income to once again become more self-sufficient. I'm here . . . once again to ask for continued support of this endeavor . . . that the city has put forward in use of its home funds and once again we're very appreciative as are all the people who receive assistance through the program. Thanks.*

**Speaker 2 of 3: Stuart Hersh**

*Mayor pro tem, members of the council, my name is Stewart Harry Hersh and like most in Austin I rent. And yesterday was the 16th anniversary of the council's approval of S.M.A.R.T. housing and the housing trust fund in an effort to deal with, in this century, the problems that we saw were forthcoming relating to housing affordability. Public investment and private incentives are needed to assist renters, potential homeowners and current homeowners either attain or retain housing that is S.M.A.R.T., which isn't just the opposite of stupid, but it stands for safe, located and mixed income neighborhoods, accessible to people with disabilities, reasonably priced, and the T stands for transit oriented. In order to be successful we need to have goals for renters and owners to see what we can accomplish by 2025, roughly 10 years from now. Rental goals should be established for individuals and households at or below 30%, 50% and 80% of the area median family income as should home repair goals. You have to separate what you're trying to do through rehab and new construction from what merely is repair.*

*And the home ownership goals should be established for 60%, 80% and 120% median family income because you really can't own a house in this town any longer if you're not at least at 60%. And there's a middle class crisis which takes us not to just 80, but 120%. Economic development goals are needed to increase the earning power for the workforce and community development goals to increase opportunities for early childhood development. So it's not just about housing, it's about workforce training and investment, and community development. New York City is roughly 10 times our size. They're attempting to either rehab or build 200,000 affordable housing units by 2025. And we're roughly 10% their size and I humbly suggest that our goal should be 20,000 because it's proportionate to our size. It's very ambitious, we've never achieved it before, but given the demand, it's necessary. I'm also asking that homeowners and renters who have received relocation assistance through the floodplain buyout programs should have increased opportunities to remain or return to Austin as should households displaced by market rate housing development that you're talking about as part of the tenant relocation. So we have an opportunity to say what success would look like in 10 years. We can just do what the feds ask us to do and not get there, or we can try to be ambitious this year and really talk about you as the 10-1 council, what you think that success will look like in this community, what do we need to be doing next year and the years that follow so that by 2025 we can all be gathering together if we can still physically walk in here -- [buzzer sounds] -- and recognize that we've had success. Thank you very much.*

**Speaker 3 of 3: Tanya Lavelle, Easter Seals Central Texas**

*Good afternoon, city council members. My name is Tanya Lavelle, the senior manager of advocacy at Easter Seals Central Texas. We are an affordable housing provider locally. We operate numerous programs in the communities for people with disabilities, including the tenant-based rental assistance program, the home buyer assistance program, HUD 811 condominiums as well as home modifications. For years, the demand for our*

*programs has greatly outweighed our capacity and waitlists are now up to about eight years. The majority of our programs are designed to serve people at or below 30% MFI and there's a well documented shortage of these units in Austin. There are a few things we wanted to mention as Austin continues to plan for its future in housing. First we would encourage the city to dedicate more general revenue to affordable housing, via Tax Increment Financing. The City of Austin is currently investing less than one percent of GR in affordable housing and we really think that is a detriment. It's not serving Austin the way it needs to be served.*

*There are tools the city can use to rectify the situation, including the tax increment financing system. Much of the tremendous amount of new development happening in Austin is replacing older, more affordable units with high rent condos, increasing the gap in affordable housing, a gap that is much wider for people with disabilities who also need accessible housing. By using tax increment financing as a tool to invest in long-term affordability, Austin can help alleviate the affordable housing shortage that we have without putting an additional tax burden on developers and continuing to foster those relationships. We would also like to see more investment in programs that are currently helping people with disabilities stay in their homes. As somebody mentioned earlier, we are doing the housing remodeling and re-certifications.*

*There is a shortage of about 48,000 deeply affordable units in Austin and only one in six renters earning less than 20,000 a year can find an affordable place to live. A lot of this population are people with disabilities who are living solely on social security income. There are already successful housing programs in place that the city is operating to help people with disabilities remain in their homes and live independently in their communities . . . including home repair modification programs and mortgage down payment assistance. These programs offer a low cost solution to help people with disabilities live in their communities. The cost of widening a doorway or providing around \$10,000 of down payment assistance are really minimal compared to what is involved in building new construction. And those programs are really a solution that can be done now to help people stay in their homes and lessen the need for rental assistance and rental units.*

*And finally we think the city should ensure that incentives given to developers during new construction are paired with aggressive benchmarks for affordable housing. There are many great incentives that the city currently uses -- [buzzer sounds] Sorry. Anyway, we would like to see that the incentives that are currently being offered to developers are really in proportion to the needs that we have right now for affordable housing as opposed to just giving a little bit. We want to see more aggressive benchmarks in the developer incentives.*

**\*\***

**Public Hearing – Community Development Commission  
FY 2016-17 Action Plan – Draft Action Plan  
Date: June 14, 2016**

Four speakers participated in the Public Hearing before the Community Development Commission on June 14, 2016. Mr. Stuart Hersh advocated for funding of home repair programs for very low income homeowners, as well as assistance for homeowners impacted by flood events. Ms. Lisa Martinez, Mr. Charles Cloutman and Ms.

Simone Talma Flowers advocated for funding for home repair programs for low income tenants. Written comments submitted by speakers are included in Attachment IB of this document.

Video of the public hearing is available here: <http://www.austintexas.gov/page/atxn-video-archive>

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**Public Hearing - Austin City Council  
FY 2016-17 Action Plan – Draft Action Plan  
Date: June 23, 2016**

The following reflects excerpts from the transcript of public testimony. The complete meeting transcript is available here: <https://austintexas.gov/department/city-council/council-meetings>

**Speaker 1 of 4: Stuart Hersh**

*We've got more people here than we did for the needs assessment a couple weeks ago, even though it's a quarter of 3:00. My name is Stuart Harry Hirsch. I'm still renting. I want to -- you have my recommended amendments, when you take this up for action in August. I want to highlight one because my brothers and sisters from the Austin home repair coalition have been here since 6 o'clock, and it's the primary reason we're all here. Once again, federal funds will not be used to eliminate the waiting list for home repairs for very low income homeowners, despite Austin's embracing Austin's embrace homestead preservation districts, allowable by state law in Texas. I know you're going to take this up when the city staff gives you a budget at the end of July, but our concern continues to be, we -- the members of the coalition take up flood damage houses as the highest priority after every flood, and we're getting too many of them, impacting low income people. And while we may not be solving the problem on the federal side, if we're not going to use the federal funds to do that, then when you take up the budget on the local funds, you need to figure out a way that, in many cases, these widows are not staying on long waiting lists because all the money is committed so early in the fiscal year because we don't adequately fund the priority of allowing people to age in place by not forcing them to choose between housing that's affordable and housing that's safe. So please consider these amendments in August when you take this up for action, and the other members of the coalition are here to address you tonight as well.*

**Speaker 2 of 4: Simone Talma Flowers, Interfaith Action of Central Texas**

*Good morning, Mayor Adler, Mayor Pro Tem, and Austin City Council Members. Thank you for your service to the Austin community. I am Simone Tama flowers, executive director of Interfaith Action of Central Texas. I also serve as the chair of the Austin Housing Repair Coalition. The coalition consists of many non-profit organizations and entities that have a strong interest in preserving affordable housing here in Austin. Through Austin -- through housing repairs. The coalition has been around since 2009.*

*Members of the coalition work hard to ensure homeowners have safe and healthy homes and leveraging our resources for the best interest of homeowners. My organization, interfaith action of central Texas, has been*

*provided housing repairs to low income homeowners in East Austin since 1989 through our hands and housing program. We have seen many low income homeowners struggle to stay in their homes. We want Austin to continue to preserve the affordable housing stock we have. Austin has over 25,000 low income homeowners who need home repairs they are not able to afford. We recommend the approval of the Neighborhood Housing and Community Development 2016 - 2017 Action Plan, with the additional recommendation that the council authorize local funding from GO Bonds for housing programs to allocate three million dollars to the GO repair program. We support the goal of Austin homeowners being able to continue to live in their homes in safe, solitary, and accessible conditions.*

*If sufficient funding is not available through the action plan, please increase funding in the overall city budget this summer so that repair, waiting list, and future flooded houses can be assisted and Austin homeowners do not have to choose between housing that is safe and housing that they can afford. Thank you.*

**Speaker 3 of 4: Cindy Spackman, Rebuilding Together Austin**

*Good morning. My name is Cindy Spackman and I'm the executive director of Rebuilding Together Austin. And Rebuilding Together Austin uses volunteer labor to make repairs to the homes of low income homeowners. We partner with the members of the coalition so that we can engage more resources and provide more repairs to our low income homeowners. The coalition members are critical to the success of our mission. And we partner with the Neighborhood Housing and Community Development, as well as other members of the coalition to provide those home repairs. We also refer our homeowners to Texas Gas and Austin Energy, and as a result, using our volunteer labor and the funds that the other non-profits in the coalition receive, we're able to leverage our funding in Rebuilding Together claims that we can provide 4 to 1 return on every dollar invested due to the other funding that the coalition has and our volunteer labor. I moved to Austin three years ago to start Rebuilding Together, and I have never seen anything like Austin in terms of the coalition. People collaborating and partnering together, and it's inspiring to me to be able to work with people who care about the community and are willing to give back. In terms of the housing plan, the coalition through the use of GO Bond funds, we prevent displacement of low income homeowners by allowing them to use their resources on other expenses. I am proud to be part of the coalition and the good work that we're doing in the community. I urge you to consider increasing the funding for home repairs as it is money well spent and leveraged among all of the agencies.*

*I would like to thank you for the funding we have already been awarded and together we can do great things to change lives, so please consider increasing the budget for home repair to three million dollars through the GO Bond funds. Thank you.*

**Speaker 4 of 4: Parc Smith, American YouthWorks**

*Morning, Mayor, Mayor Pro Tem, Councilmembers. My name is Parc Smith and I'm the CEO for American YouthWorks where we engage young people ages 16-25 in job training and education while they in turn serve others in the community through disaster relief, conservation of public lands, home repairs, and weatherization for low income families. Such as the flooded homes of southeast Austin where our operation is. Much of the*

*focus of our work is about providing opportunities for young people to build careers, strengthen communities to improve the environment through education, on-the-job training, and service to others.*

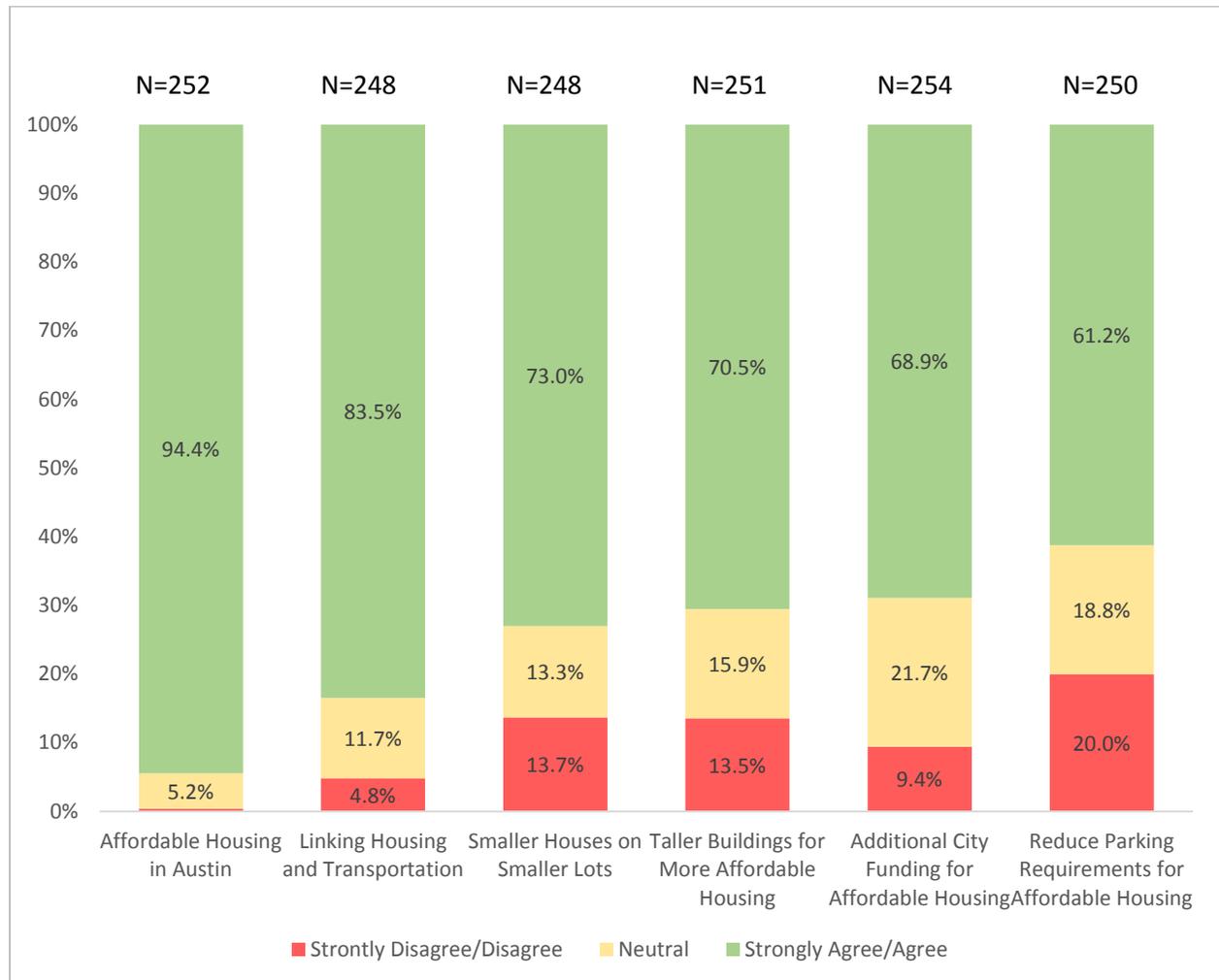
*We achieve the transformation of young people by asking them to make a difference in the lives of others by meeting critical community needs, such as emergency home repairs that allow the elderly and low income residents to stay in their homes. We are thankful to the City of Austin for the GO Repair Program, which has allowed our young people to connect directly with the people who desperately need their help. There's something incredible about empowering a young person. It's incredibly empowering for a young person to be asked to do something that's important to others and then to be thanked for their effort. When an elderly person in a wheelchair comes out on their porch or their ramp that's just been built by the young people in our program and thanks them with tears in their eyes, maybe offers a taco in gratitude for our young people, they begin to recognize they have something to offer others.*

*They have a meaningful role in our community and are part of a solution. There are more people out there who need this help to stay in healthy and safe homes than the current funding will meet. We're asking you to allocate three million dollars to the go repair program to help the 25,000 low income homeowners in need of repairs. Together, we'll leverage several million dollars in jobs training funding from state, federal, and private resources that we bring to the community. The GO bonds will match with basically only providing with materials for these improvements while we bring labor dollars to improve the lives of young people while they help low income and he elderly Austinites stay in safe and affordable homes. We thank you for what you're doing for this community and staying this late tonight.*

**End**

## Community Conversation Meetings and other Outreach Meeting Results

Description: Between March and May 2016, over 300 people attended stakeholder meetings or one of thirteen community conversations held across the city, at least one in each City Council District. These events provided an opportunity for Austinites to signal their level of agreement and/or support for affordable housing related topics. Summary results are displayed below.



# JULY 2015 CONVERSATIONS: AFFORDABILITY



**18 opportunities**  
**11 conversations**  
**27 hosts**  
**48 voices**

Austin area residents gathered at a variety of community spaces throughout the month of July 2015 to discuss affordability in the city. Conversations centered on what affordability meant to those in attendance, and what barriers existed between individuals and the quality of life they desired.

One of the major themes to emerge was the need for strategic growth in the city. Resident's lamented the results of the "don't build it, and they won't come" mentality of earlier years, and the "big city problems" Austin is now facing from years of rapid growth into a major city. There was a sense of concern for those who can no longer afford to live here, and worry over what may happen to Austin in the future if the problem of affordability isn't addressed. There was, however, a sense of hope that the creative spirit of the city and its residents will come through in new solutions to the problems of growth and gentrification.

While there were conflicting views on the merits of higher population density as a solution to Austin's affordability crisis, there was consensus on the need for more low-income housing, mixed-use development, and flexibility in zoning restrictions. Several ideas were put forth as solutions to the need for affordable housing, such as rent control, cooperative housing, and micro-units.

Rising property taxes were a major concern among participants, with a special concern for disabled, low-income, veteran, and elderly Austinites. There was a sense of frustration that the growth and economic development the city is experiencing isn't translating into any tangible benefit for residents. Participants raised the idea of incentives, such as caps, for long-term residents to better enable them to stay in their homes.

Participants expressed frustration with alternative transportation options offered by the city, with many saying they would love to be one or no car families but feel unable to because of issues with the ease and accessibility of bus routes, bike lanes, and the lack of rail and other options. The upfront and upkeep costs of car, bus, rail, and bike transit, and the barriers this raises for low-income Austinites, was also raised. Many said they found accessing services and resources, such as employment, grocery stores, city and state services, and outdoor recreation, through public and alternative transit difficult.

Education and workforce development came up in several conversations, with participants concerned about the affordability and equity of educational services offered by the city. Participants expressed a desire for better career and technical programs, a higher minimum wage, fewer incentives and concern for large corporations and outside talent, more support for small businesses and entrepreneurs, and incentives for employers to help address their employees' affordability concerns. There was a consensus that the way the city handled these two areas would strongly define the future character and make-up of communities throughout the city.

Participants also expressed concern about the efficiency and efficacy of city services and policies and their impact on affordability. Suggestions that come up in conversation were to streamline and consolidate city

services, make city and county spending more transparent, and to listen to citizen input and use it to create policies that positively impact the cost of living and quality of life for Austinites.

## District 1

### **Bennu Coffee**

*0 attendees*

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## District 2

### **Dove Springs Community Center**

*0 attendees*

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## District 3

### **South Austin Recreation Center**

*0 attendees*

### **Juan in a Million**

*0 attendees*

### **Ground Floor Theater**

*11 attendees*

- Affordable housing, mixed income properties.
  - Participants agreed that rising housing costs seem to affect everyone in Austin. There is a concern that if folks can't afford to live and stay in Austin they will be leaving.
- Property tax caps
  - We hear of longtime residents who have watched their taxes rise considerably over time and would like some sort of cap or relief in some way.
- Zoning
  - More flexibility in Zoning permits to allow residents more options to make improvements to existing properties that may allow for either additional income or savings.
  - Examples include: zoning in residential areas to allow owners to have secondary housing for rental income to assist with rising costs. (Sometimes called 'granny flats' or 'mother-in-law units') Additional income could allow owners to offset rising costs and property taxes, especially those owners on fixed incomes.
  - Additionally zoning to permit more flexibility in home-based business and tax deductions therein would help residents who want to generate additional income.
  - Expedited Zoning / more streamlined application and approval processes. Participants expressed their concerns for what seems to be an unnecessarily complicated and often convoluted application process.
- Public Transportation
  - More public transportation options.
  - Participants pointed to experiences in other cities where residents don't need personal vehicles because the public transportation is so efficient, accessible and reliable with

'round-the-clock service. Some wouldn't mind using public transportation including rail service, but at the current state it does not meet their logistical needs.

- Traffic solutions and Utility Options
  - Participants commented on the amount of expense going toward fuel and utilities.
  - Sitting in traffic congestion increases fuel consumption and expenses.
  - For housing, options like solar power for residences at low cost or subsidized installation would help offset expenses and provide benefit to the environment and conservation.
- Additional notes:
  - It is evident that the Community members who participated are very passionate and concerned about Austin and want it to improve. Most all are longtime residents and some from multi-generational Austinite families.
  - Most all have expressed a disappointment and discomfort in how Austin has been changing and how it is having real and lasting impact on their lives and ability to live in Austin, but they also felt that Austin, having such creative and passionate people, can find creative solutions to the many issues they face and continue to enjoy and contribute to Austin.
  - There was a sense and a general consensus that the many many facets of local government agencies must be proactive, listen to the community and be creative and expeditious in collaborating and creating solutions.
  - It was evident that no one was asking for 'hand-outs' but rather 'hand-ups'. They don't mind making certain concessions or adjustments if the options are viable and don't impose too much.
  - There was a general feeling that we are on the right track, using studies, and getting input from residences and programs like Conversation Corps. are all good tools to inform policy.

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## District 5

### Strange Brew

*14 attendees*

- People with lower-income jobs (hospitality and retail) find it difficult to afford housing in Austin; Austin employers finding it difficult to fill lower-income positions. Can Austin establish a living wage or higher minimum wage? Why isn't there enough Section 8 housing?
- Property taxes are a really heavy burden for many people, but especially those on fixed incomes because of age or disability. What can Austin do (if anything) to slow the increase of property tax? Is that what the homestead exemption is supposed to do? If it only saves me \$15 a month, how is that supposed to help me stay in Austin?
- We are facing big city problems now. All the new people coming here bring themselves, which is great, but they don't bring infrastructure with them - "more road doesn't come with the moving van." The increased tax base is great, but those dollars - given the fast pace of our growth and the slow pace of construction and redevelopment - they don't actually pay for anything until years after the investment was initially needed. How do we catch up to where we are? How do we change the tire while the car's moving? A successful city needs the hallmarks of a successful city - affordable restaurants, actual public transit, healthy arts & culture, consistent educational resources across districts, equal access to digital resources. "Great cities have great public transportation."

We have all the problems of a big city, but few of the positive things that big cities "should" - and the good things we do have, like live music and lots of green space, are at risk. One group subscribes to "slow down construction, we're growing too fast" thinking. Others say we're already underbuilt for all the new Austinites who deserve a decent place to live that's near where they work. Lots of people criticizing the leadership that said (?) "if we don't build it, they won't come" yet are the first people to say not to build anything new.

- There's a real storm brewing - in this district anyway - between those who want to preserve their neighborhoods exactly as they are (mostly older homeowners) and those who want amenities and jobs and denser housing in their neighborhoods so they don't need to drive (mostly younger people, renters, and new residents). A decent mass transit system could potentially ease this tension, because those who don't want to drive would have more transportation options. "Bring back bus route #338"
- Protect the Broken Spoke
- Protect the Red River Cultural District
- Restaurants are getting too expensive because it's too expensive for them to pay their rent
- "The City gives too many corporate incentives" - needs to do more to support local small businesses"

## **Patika**

*2 attendees*

- Schools - Rating + quality
  - Disparity of school relating to location.
  - aisd vs charter schools. Better fit?
  - May drive prices up. Wait lists if you can afford to live by the right schools.
- A grandfather :20 years in Austin - tax incentive.
  - Tax incentives - property tax appraisal reform for east side -> business + housing.
  - Taxes being frozen (immunization from property taxes to qualifiers) ie: disabled, poor, vets, elderly
- AISD- career and technical program could be better.
  - Workforce development focus.
- Brining in other jobs from CA has forced others without those skills to abandon the city.
- Stop incentivizing large companies and incentivize middle skill workers." Security for austinites = transit (accessibility / options) + schools + market

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## **District 6**

### **Hope Presbyterian Church**

*0 attendees*

### **Spicewood Springs Library**

*4 attendees*

- Fight economic segregation & segregation writ-large
- Seniors w/o sufficient incase to survive in Austin

- Measure costs as % of person's income (housing, utilities)
- Apartments advertised as "affordable" really aren't
- No knowledge on how to access what services exist
- A decent & safe place to live. Means of transportation to work, reasonable taxes with clear and communicated ROI
- Employment opportunities
- How to adjust other costs for seniors like prop tax? Cap utility fees @ 65yo
- Lack of info about what others are facing in affordability
- Not just any employment... service sector employees still can't afford to live
- Improve public transit to cut costs and be a 1-car family instead of 2-car
- Are there peer cities that have addressed this?
- No connectivity on bike lanes prevents the option of not having a car
- Incentivize employers to address these problems
- Need more transparency at Travis County on spending. City does it well.
- Consolidate government services to get efficiency
- Build more housing to stem the rising rents, housing for low-income
- Enforce codes on unsafe rentals
- Greater density (granny flats) helps address economic segregation
- Empower Regional affordability committee... public input, accessible meetings, hone accountability
- Greater efficiency in government to free up resources to do affordability work

## **District 7**

### **Original Pancake House**

*2 attendees*

- Low-cost housing: Habitat style or Mueller - give incentives to builders to build nice housing for low- to moderate-income people to qualify.
- High rents: Stop rent climb. Discussion of apartment-dwellers who need to move annually to afford it.
- Control development: Basic fear of gentrification at this alarming rate. Different options for people like multi-family homes, boarding homes, etc.
- Education on spending for everyone - start young. Premiums put on loans for low-income (not good). Teach finances and how to handle them early on.
- Affordable transportation i.e. driverless cars, trains, etc. Train to Palmer Event Center mentioned. Take disabilities into account.
- Question arose whether Austin looks beyond itself?
- "Development at all costs is scary"

### **North Village Library**

*5 attendees*

- Housing, particularly rent, is a major factor of affordability for young adults as well as seniors. Creative options to the owner or renter models are needed. Co-ops are an underused alternative.

- Affordability entails a wide array of factors - effective community planning & design are essential to realize truly affordable neighborhoods that allow people to live and work close to home and require limited travel.
  - Austin currently offers few areas with adequate sidewalks, grocery stores, restaurants, community services, etc.
  - Alternative transportation options vary by age. Younger people might ride a bike or motorcycle rather than car, senior might use capital metro, Drive Senior, or share rides. Planning needs to take this all into account.
  - City policies greatly impact cost of living and quality of life. Fixed utility charges make it difficult for people to save, even when they are responsibly conserving water and electricity.
  - Promoting growth adds to the problem.
  - Wages are a component not always considered in the affordability question. Opportunities for increased income, particularly for individuals and families currently struggling, need to be part of the conversation.
  - Several participants commented they are already making numerous "trades" and remain concerned about the long term affordability of Austin. This included young people living centrally and seniors worried about sustainability for their children and grandchildren.
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## **District 8**

### **Hampton Library**

*4 attendees*

- Improve our education.
    - Since we will never agree on what a community is we need to improve our education so we can get what we want"
  - We need to have places for everyone - build a community who wants freedom vs ownership. City government can't change this without citizen support and the citizens have to change and want the change. We need to have a balance with what we want vs values.
  - Density.
    - The city needs to be more aggressive and allow for more welcoming dense housing. And offer people enough space. But even with density doesn't come affordability.
  - Change the zoning. Make more a more efficient zoning permit process that also include new approaches like tiny houses.
  - Rent control.
  - People push back for growth because they like nature so maybe introduce more shared yards with parks."
  - Tax Rates. Why if the houses go up in cost do the taxes go up? Why isn't growth paying for itself? The tax structure should be structured to get the growth and rising house cost to cover the city costs so people don't have their taxes raised so they are forced to leave their homes because they can't afford them.
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## District 9

### **YWCA**

*0 attendees*

### **University Presbyterian Church**

*2 Attendees*

- Promote energy efficiency and water efficiency to reduce costs and increase affordability. Figure out how to do this for renters as well as homeowners, but be sure energy efficiency improvements don't just result in landlords increasing rent prices.
- Address the tax appraisal system, so that speculation and house flipping do not artificially inflate home values of neighborhoods. Be more strategic about population growth and be realistic about the cost of growth and expanding infrastructure. Encourage housing innovations, such as tiny houses neighborhood, micro units, and other new concepts to hold on to affordability in the urban core.
- Support work options such as satellite locations for large companies in the suburbs, co-work environments, telecommuting, so that people who are forced out to find affordable housing are not required to commute so much.

### **Twin Oaks Library**

*1 Attendee*

- Not needing to spend 50% of income on rent and utilities
- Construction quality vs cost (rent/buy) Minimal travel time (proximity to groceries and other frequented businesses; convenience of mass transit)
- Participant wants to be able to enjoy some of the things that Austin has to offer and not just work to pay the bills
- Rent/price does not necessarily reflect the quality of living environment
- Participant would not consider time riding mass transit as travel time, but would consider time spent getting from home to transit, transit to work site, and transfers
- Mary was a particularly relatable scenario for this participant, who doesn't want to move out of central Austin.
- Participant makes an effort to conserve financial resources by taking lunch to work; taking over leases at reduced rates; minimizing furniture and purchasing it at resale shops; and minimizing driving, when possible.
- Participant does not find mass transit convenient for her work needs, nor easy to navigate."

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## District 10

## **Howson Library**

*1 attendee*

- Higher density is not the solution to affordability. There are no statistics that support the argument that increased density lowers costs. To the contrary, the highest density cities are the most expensive to live in.
  - “Affordability has been a code word for density and increased property rights” (development rights). The attendee feels that “the push for density is very scary.”
- "Capital Metro should do a much better job of serving Austin residents, and especially the most needy. Cap Metro’s strategy does not help affordability. Rapid Service, for instance, serves new development (real estate interests) rather than established residents. Service along Guadalupe was greatly reduced when Rapid Service started. Increased fares and reduced service excludes people who need public transit the most.
- The City should pay for some AISD costs, such as transportation and campus police. Substituting City funding to cover the expense of these services would increase City taxes, but it would lower AISD taxes. While there would be no impact on citizens, less AISD money would get transferred back to the state.
- The City should not encourage growth nor try to attract companies from out of state, especially if they bring their employees with them.
- Why did we have only one attendee? Attendee said that people who are active have only so much time, and they want to make it count. They need to be very confident that their opinions will be heard. Her experience is that agencies (especially Cap Metro) don’t listen. (That is to say, they don’t seem to act on what they hear, even if they hear it from many people.)

## **La Madeleine Country French Café**

*0 attendees*

## **Lakewood Clubhouse**

*0 attendees*

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4/26/16

Things ADAPT wants included in the City of Austin, NHCD Housing Plan

The need for housing for the lowest income levels is tremendous and creation of this kind of housing should be a top priority for the city. The further extremely low-income people are pushed from the center of town, the more difficult you make their lives.

We believe in accessible, affordable, integrated housing. We support the units being as generic as possible, so that as many people as need to can use them over time, and there are not units targeted to specific populations. It should be basically accessible for people with disabilities, it should be affordable at the lowest income levels and it should integrate people with disabilities and people without disabilities (including people who do not work with or for or on people with disabilities, ie. staff members don't count as integration.)

Literally thousands of Texans of all ages and all disabilities live in integrated, affordable housing and get their services separately. This has been going on for decades. In other words, there is a proven track record for accessible, affordable, integrated housing and the city should acknowledge this in their housing plan.

Housing should not be tied to services.

Eligibility for housing should not be tied to services.

If you do supportive housing it is unfair it uses up such a large percentage of funding for the lowest income housing, it should be proportional to the populations.

Lengthen affordability requirements and link the requirement to the building, not the person/entity building the housing.

The City should work with supportive housing providers to create ways to provide services and supports to the individuals in whatever unit that



individual wishes to live in. In other words, help them to further distance housing and eligibility for services from services.

Architectural Barrier Removal program is important for both renters and homeowners. Application process should be simplified. Accessibility improvements should be able to be constructed before the person with the disability moves into the unit whenever possible.

Enforcement of Section 504, Fair Housing Amendments Act, and Visitability should be a priority both for City of Austin and Developers.

Funding for Austin Tenants Council enforcement of these laws is critical. Disability still a major source of complaints ATC works on.

We do not believe city should focus on micro-housing type housing, and any that is done must comply with access laws.

Mixed use and mixed income housing are both things we support. However, if there are businesses on the ground level, the level above that becomes the first floor (for Fair Housing requirements) and must provide access to that level for people with mobility impairments.

Nursing homes and other institutions are not housing and we in ADAPT consider them ghettos; in addition, we believe the city should consider people in these kinds of facilities to be homeless, and eligible for homeless vouchers, etc.

For ADAPT, utilities are a part of housing. You should use excess funds from Austin Utility to help lower income homeowners AND RENTERS to pay for utilities. The Utility Assistance program you currently run is vital, critical for many people in the Austin community. It just needs to cover more people. Without this program, several of our members would not be able to afford utilities and without utilities, it is a quick trip to the institution or the street. In addition, it's not healthy for people to go without temperature controls and water.



We strongly support unit specific subsidies within larger developments, but not linked to use by people with a particular kind of diagnosis.

You should focus a good portion of your housing creation (50%) for people specifically at 15% [\$8175 per year, \$681.25 per month] of MFI and below. Additional housing created should be focused on people at 30% [\$16,350 per year, \$1,362.5 per month] and below. When writing your plan you should include dollar amounts [as we did here and you can give the year as well] in addition to percentages so that people who are not that familiar with housing jargon can still understand what you are planning.

We believe that mini-homes are not as cost effective as apartments, and therefore should get little to no emphasis from NHCD or any other branch of the city. Whatever “micro”, “mini” units are developed must meet Fair Housing, and where applicable Section 504 access requirements.

The City should make it easier for people to know what is being developed, for example have a webpage that lists all projects in the pipeline, and publicize that webpage to advocates, ATC, etc.

The City should continue to try and pursue ways to end Source of Income discrimination through legislation and related efforts.

Consider making an Attitudinal Barrier removal program to fight discrimination against low barrier housing.

Consider publishing names, addresses and owners of apartment complexes that discriminate based on source of income in a shaming effort.

Require developers who get city funding to provide low barrier housing.

Simplify application process for developers, as this can make housing more affordable.



Train inspectors more fully in what is required so the inspectors can do a better job, and include access requirements in this training.

Close to transit. Out in the boonies it takes hours and hours to get anywhere by public transit.

City should have decent habitation requirements for "board and care" type homes and these should be actively regulated and rules enforced.

Things people appreciate about their current housing:

Freedom, no curfews, no one bossing you around, ability to choose and make own food.

Privacy. No one watching who your guests are or what you do with them.

Chance to have a garden.

Easy access inside home.

Ability and responsibility to pay bills, and have that be achievable on my disability benefits.

Location is central, near lots of things to do.

Close to transit so I can get around the city.

View from windows.

Close to grocery store.

Can get to medical stuff by bus so I don't want/need to live near that kind of thing.

Can have pets.

Things people don't like about their housing:

Grocery shopping on the bus is tricky and a pain.

Being clumped with other people with disabilities (Don't mind having some other folks with disabilities around, when it happens naturally, but being forced is bad.)

Gates and fences can be very difficult with limited manual dexterity or limited arm movement or inaccessible controls. Operating controls for gates is hard in a car/van as well as on foot or in wheelchair. Don't seem to make place safer.

Accessible unit too small to maneuver around in in wheelchair, what's up with that?



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May 2, 2016

Dear Neighborhood Housing and Community Development office:

Thank you for the opportunity to comment on the annual action plan for HUD CDBG funds.

By every measure, the Austin rental environment is expanding and changing incredibly quickly, and infrastructure and resources are not keeping pace with growth. Median rent is rising, and the proportion of affordable units is dropping. In-migration of certain demographic groups creates an extremely high occupancy rate and demand for single person “luxury” housing, displacing or increasing rental rates for low-income families. Residents are leaving the city center and dispersing geographically, stretching the service area that needs services and support. Landlords and property owners hold incredible leverage to raise rents, and are disincentivized to manage and maintain properties at a reasonable standard. With over half of our city’s growing population renting, Austin’s population of tenants continues to grow, as does the need for tenant advocacy and services. However, funding of Austin Tenants’ Council services has remained static through this growth period, even as services become more challenging to offer within the housing environment.

Austin Tenants’ Council was established in 1973 and has served local renters and landlords continuously since. We offer four core services related to renter’s rights:

- Repair Mediations
- Crisis landlord mediations
- Telephone counseling
- In office counseling

Austin Tenants’ Council is currently funded through NHCD on CDBG funds to provide two of those four core services, repair mediation and in office counseling visits. These services assist on an individual level, offering guidance and advocacy to each renter in their own case; more importantly, they function on a broader community level, to create leverage for tenants within an otherwise disempowered housing environment, and collectively create standards for maintaining and managing rental housing in Austin.

In addition to the need for these core services, Austin Tenants Council sees a need for new services on a few developing local issues:

- While we are beginning to see data on eviction hearings in JP court, we have no community data. Eviction proceedings are generally basic hearings and tenants can represent themselves or access a lawyer from legal aid, but they often do not. Austin Tenants’ Council is interested in projects that would provide advocacy and support to tenants moving through the eviction process, as well as collect data on those eviction cases, causes, and outcomes.



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- Clients with repair issues are very concerned about retaliation from their landlords. In the current housing market here in Austin, it is very easy for a landlord to keep tenants on a short lease and/or come up with a way to evict tenants, if they want to shut down tenants' demands for repairs. ATC is supportive of projects that attempt to document the specificities of tenants' fears, and that would refer and pursue legal cases where retaliation appears to have occurred.
- Austin is developing a draft relocation policy for tenants who are displaced by demolition or renovation. The draft policy relies on an independent third party agency to support and advocate for tenants, as they access services and prepare to relocate. Austin Tenants' Council believes that offering that information and support is incredibly important, as is making sure the assistance is offered by a neutral third party not invested in the property owner or developer's interests.

Austin Tenants' Council sees a growing need for renters' support and services to match the quickly growing population of renters in the Austin area. Furthermore, in the areas of eviction advocacy, landlord retaliation, and the draft relocation policy, Austin Tenants Council would like to see new funding allocated to focus on these developing issues.

Thank you for your consideration. Please contact me if you have any questions.

Juliana Gonzales, Executive Director

Austin Tenants' Council

[Juliana@housing-rights.org](mailto:Juliana@housing-rights.org)

(512) 474-7007 x. 113



May 4, 2016

Betsy Spencer, Director  
Neighborhood Housing and Community Development  
City of Austin

Dear Betsy,

As you know, like many cities, Austin is seeing an increase in the number of families and individuals experiencing homelessness. March 31, 2016 the Ending Community Homelessness Coalition (ECHO) published a Needs and Gaps Report citing the 17% increase in the 2016 Point in Time Count (2,197) of people experiencing homelessness compared to the same count in 2015 (1,832) and a 15% increase in the overall number of literally homeless individuals served from 2014 (6,104) to 2016 (7,054). Based on the need, and the current community assets, ECHO determines the following gaps:

- 815 shelter beds
- 744+ PSH units
- 680 Rapid Rehousing units/program slots

**EXECUTIVE DIRECTOR**

Ann Howard  
(512) 963-7630  
annhoward@austinecho.org

ECHO  
100 N. I35, Suite 1003  
Austin, TX 78701

As you know, three key components to housing programs are units, rental assistance and supportive services. Austin non-profits have strong programs that consistently house the hardest to serve and wrap them with effective support services. But we need more of every component. My humble request is that you review every federal dollar (HOME, CDBG, ESG & HOPWA) in search of funding that could be better allocated to providing units, rental assistance or support services to end homelessness. And further, that any funding allocated to this purpose or any other, be held to the highest degree of accountability for achieving real outcomes that lead to permanent housing.

Sincerely,

Ann Howard  
Executive Director  
The Ending Community Homelessness Coalition (ECHO)

## **NEEDS ASSESSMENT – AUSTIN TEXAS APRIL 2016**

- 1. Public investment and private incentives are needed to assist renters, potential home owners, and current home owners attain or retain housing that is S.M.A.R.T. (safe, located in mixed income neighborhoods or site, accessible to people with disabilities, reasonably-priced, and transit-oriented).**
- 2. Goals for renters and owners are needed to measure what can/should be accomplished by 2025.**
- 3. Rental goals should be established for individuals/households at or below 30%, 50% and 80% of Median Family Income as should home repair goals.**
- 4. Home ownership goals should be established for 60%, 80%, and 120% Median Family Income.**
- 5. Economic development goals to increase earning power for the work force and community development goals to increase opportunities for early childhood development must be established.**
- 6. New York City is attempting to retain or build 20,000 affordable housing units by 2025.**
- 7. Since Austin is roughly 10% the size of New York City, a goal of 20,000 retained or built housing units by 2025 for the income groups described above seems reasonable.**
- 8. Homeowners and renters who have received relocation assistance through flood plain buyout programs should have increased opportunities to remain or return to Austin as should households displaced by market rate housing development.**

----- Original message -----

From: Charles Cloutman

Date: 5/18/16 9:24 AM (GMT-06:00)

To: Spencer, Betsy, Ritchie, Steven

Cc: Charles Cloutman

Subject: FY 2017 proposals

Betsy,

I would like to propose some ideas to further our GHHI efforts and make both of our work more streamlined and maybe even, more efficient.

1. Fund GO Repair at \$3 million. As we've stated over the past several years, the Coalition agencies are capable of spending this amount and we all have waiting lists even though you funded GO Repair at \$2.5 Million this past year (the highest ever). GO Repair is the major matching fund to leverage with your ABR, HOME and Lead Safe programs. The more we have to work with, the more collaboration we can create.
2. Use Homestead Preservation District dollars to fund the Holly Good Neighbor program dollars at \$1 million. For the first time, the Holly Good Neighbor program is actually 'working'. In 3 months, the Coalition agencies have committed over half (currently 27 of the possible 50 homes) of the \$1,2 Million and we're on track to commit it all by end of June and expend it all by end of this Fiscal Year. We are collaborating with NHCD programs on all houses as promised in our GHHI agreement which has proven to further aid our clients and maximize the health and safety of the homeowners. There are still hundreds of homes in the Holly Program area that need and deserve a safe and decent home. We have the formula now, it's working, let's not starve the effort, let's fund the answer. I can't think of a better and more focused use of Homestead Preservation funding than this. Let's grow the answer together.
3. Now I would like to propose something I brought up a couple of years ago and you were offended by -Allow your ABR program to be administered by one of the Coalition agencies. Put out an RFP just like Travis County did with their CDBG Home Rehab program. Award the ABR contract to the winning agency or administer several contracts with several agencies (not my preference).  
Here is how our (MOWAM) collaboration projects now work: We conduct an initial inspection, design the rehab. (including the ABR portion), refer the ABR to NHCD (with application, eligibility documentation and project design and work write-up) and then wait for months for NHCD staff to complete. I'm not aiming at anyone there because they are all good people – just over-whelmed by the HRLP and Lead Safe paperwork. With the impending retirement of your key field staff and backlog of work flow, it might not appeal to you on first blush but if you consider the greater good, it makes so much sense. NHCD would still retain whatever CDBG admin funding it needed to conduct the environmental reports and let the winning non-profit do the rest of the work. This is the way we currently administer the County's CDBG home repair program and it works well.

GHHI is a wonderful model of collaboration, funding and economy of effort but it brings to light some of our weak spots. We see it in our agency, in our Coalition and in NHCD. Let's all make the adjustments to make it work well.

Thank you for listening. Please call me with your reactions. Or cool off, then call. J

Your partner and friend,

Charles

Charles Cloutman  
Vice President for Home Repair  
Meals on Wheels and More  
3227 E. 5th St  
Austin, TX 78702  
512-628-8165 Direct  
512-574-0411 cell

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*Executive Director*

**MISSION STATEMENT:**  
iACT cultivates peace and respect through interfaith dialogue, service & celebration.

June 13, 2016

Betsy Spencer  
Director  
Neighborhood Housing and Community Development  
1000 E 11<sup>th</sup> St.  
Austin, TX 78702

Dear Betsy Spencer,

Interfaith Action of Central Texas (iACT) would like to add public comment to the Neighborhood Housing and Community Development (NHCD) FY 2017 Action Plan. The proposed Action Plan only allocates \$2 million to GO Repair even though this year the 5 agencies that were awarded, committed this year's \$2.5 million in just 5 months. And many have long waiting lists. The Holly Good Neighbor program is now available to 5 awarded non-profit agencies. In just 3 months, we've committed 60% of the \$1.2 million available with expectation that all it will be committed and spent by the end of this fiscal year.

It is very important to keep our eye on the goal of repairing the over 25,000 homes owned by low income families in Austin. There is no more efficient manner of preserving affordable housing in City's tool box than home repair. Our ask is to fund the GO Repair program at \$3 million (bonds) and the Holly Good Neighbor program at \$1 million (HTF and TERZ funds)

Interfaith Action of Central Texas, as well as all other Austin Housing Repair Coalition member non-profit agencies, are proud members of the Green and Healthy Housing Initiative (GHHI) Compact along with the Mayor, NHCD, Austin Energy, Austin Water, Austin Code and Austin Planning and Review. We bring to your attention that without the funding requested, we will not be able to be partners in providing our collaborative efforts once we are out of funds. The Coalition non-profits have proven to be the eyes and hearts of the neighborhoods of Austin. Without the Coalition members actively involved, this GHHI program doesn't work and becomes just another Compact without effect.

We support the goal of Austin homeowners being able to continue living in their homes in safe, sanitary, and accessible conditions. If sufficient funding is not available through the Action Plan, please increase funding in the overall City budget this summer so that repair waiting lists end, future flooded homes can be assisted, and Austin home owners do not have to choose between housing that is safe and housing that they can afford.

We want Home repair to be a High Priority on the Action Plan. Please keep the funding as is.

Sincerely,



Simone Talma Flowers  
Executive Director



**Austin Area  
Urban League** | *Empowering Communities.  
Changing Lives.*

8011 Cameron Road, Suite A-100  
Austin, TX 78754  
Office: 512.478.7176 | Fax: 512.478.1239  
www.aaul.org | info@aaul.org

Dear Sir/Madam, or To Whom It May Concern:

My name is Lisa M. Martinez and I am a Construction Coordinator in the Housing Department with the Austin Area Urban League.

On behalf of the Austin Area Urban League, we expect to repair 16 homes in the current budget year (10/15-9/16). We have 40 additional home owners who are eligible for repairs this year based on applications we have reviewed so far, but there will not be adequate funding to help them this year. This means we start next budget year with these low income home owners on a waiting list plus all of the new applications we receive over the next several months.

We support the goal of Austin homeowners being able to continue in their homes in safe, sanitary, and accessible conditions. If sufficient funding is not available through the Action Plan, please increase funding in the overall City budget this summer so that repair waiting lists end, future flooded homes can be assisted, and Austin home owners do not have to choose between housing that is safe and housing that they can afford.

Thank you for your time and I look forward to the decision that you make in ensuring that low income homeowners continue to have access to home repair programs in the City of Austin.

Sincerely,

  
Lisa M. Martinez  
Construction Coordinator



Affiliate of  
Distinction  
2015-2017

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Robbi Millest, Emeritus

Sarah-Stasney Chun, Emeritus

Phyllis Snodgrass  
Chief Executive Officer

June 14, 2016

Austin Community Development Commission:

Due to program capacity and funding, Austin Habitat for Humanity expects to repair 44 homes during the current budget year (10/15-9/16). We have completed 14 home repairs since the beginning of the fiscal year in October of 2015. We plan to complete an additional 30 repairs by the end of September 2016.

Our budget for home repairs for this current fiscal year will be expended by the end of September. Despite this budgetary constraint, we currently have approximately 280 households waiting to apply for home repair assistance.

We are committed to affordable homeownership throughout the City of Austin. This includes supporting the goal of Austin homeowners being able to live in their homes in safe, reliable, sanitary, and accessible conditions without the stress of worrying about how to afford necessary repairs for low income homeowners.

If sufficient funding is not available through the Action Plan, please increase funding in the overall City annual budget this summer so that repair waiting lists end and Austin homeowners do not have to choose between housing that is safe and housing they can afford.

Thank you for your time.

Sincerely,

A handwritten signature in blue ink that reads "Phyllis Snodgrass".

Phyllis Snodgrass  
Chief Executive Officer

500 W Ben White Blvd  
Austin, Texas 78704

[austinhabitat.org](http://austinhabitat.org)



June 14, 2016

Dear Betsy Spencer,

The Austin Housing Repair Coalition (AHRC) would like to add public comment to the Neighborhood Housing and Community Development (NHCD) FY 2017 Action Plan. The proposed Action Plan only allocates \$2 million to GO Repair even though this year the 5 agencies that were awarded, committed this year's \$2.5 million in just 5 months. And many have long waiting lists. The Holly Good Neighbor program is now available to 5 awarded non-profit agencies. In just 3 months, we've committed 60% of the \$1.2 million available with expectation that all it will be committed and spent by the end of this fiscal year.

It is very important to keep our eye on the goal of repairing the over 25,000 homes owned by low income families in Austin. There is no more efficient manner of preserving affordable housing in City's tool box than home repair. Our ask is to fund the GO Repair program at \$3 million (bonds) and the Holly Good Neighbor program at \$1 million (HTF and TERZ funds)

Austin Housing Repair Coalition member non-profit agencies, are proud members of the Green and Healthy Housing Initiative (GHHI) Compact along with the Mayor, NHCD, Austin Energy, Austin Water, Austin Code and Austin Planning and Review. We bring to your attention that without the funding requested, we will not be able to be partners in providing our collaborative efforts once we are out of funds. The Coalition non-profits have proven to be the eyes and hearts of the neighborhoods of Austin. Without the Coalition members actively involved, this GHHI program doesn't work and becomes just another Compact without effect.

We support the goal of Austin homeowners being able to continue living in their homes in safe, sanitary, and accessible conditions. If sufficient funding is not available through the Action Plan, please increase funding in the overall City budget this summer so that repair waiting lists end, future flooded homes can be assisted, and Austin home owners do not have to choose between housing that is safe and housing that they can afford.

We want Home repair to be a High Priority on the Action Plan. Please keep the funding as is.

Sincerely,

Simone Talma Flowers  
Chair, Austin Housing Repair Coalition (AHRC)

**3227 EAST FIFTH STREET • AUSTIN, TX 78702 • Ph. 512.476.6325 Ext. 165**

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**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**

## **Community Development Commission Recommendation**

6/14/16

Date: 6/14/16

Subject: CDC Recommendations – Fiscal Year 2016-17 Action Plan

Motioned by:

Seconded by:

### **Recommendation**

Recommending approval for the FY 2016-17 Action Plan with the additional recommendation that Council authorize local funding from GO Bonds and Housing Trust Fund for housing programs in the amount of \$13 million dollars, with \$3 million dollars allocated to the GO Repair Program, \$1 million allocated to the Zone A TERZ fund from the Housing Trust Fund and the balance of funds to be allocated following additional public input.

### **Description of Recommendation to Council**

The Commission recognizes the importance of the GHHI Compact and further realizes that the GO Repair Program is the major catalyst for the success of this effort. GO Repair supplies the funding necessary for the general repair work allowing the City's Architectural Barrier Removal, Lead Safe and Healthy Home grants to work efficiently. GO Repair funding also has become a major leverage in securing additional home repair/ modification grants to the different non-profit partners – bringing in an additional \$3.5 million just last year.

The Housing Trust Fund is expected to be funded at \$1 million this year. We recommend that \$1 million be used to fund a Homestead Preservation District ZoneA home repair fund similar to the existing Holly Good Neighbor program, which will be out of funds by the end of this fiscal year. The need for home repair in this district is illustrated by the fact that the Holly program will allocate \$1.2 million in just 6 months, within a small subset of Zone A. We recommend that \$1 Million from Housing Trust Fund be allocated for this effort in this year's budget.

Austin has over 25,000 low income homeowners needing to make repairs they cannot afford to make. We recommend that we fund these programs at the requested levels.



**COMMUNITY DEVELOPMENT COMMISSION RECOMMENDATION  
20130709-04b**

**Date:** July 9, 2013

**Subject:** CDC Recommendations - Fiscal Year 2013-14 Action Plan

**Motioned By:** Vice Chair Paup

**Seconded By:** Commissioner Taylor

**Recommendation**

Recommending approval of the FY 2013-14 Action Plan with the additional recommendation that Council increase local funding for housing programs to \$12 million dollars, with \$3 million dollars allocated to the GO Repair Program, and the balance of funds to be allocated following additional public input.

**Description of Recommendation to Council**

The CDC recommends approval of the Fiscal Year 2013-14 Action Plan. The Commission recognizes the City's support of the Housing Trust Fund (HTF), Housing Tax Credit projects, and support of other local resources. We note the findings in the Action Plan that the number of extremely low-income households in Austin has increased. Similarly, we note Austin's status on the attached chart of poverty rates. We also note Austin's robust housing programs such as the GO Repair Program which is a low-income program that helps low-income families who are predominantly seniors. With this demonstration of need coupled with our ability to meet this need, the CDC strongly recommends that the City Council increase local funding for housing programs to a total of \$12 million dollars, with \$3 million dollars allocated to the GO Repair Program, and the balance of funds to be allocated following additional public input.

**Rationale:**

Please see attached chart of poverty rates.

**Vote** 9-0-0

**For:** Rivera, Paup, Langley, Montoya, Nelson, Noyola, Reyes, Seals, Taylor

**Against:** 0

**Absent:** Coles, Decierdo, Mueller, Walters

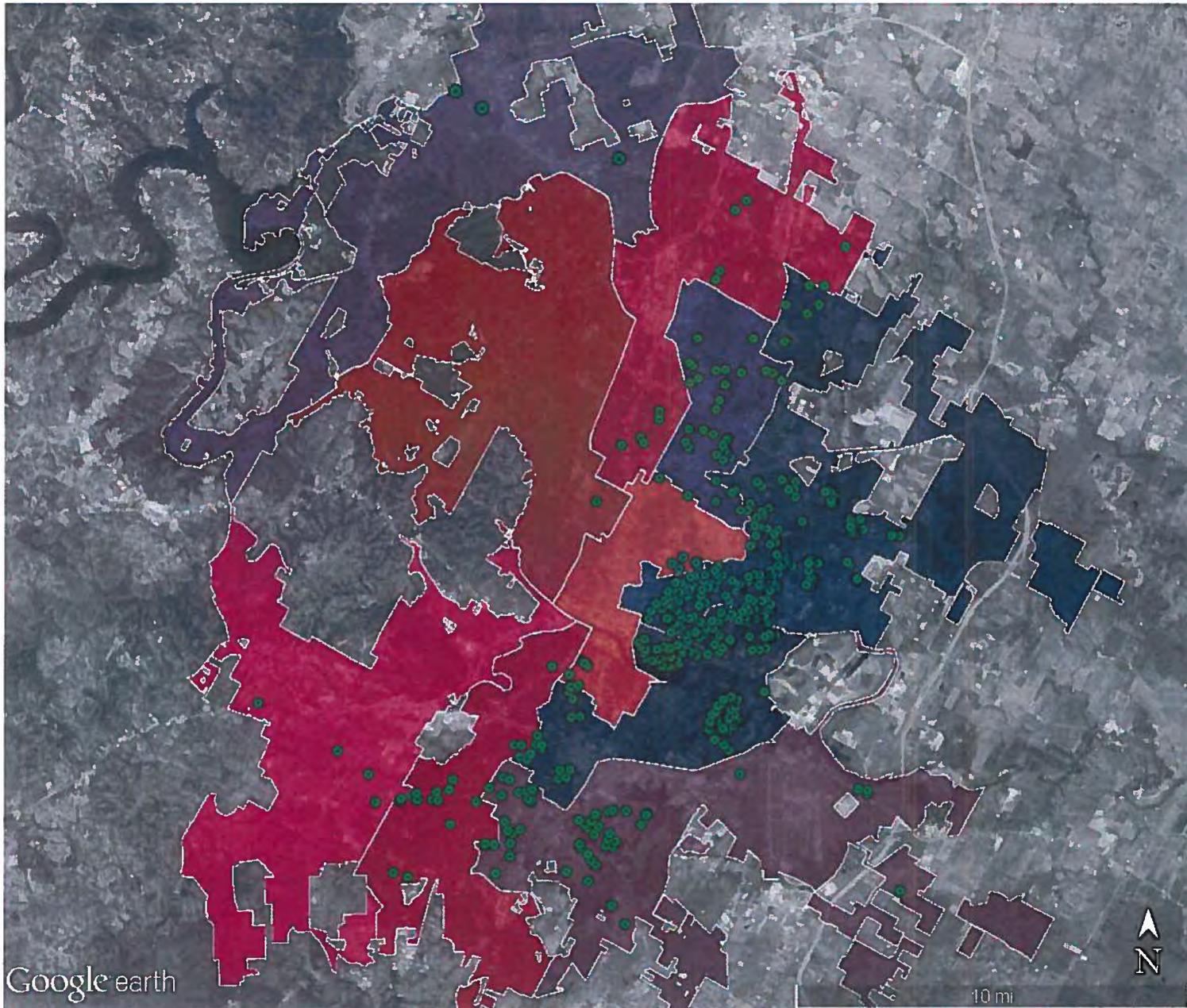
**Attest:**

Kathleen Saenz, Staff Liaison

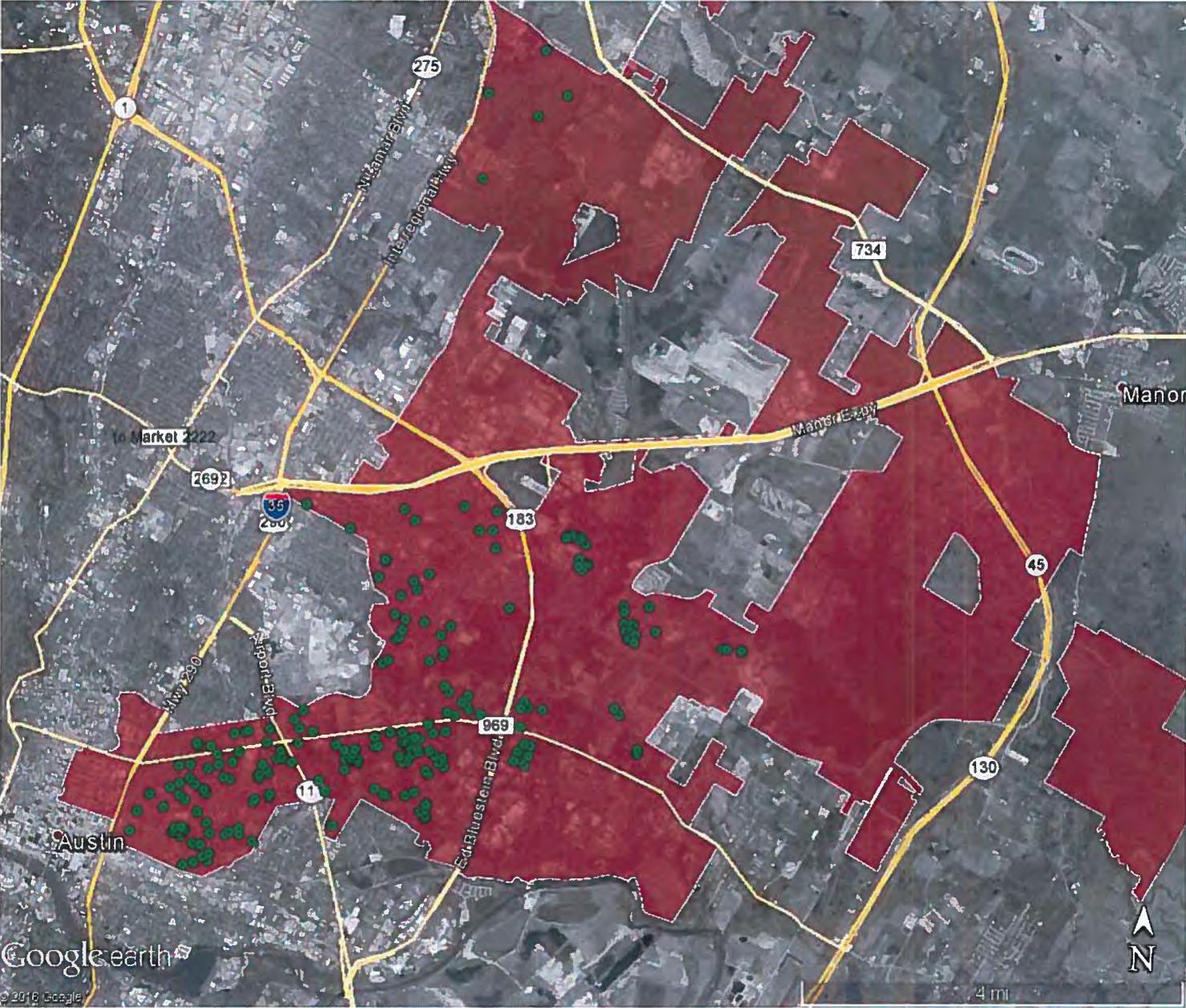
# Austin Housing Repair Coalition

2010 – 2016  
Completed and projected  
GO Repair projects  
(Public Information Request 26807,  
MOWAM Internal Data)

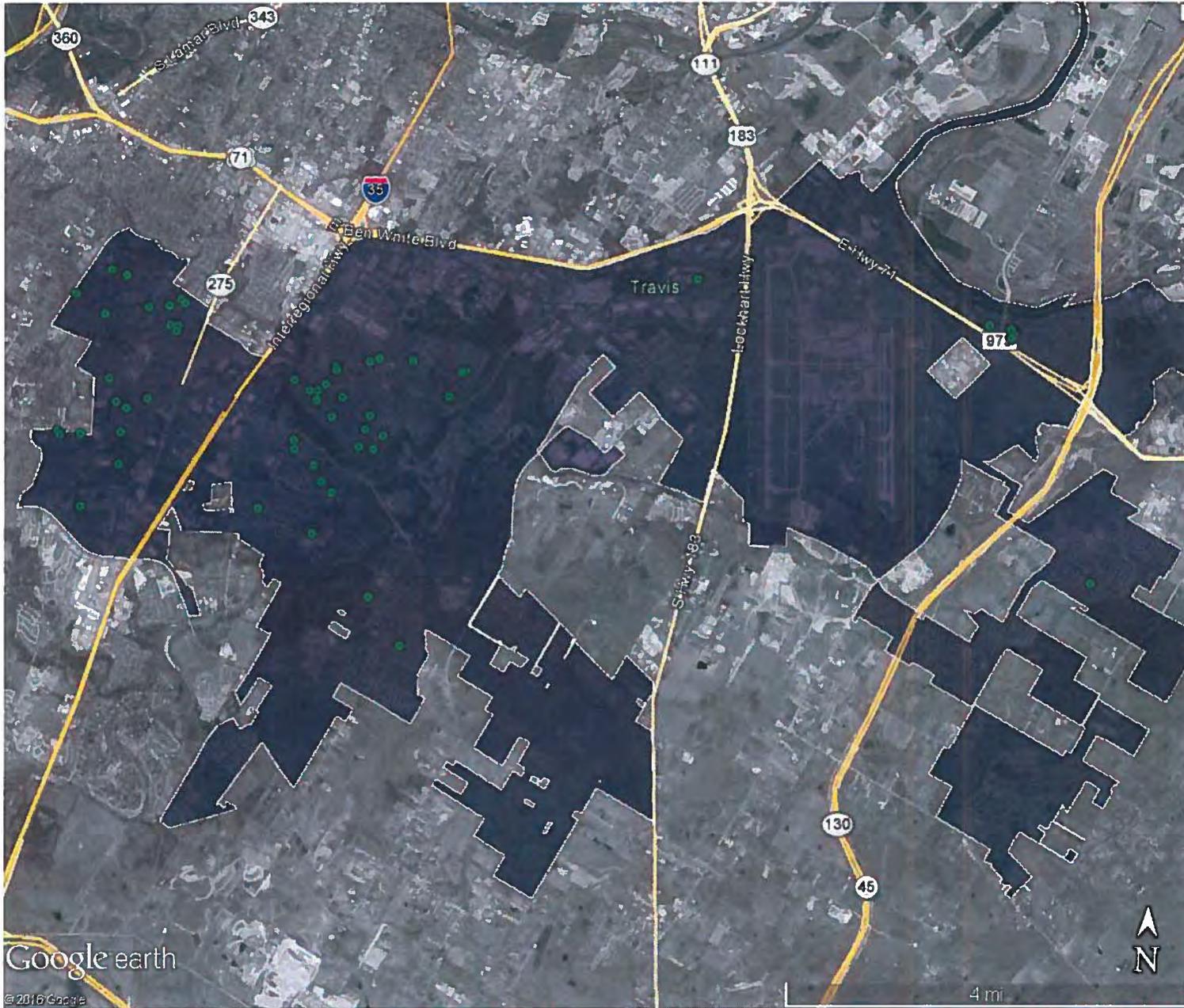
Citywide: 565 projects, \$6.4 million invested



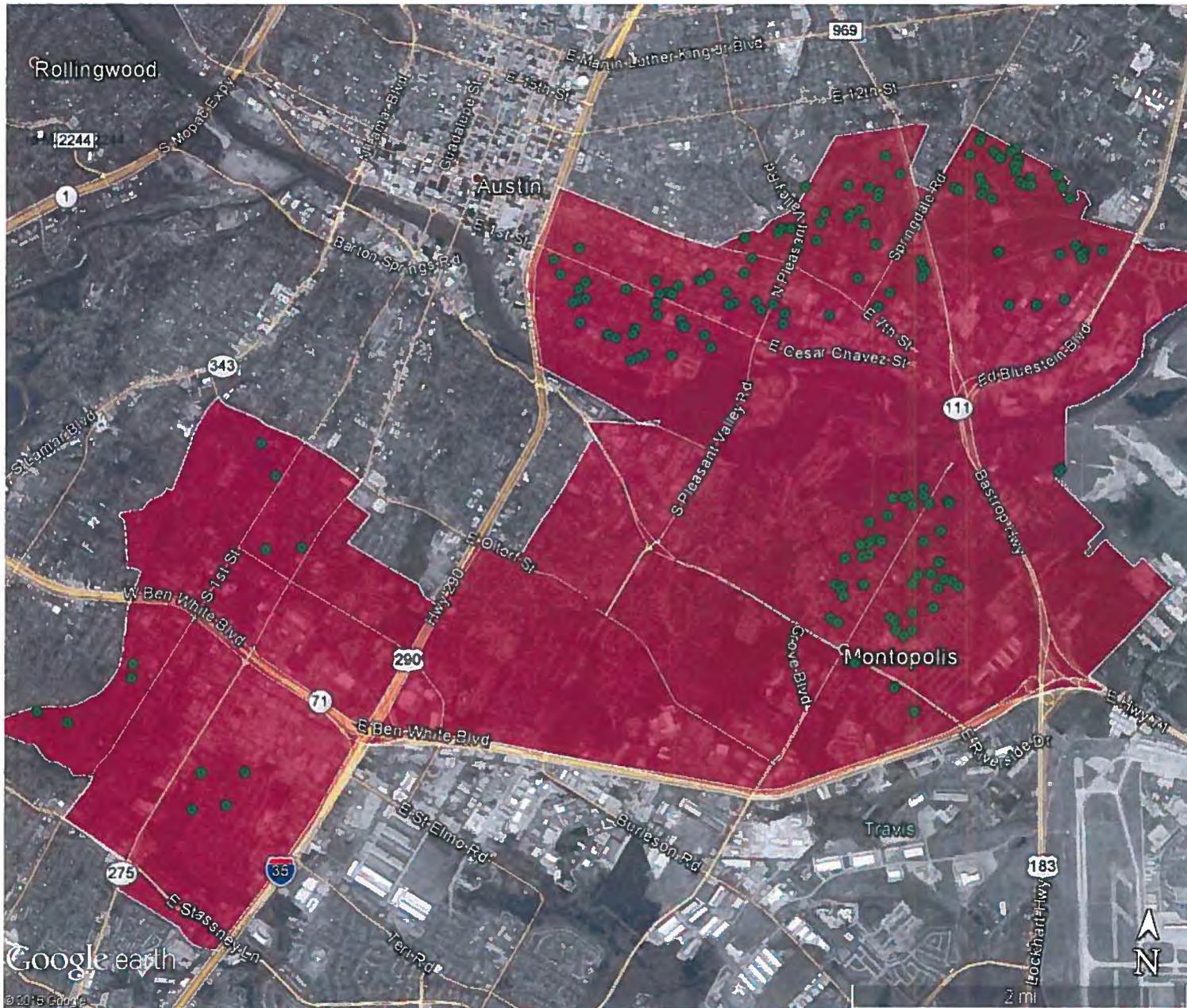
District 1: 239 projects, \$2.6 million invested



District 2: 58 projects, \$685,000 invested

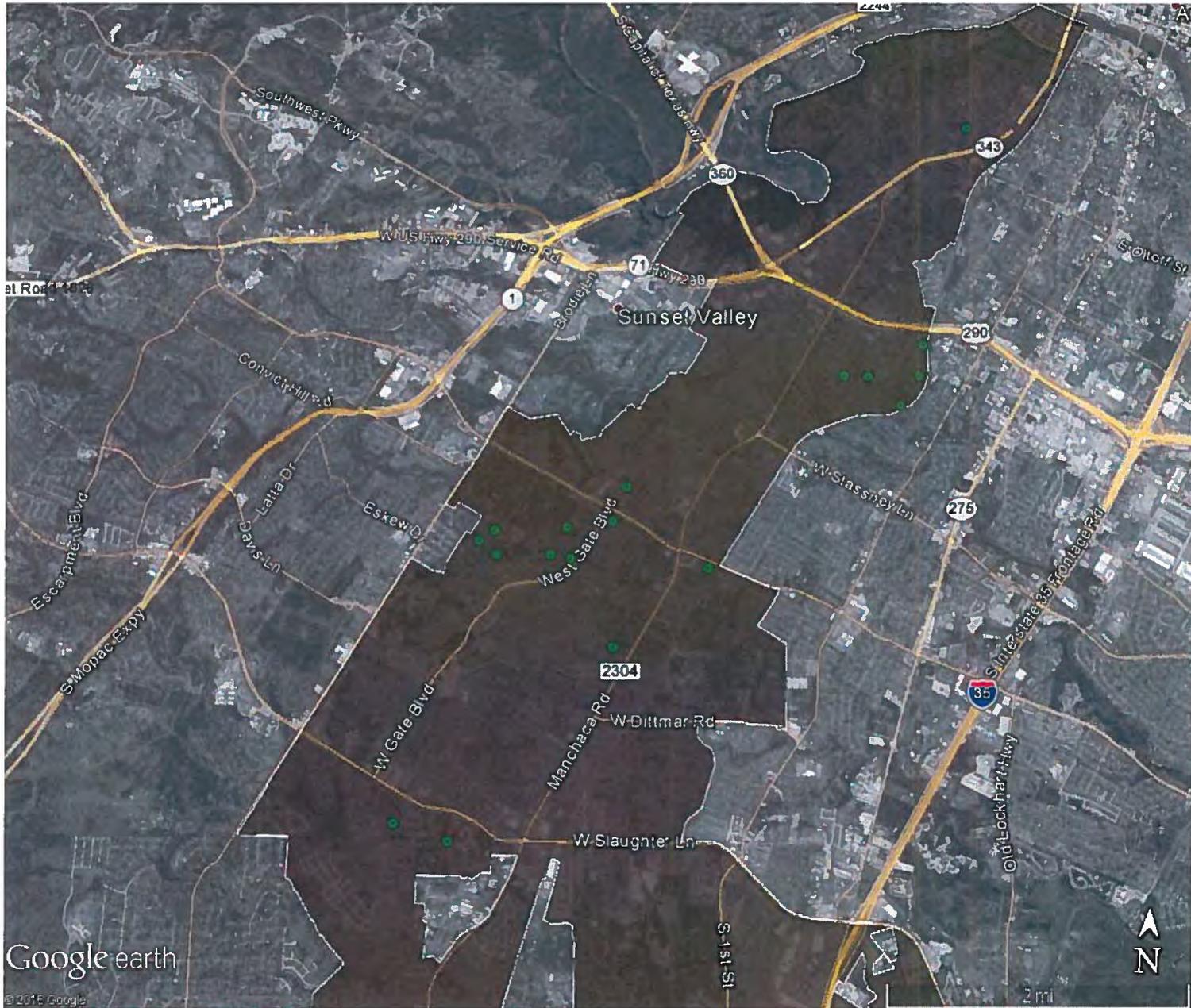


# District 3: 189 projects, \$2 million invested





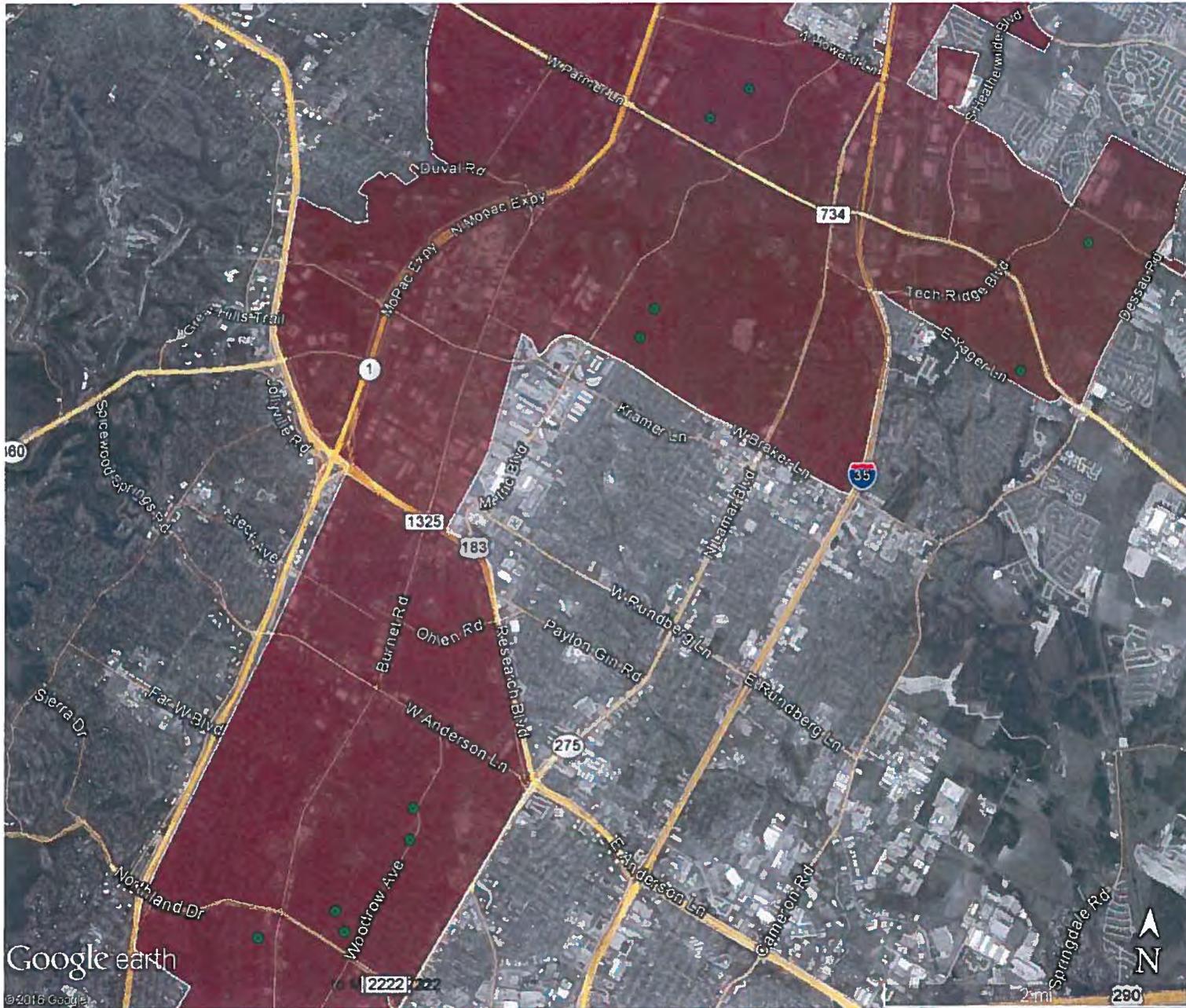
# District 5: 20 projects, \$209,000 invested



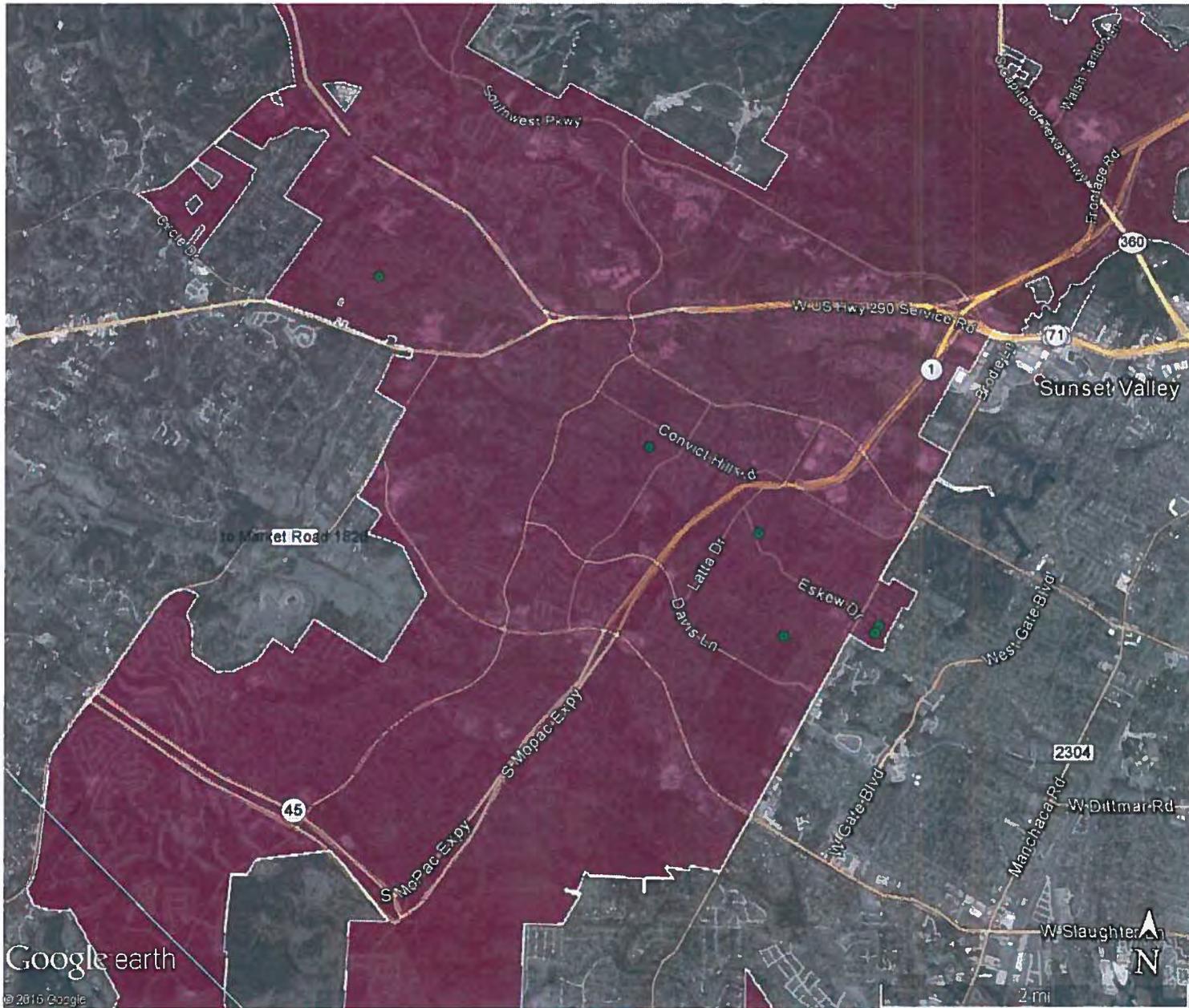
District 6: 3 projects, approximately \$45,000 invested



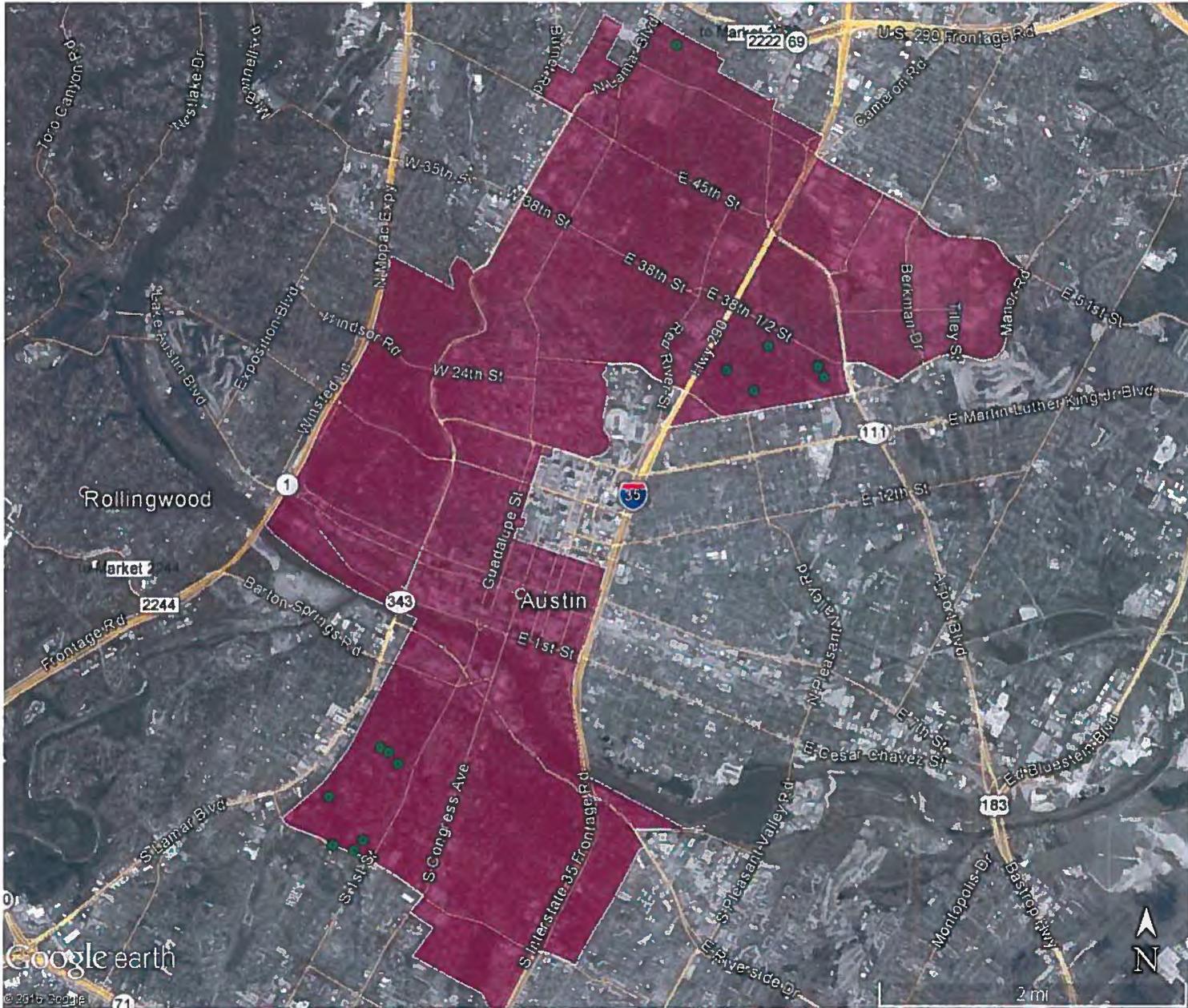
# District 7: 11 projects, \$116,000 invested



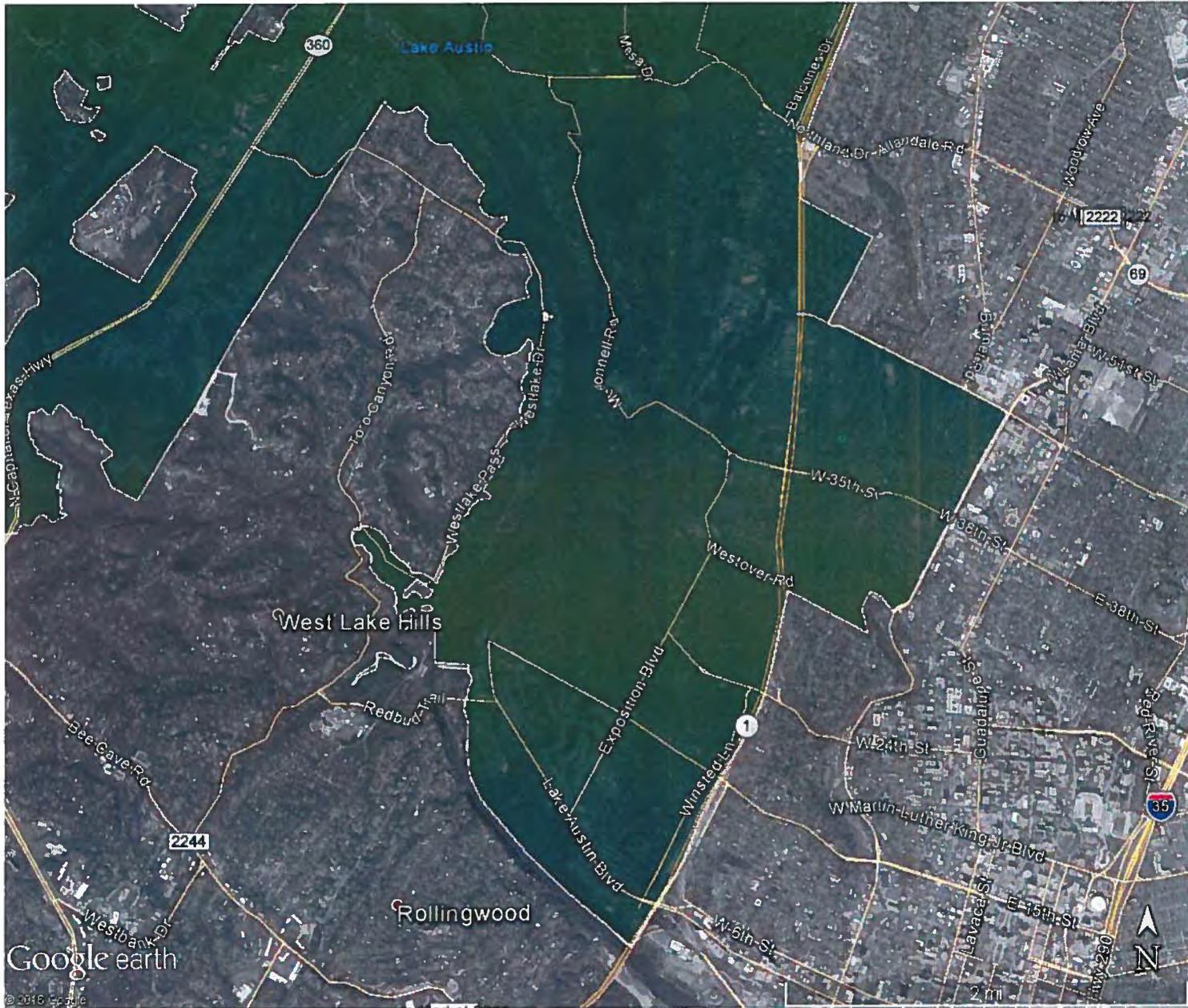
## District 8: 7 projects, \$78,000 invested



# District 9: 15 projects, \$166,000 invested



District 10: 1 project, \$15,000 invested



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*Executive Director*

**MISSION STATEMENT:**

iACT cultivates  
peace and respect  
through interfaith  
dialogue, service  
& celebration.

June 14, 2016

Community Development Commission

Dear Commissioners,

Interfaith Action of Central Texas (iACT) expects to repair 74 homes in the current budget year (10/15-9/16). As of today, June 14, we have 59 additional home owners who are eligible for repairs this year based on applications we have reviewed so far, but there will not be adequate funding to help them this year. This means we start next budget year with these low income home owners on a waiting list plus all of the new applications we receive over the next several months.

We support the goal of Austin homeowners being able to continue in their homes in safe, sanitary, and accessible conditions. If sufficient funding is not available through the Action Plan, please increase funding in the overall City budget this summer so that repair waiting lists end, future flooded homes can be assisted, and Austin home owners do not have to choose between housing that is safe and housing that they can afford.

Sincerely,



Simone Talma Flowers  
Executive Director

## ACTION PLAN 2016-2017

Stuart Harry Hersh [REDACTED]

The easiest action for City Council to take is to adopt the draft Action Plan for use of federal dollars in Fiscal Year 2016-2017 prepared by City staff. I am suggesting that Council consider adding the following language to the plan:

1. Once again federal funds will not be used to eliminate the waiting list for home repairs for very low income homeowners, despite Austin's embracing of Homestead Preservation Districts allowable by state law in Texas. This topic will be considered during 2016-2017 budget deliberations.
2. Once again federal funds will not be used to significantly increase the supply of S.M.A.R.T. Housing for low and moderate income homeowners at a production level that would allow homeowners who are part of flood plain buyout programs to remain or return to Austin if they chose to do so. This topic will be considered during 2016-2017 budget deliberations.
3. Austin is considering a draft Housing Plan establishing housing goals and possible actions for the next 10 years. Some object to the proposal to include market rate housing production along with affordable housing production in the 10 year plan. Federal funds cannot align with Housing Plan goals until a decision on goals is completed.
4. Austin is considering a new Fair Housing Initiative that may include a nexus study on inclusionary zoning in homestead preservation districts; housing impact fees; and density bonuses. Federal funds cannot align with fair housing goals and strategies until actions on the Fair Housing Initiative are completed

June 23, 2016

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Simone Talma Flowers  
*Executive Director*

**MISSION STATEMENT:**  
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dialogue, service  
& celebration.

Austin City Council

Dear Mayor Adler and Austin City Council Members,

Interfaith Action of Central Texas (iACT) has been providing Housing repairs to low income homeowners in East Austin since 1989, through our Hands on Housing program. We have seen many low income homeowners struggle to stay in their homes. We want Austin to continue to preserve the affordable housing stock we have. Austin has over 25,000 low income homeowners who need home repairs they are not able to afford.

iACT recommends the approval of the FY 2016-2017 Action plan with the additional recommendation that the Council authorize local funding for GO Bonds and Housing Trust Fund for housing programs. We recommend the allocation of \$13 million dollars, with \$3 million dollars to the Go Repair Program, \$1 million to the Zone A TERZ Fund from the Housing Trust Fund and the balance to be allocated following additional public input.

Interfaith Action of Central Texas expects to repair 74 homes in the current budget year (10/15-9/16). We currently have 59 additional home owners eligible for repairs this year based on applications we have reviewed so far. However, there will not be adequate funding to help them this year. This means we start next budget year with these low income home owners on a waiting list in addition to the new applications we will receive in the next several months.

We support the goal of Austin homeowners being able to continue to live in their homes in safe, sanitary, and accessible conditions. If sufficient funding is not available through the Action Plan, please increase funding in the overall City budget this summer so that repair waiting lists end, future flooded homes can be assisted, and Austin home owners do not have to choose between housing that is safe and housing that they can afford.

Sincerely,



Simone Talma Flowers  
Executive Director

**Padilla, Jim**

---

**From:** Karen Paup [REDACTED]  
**Sent:** Tuesday, July 12, 2016 2:10 PM  
**To:** Padilla, Jim; Leak, Erica  
**Cc:** Rodriguez, Lisa; Paup, Karen - BC  
**Subject:** 2016-17 Annual Action Plan Questions and Comments

Hello Jim and Erica,

I have the following questions and comments regarding the annual action plan.

Karen Paup

ual Action Plan Questions and Comments

Cost per unit and number units planned: The average cost per housing unit ranges from over \$277,000 to over \$1.3 million. Is this correct? Traditionally these programs have produced far more units each year. Are there not more units projected to be developed and lower per unit costs in 2016-17?

RHDA / CDBG:	\$540,825
HOME:	\$406,477
General Obligation Bonds :	10,062,500
Housing Trust Fund:	<u>\$1,067,593</u>
	\$12,077,39
Total RHDA	5
Number of units	9
	\$
	1,34
	1,93
Average cost	3
A&D/ CDBG:	\$486,633
HOME:	\$347,520
General Obligation Bonds:	<u>\$1,937,500</u>
Total RHDA	\$2,771,653
Number of units	10
Average cost	\$277,165

Implementation Status for Fair Housing Initiatives: The proposed action plan for fair housing does not explain the status of on-going activities from the current year or project when those activities will be completed. For example, the city council directed staff to prepare code amendments to modify most of the city's density bonus programs to require on site units instead of allowing fee in lieu. The city committed to begin collecting demographic data on incentive

program units. Further, the city council tied several new initiatives to fair housing, some of which are independent of the code rewrite. What is the status of the prior and current year initiatives described in the Analysis of Impediments?

Goals by income group: Goals are stated by income group (30, 50, 80% MFI) for the HOME program but should be stated for city's programs overall. In addition, a citizen group submitted comments requesting that NHCD provide information on goals for households at 15% MFI.

Meaning of "accepting" public comments: The Action Plan template asks that the city respond to public comments on the Action Plan. On page 6, the draft Action Plan reports that all comments received were "accepted." Yet, no staff analysis is provided to explain how recommendations were "accepted" or rejected. Instead, the duty to address comments seems to be treated more as a physical act to not tell people, no, you cannot give us your comments. The template anticipates that commenters would be able to tell how their comments resulted in adjusting the plan to better meet community needs. For example, the disability rights organization asked for funding to be reserved to meet the needs of people at 15% of median family income. The Austin Tenants Council identified a need to respond to the fear of retaliation against tenants who report health and safety problems with their rental units. Both of the issues raised by ADAPT and ATC are potentially fair housing issues because they disproportionately involve people who are members of protected classes. However, there is no response to either recommendation in the action plan. Charles Cloutman raises issue of use of Homestead Preservation District funds. There appears to be no response to his recommendation, nor do any Homestead Preservation District funds appear to be allocated in the funding tables of the draft plan.

Section 108 Costs to City: The Section 108 program descriptions indicate that loans are not fully compensating the city for their cost. It is unclear whether the city's need to supplement the loans stems from the intention to lose money on these loans or problems in collecting loan payments. This aspect of performance should be included in the action plan narrative.

## FY 2016-17 Action Plan - Log of Written Comments Received and Staff Responses

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

Name	Topic(s)	Staff Response
ADAPT of Texas	<ul style="list-style-type: none"> <li>▪ Accessibility</li> <li>▪ Affordable Housing</li> <li>▪ Architectural Barrier Removal</li> </ul>	<p>Consistent with the FY 2014-19 Consolidated Plan, affordable housing development, homeowner assistance and renter assistance remain high priorities for the City of Austin and will continue to be funded in FY 2016-17. The Architectural Barrier Removal program is included among the City of Austin's homeowner and renter assistance initiatives. The City of Austin remains committed to promoting accessibility through implementation of the FY 2016-17 Action Plan.</p> <p>The proposed funding featured in the FY 2016-17 Action Plan is reflective of the limited resources that the City of Austin expects to be available to fund the range of programs outlined in the FY 2014-19 Consolidated Plan.</p>
Austin Tenants' Council	<ul style="list-style-type: none"> <li>▪ Renter Assistance</li> <li>▪ Tenants' Rights Assistance</li> </ul>	<p>Consistent with the FY 2014-19 Consolidated Plan, renter assistance remains a high priority for the City of Austin and will continue to be funded in FY 2016-17. The Tenants' Rights Assistance program is included among the City of Austin's renter assistance initiatives. The program provides mediation services between landlords and income eligible tenants, direct counseling to tenants, and helps identify fair housing complaints.</p> <p>Written comments also included requests to fund new programs that address evictions, landlord retaliation and tenant relocation. The proposed funding featured in the FY 2016-17 Action Plan is reflective of the limited resources that the City of Austin expects to be available to fund the range of programs outlined in the FY 2014-19 Consolidated Plan.</p>
Ann Howard, ECHO	<ul style="list-style-type: none"> <li>▪ Affordable Housing</li> <li>▪ Homeless/Special Needs Assistance</li> </ul>	<p>Consistent with the FY 2014-19 Consolidated Plan, affordable housing development and homeless/special needs assistance remain high priorities for the City of Austin and will continue to be funded in FY 2016-17. Federal funds will support the maintenance and operations of the Austin Resource Center for the Homeless (ARCH), as well as Rapid Rehousing programs that connect clients with safe and stable housing. The City of Austin's housing developer assistance programs support the financing of affordable housing, including permanent supportive housing units.</p> <p>The proposed funding featured in the FY 2016-17 Action Plan is reflective of the limited resources that the City of Austin expects to be available.</p>
Stuart Hersh	<ul style="list-style-type: none"> <li>▪ Affordable Housing</li> <li>▪ Homeowner Assistance (includes Home Repair Programs)</li> <li>▪ Renter Assistance</li> </ul>	<p>Consistent with the FY 2014-19 Consolidated Plan, affordable housing development, homeowner assistance and renter assistance remain high priorities for the City of Austin and will continue to be funded in FY 2016-17. The City of Austin acknowledges the need for these services, and will continue to invest in program offerings that serve eligible Austinites.</p> <p>The proposed funding featured in the FY 2016-17 Action Plan is reflective of the limited resources that the City of Austin expects to be available to fund the range of programs outlined in the FY 2014-19 Consolidated Plan.</p>

## FY 2016-17 Action Plan - Log of Written Comments Received and Staff Responses

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

Name	Topic(s)	Staff Response
Charles Cloutman	<ul style="list-style-type: none"> <li>▪ Home Repair Programs</li> </ul>	<p>Consistent with the FY 2014-19 Consolidated Plan, homeowner assistance remains a high priority for the City of Austin and will continue to be funded in FY 2016-17. These services include Architectural Barrier Removal, Emergency Home Repair, Homeowner Rehabilitation Loan Program, Lead Healthy Homes, and the GO Repair! program. Staff acknowledge the requests made for additional funding of the GO Repair! program, and greatly appreciate the engagement on the part of stakeholders. However, the proposed funding featured in the FY 2016-17 Action Plan is reflective of the limited resources that the City of Austin expects to be available to fund the range of programs outlined in the FY 2014-19 Consolidated Plan. Because all written comments are included in the appendices of the Action Plan, the Austin City Council will have access to letters supporting increased home repair funding, as well as recommendations from any boards and commissions.</p>
Interfaith Action of Central Texas	<ul style="list-style-type: none"> <li>▪ Home Repair Programs</li> </ul>	
Austin Area Urban League	<ul style="list-style-type: none"> <li>▪ Home Repair Programs</li> </ul>	
Austin Habitat for Humanity	<ul style="list-style-type: none"> <li>▪ Home Repair Programs</li> </ul>	
Karen Paup	<ul style="list-style-type: none"> <li>▪ Affordable Housing</li> <li>▪ Fair Housing</li> <li>▪ Goals by Income Group</li> <li>▪ Public Comments</li> <li>▪ Section 108</li> </ul>	<p><u>Affordable Housing</u>: Written comments asked for clarification about the number of affordable units to be produced in FY 2016-17 and the average cost per unit. The draft FY 2016-17 Action Plan did not include production of units funded with local dollars (e.g. general obligation bonds), only federal funds. Production estimates including locally-funded units are shown in the final version of the Action Plan.</p> <p><u>Fair Housing</u>: Written comments inquired about the implementation status of items identified in the City of Austin's Fair Housing Action Plan. Staff has added a status update to section AP-75 of the FY 2016-17 Action Plan, and will report out again in the Consolidated Annual Performance and Evaluation Report (CAPER) that is produced at the end of each fiscal year.</p> <p><u>Goals by Income Group</u>: Written comments inquired about production goals for households at or below 15% Median Family Income (MFI). The MFI groups referenced in the Action Plan (e.g. 30%, 50%, 80%) are consistent with existing federal program requirements. Goals for households at other MFI levels will be addressed in the Austin Housing Plan.</p> <p><u>Public Comments</u>: Suggestion that staff responses to public comments would be helpful and appropriate. Staff agrees. This log is intended to be responsive to this observation.</p> <p><u>Section 108</u>: Written comments asked about Section 108 debt servicing and why CDBG funds are used to supplement loan income. Section AP-38 Projects Summary, # 27 - Debt Service, has been updated to provide clarification.</p>

**Attachment I C: Housing Survey Results**

**Neighborhood Housing and Community Development**

**Affordable Housing Survey Research**

**Executive Summary**

**April 2016**

## Executive Summary

The surveys were released in four separate methods: email in English, email in Spanish, online in English and online in Spanish. Both Spanish version surveys had only 13 responses each so cannot be used for statistical or decision-making purposes. The two English version surveys are similar across most responses with a few exceptions that will be noted below. It is important to note that the online surveys cannot be validated in terms of respondent. In other words, because the survey was open to the public and not sent to a specific recipient, the validity of the responses are not the same as those tracked to a specific IP address. While the data is valuable, it should be used in conjunction with or as a companion to the email-based survey. The email-based survey can be traced back to individual respondents within the Austin area. Each survey is provided in a separate report.

The demographics of the surveys were fairly reflective of the demographics of Austin (with the exception of a slightly higher response rate of Caucasians). The email responses are proportional to the emails available, thus the survey results can be generalizable to Austin as a whole. The online survey had slightly more females, more homeowners, and more persons in single family homes responding. These data points could impact the results of the online surveys.

The data indicates that a majority of the respondents are in agreement that people who work in Austin should be able to afford to live in Austin and that it is important that there is affordable housing in Austin. However, they are not all in agreement on the specifics of affordable housing, including how to pay for it and where it should be located. This is not an uncommon finding. We often see in the research that citizens are in support of socially-responsible and socially-minded issues but are not as willing to be financially supportive.

Differences between the email survey and the online survey can be seen in some of the specific questions in terms of where to build affordable housing and how to fund affordable housing. Again, the reader should be cautioned to use the online survey results as a companion piece to the email survey data. Because the online surveys could not be controlled, in that respondents could reply more than once or may not be from the Austin area, the data should be used as informational rather than as a decision-making tool. The data in the email surveys is based on a controlled protocol to ensure data security and validity to provide statistically valid results.

In terms of council district differences, it appears that District 4 is statistically more in favor of funding and legislation to support affordability in Austin. Districts 1 and 10 often showed less support for the need of funding and legislation to build affordable housing in Austin. Following the Survey Methodology section are the cross tabulations for questions where this type of analysis was found to be meaningful.

It is important to read the comments for the open ended responses of Questions 19 and 22. These responses can give deeper insight to the issues. However, the reader should be cautioned. The responses have been uncensored and unedited to maintain the integrity and impartiality of the data. Some readers may find the responses offensive but they are as written by the survey respondents.

Overall, citizens appear to understand the need for affordable housing in Austin. The challenge remains how to fund and where to locate.

## **Survey Methodology**

Austin Energy's Data Analytics and Business Intelligence group worked with the City of Austin's Neighborhood Housing and Community Development (NHCD) group to design and distribute a survey soliciting citizen input on affordable housing in Austin. The surveys were released in four separate methods: email in English, email in Spanish, online in English and online in Spanish.

The email campaign was sent to approximately 4,000 citizens on April 5<sup>th</sup> with the email containing an invitation to take the survey and a hyperlink unique to each email to ensure that each invitee could take the survey only one time. Staff sent 400 emails to citizens living in each of the 10 City Council districts in an effort to receive input from each district.

Considering a population of roughly 800,000 residents, and to achieve a 95% confidence level, the sample size necessary to achieve statistical significance is 384. For this survey, over 400 completed survey responses were received, exceeding the target for satisfying the statistically valid sample size. Although 400 email invitations were sent to each Council district, return rates varied by district. However, return rates were very closely proportional to the number of email addresses staff has for each district. So the districts for which staff has a larger number of email addresses saw higher rates of return which was a measured correlation.

Additionally, the data demonstrates a representation of Austin by demographics. This would indicate that the data is both statistically and representationally generalizable, meaning that the findings from the survey samples can be inferred to the population.

The cross-tabular analysis in the report breaks out responses to the housing questions in the emailed survey by individual Council district. No cross-tabular analysis was conducted on the demographic questions in the survey.

NHCD staff also posted an open link on their website open to anyone to take the survey in an effort to solicit additional input. Responses collected from those that took the survey by clicking on the link on the NHCD website cannot be tracked by Council district and also may contain more than 1 response from a single citizen. Without knowing in which Council district respondents reside, no cross-tabular analysis of responses by district was conducted on these responses.

The response rate for each of the surveys is found in Table 1 below. Reports and analysis consider responses from both completed and partially completed surveys, so the total number of responses to each question will vary. Completed answers in an incomplete survey are included to gather as much input as is possible and because the answers themselves are valid. Respondents also may have simply skipped a question which also leads to different response rates for individual questions.

Table 1. Response Rates

Survey Version	Total Completed	Partially Completed	Total
Email invite-English	421	77	498
Email invite-Spanish	10	4	14
Online open link-English	905	131	1,036
Online open link-Spanish	13	11	24

## Cross Tabulations By District

Below are the cross tabulations by district for questions that were most appropriate for this type of analysis. The mean score at the bottom of each table is the mean for the rating of 8-10 by district. The color coding indicates the Council Districts that were one standard deviation above or below the mean, indicating a statistically significant difference. Districts noted in orange are significantly lower. Districts highlighted in blue are significantly higher.

<b>6. People who work in Austin should be able to afford to live in Austin.</b>											
	District 1	District 2	District 3	District 4	District 5	District 6	District 7	District 8	District 9	District 10	Total
<b>Total disagreement 1</b>	2.20%	0.00%	6.30%	4.30%	2.60%	4.30%	5.10%	0.00%	7.70%	3.30%	3.90%
<b>2</b>	0.00%	3.10%	0.00%	2.10%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.40%
<b>3</b>	0.00%	3.10%	4.20%	0.00%	2.60%	0.00%	5.10%	0.00%	1.50%	3.30%	2.00%
<b>4</b>	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	4.90%	0.60%
<b>5</b>	6.70%	3.10%	2.10%	2.10%	7.70%	6.40%	1.70%	6.70%	0.00%	8.20%	4.30%
<b>6</b>	0.00%	0.00%	2.10%	0.00%	2.60%	2.10%	3.40%	4.40%	1.50%	3.30%	2.00%
<b>7</b>	2.20%	0.00%	2.10%	0.00%	5.10%	2.10%	5.10%	2.20%	6.20%	14.80%	4.50%
<b>8</b>	8.90%	0.00%	2.10%	8.50%	17.90%	4.30%	6.80%	11.10%	9.20%	6.60%	7.60%
<b>9</b>	6.70%	3.10%	6.30%	6.40%	5.10%	2.10%	6.80%	6.70%	3.10%	6.60%	5.30%
<b>Total agreement 10</b>	73.30%	87.50%	75.00%	76.60%	56.40%	78.70%	66.10%	68.90%	70.80%	49.20%	69.30%
<b>Total</b>	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Mean	88.90%	90.60%	83.40%	91.50%	79.40%	85.10%	79.70%	86.70%	83.10%	62.40%	

<b>7. It is important that there are affordable housing options in all parts of Austin.</b>											
	District 1	District 2	District 3	District 4	District 5	District 6	District 7	District 8	District 9	District 10	Total
<b>Total disagreement 1</b>	0.00%	0.00%	0.00%	25.00%	11.10%	4.30%	11.10%	0.00%	6.90%	13.80%	6.10%
<b>2</b>	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	3.70%	0.00%	3.40%	0.00%	0.90%
<b>3</b>	0.00%	16.70%	0.00%	0.00%	5.60%	0.00%	3.70%	0.00%	0.00%	13.80%	3.70%
<b>4</b>	0.00%	8.30%	10.00%	0.00%	5.60%	0.00%	0.00%	0.00%	0.00%	10.30%	3.30%
<b>5</b>	20.00%	0.00%	5.00%	25.00%	11.10%	0.00%	3.70%	16.70%	6.90%	3.40%	5.60%
<b>6</b>	0.00%	0.00%	0.00%	0.00%	5.60%	4.30%	3.70%	0.00%	0.00%	10.30%	2.80%
<b>7</b>	0.00%	0.00%	0.00%	25.00%	11.10%	8.70%	0.00%	33.30%	13.80%	3.40%	5.60%
<b>8</b>	20.00%	0.00%	15.00%	25.00%	11.10%	4.30%	11.10%	50.00%	10.30%	10.30%	10.30%
<b>9</b>	0.00%	8.30%	0.00%	0.00%	5.60%	4.30%	7.40%	0.00%	10.30%	0.00%	3.70%
<b>Total agreement 10</b>	60.00%	66.70%	70.00%	0.00%	33.30%	73.90%	55.60%	0.00%	48.30%	34.50%	57.90%
<b>Total</b>	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Mean	80.00%	75.00%	85.00%	25.00%	50.00%	82.50%	74.10%	50.00%	68.90%	44.80%	

<b>11. I am willing to pay higher taxes or higher fees if those funds were used to preserve or build affordable housing.</b>											
	District 1	District 2	District 3	District 4	District 5	District 6	District 7	District 8	District 9	District 10	Total
<b>Not at all likely 1</b>	46.70%	40.00%	23.50%	21.10%	44.40%	30.00%	23.10%	35.00%	19.20%	51.90%	32.80%
<b>2</b>	6.70%	10.00%	5.90%	0.00%	5.60%	0.00%	11.50%	20.00%	3.80%	0.00%	6.10%
<b>3</b>	0.00%	20.00%	11.80%	15.80%	0.00%	0.00%	7.70%	5.00%	3.80%	0.00%	5.60%
<b>4</b>	0.00%	0.00%	17.60%	10.50%	0.00%	20.00%	0.00%	5.00%	7.70%	0.00%	6.10%
<b>5</b>	6.70%	0.00%	5.90%	5.30%	5.60%	15.00%	15.40%	10.00%	11.50%	3.70%	8.60%
<b>6</b>	13.30%	10.00%	11.80%	5.30%	11.10%	0.00%	15.40%	10.00%	11.50%	11.10%	10.10%
<b>7</b>	6.70%	0.00%	0.00%	5.30%	16.70%	20.00%	7.70%	10.00%	19.20%	14.80%	11.10%
<b>8</b>	20.00%	0.00%	5.90%	15.80%	0.00%	10.00%	3.80%	0.00%	3.80%	11.10%	7.10%
<b>9</b>	0.00%	10.00%	0.00%	0.00%	5.60%	0.00%	7.70%	0.00%	3.80%	0.00%	2.50%
<b>Very likely 10</b>	0.00%	10.00%	17.60%	21.10%	11.10%	5.00%	7.70%	5.00%	15.40%	7.40%	10.10%
	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Mean	20.00%	20.00%	23.50%	36.90%	16.70%	15.00%	19.20%	5.00%	23.00%	18.50%	

<b>12. I support the City of Austin using additional tax revenue generated by new developments to preserve or build affordable housing.</b>											
	District 1	District 2	District 3	District 4	District 5	District 6	District 7	District 8	District 9	District 10	Total
<b>Not at all likely 1</b>	26.70%	10.00%	5.90%	10.50%	27.80%	20.00%	11.50%	15.00%	12.00%	34.60%	17.90%
<b>2</b>	13.30%	0.00%	0.00%	0.00%	5.60%	0.00%	3.80%	10.00%	4.00%	3.80%	4.10%
<b>3</b>	0.00%	0.00%	0.00%	5.30%	5.60%	0.00%	3.80%	5.00%	0.00%	0.00%	2.00%
<b>4</b>	0.00%	0.00%	23.50%	5.30%	0.00%	15.00%	0.00%	0.00%	4.00%	7.70%	5.60%
<b>5</b>	6.70%	10.00%	11.80%	5.30%	5.60%	5.00%	7.70%	5.00%	8.00%	7.70%	7.10%
<b>6</b>	6.70%	10.00%	11.80%	0.00%	5.60%	5.00%	15.40%	10.00%	4.00%	3.80%	7.10%
<b>7</b>	13.30%	10.00%	0.00%	21.10%	11.10%	10.00%	3.80%	15.00%	0.00%	15.40%	9.70%
<b>8</b>	13.30%	20.00%	5.90%	21.10%	5.60%	20.00%	15.40%	10.00%	8.00%	15.40%	13.30%
<b>9</b>	13.30%	20.00%	11.80%	0.00%	16.70%	5.00%	11.50%	5.00%	28.00%	0.00%	10.70%
<b>Very likely 10</b>	6.70%	20.00%	29.40%	31.60%	16.70%	20.00%	26.90%	25.00%	32.00%	11.50%	22.40%
	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Mean	33.30%	60.00%	47.10%	52.70%	39.00%	45.00%	53.80%	40.00%	68.00%	26.90%	

**13. The City of Austin should increase the amount of affordable housing along major roadway corridors and in major job centers.**

	District 1	District 2	District 3	District 4	District 5	District 6	District 7	District 8	District 9	District 10	Total
<b>Do not agree</b>	7.10%	10.00%	6.30%	5.30%	17.60%	10.00%	8.00%	10.00%	8.00%	11.10%	9.30%
<b>1</b>	7.10%	0.00%	12.50%	0.00%	5.90%	0.00%	4.00%	5.00%	4.00%	3.70%	4.10%
<b>2</b>	0.00%	0.00%	0.00%	5.30%	0.00%	0.00%	0.00%	0.00%	4.00%	7.40%	2.10%
<b>3</b>	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
<b>4</b>	7.10%	10.00%	6.30%	0.00%	17.60%	5.00%	4.00%	5.00%	0.00%	7.40%	5.70%
<b>5</b>	7.10%	0.00%	6.30%	5.30%	17.60%	10.00%	16.00%	15.00%	16.00%	11.10%	11.40%
<b>6</b>	35.70%	20.00%	12.50%	10.50%	5.90%	15.00%	4.00%	25.00%	20.00%	14.80%	15.50%
<b>7</b>	7.10%	10.00%	6.30%	31.60%	5.90%	20.00%	20.00%	10.00%	16.00%	29.60%	17.10%
<b>8</b>	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	20.00%	0.00%	0.00%	0.00%	2.60%
<b>Strongly agree</b>	28.60%	50.00%	50.00%	42.10%	29.40%	40.00%	24.00%	30.00%	32.00%	14.80%	32.10%
<b>10</b>	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Mean	35.70%	60.00%	56.30%	73.70%	35.30%	60.00%	64.00%	40.00%	48.00%	44.40%	

**14. The City of Austin should allow small houses to be built on smaller pieces of land than is currently allowed, in order to provide more affordable options.**

	District 1	District 2	District 3	District 4	District 5	District 6	District 7	District 8	District 9	District 10	Total
<b>Do not agree</b>	7.10%	0.00%	6.30%	5.30%	0.00%	10.00%	0.00%	15.00%	0.00%	7.40%	5.20%
<b>1</b>	0.00%	0.00%	6.30%	0.00%	17.60%	0.00%	4.00%	0.00%	4.00%	7.40%	4.10%
<b>2</b>	7.10%	0.00%	0.00%	0.00%	5.90%	0.00%	0.00%	10.00%	8.00%	3.70%	3.60%
<b>3</b>	7.10%	0.00%	6.30%	0.00%	0.00%	0.00%	0.00%	5.00%	4.00%	0.00%	2.10%
<b>4</b>	28.60%	10.00%	12.50%	5.30%	5.90%	10.00%	12.00%	10.00%	8.00%	3.70%	9.80%
<b>5</b>	7.10%	20.00%	6.30%	5.30%	11.80%	15.00%	8.00%	10.00%	8.00%	0.00%	8.30%
<b>6</b>	7.10%	10.00%	6.30%	15.80%	11.80%	20.00%	16.00%	10.00%	8.00%	22.20%	13.50%
<b>7</b>	14.30%	20.00%	12.50%	15.80%	0.00%	5.00%	24.00%	10.00%	16.00%	29.60%	15.50%
<b>8</b>	7.10%	0.00%	6.30%	10.50%	5.90%	0.00%	8.00%	5.00%	8.00%	7.40%	6.20%
<b>Strongly agree</b>	14.30%	40.00%	37.50%	42.10%	41.20%	40.00%	28.00%	25.00%	36.00%	18.50%	31.60%
<b>10</b>	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Mean	35.70%	60.00%	56.30%	68.40%	47.10%	45.00%	60.00%	40.00%	60.00%	55.50%	

**21. Please rate on a scale of 1 to 10, with 1 meaning not at all likely and 10 meaning very likely, your likelihood to support legislation or ordinances promoting affordable housing.**

	District 1	District 2	District 3	District 4	District 5	District 6	District 7	District 8	District 9	District 10	Total
<b>Not at all likely 1</b>	7.10%	10.00%	13.30%	5.30%	17.60%	5.30%	8.30%	10.00%	12.00%	8.00%	9.60%
<b>2</b>	7.10%	0.00%	0.00%	0.00%	5.90%	0.00%	0.00%	5.00%	4.00%	20.00%	4.80%
<b>3</b>	0.00%	10.00%	0.00%	0.00%	0.00%	10.50%	0.00%	0.00%	0.00%	0.00%	1.60%
<b>4</b>	14.30%	10.00%	0.00%	0.00%	5.90%	0.00%	0.00%	5.00%	0.00%	0.00%	2.70%
<b>5</b>	7.10%	0.00%	0.00%	10.50%	11.80%	15.80%	12.50%	10.00%	8.00%	4.00%	8.50%
<b>6</b>	0.00%	0.00%	20.00%	0.00%	5.90%	0.00%	0.00%	5.00%	0.00%	16.00%	4.80%
<b>7</b>	21.40%	0.00%	6.70%	10.50%	0.00%	0.00%	4.20%	10.00%	4.00%	12.00%	6.90%
<b>8</b>	14.30%	0.00%	20.00%	10.50%	29.40%	15.80%	33.30%	20.00%	36.00%	4.00%	19.70%
<b>9</b>	0.00%	10.00%	0.00%	10.50%	5.90%	10.50%	25.00%	15.00%	4.00%	16.00%	10.60%
<b>Very likely 10</b>	28.60%	60.00%	40.00%	52.60%	17.60%	42.10%	16.70%	20.00%	32.00%	20.00%	30.90%
	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Mean	42.90%	70.00%	60.00%	73.60%	52.90%	68.40%	75.00%	55.00%	72.00%	40.00%	

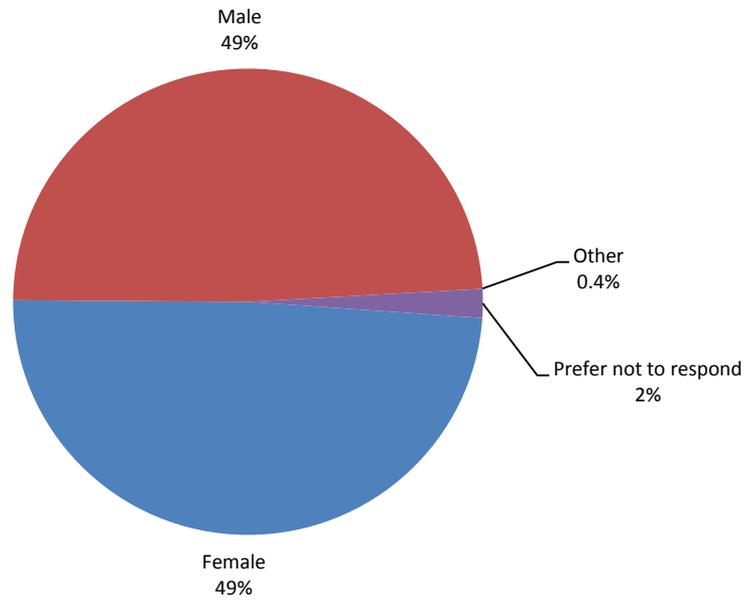
**Neighborhood Housing and Community Development**  
**Affordable Housing Survey Research**  
**Email English Version**

**April 2016**

# CITY OF AUSTIN HOUSING SURVEY (English Version) – April 2016

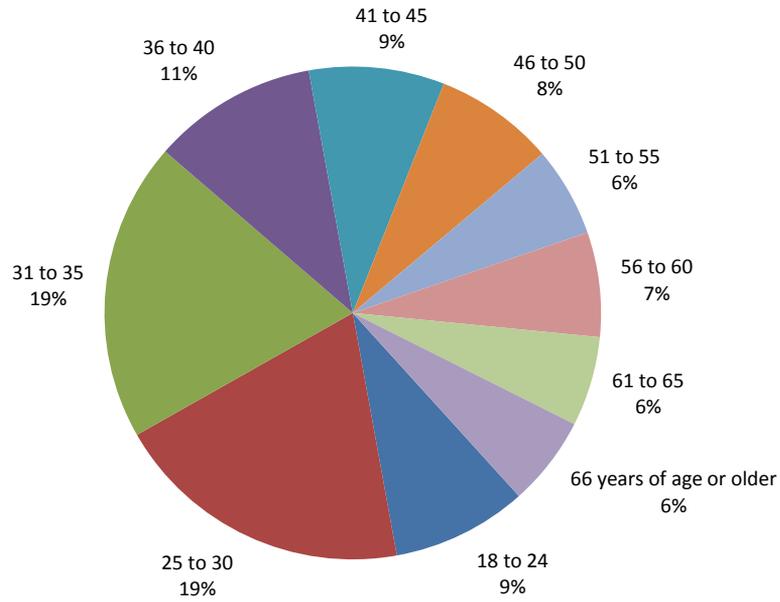
## EMAIL VERSION

### 1. Are you?



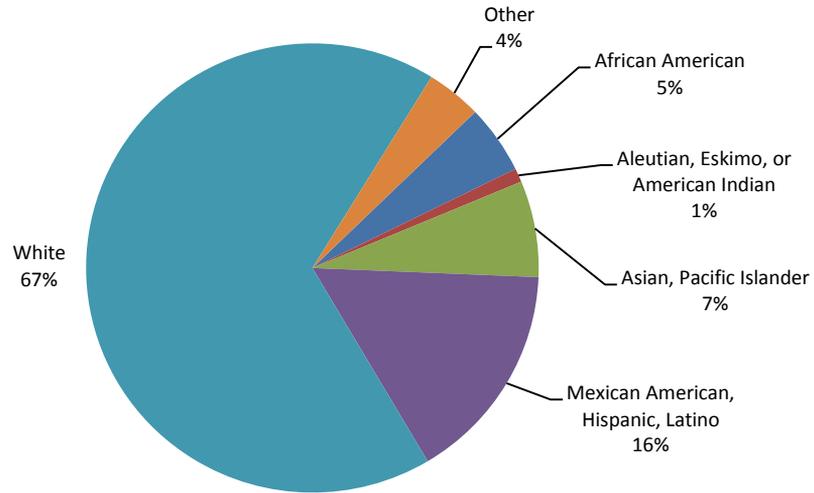
Value	Percent	Count
Female	48.7%	239
Male	48.7%	239
Other	0.4%	2
Prefer not to respond	2.2%	11
Total		491

## 2. What is your age?



Value	Percent	Count
Less than 18 years old	0.0%	0
18 to 24	8.9%	44
25 to 30	19.7%	97
31 to 35	19.7%	97
36 to 40	10.6%	52
41 to 45	8.9%	44
46 to 50	7.7%	38
51 to 55	6.1%	30
56 to 60	6.7%	33
61 to 65	5.9%	29
66 years of age or older	5.9%	29
Total		493

### 3. Which of the following categories best describes your race/ethnicity?

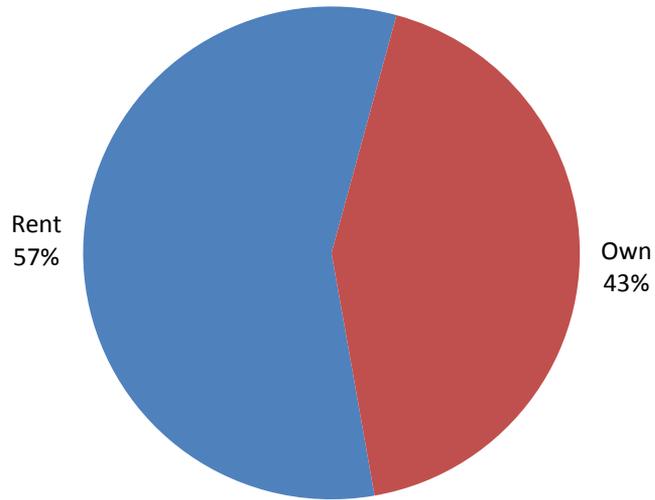


Value	Percent	Count
African American	5.5%	27
Aleutian, Eskimo, or American Indian	0.8%	4
Asian, Pacific Islander	6.7%	33
Mexican American, Hispanic, Latino	15.7%	77
White	67.7%	333
Other	3.7%	18
Total		492
<b>Responses "Other"</b>		<b>Count</b>
Left Blank		484
1		1
American		1
Anatolian		1
Does it matter		1
Indian		1
Italian		1
Mix		1
Mixed		1
NA		1
Prefer not to disclose		1
White with Hispanic origins		1
White/Black		1
mixed		1
prefer not to answer		1

#### 4. What is your home zip code?

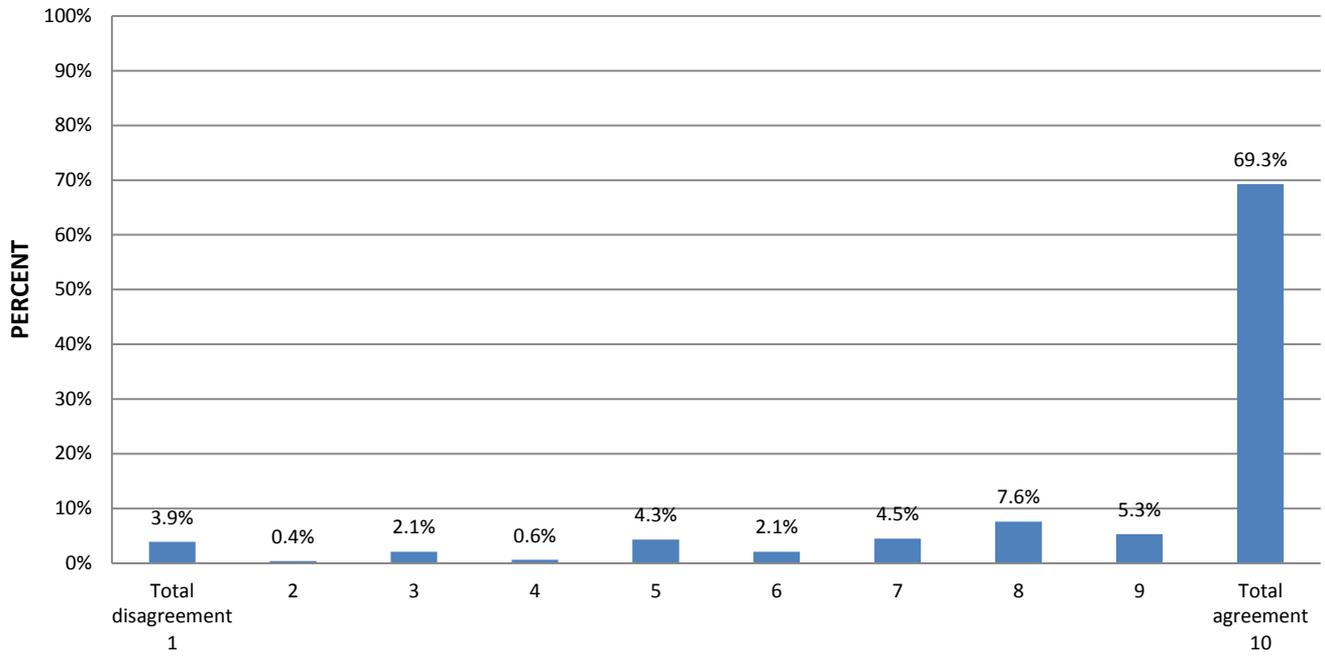
Count	Response
1	76092
1	78613
3	78617
5	78701
16	78702
11	78703
40	78704
15	78705
7	78717
12	78721
6	78722
25	78723
3	78724
3	78726
14	78727
1	78728
12	78729
6	78730
17	78731
5	78735
3	78736
22	78741
14	78744
24	78745
9	78746
7	78747
12	78748
27	78749
10	78750
28	78751
17	78752
23	78753
6	78754
8	78756
16	78757
18	78758
43	78759
1	79724

5. Do you rent or own your current place of residence?



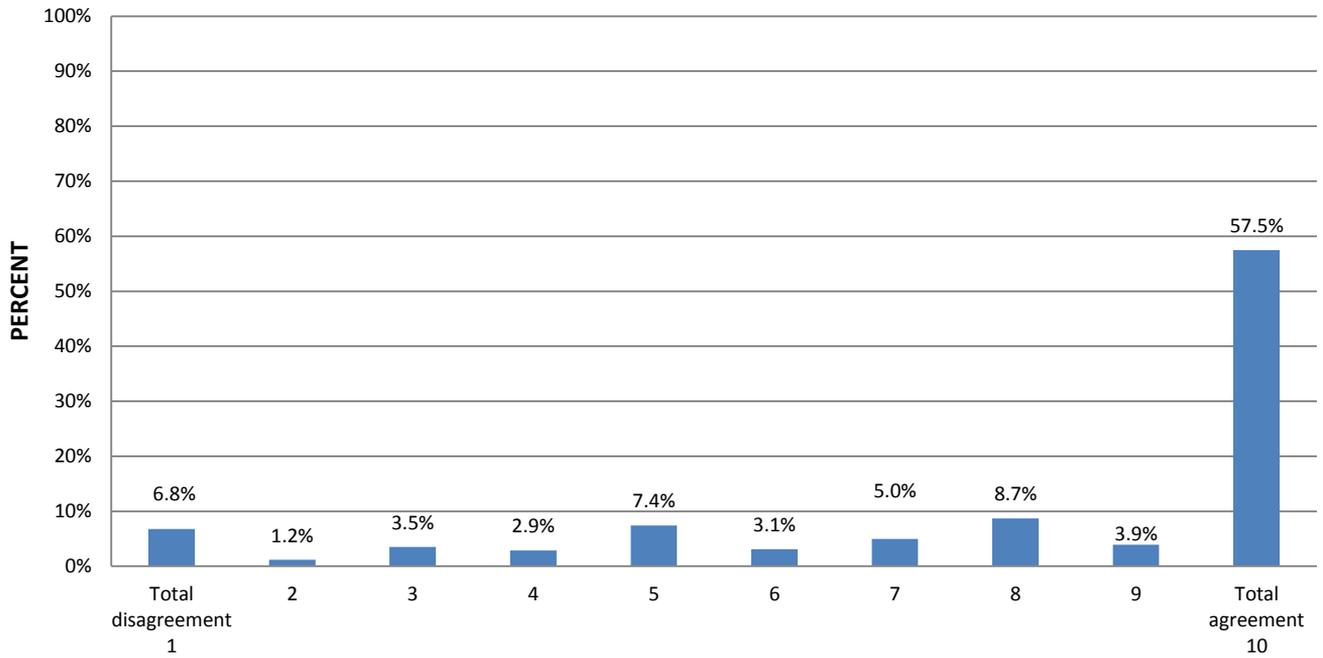
Value	Percent	Count
Rent	57.1%	281
Own	42.9%	211
Do not know	0.0%	0
Total		492

**6. People who work in Austin should be able to afford to live in Austin.**



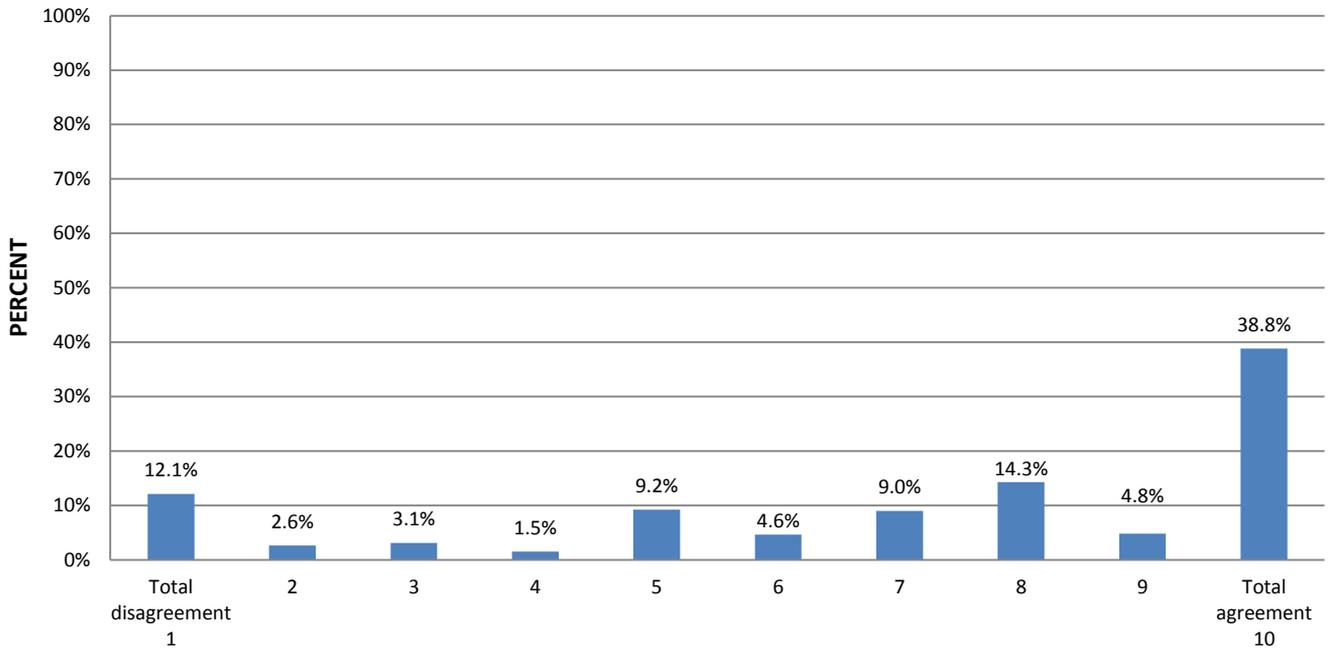
Value	Percent	Count
Total disagreement 1	3.9%	19
2	0.4%	2
3	2.1%	10
4	0.6%	3
5	4.3%	21
6	2.1%	10
7	4.5%	22
8	7.6%	37
9	5.3%	26
Total agreement 10	69.3%	338
Total		488

**7. It is important that there are affordable housing options in all parts of Austin.**



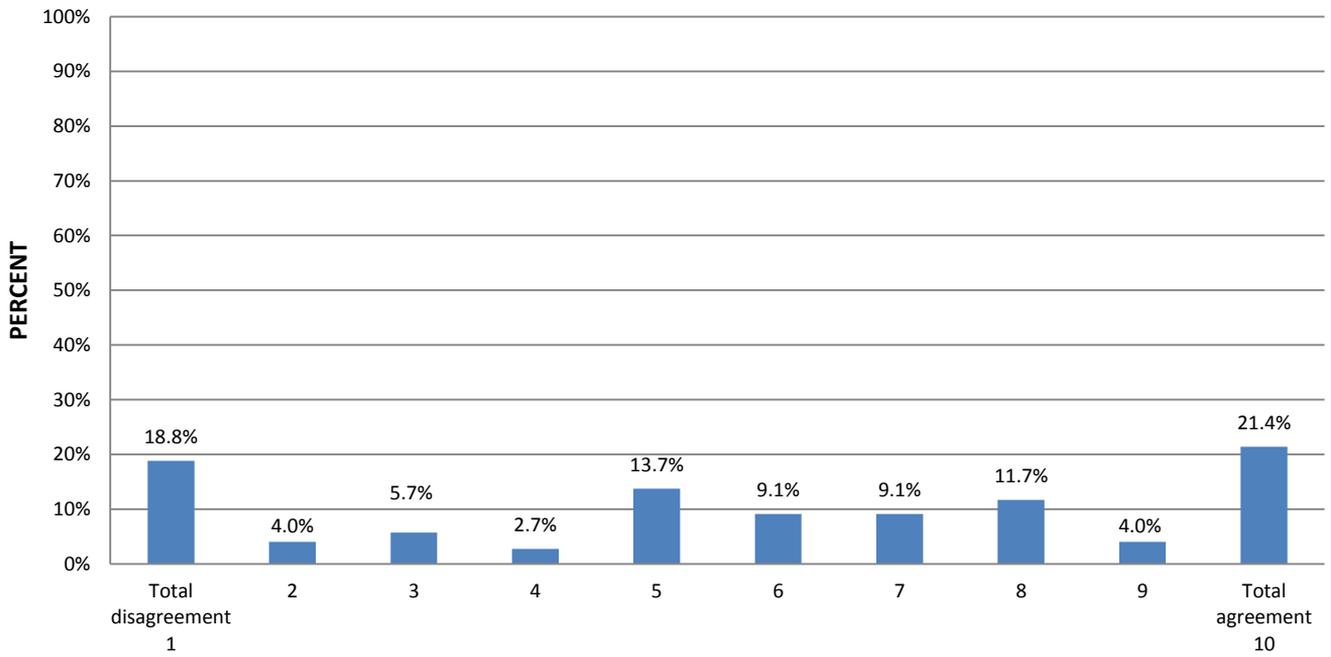
Value	Percent	Count
Total disagreement 1	6.8%	33
2	1.2%	6
3	3.5%	17
4	2.9%	14
5	7.4%	36
6	3.1%	15
7	5.0%	24
8	8.7%	42
9	3.9%	19
Total agreement 10	57.5%	279
Total		485

**8. The City of Austin should provide, as an incentive, faster permit review if the developments provide housing affordable for households making less than \$40,000/year.**



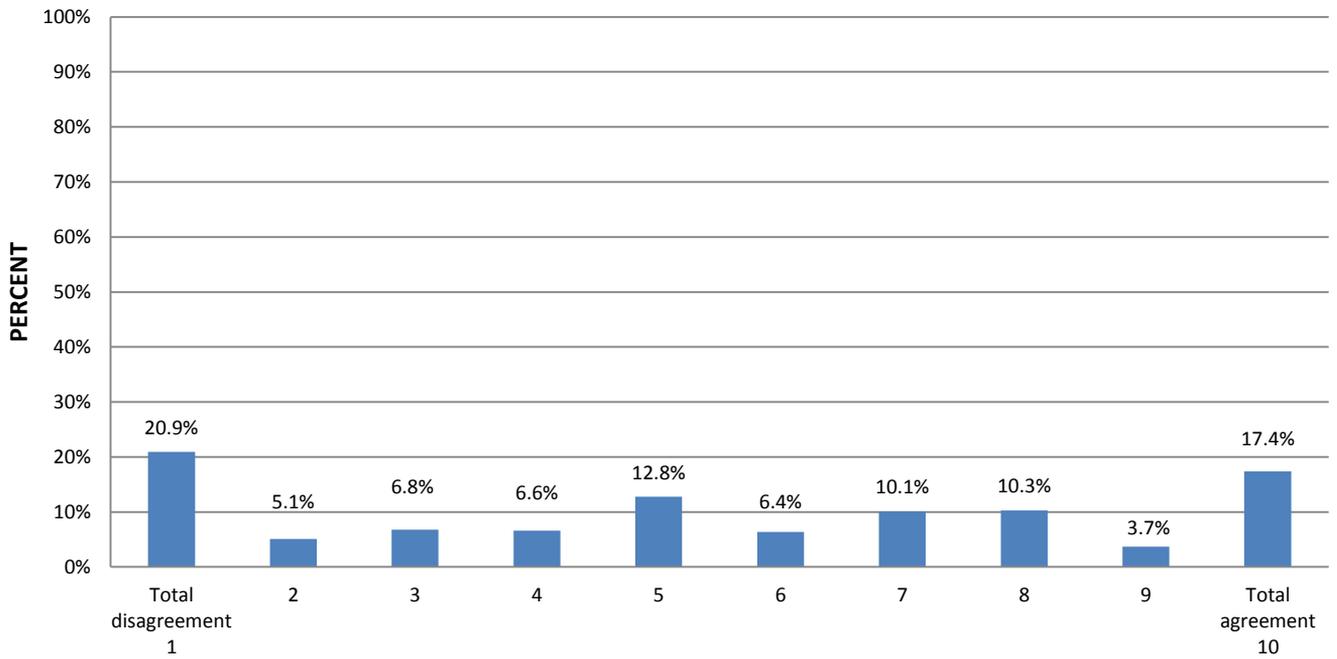
Value	Percent	Count
Total disagreement 1	12.1%	55
2	2.6%	12
3	3.1%	14
4	1.5%	7
5	9.2%	42
6	4.6%	21
7	9.0%	41
8	14.3%	65
9	4.8%	22
Total agreement 10	38.8%	177
Total		456

**9. The City of Austin should provide, as an incentive, the ability for developers to build taller buildings along major roadways if a percentage of the apartments/condos in the buildings are affordable for households making less than \$40,000/year.**



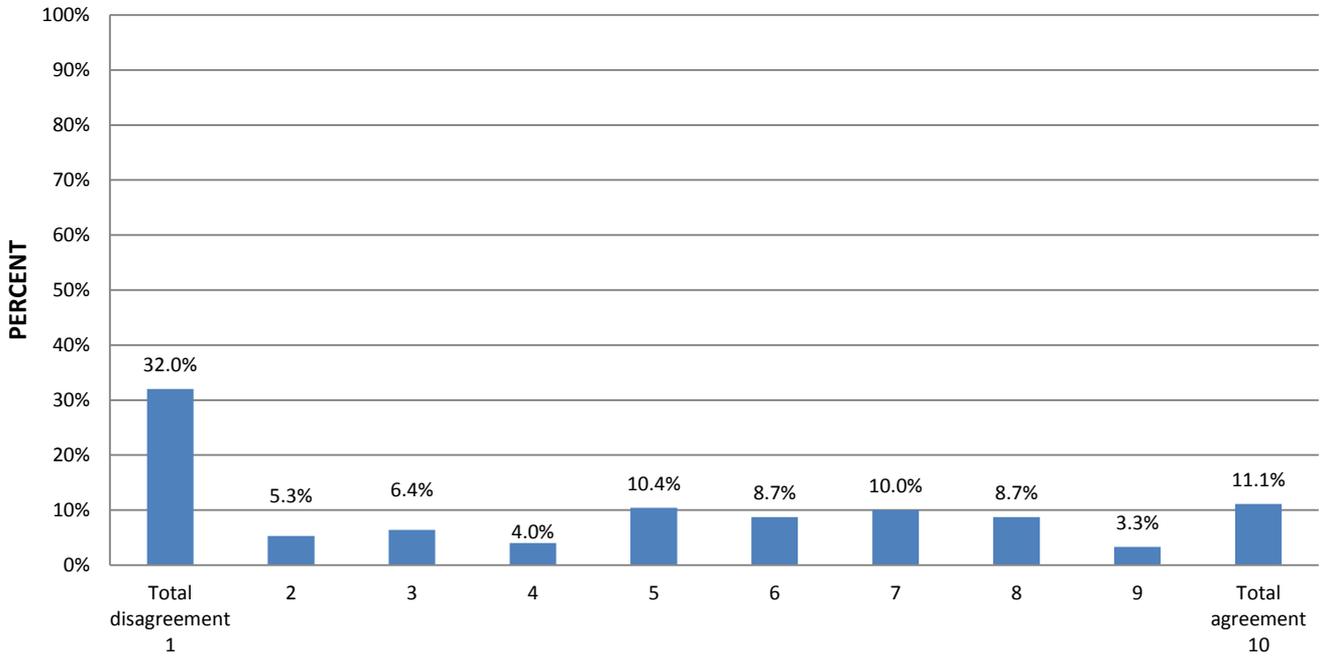
Value	Percent	Count
Total disagreement 1	18.8%	85
2	4.0%	18
3	5.7%	26
4	2.7%	12
5	13.7%	62
6	9.1%	41
7	9.1%	41
8	11.7%	53
9	4.0%	18
Total agreement 10	21.4%	97
Total		453

**10. The City of Austin should, as an incentive, require less parking for developments within ¼ of a mile of a bus route or rail line if the developments provide housing affordable for households making less than \$40,000/year.**



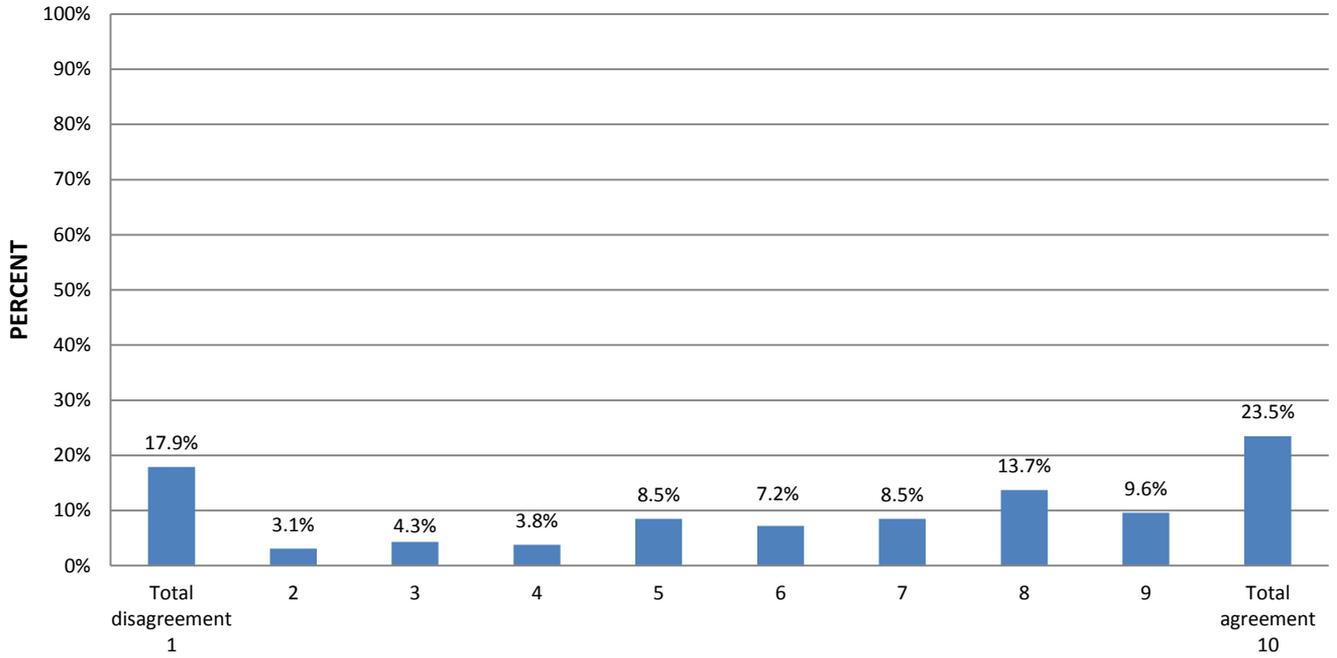
Value	Percent	Count
Total disagreement 1	20.9%	95
2	5.1%	23
3	6.8%	31
4	6.6%	30
5	12.8%	58
6	6.4%	29
7	10.1%	46
8	10.3%	47
9	3.7%	17
Total agreement 10	17.4%	79
Total		455

**11. I am willing to pay higher taxes or higher fees if those funds were used to preserve or build affordable housing.**



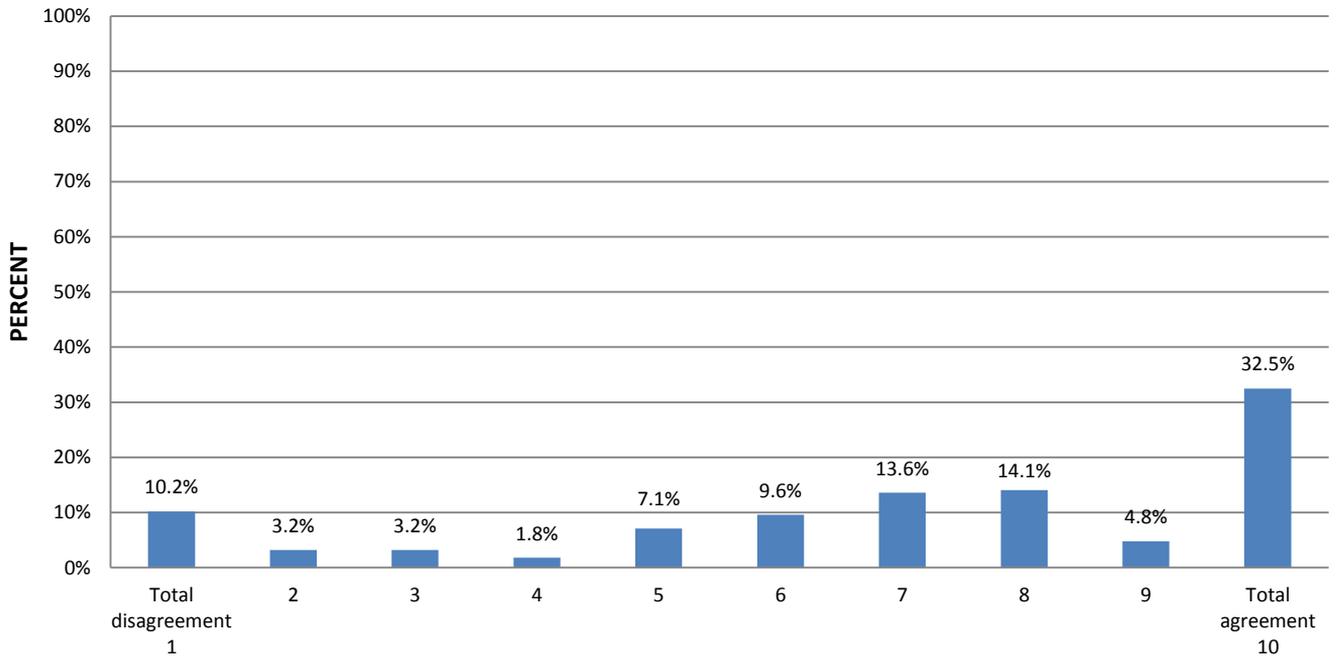
Value	Percent	Count
Not at all likely 1	32.0%	144
2	5.3%	24
3	6.4%	29
4	4.0%	18
5	10.4%	47
6	8.7%	39
7	10.0%	45
8	8.7%	39
9	3.3%	15
Very likely 10	11.1%	50
Total		450

**12. I support the City of Austin using additional tax revenue generated by new developments to preserve or build affordable housing.**



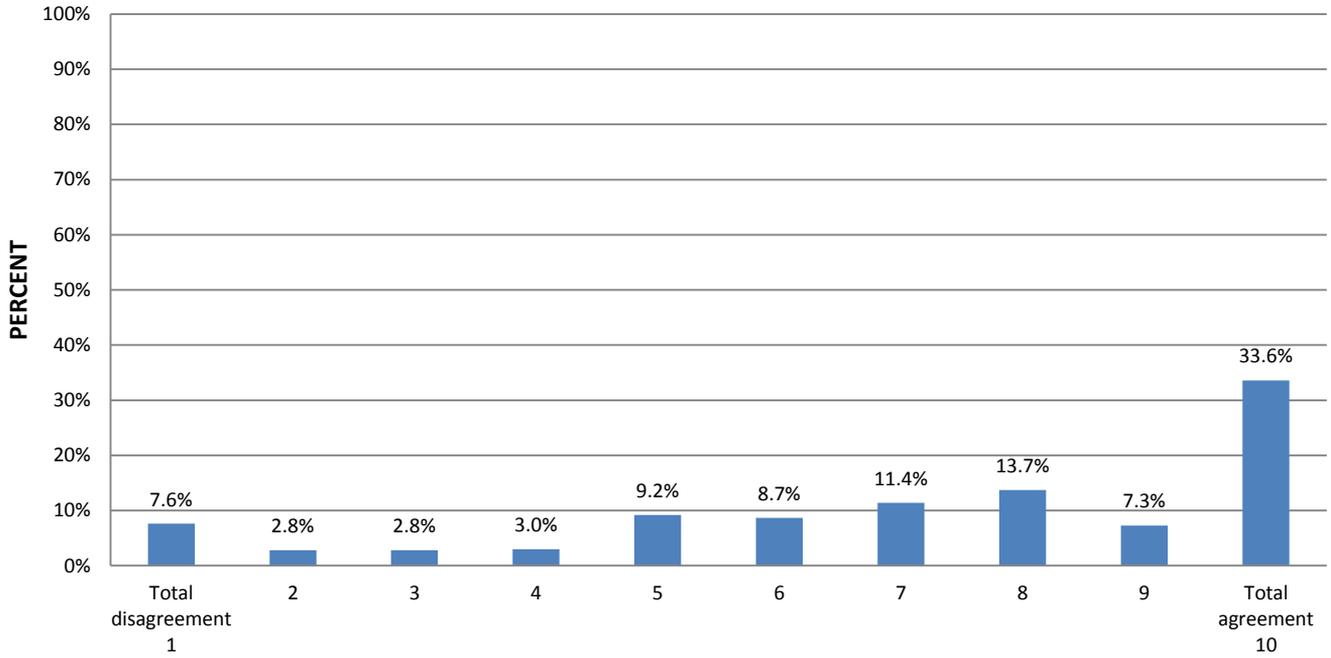
Value	Percent	Count
Not at all likely 1	17.9%	80
2	3.1%	14
3	4.3%	19
4	3.8%	17
5	8.5%	38
6	7.2%	32
7	8.5%	38
8	13.7%	61
9	9.6%	43
Very likely 10	23.5%	105
Total		447

**13. The City of Austin should increase the amount of affordable housing along major roadway corridors and in major job centers.**



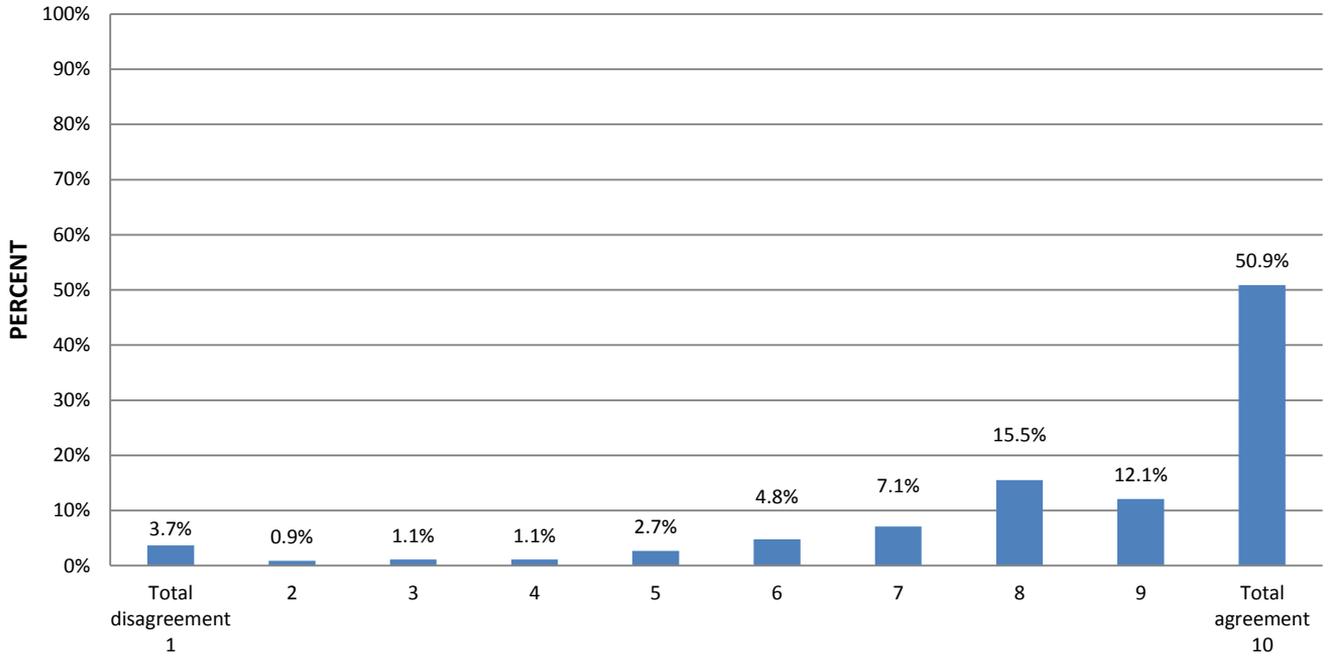
Value	Percent	Count
Do not agree 1	10.2%	45
2	3.2%	14
3	3.2%	14
4	1.8%	8
5	7.1%	31
6	9.6%	42
7	13.6%	60
8	14.1%	62
9	4.8%	21
Strongly agree 10	32.5%	143
Total		440

**14. The City of Austin should allow small houses to be built on smaller pieces of land than is currently allowed, in order to provide more affordable options.**



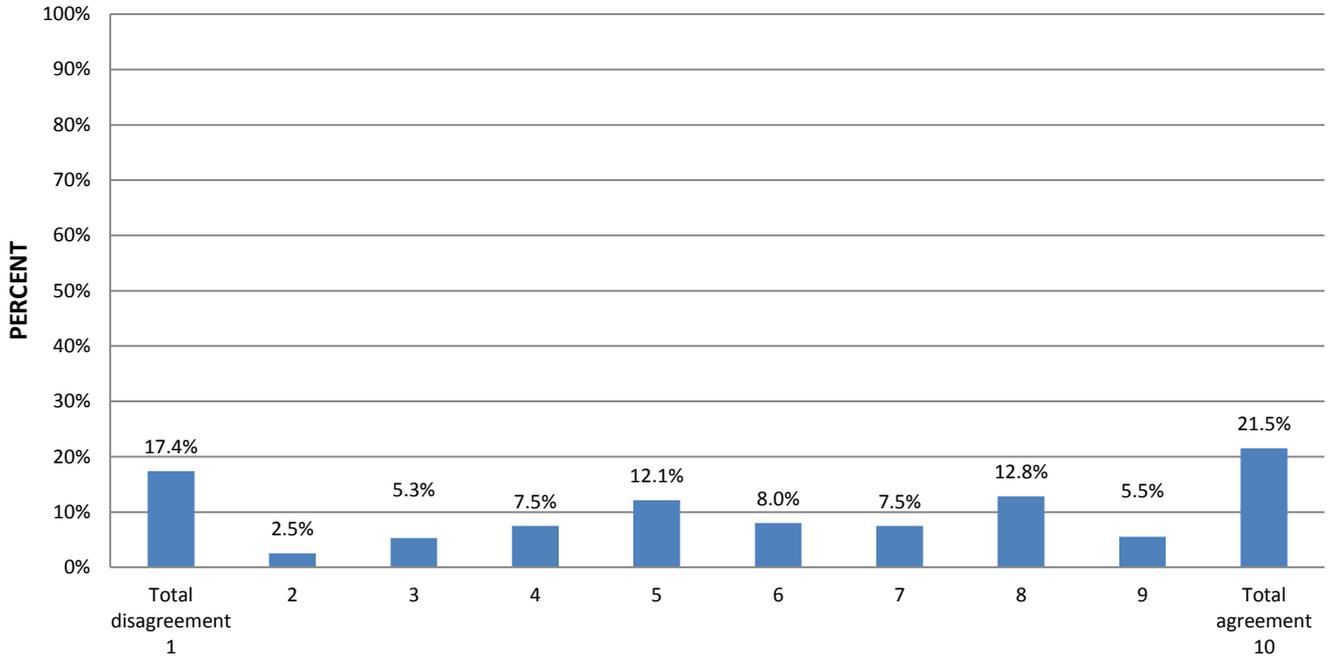
Value	Percent	Count
Do not agree 1	7.6%	33
2	2.8%	12
3	2.8%	12
4	3.0%	13
5	9.2%	40
6	8.7%	38
7	11.4%	50
8	13.7%	60
9	7.3%	32
Strongly agree 10	33.6%	147
Total		437

**15. Please indicate the level of influence the following statements had on your decision to live where you currently live: Traffic congestion and commute time when choosing your home location.**



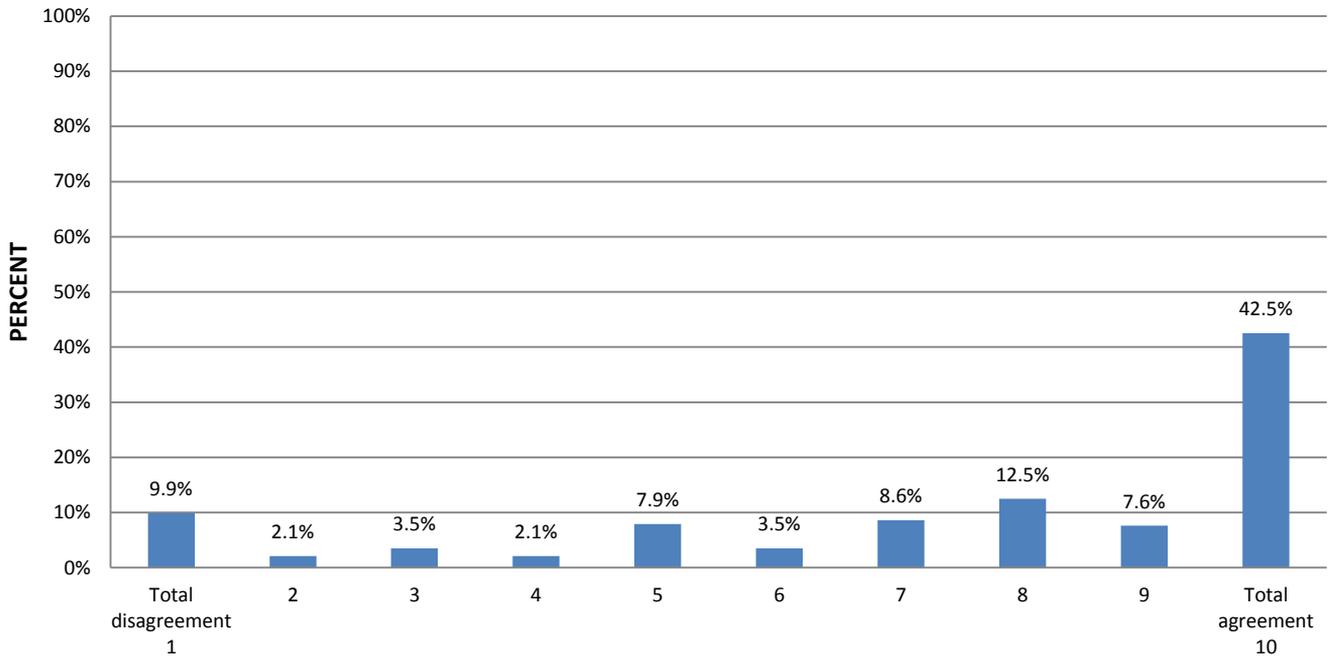
Value	Percent	Count
No influence 1	3.7%	16
2	0.9%	4
3	1.1%	5
4	1.1%	5
5	2.7%	12
6	4.8%	21
7	7.1%	31
8	15.5%	68
9	12.1%	53
Very influential 10	50.9%	223
Total		438

**16. Please indicate the level of influence the following statements had on your decision to live where you currently live: The cost of a car and gas when choosing your home location.**



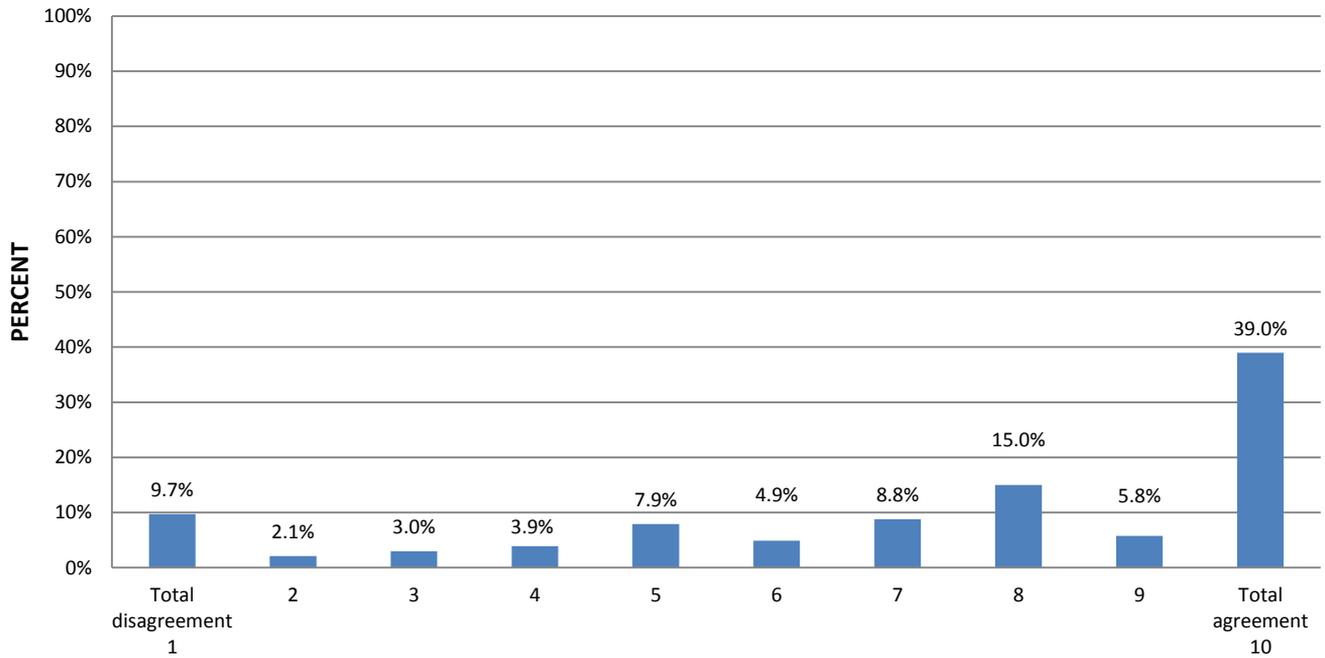
Value	Percent	Count
No influence 1	17.4%	76
2	2.5%	11
3	5.3%	23
4	7.5%	33
5	12.1%	53
6	8.0%	35
7	7.5%	33
8	12.8%	56
9	5.5%	24
Very influential 10	21.5%	94
Total		438

**17. Would you consider living in a townhouse, rowhouse, triplex, apartment, or some housing option other than a detached, single-family home, if it was affordable to you?**



Value	Percent	Count
Very unlikely 1	9.9%	43
2	2.1%	9
3	3.5%	15
4	2.1%	9
5	7.9%	34
6	3.5%	15
7	8.6%	37
8	12.5%	54
9	7.6%	33
Very likely 10	42.5%	184
Total		433

**18. Would you consider living in a townhouse, rowhouse, triplex, apartment, or some housing option other than a detached, single-family home, if it improved your commute?**



Value	Percent	Count
Very unlikely 1	9.7%	42
2	2.1%	9
3	3.0%	13
4	3.9%	17
5	7.9%	34
6	4.9%	21
7	8.8%	38
8	15.0%	65
9	5.8%	25
Very likely 10	39.0%	169
Total		433

## 19. What is your greatest concern regarding affordable housing in your neighborhood?

Count	Response
1	Access to solid public transportation - so as to reduce congestion and make it livable
1	Additional traffic
1	Affordable housing being advertised well so people know it's available
1	Anything affordable in my neighborhood is being bought and flipped for a not so affordable price.
1	As long as the structure is compatible with the neighborhood
1	Associated Crime
1	Availability and effect on property values.
1	Bad people moving into the neighbourhood and not taking care of property
1	Being priced out and having to move further away and endure more traffic congestion.
1	Bring priced out by rising rent prices
1	Bunisses being in the neighborhood
1	Bus routes
1	CRIME rate
1	CRIME/CONGESTION
1	Can't afford the mortgage & property taxes
1	Changes the feel of the neighborhood
1	Condition of the housing
1	Cost and accomodation
1	Cost and availability
1	Cost and neighborhood
1	Cost of Rent and Utilities
1	Cost of living versus cost of rental
1	Cost to other neighbors
9	Crime
1	Crime & expensive housing 5yrs after development
1	Crime rate increases.
1	Crime rate not being controlled
1	Crime rate too close to schools and family neighborhood
1	Crime, Lowering of property values, Police patrolling is already quite low
1	Crime, education outlook
1	Crime, when people have nothing to lose they do dumb things.
1	Crime. Drugs. Prostitution.
1	Crowding and Crime
1	Decrease in property values of existing homes
1	Decrease in value of homes and crime rate.

1	Decreased property value; creation of govt funded ghetto will ruin Austin
1	Development of required transportation, roadways preferably public transportation.
1	Distance from places that make it truly livable (e.g., cafes, bakeries, restaurants, etc.)
1	Education and security
1	Even now low end housing is so hard to qualify for with the new rules acts have for qualifying
1	Everything is expensive
1	Excessive regulations
1	Existing home values
1	FUCKING PRICES.
1	Finding a location near UT that I can afford on my graduate stipend
1	Generating more people and more congestion
1	Gentrification
1	Gentrification/ forcing long time residents out of their homes due to rising taxes
1	Getting a loan.
1	Hidden costs, not just affordable housing but cost of safety
1	High Rents which are not affordable
1	Homes in my area are almost half a million dollars
1	Household size
1	Housing values will go down.
1	I do want affordable housing but I don't want my home to lose its value
1	I live in an area of apartment complexes.
1	I love TND concept but what to snare that safety issues don't arise
1	I would like less government involvement in housing.
1	I'd like an efficient bus stop or train stop.
1	I'm a renter & the rent is similar to the rent back home in the
1	I'm not convinced there's very much of it.
1	If I qualify
1	If you can't afford it you shouldn't live there
1	Impact on transportation / commute. Property maintenance and impact on property values.
1	Income
1	Increase in rent/mortgage
1	Increase in traffic in my area
2	Increased crime rate
1	Increased traffic and congestion- on roads and in local establishments
1	Increasing rent costs year to year
1	Inflation
1	Inflated land value

1	It does not exist
1	It is not widely available, and many families are being forced to move outside of Austin.
1	It screws the households making just above the threshold, e.g. \$41,000 per year.
1	It won't happen in 78759, but I'd welcome it
1	It's only ever affordable for families, not for single, working individuals.
1	Its not affordable
1	Its not available.
1	Lac of it
1	Lack of ADUs
1	Lack of affordable housing. People can't afford to live in my neighborhood.
1	Lack of efficient public transportation to where jobs exist.
1	Lack of housing supply, missing middle
1	Lack of it
1	Lack of security and no curfew.
1	Lack of services
1	Loss of property value
1	Lower cost areas in Austin, unfortunately, are synonymous with higher crime rates.
1	Lower quality building and up keep of them
1	Maintenance and upkeep of affordable units
1	Maintenance of the property
1	My own property taxes
1	New development is not affordable.
1	No HUD
1	No caps on property tax hikes
1	No comment
1	No concerns. I want more affordable housing options all over austin
1	No parking and traffic
2	None
1	Not enough
1	Not enough -
1	Not enough of it
1	Not enough of it for families
1	Not sure
1	Older non-white families being priced out. I don't want to live in a white-bread community.
1	Older, smaller houses torn down to build big expensive ones.
1	Overpopulation, traffic congestion, crime
1	Overpopulation. However, I feel it is very necessary.

1	Price
1	Prior California influx making people believe higher housing prices are normal
1	Probably future lack of diversity due to skyrocketing housing costs.
1	Property Value
1	Property taxes going up because of inflated market
1	Property taxes, lack of public transportation and walkability
1	Property value impacts
1	Property values may suffer
1	Protecting value of my current investment and quality of neighborhood
1	Proximity to downtown and cost
1	Quality of life in my neighborhood
1	Quality of people
1	Re
1	Reducing property values and increasing crime
1	Relaxed regulations regarding multi use in my neighborhood
1	Rent
1	Rent cost
1	Rent could go up at any time and I will be forced to move because I cannot afford it
1	Rent price
1	Rising housing costs
1	Rising rents. Property values.
1	Safety
1	Safety and cleanliness
1	Safety issues
1	Safety, grocery stores and schools.
1	Safety, security, theft
1	Section 8 renters not maintaining property
1	Single Family Home Cost is high
1	Size of housing
1	Space to build & costs involved
1	Tasteful and well maintained, in keeping with neighborhood aesthetic
1	Tax increases
1	Taxes
1	That affordable housing within my budget will not exist in a year.
1	That costs will irreversibly increase and price full time working people out
1	That is built with quality and fits the design of the neighborhood.
1	That many believe that it requires more strip developments, which I strongly oppose.

1	That the property degrades
1	That we won't have any. We need to assure affordable housing in Central Austin.
1	The City of Austin over-regulating housing.
1	The amount of control the city had on affordable housing units
1	The area, the commute, the school district, the prices
1	The city getting involved and it is not their business
1	The city of Austin should keep out of this! Not their business
1	The ghetto people messing everything up
1	The housing supply is too limited
1	The rent will continue to rise and force me to move out of town.
1	The rising cost pushing low income residents away
1	The type of people it attracts.
1	The upkeep, increase in taxes, the amount of incentives given to developers (
1	There are very little if any affordable housing in the neighborhood.
1	There is none, and the waiting list for complexes that aren't even built are full for years
1	There is none.
1	There is too much regulation of housing. It drives up cost.
1	There is very little affordable housing and the current prices are rapidly increasing.
1	There isn't affordable housing to buy in my neighborhood
1	There isn't any and rents continues to go up
1	There isn't any right now.
1	There isn't any!
1	There isn't enough
1	There isn't going to be any left. And what is available is low-quality compared to the price.
1	There really isn't any and I struggle to get by working full time and living on my own.
1	Too high compared to other cities of similar or larger size
1	Too many houses, not enough high-density residences
1	Too many low income people ruining our neighborhoods.
1	Too many poor people drawn in by cheap housing, creating additional social problems.
1	Too pricey
2	Traffic
1	Traffic and foot congestion if you start building tall apts, stacked housing.
1	Traffic and upkeep
1	Traffic on neighborhood streets
1	Unfortunately the types of family living there (stereotypes of issues )
1	Unsavory tenants
1	Were is this affordable housing, because rent is super high.

1	With rent rising there needs to be more affordable housing.
1	availability
1	bad people, bad neighborhood
1	building expensive houses in my neighborhood
1	bus routes
1	character of the people
1	convenient bus routes
4	crime
1	crime and neighborhood pride
1	crime/dirty people
1	effect on property value
1	fostering entitlement and generations of people stuck in poverty cycle
1	getting priced out of my home
1	greater fear of irresponsibility
1	high taxes
1	homelessness
1	how it relates to utility increases
1	i dont have one
1	increased crime
1	increased density without corresponding transportation improvements
1	increasing my taxes so that someone else can pay less.
1	keeping it affordable even for those of us making more than \$40K annually!
1	lack of rent control
1	limited availability
1	loss of privacy
1	money
1	no additional space available and closeness to IH-35
1	no affordable in my area
1	no concerns!
1	no more room to build
1	none - affordable housing should be provided, as should capping rent increases
1	not concern
1	not enough
1	not enough and current affordable is not affordable
1	not enough of it
1	nothing-it's needed
1	out of state people

1	over crowding
1	parking
1	policing of neighborhood due to higher crime in affordable housing areas as in New York city...
1	preservation of existing communities and architecture
1	price and property taxes
1	property devaluation
1	property tax increases
1	property value
1	property value/perceptions regarding neighborhood
2	quality of housing
1	reduce the value of my home
1	reducing my property value
1	rent is outrageous anywhere but bad neighborhoods in Austin
1	rent keeps increasing wages stay the same
1	rent raising
1	safety and cleanliness based on demographics
1	safety within poorer neighborhoods
1	taxes are too high, teachers make too much to qualify for affordable housing
1	that it is safe
1	the lack of it
1	the value of my own home
1	there are not enough affordable housing options.
1	there is none
1	traffic
1	trafic safety
1	try west austin
1	unaffordable rent, and being priced out of the rental market
1	undesirable
1	value of living
1	variances
1	violence
1	I'd rather there not be any affordable housing in my neighborhood AT ALL. There is absolutely no reason why any affordable housing should be within 5 miles of downtown Austin. Living downtown is a privilege, and in NO WAY a right. If that means we have to improve public transportation to get people from their home that they can afford to their job, that they themselves have the ability to get a higher paying one if they worked hard enough, then so be it. I'm a 29 year old self-made white male who studied in high school, went to college and am still paying off student loans, and have worked hard through my 20's so I could purchase a condo downtown and start investing in the city of Austin. If we add more affordable housing for people who don't have the same drive, what exactly motivates people to work hard and live the downtown lifestyle if they can just work part-time jobs and live in affordable housing within 2 miles of downtown, while also bringing down the cost of the non-affordable housing, because my condo complex is 2 blocks away from

	section 8 housing. It goes against what this country is founded on.
1	That uneducataed people use it as an excuse to live in a better area when they don't care about themselves enough to make the right decisions in the first place. Sorry their parents didn't instill good work ethics or morals but evolution happens
1	I'm concerned that low income housing will lower my property values due to lack of pride or no maintenance.
1	it's an excuse to remove existing affordable housing and replace it with 5 story unaffordable housing
1	Don't want my tax money spent that way and don't want poorer people living near my neighborhood.
1	I feel I may soon be priced out of my neighborhood and forced to move solely for that reason. Rents are rising faster than incomes and it angers me to see what I perceive as a lot of speculative buying of properties for investment purposes driving up market prices.
1	Depreciating property value or the likelihood resale value would not keep pace with other locations without affordable housing projects nearby. Upkeep of the affordable housing in the long term by the developer or by another entity that takes over the project operation such as an ode pendent investor or REIT.
1	Skyrocketing rents- mine is going up \$150 to 1000 per month I only make 23000 per year before taxes that pretty much eats up most of my income on housing
1	There is no affordable housing in our area! We keep renting an apartment in this area because we enjoy the neighborhood but can't afford to buy a home here. Our commute from work takes 45 minutes to 1 hour both ways. Affordable housing shouldn't be based on just a \$\$40,000 income. We struggle with a \$50,000 yearly salary. We live further southwest to be able to afford where we live, whic makes the commute to work difficult.
1	Big Government never makes good decisions. Austin has a history of solving one problem only to create others. The concept of master planning which was discarded by the 1970s era hippies running Austin continues to haunt us today. Yes I was here then. I lived thru the idiotic bus solution which had three siblings in my family going to three different parts of town to school.
1	Home ownership is a great source of wealth for those fortunate enough to afford it. This causes a widening disparity between those who can afford to save and those living paycheck to paycheck. I would like to see the city put more pressure on large employers to offer better benefits to working families such as sharing ownership, or matching savings.
1	There is very little affordable housing in my neighborhood. Fortunately, this is not an issue for my family.
1	Whether or not the housing would be adequately maintained and the residents are treated with fairness and respect.
1	Should not cost the tax payers anything. If you cannot afford where you live, sell it and move somewhere cheaper.
1	Mixed income housing. Low income families should live in the same complexes as high income families
1	Even "affordable" housing is not affordable to a regular working person. I work with several people who cannot afford an apartment now. One was homeless, one is in a residential hotel for now, one keeps moving to different situations in shared homes. One is renting a room in a house. These people work full time. The Affordable housing requirement in new apartments is only for a 4-5 year commitment for the property owners. It is no solution at all. Neither is building apartments alll along Burnet Rd which cannot handle the increased traffic. I am 62 and have lived in my house since 1979. I will not be able to live there if I retire. Austin property taxes are too high and I have no confidence in the mayor

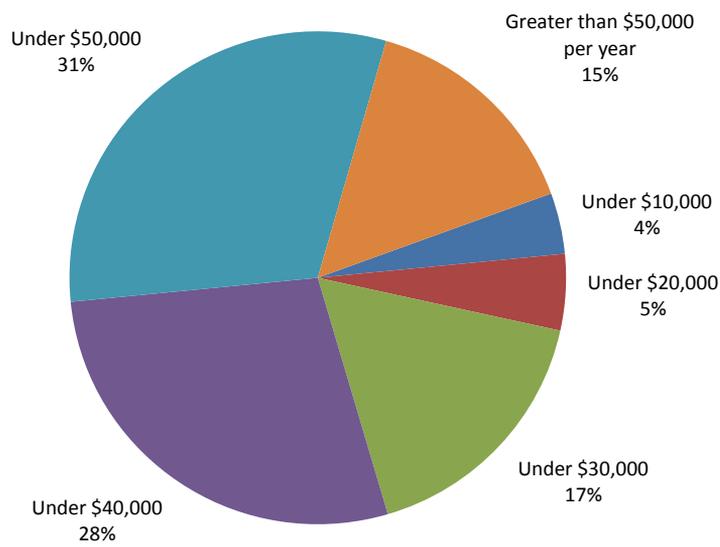
	or city council to know what the hell they're doing.
1	Building affordable housing that isn't architecturally compatible to a neighborhood and not designed around the needs of people with low income. Affordable housing should be designed sustainably and planned accordingly to city amenities.
1	Multiple families dwelling in one unit, multiple cars parked along the road, and lowering the appraised value of my home due to lack of curb appeal that may be associated with affordable housing.
1	The rate at which rent is increasing will make it impossible for most people to live in Austin in the coming years.
1	There is nothing really affordable in Austin. The cost of living here is extremely high and some jobs pay rate don't make where a person can afford to live some place nice . So what's affordable about affordable living in Austin TX?
1	When moving to Austin it was very difficult to find an affordable single family home, and we are currently living in a house we can barely afford.
1	My family falls just above the \$40,000 mark, so we don't make enough to afford a home near work, but we don't qualify for many "affordable" housing options. What efforts will be made to provide affordable housing to families in the \$40K - \$70K income bracket?
1	"Affordable" in my neighborhood (Hyde Park) is quickly meaning houses/condos that cost \$350k+. Too much luxury housing is being built at the expense of actual affordability.
1	There aren't any. I'm a single professional and all of my friends have moved away because they can't afford living here anymore. It's a buncha bull!
1	I have lived in the same apartment for five years. Every time I renew the lease the price of rent goes up. The rent is now double what it was I moved in. There has been no improvement to the quality of life at that apartment complex, and no one can explain why the rent gets jacked up EVERY year. I'm furious about this, and am really started to dislike living in Austin because of it!
1	My greatest concern is having neighbors who would not maintain their residence at the same level of quality that a person who pays full market value for the same location or dwelling.
1	I can only live in my current neighborhood in a single family home because i have a good agreement with the landlord. If i have to move from my current residence i may have to leave Austin since, for various reasons i can only live in a single family home. I din't want to leave austin, bit rent hikes may make it a necessity. Another artist dkiping town for greener or more affordable pastures. Austin will not be wierd without its artists.
1	Even I cannot afford rent, and I have 3 degrees, and have income higher than 40k. Housing costs are WAY too expensive.
1	There is no affordable houseing . Affordable to how ? There are more apartments then homes in Austin Texas. And the apartments are expensive.
1	Imposing too much taxes may defy the purpose of affordable housing, coz if the cost of housing is the same after increasing the taxes as that of now then it's of no use.
1	We need more housing of any kind. Supply and demand will make it affordable. Less government intervention, please. Faster permitting process. Taller buildings permitted. Smaller houses on smaller lots permitted.

1	there is not enough affordable housing and what is available is substandard living. It needs to be located throughout the city and more public transportation is needed to help offset high costs and congestion issues.
1	Lucky to own a home in Austin, but do worry as I watch the property taxes increase. Wish my neighborhood was attached to the train system being expanded here. Using the bus system is just not a practical and speedy way to commute in town for a work commute or household shopping.
1	I'm concerned that my neighborhood will lose it's character over time if none of the current residents can afford to stay.
1	I think housing in Austin is pretty affordable. My biggest concern is that places where housing is much more affordable (Del Valle, Manor, etc)- the only access is toll roads and there is a severe lack of public transport to get into the city
1	Not being able to make enough income to afford housing in Austin. The increase in rent/mortgage is steadily increasing, yet the wages for jobs is staying the same.
1	Nothing we should have affordable housing all over Austin. While your at it deny developers that don't keep trees!
1	current housing bubble needs to burst; Californians should have to live in Texas for several years before paying overinflated prices for all available properties
1	Often affordable houses are made with cheap materials and/or they are located in parts of the city that are not considered as "rich"
1	Rent and home cost too high. High taxation only drives up rent as landlords pass that expense on, making this a useless route to keeping things affordable for those already with apartments. Student accommodation is ridiculously overpriced. Rent controls would be a better option to keep people from having to move further and further out.
1	People who have lived in my neighborhood for many years can no longer afford to live there due to rising property taxes.
1	If we're talking about Section 8 housing, I don't want it in my neighborhood. But rental prices in general are out of control. My rent has increased about 35% in 6 years.
1	I'm most concerned about my ability to one day own a house, townhouse, or condo in my current neighborhood.
1	QUALITY affordable housing and affordable housing that does not rely on or cater to section 8 subsidies/residents.
1	That it take into consideration a families net income as opposed to their gross income. Many folks take home a lot less than they make.
1	Affordable housing exists in my area but access to public transit and proximity to amenities concerns me.
1	I don't want my home devalued and crime because of a city housing project. Build housing where economics work and mass transit where needed. Let people live how they like.
1	Tearing down places I love to go, like restaurants, bars, parks, etc. The influx of people congesting roads and public services.
1	Affordable housing has a stigma that it attracts people who could have a negative impact on the community -- this could be seen as driving an increase in crime and/or a lack of maintenance for the housing. Because of this stigma,

	surrounding property values can lower based on an assumed impact of the nearby affordable housing units and their residents.
1	"affordable" housing in my neighborhood is sub-par; the duplex i live in is affordable, but the building itself is not up to code, there are fleas, roaches, and mice, and my landlord won't address those things because the rent is lower than other rents in the area. I'm also very concerned about longtime Austinites being pushed out of the city because of property taxes and high rents; my neighborhood is rapidly gentrifying and its sad and gross. i wish the city of austin would do more to help longtime residents who are being forced to leave their homes because of gentrification. the city should be looking at sustainable growth, and making sure to maintain equity as the city grows. i fear Austin is becoming a city for upper class and rich people and that one day soon i won't be able to afford to live here, even though i have advanced degrees and make a living wage, that's how unaffordable Austin is right now.
1	Not affordable for current single-family home owners. We are paying more taxes for new residents to have affordable housing . That is a Robinhood affect just like the Texas school finance.
1	Everything is far too expensive. An apartment worth maybe 400 a month costs over 1000. It's insane.
1	Unregulated group homes where too many people live in the same place with no one checking in on their safety and health, crime, people not taking care of their properties
1	My neighborhood has already been sold to developers making way for McMansions and the removal of the indigenous residents. This effort has been made too late in regards to my neighborhood. Thanks for your effort.
1	High property taxes impact tenants negatively by causing higher rent, so those who can't afford to purchase their home are carrying the burden for those who can.
1	Preserving/restoring old low population density buildings for profit reasons. Building higher population density buildings allows for individual affordability.
1	Increasing property values are making it hard for me to stay in my home in Windsor Park. I love this neighborhood; my neighbors know each other. We watch out for each other and have helped each other during natural disasters as well as some personal challenges. I would hate to move. But right now I'm paying \$600 per month on top of my mortgage to pay for property taxes and insurance. I DO NOT MIND PAYING PROPERTY TAXES. I believe we should all pitch in. But the burden shouldn't be on lower middle income wage earners like myself. It should fall squarely in more affluent communities.
1	there is too much money flowing to a small number of incoming residents. the demand for luxury housing naturally keeps developers making more of it. incentivize rich, young transplants to live away from the city center and incentivize new companies to stay out of downtown.
1	I don't want any "affordable housing" anywhere. Let the market decide what is affordable and what is not. Forcing prices to be artificially lower than the market will only distort the price of rents everywhere in the city. Do not turn Austin into communist China.
1	that it might increase crime. Crime has already increased in my neighborhood in the one year I have been here.
1	doesn;t exist - just purchased condo. it is the smallest living space at the highest cost of any of the 4 homes I have purchased.
1	I pay a pretty penny in order to live amongst other individuals that choose to do the same. I do not want the city of Austin to subsidize people to live in an area where they cannot afford or do not deserve to live.

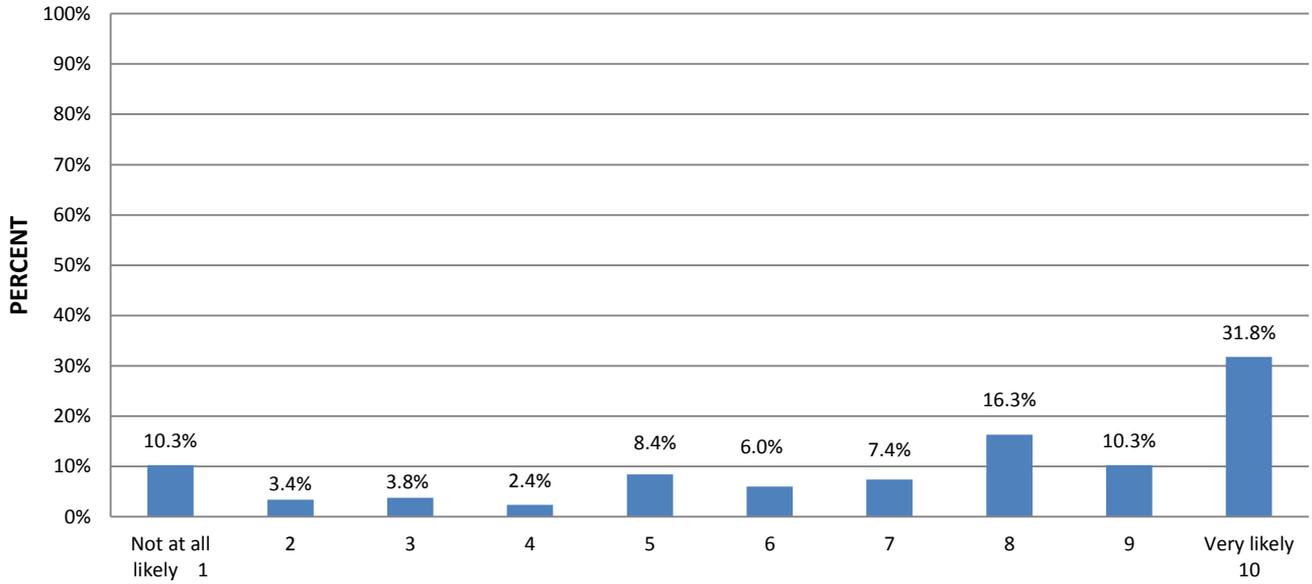
1	Hyde park is ridiculously expensive, especially considering the majority of people living there are probably students or recent graduates without high income who are renting
1	The prices are rising so quickly, and I have not yet bought a house. I am worried that I might never be able to.
1	Developers are buying up land and putting up poorly run and expensive apartment complexes in order to extract as much money from poor people as possible.
1	I don't want people younger than me to be shut out of opportunities I've had, and due to the increase in housing costs, they are.
1	SAFETY - A low income apartment building was built next to our neighborhood and all of a sudden we have a huge increase in crimes such as breaking & entering, theft and vandalism of vehicles
1	The loss of it! I've already been priced out of a former residential area, due in large part to higher property taxes on properties. Coa has caused a huge amount of the problems, time to fix it. Give residents a tax break based on the # of years lived here, the ones moving here should be paying the higher taxes. Where is all this money going? Tax revenue has skyrocketed for austin and i haven't seen anything done with that to benefit those it is displacing. In southeast austin especially the roads are terrible. Bus stops are not covered, bike lanes and crosswalks are barely visible, and yet our rent keeps on rising. This city is in a housing crisis!
1	What the city of Austin's definition of affordable housing is; I would not want a section 8 property near where I live, due to crime associated; section 8 often lends itself to unemployed people. The problem in Austin is that even a person or persons who WIRK FULL-TIME can't afford to live in central Austin.
1	there isnt any either you have to be very poor to get the affordable housing or make over \$100,000 a year to afford rent or buy a home in Austin. There is no inbetween in Austin!! if you cant get affordable housing because you make a few thousand more than the limit you are working just to pay HIGH rent and hoping to afford groceries!!!!
1	i work a good job and make decent money, rent is still too high for me, i should be able to find housing that i can afford WITHOUT having to be subsidized by anyone. Austin is increasingly unaffordable, and the city wants to make it less affordable for most to make it more affordable for some. Why doesn't the city try to make housing affordable for EVERYONE?
1	Concerned about prices rising such that I would have to move further away and incur a longer commute
1	Gentrification is raising the property values and taxes where I live. This pushes the minorities further from the

**20. Who should be eligible to purchase or rent affordable housing that is subsidized or incentivized by the City of Austin? Please choose the household income that best answers the question.**



Value	Percent	Count
Under \$10,000	3.9%	16
Under \$20,000	5.1%	21
Under \$30,000	17.3%	71
Under \$40,000	28.0%	115
Under \$50,000	30.7%	126
Greater than \$50,000 per year	15.1%	62
Total		411

**21. Please rate on a scale of 1 to 10, with 1 meaning not at all likely and 10 meaning very likely, your likelihood to support legislation or ordinances promoting affordable housing.**



Value	Percent	Count
Not at all likely 1	10.3%	43
2	3.4%	14
3	3.8%	16
4	2.4%	10
5	8.4%	35
6	6.0%	25
7	7.4%	31
8	16.3%	68
9	10.3%	43
Very likely 10	31.8%	133
Total		418

## 22. Do you have any ideas for creating affordable housing in Austin?

Count	Response
1	"infill" projects should be zoned for affordable housing
1	< 900sqft homes
1	After school programs should be offered to families.
1	Allow multiple Tiny houses on 1 lot or small lots for tiny houses-400sf or less
1	Allow strip malls to have 2 floors, and the upper floor is used for affordable housing
1	Allow tiny housing
1	Along public transportation lines
1	Austin is very overrated in the housing market. Bring this to a normal level.
1	Be it practical
1	Better public transport to Austin from the suburbs
1	Better public transportation system
1	Bring back IDA accounts
1	Build affordable housing in vacant parcels used by homeless campers.
1	Build more market-rate housing and then let economics take the helm.
1	Build tiny houses under overpasses, or other locations.
1	Building a wall around CA
1	Container houses. Modular, cheap to construct and move, with the bonus of being trendy.
1	Corporate taxes pay for affordable housing
1	Create in the burbs, not city
1	Creating homes using recyclable materials, creating micro homes,
1	Cut regulation. Regulation drives up cost in the form of fees and mandated expenditures.
1	Density, ADUs, Expanded Light Rail,
1	Do not create isolated communities in order to create affordable housing.
1	Don't
1	Don't do it
1	Don't do it. It only benefits developers.
1	Encourage landlords to decrease rent in exchange for tax breaks
1	Encourage people who can't afford to live in Austin to move to places that they can afford.
1	Expand public transportation to reach more neighborhoods.
1	Force apartment owners to lower rent to appropriate levels. Hundreds of dollars a month cheaper.
1	Get rid of all these pointless golf courses and build affordable housing on them.

1	Have rent controls
1	I wish that I did.
1	I'm moving out of Austin.
1	If you do not make enough money to live in Austin, MOVE elsewhere
1	Improve commuting options and time
1	Improved road network to make more areas within a reasonable commute distance
1	Increase housing supply, density. Reduce/remove minimum parking requirements and lot size.
1	Increase income wages.
1	Increase of (not free to use) public transportation system. See: Portland, Oregon
1	It should be for ppl who work not on governorship assistance completely
1	Just do it! :-)
1	Let people who cannot afford to buy a house rent one.
1	Lower property taxes
1	Lower property taxes.
1	Master plans should be required to include housing option for all income levels for that area.
1	Mini house/apartment trends 400 sqft or less
1	More dense housing, urban infill projects
1	More housing like that found on Webberville and Thompson St
1	More mixed use, mixed zoning, mixed income to encourage integration.
1	Move it further out with Cap Metro access
1	N/A
1	N/a
1	Need more info.
13	No
1	No it just seems like developers are selling houses to high
1	No regulations on number of unrelated occupants.
1	No, but me ex husband AJ Gonzalez in San Antonio is a recognized expert.
1	No.
1	None
1	Nope
1	Not at this time
1	Not at this time.
1	Not every place needs granite and high amenities

1	Not now
1	Portland-style no-growth policies
1	Pray
1	Private market is always best. I would support incentives, but not cash subsidies
1	Provide incentives for multi family homes.
1	Provide low interest rate loans and subsidized
1	Providing property tax breaks for middle class wage earners (\$50k-\$100k annually)
1	Raise the income limit to at least \$75,000
1	Raise the minimum wage so people can afford to rent in Austin.
1	Reduce regulation overall; allow larger, more compact developments to occur.
1	Reducing the amount of increasing rent costs year to year (adjusted to inflation)
1	Refurbishing, expanding, and renovating current affordable housing as well.
1	Remove red tape so private entities can solve the problem
1	Rent Control
1	Rent control
1	Rent control law would help current residents that live in Austin already.
1	Rent control. One-bedroom apartments should never cost more than \$1000 per month max.
1	Rent controlled areas.
1	Rent should be based on a person's annual income.
1	Sadly, no.
1	Start with the vast population of residentially challenged (homeless)
1	Support local charities
1	Talk to Alex Papavisiliou
1	Tax incentives to renters
1	Tax the developer \$50k for each home built with more than 3000 sq ft
1	The government should stay out of it
1	There should be more house built. More homes -> Lower Demand -> Lower Prices
1	Tiny House incentives and communities,
1	Tiny home for family closer to metro rail, bus stop, and other public transportation
1	Turn Tarrytown into apartments.
1	Unfortunately no
1	Work equity programs
2	Yes

1	Yes - DONT
1	Yes I want more affordable housing communities like community first village
1	Yes, give the rich humanity classes.
1	Yes, put it on the West side where the white people will start to have to care about the issue.
1	Yes.Tell the developers to consider communities with smaller homes and community gardens and
1	Zoning to encourage it
1	affordable housing/workspace for artists
1	avoid red tape
1	build "tiny" houses for all those who want them.
1	build further out
1	build them in areas with already low property value.
1	cluster near mass transit, build up
1	declare moratorium on major projects
1	do not do it
1	do not segregate it
1	higher buildings, better metrorail
1	higher density
1	incentives for college grads working full time/incentives for single college grads
1	incentives to landlords to stop jacking up rents
1	increase density, public transportation
1	leave it up to the market
1	less regulations
1	lots! But not in the position to be educated on an answer.
1	lower our taxes and reduce city and county staff.
1	make existing apartment/ condo buildings mixed income
1	make rent affotdable like in 2008
1	microhouses and large, tall buildings with many small apartments
1	n/a
7	no
1	none
1	pay people more..not my taxes!!!
1	quit increasing the property taxes, I am making less than I was making 10 years ago

1	re-develop slummy parts of austin
1	rent caps
1	rent control
1	require greater percentage of units to be affordable in mixed use or residential developments.
1	requirements for significant % placed at affordable level
1	row houses
1	small 2-story building retail & housing
1	stop over pricing taxes on homes to move people out
1	tax credits
1	the city should stop encouraging unbridled growth
1	use smaller houses, the tiny high quality houses are more appealing than a high rise
1	yes
1	Lean on private developers -- provide incentives but also minimum requirements for affordable housing.
1	Rely on private sector and charitable foundations to develop, manage and own, using financing vehicles supported by city / county / state / US government funding.
1	Better education for tradesman in early Highschool leading to the probability of earning a living wage
1	the developers need to get better financing for longer terms on their payments allowing them to lease the housing units for less at the beginning of their loans=less rent
1	On number 21, I'm only likely to support if it makes sense; so far no question on this survey has led me to believe that there are sensible options and controls available. Rent controls and a preference for Austin and Texas residents.
1	Yes stop developing more and more of the ugly straight up apartments and put some thought into different type architecture that would include plants and wildlife. No I'm not stupid. People are people no matter their income. If you enjoy your backyard so would they.
1	New developments have to put a percentage into affordable housing in that development. Mix people of both groups. Dont keep the people who are working towards getting out of affordable housing out side the area. Keeping all affordable housing together creates low income neighborhoods which end up going down hill. Kids living with kids from different areas will pick up habits to push for more goals. Then work on schools...>>>
1	Most multi-family affordable housing must be attached to the train system (preferably) but at the least, the bus system. Affordable and practical home needs and services should be within walking distance or included in the affordable housing area.
1	Capping rent increases. See Boston, MA city law for capping the percentage of rent increases allowed per year
1	Require large corporations to pay higher property taxes and city use funds to develop affordable housing. Decrease regulations on "mother-in-law" developments and "tiny home" to increase density in urban areas.

1	Put a cap on how much rent can be, make owners pay penalties if homes are on the market for long periods of time because rent is too high.
1	Set the amount of rent an owner can charge based on the populations average income; instead of allowing the "market," which is FALSELY inflated
1	Make stricter regulations on developers. In my neighborhood they buy older more affordable housing, tear them down, and build new more expensive properties that price out single home owners families.
1	More housing of any kind automatically means more affordable housing will come into existence. The law of supply and demand ensures that. Less regulation. More freedom. Build whatever you want on whatever land you own. We need wider roads and more roads, as well as more public transit, as well as deregulated taxis and ubers and private buses and private trains. Let the market figure it out from the bottom up, rather than imposing top-down solutions.
1	i think there could be tiered availability. for example, guaranteed rental based on income of 30k or less. but there has to be active participation in programs either involved with the city or community to give a sense of pride with a goal toward ownership. for the 30k - 50k, opportunities to purchase with some criteria set forth that i would like to think about but have input, and maybe the same for 50k + with some different incentives and or requirements. Decent sized apartments, townhomes and homes tiered to different salaries and needs, but all with requirements that will ensure community involvement, self-respect, high standards of conduct and production and also transportation assistance (not free)
1	Build nice affordable housing in outlying areas and commute and bus services. Build high density low sqft in the city where economics work like north lamar area
1	i just feel like its turning similar to chicago, they should've left austin how it was instead of trying to be a big city. its losing its originality
1	Increase in Tax for new business and trade companies which are developing their business in Austin just for increasing their benefit.
1	develooers should be required without incentive to build affordable housing. most austinites make an average if 10/hr. rent is too high as the property values rise
1	Raise the income limited so that harding working married couples can have affordable housing be able to pay all their bills with money left over for GROCERIES and try and save for their future!!
1	Biggest cost to developers is timing. Austin has the most one intensive planning process. Time is money
1	Create new affordable housing options in areas already heavily saturated with Section 8 housing. There are plenty of those areas within the city limits, and there seems to be an abundance of open, non-greenbelt space still undeveloped
1	I don't unfortunately. :( I find the topic somewhat depressing and have avoided thinking about it.
1	Yes. Put it where the cost of land is cheap and where we're not already trying to gentrify. Maybe further south toward Buda, or east of 130.
1	I love the idea for The Grove at Shoal Creek, giving discounts to teachers, and also for discounts being given to artists at certain complexes.

1	Concern yourselves more about the citizenry than tourists that don't have a vested interest in the beauty, livability, and vitality of our beautiful city.
1	Take blighted neighborhoods, with several small bungalow homes and renovate, add sidewalks and bus routes.
1	Spend some money on masterplanning and demographics. Learn from Boston and others vs using home grown solution.
1	Put affordable housing near the bus lines and rail lines that are less likely to move. As well as developing near city amenities that prevent people from commuting in vehicles to go purchase food.
1	No. There is very little space with all of the nonaffordable housing and hotels that have engulfed the area within a 5 mile radius of downtown.
1	I believe it's important to try to help poor and middle class people, however I don't think that mandating and regulating is an effective way to do that. Often you find that government programs are inefficient and I say this as a progressive, "liberal" person. I've lived in rent-controlled housing before, and my experience was that the people who live in those places are not the people who need it the most, but are people who were able to organize the necessary paperwork they needed to qualify for the housing. So it's a worst-of-both-worlds scenario where taxes are increased, but the people who should have benefited from the program don't. Once programs like these are on the 'books' they're hard to remove, so you get an accumulation of this kind of legislation over time. I do favor dropping the minimum yard-size per home-size stricture because that could provide more affordable housing for people without requiring new legislation. Also, it would give people more options when buying a place. Say I want a home with a smaller yard because I don't want to do landscaping. It's harder to do that because of a regulation that was probably passed with similar good intentions. A good use of tax dollars are infrastructure projects like a well-designed rail system. Infrastructure has been one of the better uses of tax dollars and it would allow the city to expand in a sustainable way, while reducing commute times etc. instead of placing a band-aid on the problem. I'm glad that people care about the needs of the poor and working class. I think these programs are well-intended, but I don't think they're effective. I've talked to people in the city about this and it clearly is an emotional issue. The student who registered me to vote "turned" on me slightly because of this issue. Not because I was being belligerent or hostile, but simply because I disagreed with him. I don't think that's healthy for democracy. We should be open to debate and more skeptical of the ideas of our own parties (if you have one). Good luck in your political activism and I hope you'll succeed in making real change in the world.
1	density bonuses, increased density, get rid of the building height limitations, less residential zoning restrictions (more granny flats), more diverse unit mix (more 3-4 bedroom units)
1	People tend to go all NIMBY about it. A public education campaign to convince classist/racist folks that affordable housing near them does not, in fact, mean that their property values will tank and they'll need bars on the windows might help. People who have always been comfortable tend to demonize the poor. Public education on this issue might dispel some of that ignorance and fear.
1	Allowing tiny homes to be added to lots currently zoned for one single family detached home as rental housing similar to the Loaves and Fishes Development in Manor.
1	Force the city to stop giving tax breaks to large businesses and be more responsible with the money they have.
1	The builders and banks will make the money / profit so if it has to be done let them pay. Do not tax or try to redistribute wealth from those that have worked and saved their entire lives.
1	Build tiny home neighborhoods. Not everyone in Austin wants to live in a 2000 sqft home. If you can build tiny homes to help the homeless why not build neighborhoods of them to help those not making enough to afford the

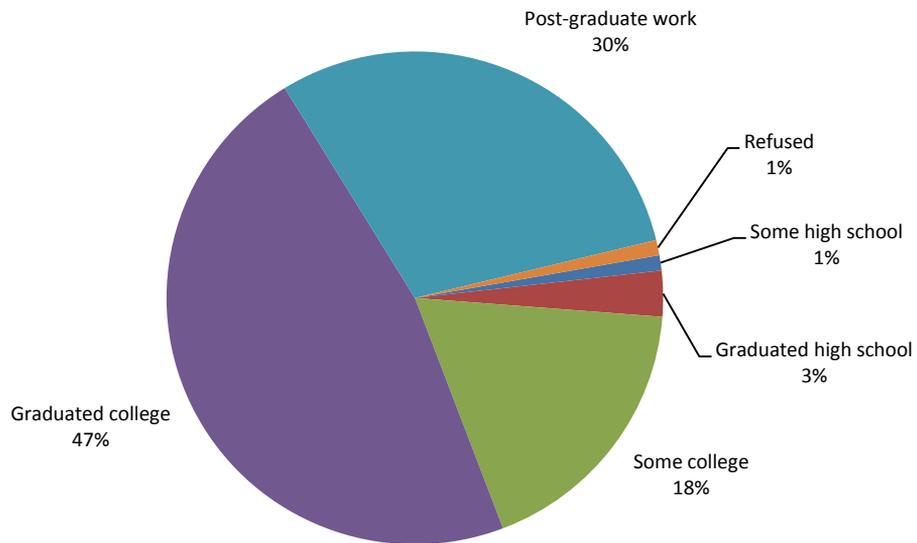
	high cost of housing in Austin. Right now the "affordable" housing program in Austin is a JOKE!
1	taller buildings, smaller homes more compact areas amenities for those families - day cares near by.
1	Incentivise companies to allow working from home which would cut back on population density in the inner city.
1	Yes, it is not your concern, you are wasting tax payers money with this survey, the weird people and musicians that made this city great to live in will go else where and in 20 years you will have your own shitty Detroit full of rude Californians.
1	Making sure individuals who are in these housing is defiantly in the salary range and there is no crime or neigelance within the area
1	Find land that does not make the community look like the community projects for the poor. Criminal background check a must offer same anenities as you do for other communities
1	I don't think it's a good idea. Whoever thought up this nonsense about a need for affordable housing is nuts.
1	Matching seniors who want to stay in their homes with single-parent families who can't afford to live in a nice home. It's a win-win.
1	Screen the low end people with criminal records, trouble makers, immigrants that don't even speak English, no jobs. Allow good people access to affordable housing. I live in the ghetto now because there is no affordable housing near work. We have crack heads work the corner daily at corner of my street.
1	Communal living centers for similar demographics. High-rise apartments. Aim for higher density. Fuck million dollar homes for just a few... build a million dollar apartment that hundreds could live in.
1	No more housing projects - if you make someone feel like they live in a slum, they'll act like they live in a slum! Offer housing vouchers and integrate low income options into larger housing complexes
1	Reduce fees/permits to build...it would make housing more affordable for everyone...and all would be treated equal under the law.
1	(this is probably more on the state level) expand the qualified allocation plan to include sites that located throughout the city, not just in wealthy, less diverse neighborhoods. education and awareness are at the core of the issue, affordable housing does not equal unsafe areas. provide incentives for developers to create smaller, more dense housing and redevelop existing buildings. Infill is important as is allowing for accessory dwelling units.
1	Just put a cap on how much people can charge to rent property. Rent prices keep going up and up. The people who make Austin a great place to live can no longer afford to live here. Cap the amount renters can charge, but keep it affordable for everyone!
1	This should have been thought of a long time ago. I am of the belief that this is to little too late. Greed has already taken root. The gold rush vampires have already descended upon the city of Austin. Sorry for the gloom.
1	Stop allowing developers to buy downtown lots, drive out existing businesses and then build expensive condos.
1	How about offering a toll road rebate to low-income people? The I-45 toll road is usually deserted.

1	Improve commute infrastructure, but the more attractive properties should go to those who can afford it
1	Just support developers to build more, let the market set the price, but give tax breaks to developers to build more condos, townhouses, etc
1	Rent caps, rent subsidies, tax and other incentives for landlords to keep rents low. Artist subsidies.
1	Austin and their "feel good" laws like this Green Initiative are doing this - adding money to everything
1	Remove not taxed land from the city and place those builds where taxes are cheaper. Then build commercial buildings in there place and use that money for affordable housing.
1	Affordable housing trust fund, inclusionary zoning, using Medicaid funds for permanent supportive housing
1	I think it's too late. There's no real commitment. Austin has been sold to developers. I'm a legal assistant, single, 62 and it's very sad to see.
1	I haven't studied this issue, honestly. I do understand that growing income inequality results in poorer health outcomes for everyone in a community. I believe that affordable housing should be available in all quarters of this city to avoid disenfranchisement.
1	Raise property taxes in outlying areas and lower them in central/corridor areas. Incentives for residents who live and work within an x mile radius.
1	I think they should help middle class with affordable housing. There is already help for people that make under \$40000. It is still hard to get a home single with a \$50000 income.
1	Incentives for first time home-buyers; create different levels of affordable housing spread out in all the different neighbors, not just downtown high-risers etc.
1	Allow construction of smaller houses. Stop raising property taxes. Stop allowing developers to destroy currently affordable areas.
1	I think there should be sliding scales with subsidies for individuals and families of all income levels. I think that most condo/apartment complexes should provide a mix of housing for low, middle and high income families.
1	Allow home owners to build accessory dwelling units but regulate "sneaker dorms" and properly tax companies building large apartment complexes
1	<a href="http://uli.org/wp-content/uploads/ULI-Documents/Preserving-Multifamily-Workforce-and-Affordable-Housing.pdf">http://uli.org/wp-content/uploads/ULI-Documents/Preserving-Multifamily-Workforce-and-Affordable-Housing.pdf</a>
1	Stop outrageous property tax hikes that force local residents to relocate, forced into the outskirts of the city, far from where they lived and work- sometimes for decades.
1	Stop developers from high priced homes in well established older neighborhoods raising prices in the market
1	I am of the opinion that we need to accept the idea of density. It will relieve traffic and if we plan well can make travel safer for cyclists and pedestrians. People need to get over the absurd ideal of single family homes. I am not a fan of apartments but one of the best living situations I ever experienced was in Mexico where I had a tiny studio apartment, around 100 square feet with my own tiny kitchen and bathroom and I shared an outdoor courtyard with 5

	<p>other units of different sizes. We need to adjust our expectations and get comfortable with the idea of more shared, communal spaces. This apartment even had a large kitchen off of the courtyard that was for anyone to use when the tiny efficiency kitchens wouldn't cut it. I would like to see builders propose creative ways to squeeze more people in smaller spaces while preserving some of the things we all like about living in a house like outdoor spaces and construction with character. A lot of the new buildings going up are either lavish luxury apartments or multi-family units with seemingly shoddy craftsmanship and little character. I think we can and should set higher standards for new developments. This is our landscape, our skyline and what we build now we'll be stuck with for a while so lets build spaces we'd want to live in.</p>
1	<p>Require it everywhere new developments are being created. Stop hiking up property values. We need another Mueller type development on the southside.</p>
1	<p>Make it almost impossible to get a permit to build new developments without affordable housing options. Lock in property tax rates for people who have lived in a specific home for greater than 10 years instead of increasing it past the point of affordability.</p>
1	<p>Tiny house projects, extension of the rail line to make other neighborhoods that are affordable more accessible, aggressively incentivizing affordable housing as percentages of residences in any new development.</p>
1	<p>Innovation in the use of materials, home layouts, size of lots, and renewable energy options. Lowering property tax!</p>
1	<p>Get rid of toll roads. Making housing futher out possible and less traffiic. Stop raising value on houses in town which are not that valuable. Check for sellers tricking outsiders on prices.</p>
1	<p>Do not give tax abatements or tax incentives to businesses &amp; developers, because existing COA homeowners are paying excessive taxes that the City Government is giving away.</p>
1	<p>No. I do think we need to educate the public (including myself) on the importance of affordable housing and the benefits it brings. As someone who does not qualify for affordable housing, I still feel that I can barely afford to live here anymore -- the price to get in drives the make-up of the community, so adding in very low affordability options into neighborhoods with high home values (\$400k+) seems to ignore the needs of middle man.</p>
1	<p>the entire city should share in accommodating affordable housing, grouping or clustering of affordable housing seems like it creates more problems than it solves. sharing the affordable housing across the entire city would reduce the risk of negative impacts</p>
1	<p>Subsidize construction of affordable housing by private industry in communities where the neighborhoods have similar valued properties. Scattering affordable housing into higher market neighborhoods just creates more market momentum to up price upon resale. Understand interest in diversity of neighbors, but housing economics overcome good intentions.</p>
1	<p>diversify the options: duplex, triplex, garage apts everywhere, microhome options and land that fits a smaller, more affordable home in the city</p>
1	<p>IF you work in Austin and cant afford to live hear then you live outside Austin and drive to work. Just like everybody else. If you cant afford to live in Austin then move some where you can.</p>
1	<p>It's not just for those who earn less than \$40k. As a teacher who is married to a librarian, we are squeezed out of all neighborhoods in Austin that are even remotely close to the city.</p>
1	<p>Use existing properties owned by the city to create affordable pockets throughout Austin. Do not limit to one area of</p>

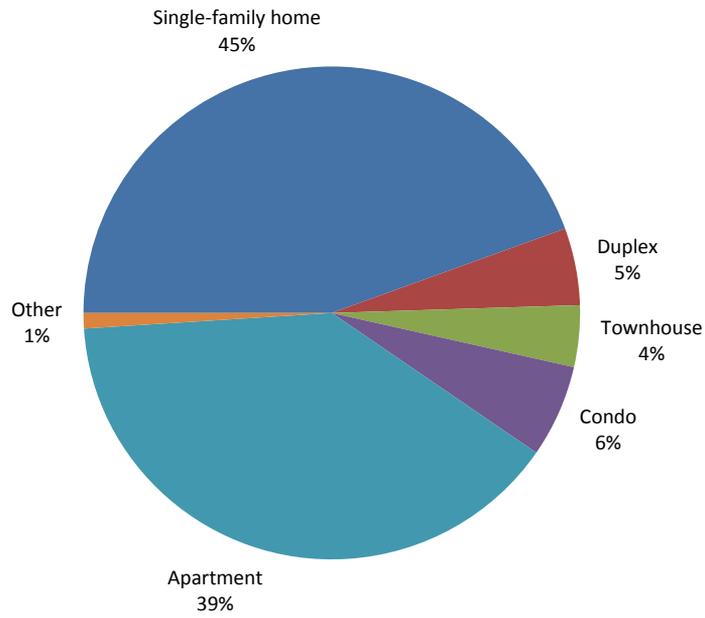
	town. Get RFPs from affordable housing developers.
1	Downtown Austin is seeing a lot development but it is incredibly expensive. There should be some percentage of housing that is designated as "affordable".
1	If rents were regulated or capped for individuals that work close to their jobs not only would it be affordable for an employee to live close to where they work but also with traffic. The majority of the people that work downtown can't afford to live there dispersing them out of town and making it harder for them to find work but also employers trying to find people that will commute.
1	It is important to note that many people who may require affordable housing still need to have vehicles. I personally have a job that requires me to have a car, but I make under \$40k a year. Having a car is also beneficial to families. Also, access to public transportation shouldn't even be a consideration until public transit is improved in this city.
1	incentivize all businesses to hire Austinites over relocating people from other cities. tax people who move here for jobs well beyond the local median/average salary. increase crime so that new people are fearful of living in certain areas. create high-density mass transport so that this isn't an issue. I have more ideas than you want to hear; contact me with my email address that you already know for more.
1	Work with local, reputable architects and builders to brainstorm ways to keep building costs lower. The building should be affordable as well as aesthetically pleasing for the whole community
1	Impossible to accomplish. Focus on providing a basic standard of living so people can afford market values.
1	Thoughtful development in areas which can be developed further than their current capacity is paramount. That and improvement of existing means of travel, as well as investment in new means of travel will help as well. There are areas outside of central Austin which would offer more affordability, but may need creative solutions on how people who purchase or rent those properties could commute to their workplace or other places they need to go to.

### 23. What is the highest level of school you have completed?



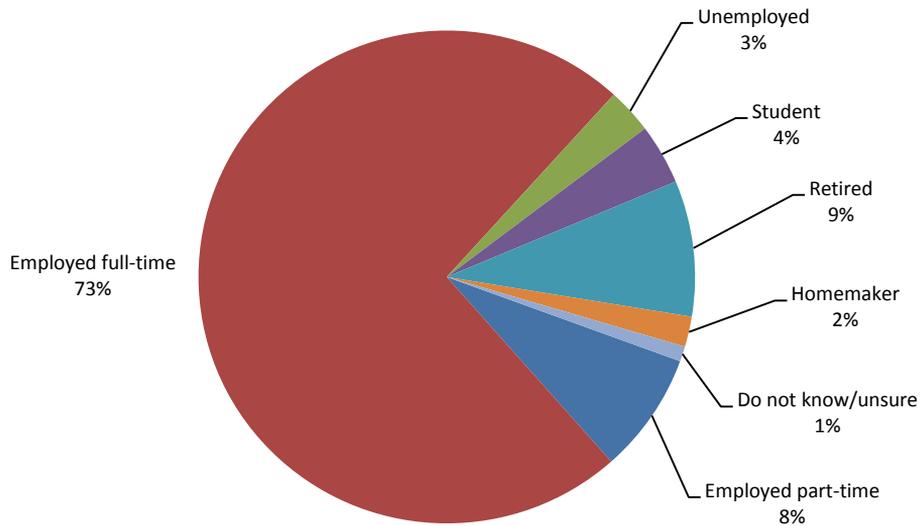
Value	Percent	Count
Some high school	0.7%	3
Graduated high school	2.9%	12
Some college	17.7%	74
Graduated college	47.4%	198
Post-graduate work	30.1%	126
Do not know/unsure	0.0%	0
Refused	1.2%	5
Total		418

**24. Which of the following best describes your residence?**



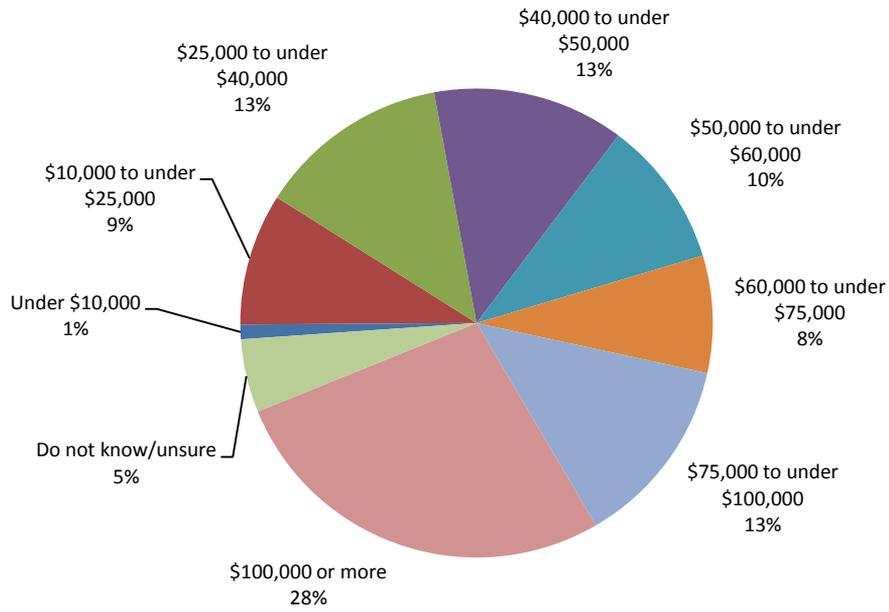
Value	Percent	Count
Single-family home	44.4%	186
Duplex	5.0%	21
Townhouse	4.3%	18
Condo	6.2%	26
Apartment	38.9%	163
Other	1.2%	5
Total		419

## 25. What is your current employment situation?



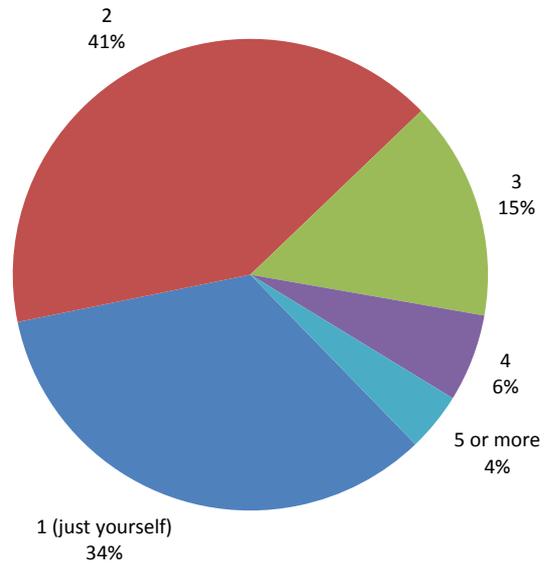
Value	Percent	Count
Employed part-time	7.7%	32
Employed full-time	73.7%	308
Unemployed	3.4%	14
Student	3.8%	16
Retired	8.6%	36
Homemaker	2.2%	9
Do not know/unsure	0.7%	3
Total		418

**26. Which of the following categories best describes your total family income for 2015, before taxes?**



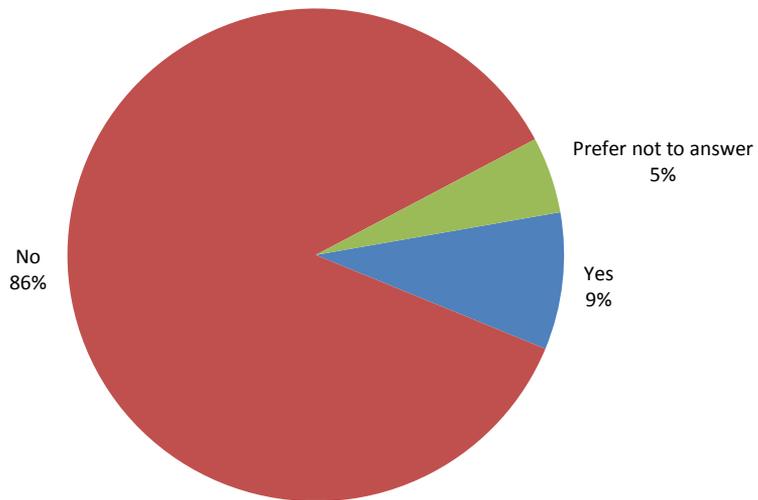
Value	Percent	Count
Under \$10,000	1.5%	6
\$10,000 to under \$25,000	9.4%	39
\$25,000 to under \$40,000	13.3%	55
\$40,000 to under \$50,000	12.8%	53
\$50,000 to under \$60,000	10.4%	43
\$60,000 to under \$75,000	7.7%	32
\$75,000 to under \$100,000	13.3%	55
\$100,000 or more	27.1%	112
Do not know/unsure	4.6%	19
Total		414

27. Which best describes how many people live with you, including yourself?



Value	Percent	Count
1 (just yourself)	33.6%	140
2	41.3%	172
3	15.4%	64
4	6.2%	26
5 or more	3.6%	15
Total		417

**28. Do you or does someone in your home have a disability?**



Value	Percent	Count
Yes	9.1%	38
No	85.9%	360
Prefer not to answer	5.0%	21
Total		419

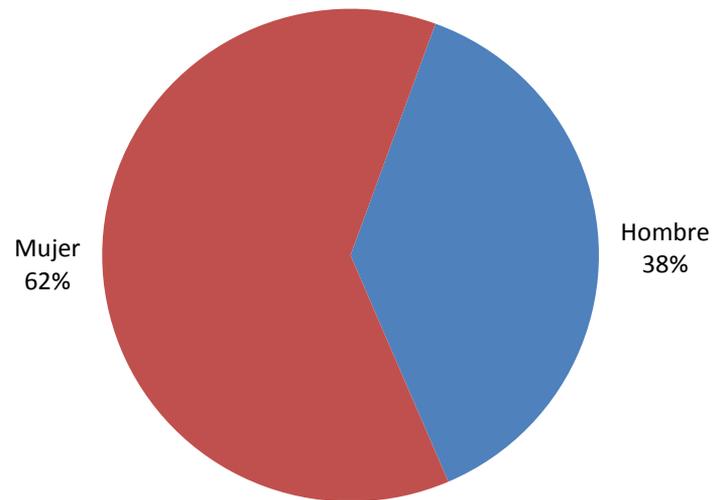
**Neighborhood Housing and Community Development**  
**Affordable Housing Survey Research**  
**Email Spanish Version**

**April 2016**

# CITY OF AUSTIN HOUSING SURVEY (Spanish Version) – April 2016

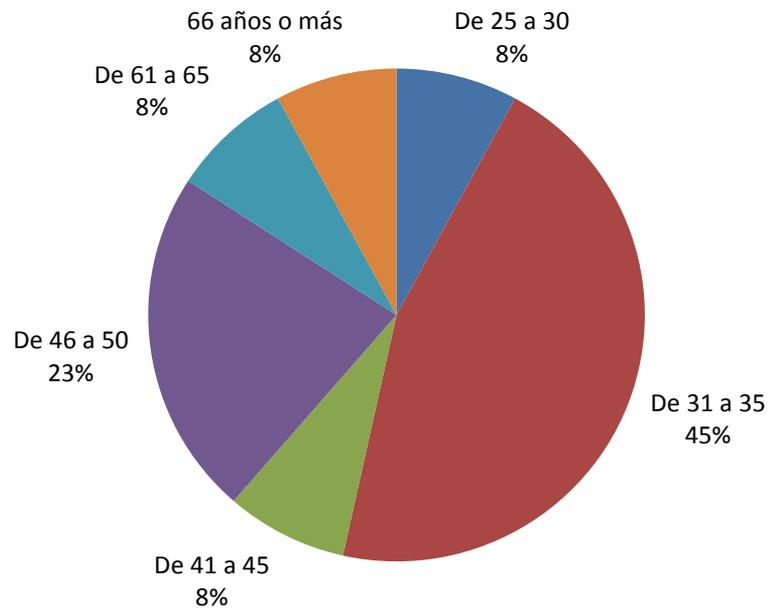
## EMAIL VERSION

### 1. ¿Es usted?



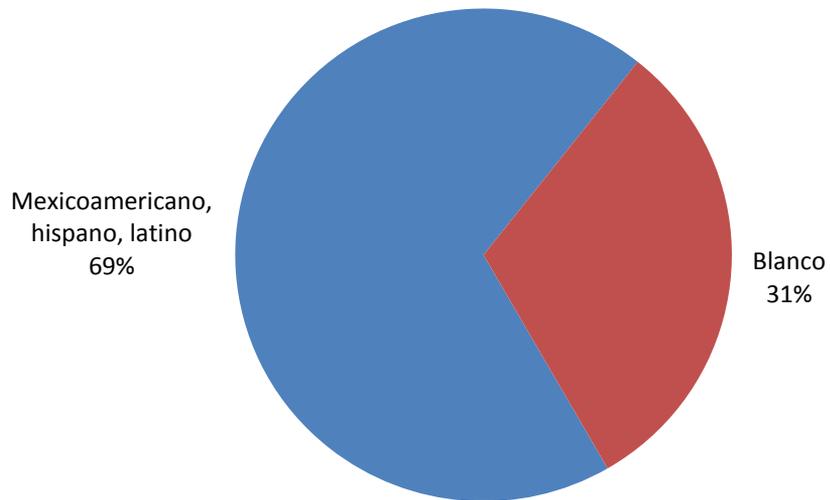
Value	Percent	Count
Hombre	38.5%	5
Mujer	61.5%	8
Otro	0.0%	0
Prefiero no contestar	0.0%	0
Total		13

## 2. ¿Cuántos años tiene?



Value	Percent	Count
Menos de 18 años	0.0%	0
De 18 a 24	0.0%	0
De 25 a 30	7.7%	1
De 31 a 35	46.2%	6
De 36 a 40	0.0%	0
De 41 a 45	7.7%	1
De 46 a 50	23.1%	3
De 51 a 55	0.0%	0
De 56 a 60	0.0%	0
De 61 a 65	7.7%	1
66 años o más	7.7%	1
Total		13

3. ¿Cuál de las siguientes categorías describe mejor su raza/etnicidad?

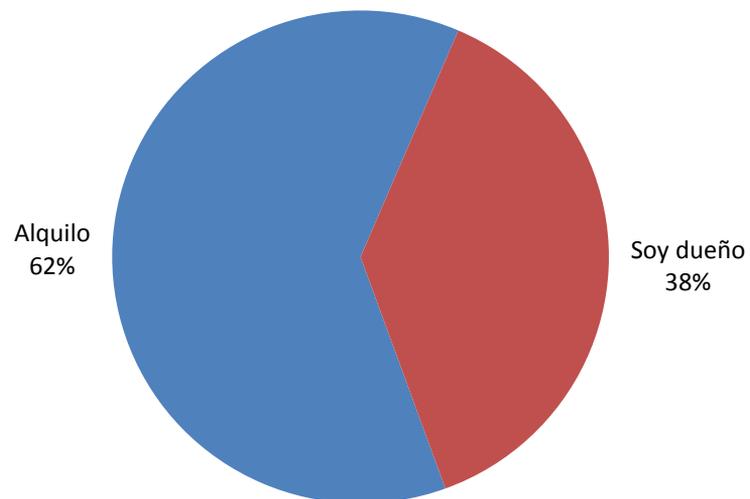


Value	Percent	Count
Afroamericano	0.0%	0
Aleutiano, esquimal o nativo americano	0.0%	0
Asiático, de las Islas del Pacífico	0.0%	0
Mexicoamericano, hispano, latino	69.2%	9
Blanco	30.8%	4
Total		13
<b>Responses"Otro"</b>		<b>Count</b>
Left Blank		14

#### 4. ¿Cuál es el código postal de su casa?

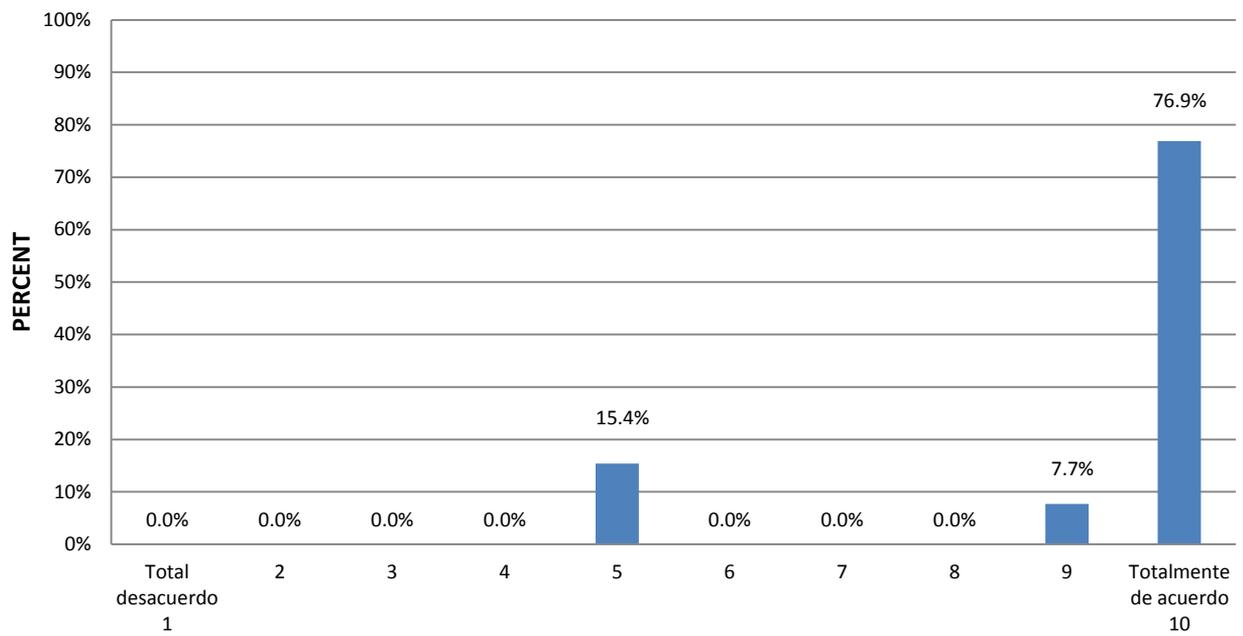
Count	Response
1	78705
1	78723
2	78724
2	78727
1	78747
1	78748
3	78752
1	78753
1	78758

## 5. ¿Alquila o es dueño de su residencia actual?



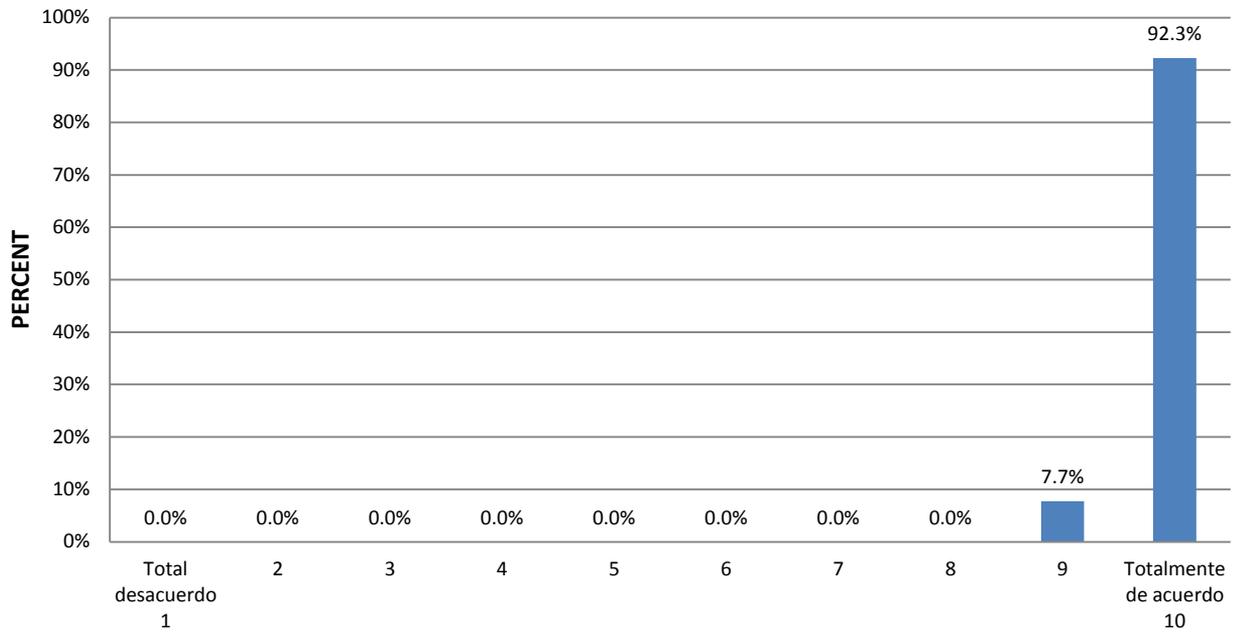
Value	Percent	Count
Alquilo	61.5%	8
Soy dueño	38.5%	5
No sé	0.0%	0
Total		13

## 6. Las personas que trabajan en Austin deberían poder pagar una vivienda en Austin.



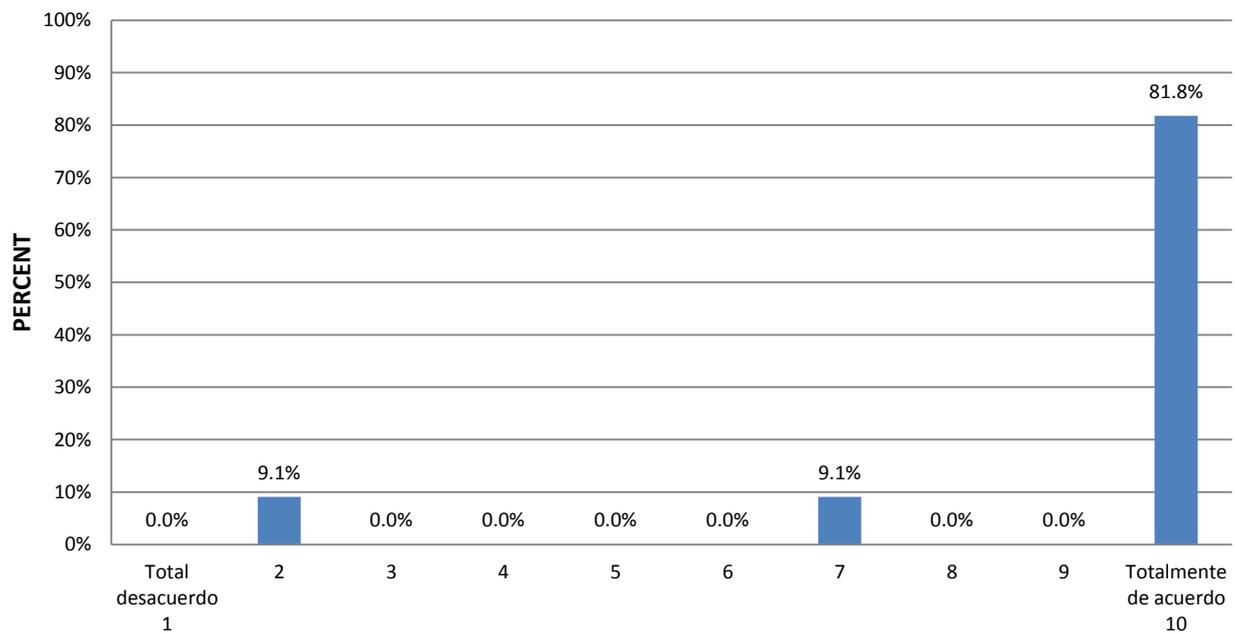
Value	Percent	Count
Total desacuerdo 1	0.0%	0
2	0.0%	0
3	0.0%	0
4	0.0%	0
5	15.4%	2
6	0.0%	0
7	0.0%	0
8	0.0%	0
9	7.7%	1
Totalmente de acuerdo 10	76.9%	10
Total		13

## 7. Es importante que haya opciones de vivienda económica en todas partes de Austin.



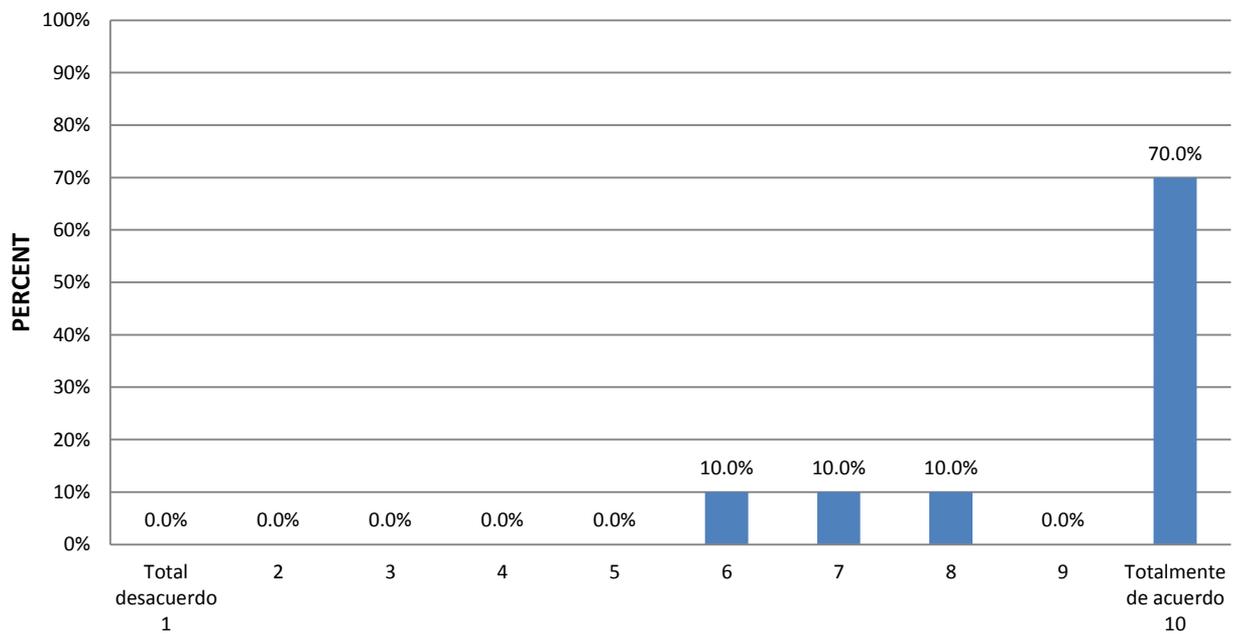
Value	Percent	Count
Total desacuerdo 1	0.0%	0
2	0.0%	0
3	0.0%	0
4	0.0%	0
5	0.0%	0
6	0.0%	0
7	0.0%	0
8	0.0%	0
9	7.7%	1
Totalmente de acuerdo 10	92.3%	12
Total		13

**8. La Ciudad de Austin debe proveer como incentivo la revisión más rápida de los permisos si los constructores proveen viviendas económicas para aquellos hogares con ingresos menores de \$40,000/año.**



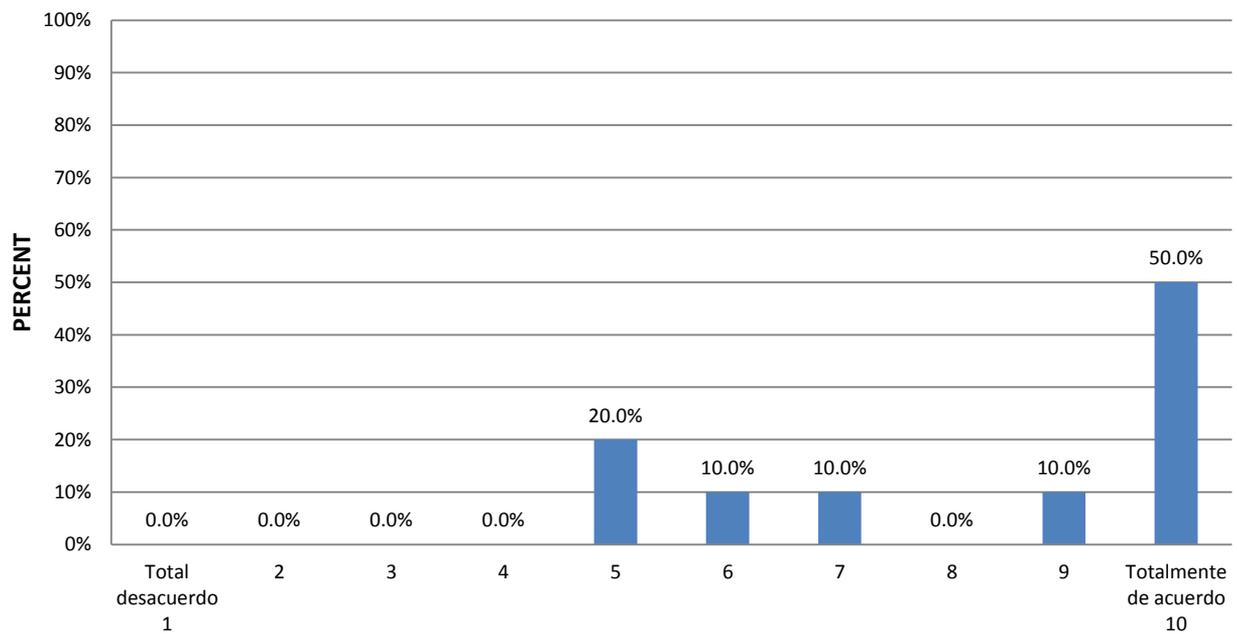
Value	Percent	Count
Total desacuerdo 1	0.0%	0
2	9.1%	1
3	0.0%	0
4	0.0%	0
5	0.0%	0
6	0.0%	0
7	9.1%	1
8	0.0%	0
9	0.0%	0
Totalmente de acuerdo 10	81.8%	9
Total		11

**9. Como incentivo, la Ciudad de Austin debe permitirles a los constructores construir edificios más altos a lo largo de las calles principales si un porcentaje de los apartamentos/condominios en los edificios los podrán costear aquellos hogares con ingresos menores de \$40,000/año.**



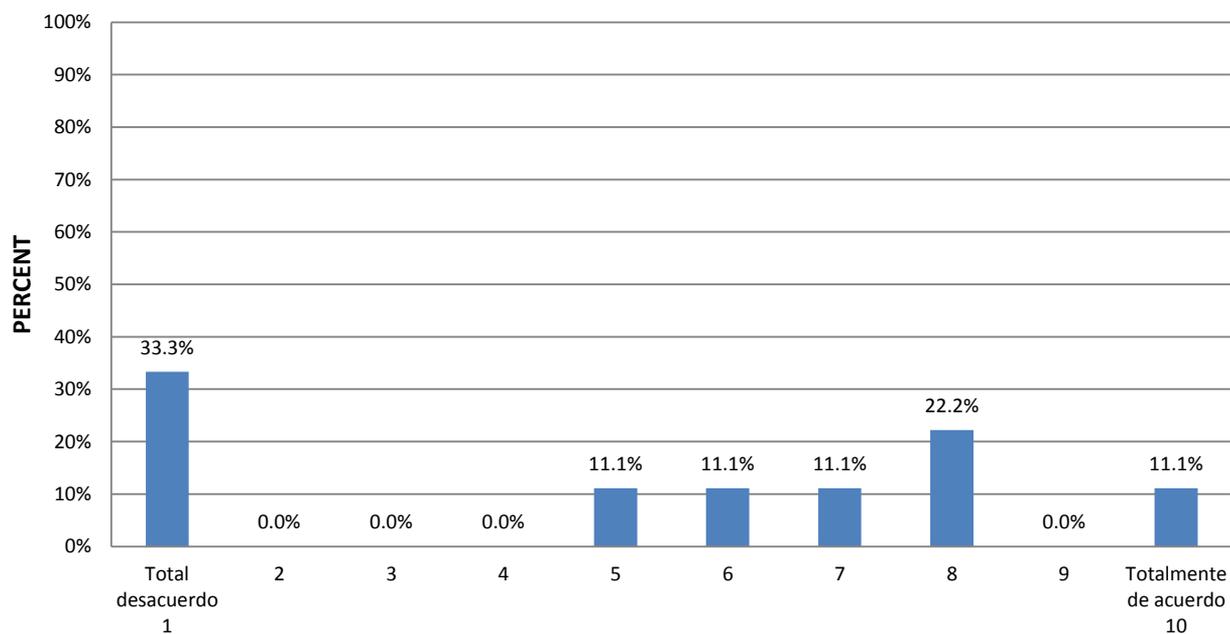
Value	Percent	Count
Total desacuerdo 1	0.0%	0
2	0.0%	0
3	0.0%	0
4	0.0%	0
5	0.0%	0
6	10.0%	1
7	10.0%	1
8	10.0%	1
9	0.0%	0
Totalmente de acuerdo 10	70.0%	7
Total		10

**10. Como incentivo, la Ciudad de Austin debe requerir menos espacio de estacionamiento para las construcciones a ¼ de milla de una ruta de autobús o riel si las construcciones proveen viviendas económicas para aquellos hogares con ingresos menores de \$40,000/año.**



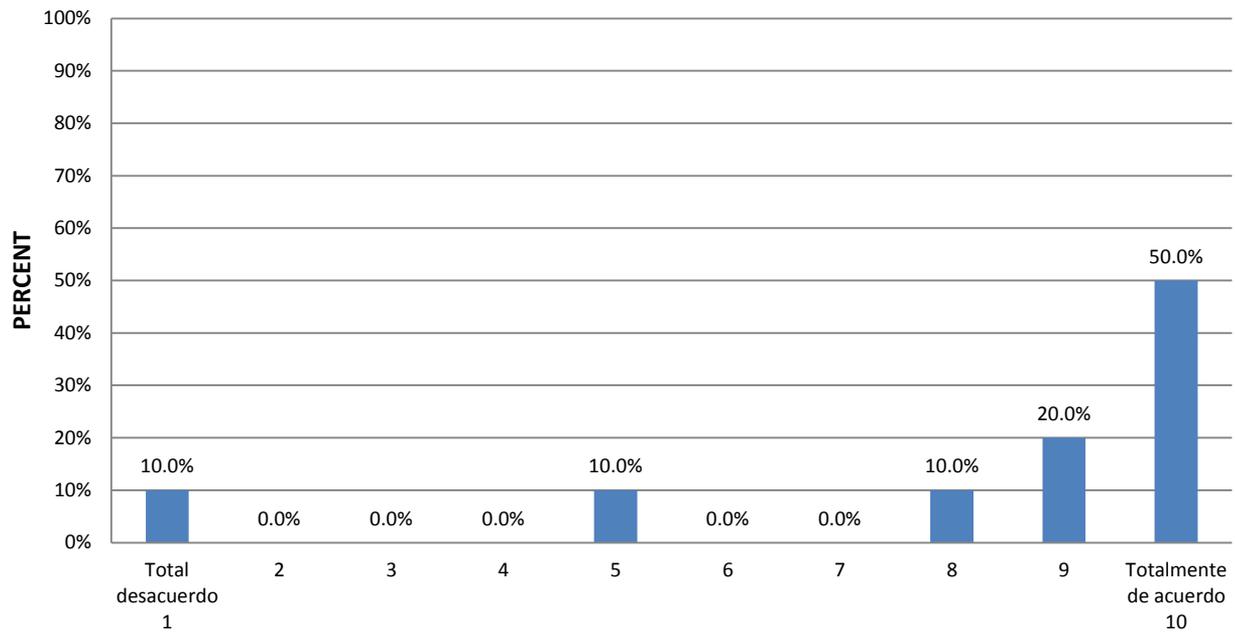
Value	Percent	Count
Total desacuerdo 1	0.0%	0
2	0.0%	0
3	0.0%	0
4	0.0%	0
5	20.0%	2
6	10.0%	1
7	10.0%	1
8	0.0%	0
9	10.0%	1
Totalmente de acuerdo 10	50.0%	5
Total		10

**11. Considere pagar impuestos o cuotas más altas si los ingresos de esos mayores impuestos y cuotas se usaran para construir viviendas económicas en propiedades con otros usos públicos, como bibliotecas y otros edificios públicos.**



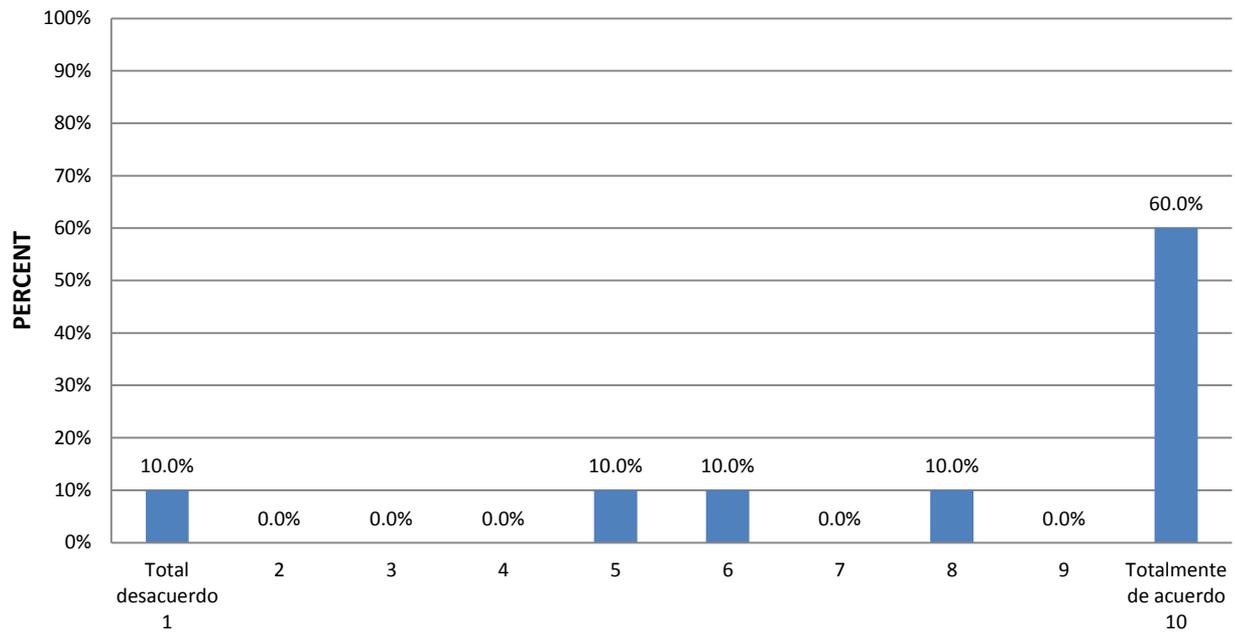
Value	Percent	Count
No es probable 1	33.3%	3
2	0.0%	0
3	0.0%	0
4	0.0%	0
5	11.1%	1
6	11.1%	1
7	11.1%	1
8	22.2%	2
9	0.0%	0
Muy probable 10	11.1%	1
Total		9

**12. Apoye a la Ciudad de Austin para usar los ingresos de impuestos adicionales generados de la construcción de nuevos complejos para preservar o construir viviendas económicas.**



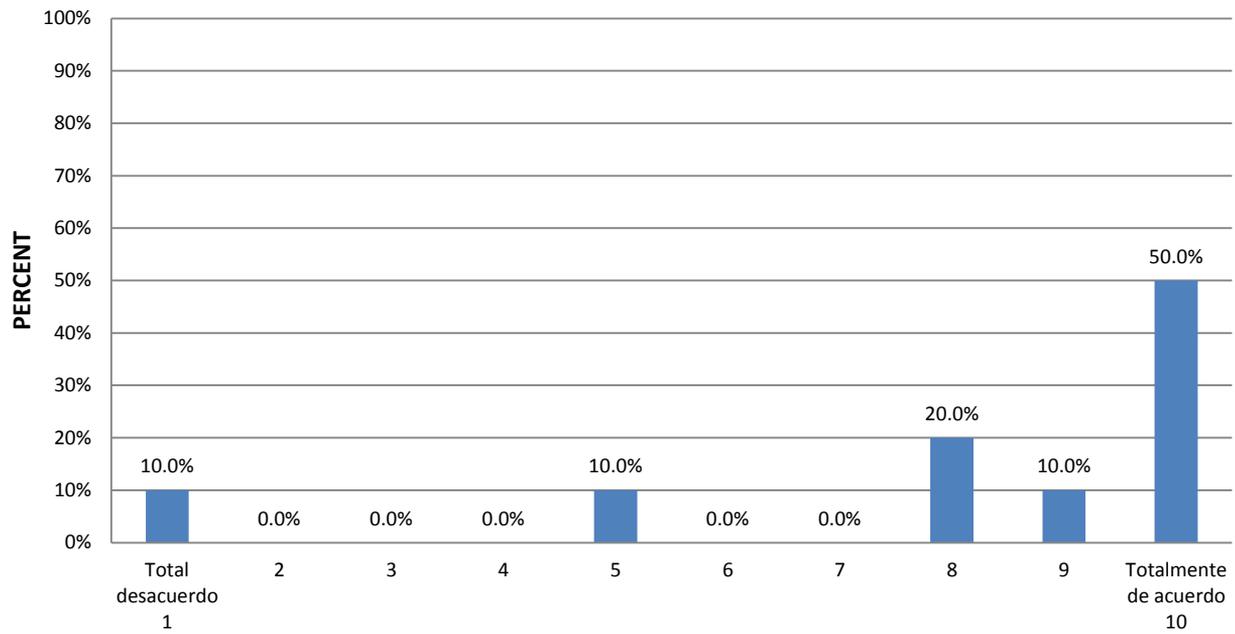
Value	Percent	Count
No es probable 1	10.0%	1
2	0.0%	0
3	0.0%	0
4	0.0%	0
5	10.0%	1
6	0.0%	0
7	0.0%	0
8	10.0%	1
9	20.0%	2
Muy probable 10	50.0%	5
Total		10

**13. La Ciudad de Austin debería aumentar la cantidad de viviendas económicas en los corredores de carreteras principales y en los centros de mayor concentración de trabajo.**



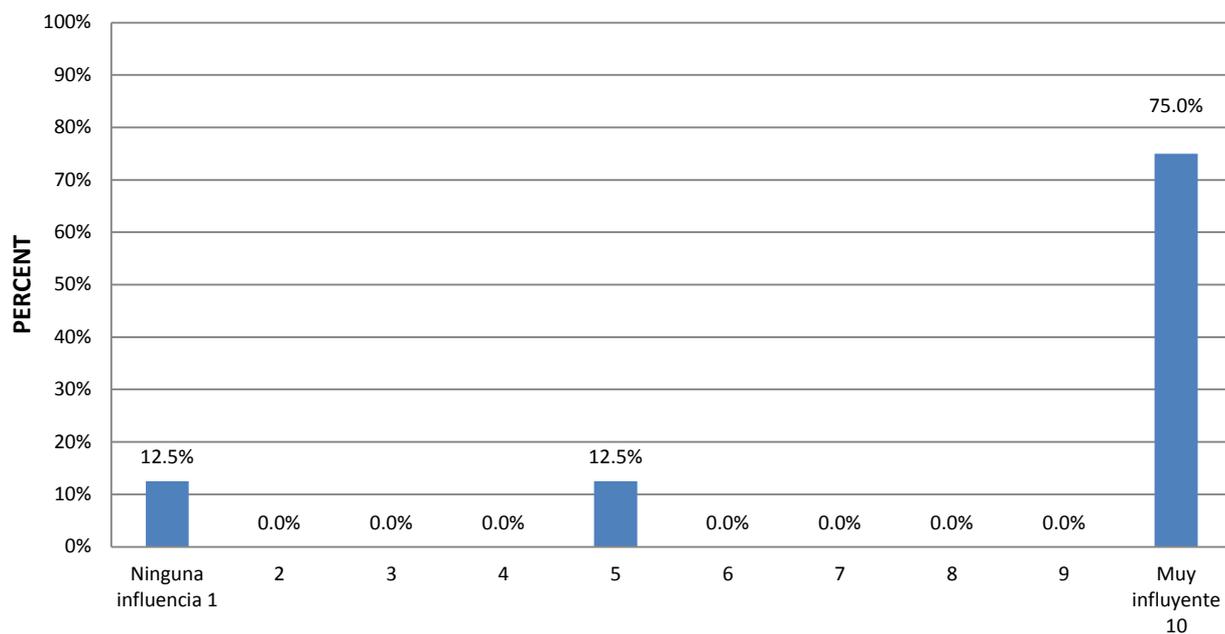
Value	Percent	Count
Total desacuerdo 1	10.0%	1
2	0.0%	0
3	0.0%	0
4	0.0%	0
5	10.0%	1
6	10.0%	1
7	0.0%	0
8	10.0%	1
9	0.0%	0
Totalmente de acuerdo 10	60.0%	6
Total		10

**14. La Ciudad de Austin debería permitir que se construyan casas pequeñas en terrenos más pequeños de lo que permite actualmente para que haya más opciones económicas.**



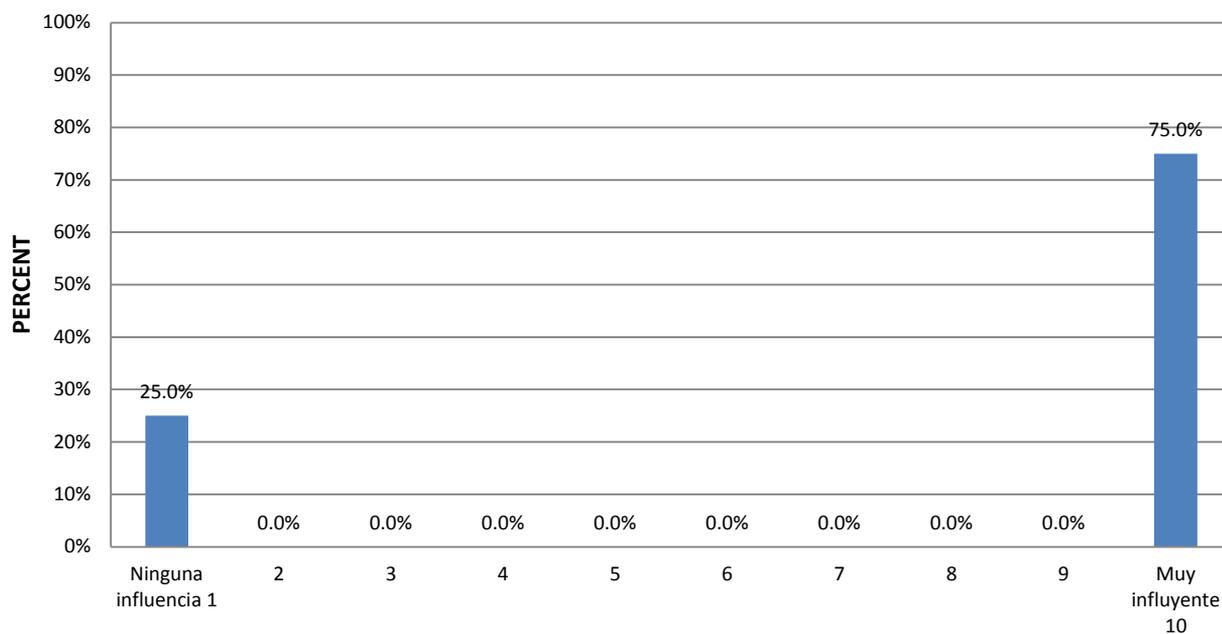
Value	Percent	Count
Total desacuerdo 1	10.0%	1
2	0.0%	0
3	0.0%	0
4	0.0%	0
5	10.0%	1
6	0.0%	0
7	0.0%	0
8	20.0%	2
9	10.0%	1
Totalmente de acuerdo 10	50.0%	5
Total		10

### 15. La congestión de tráfico y la distancia al trabajo a la hora de escoger la ubicación de su casa.



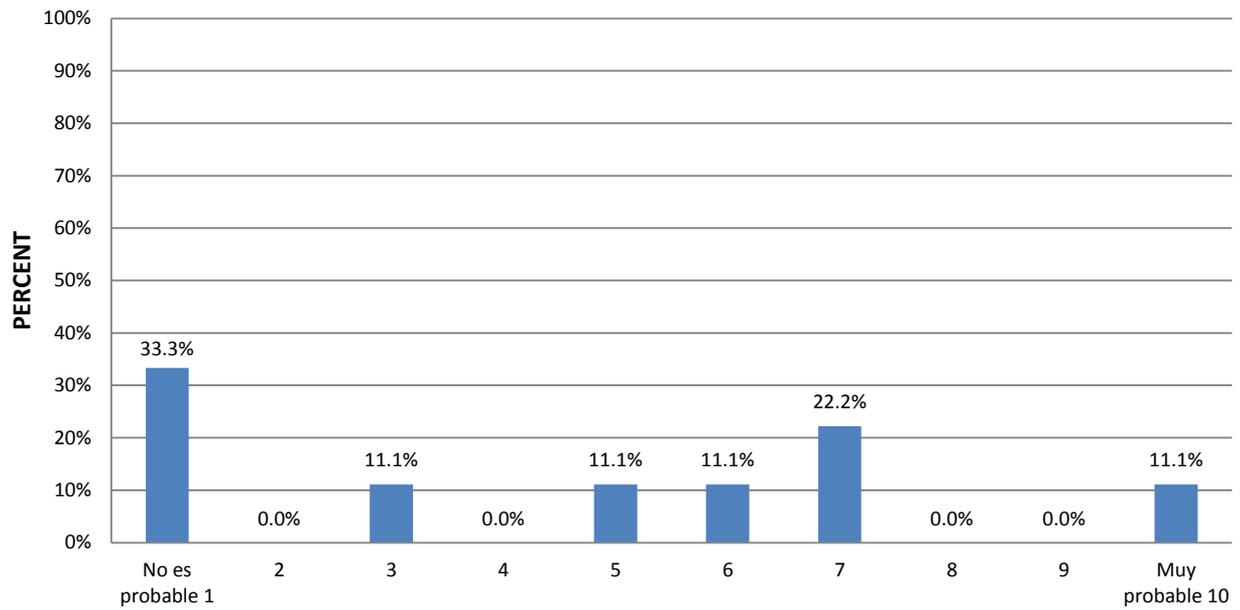
Value	Percent	Count
Ninguna influencia 1	12.5%	1
2	0.0%	0
3	0.0%	0
4	0.0%	0
5	12.5%	1
6	0.0%	0
7	0.0%	0
8	0.0%	0
9	0.0%	0
Muy influyente 10	75.0%	6
Total		8

## 16. El costo de un automóvil y la gasolina a la hora de escoger la ubicación de su casa.



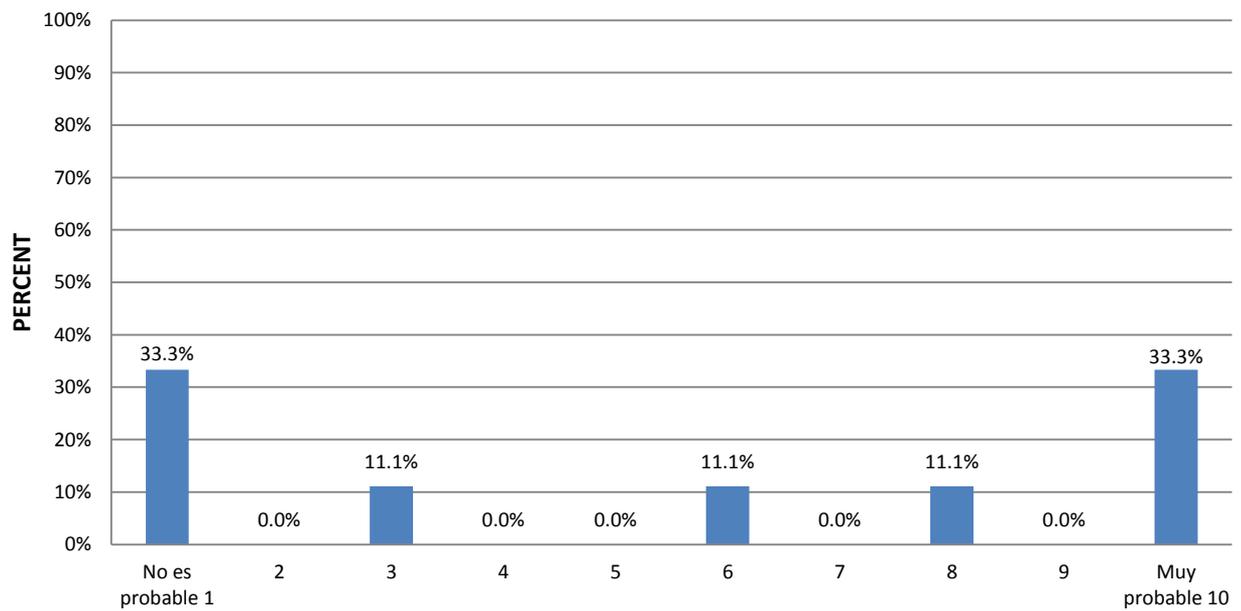
Value	Percent	Count
Ninguna influencia 1	25.0%	2
2	0.0%	0
3	0.0%	0
4	0.0%	0
5	0.0%	0
6	0.0%	0
7	0.0%	0
8	0.0%	0
9	0.0%	0
Muy influyente 10	75.0%	6
Total		8

**17. Considere vivir en una casa adosada, casa de construcción en fila, tríples, apartamento u otra opción de vivienda que no sea una casa unifamiliar independiente de si la pudiera pagar.**



Value	Percent	Count
No es probable 1	33.3%	3
2	0.0%	0
3	11.1%	1
4	0.0%	0
5	11.1%	1
6	11.1%	1
7	22.2%	2
8	0.0%	0
9	0.0%	0
Muy probable 10	11.1%	1
Total		9

**18. Considere vivir en una casa adosada, casa de construcción en fila, tríplex, apartamento u otra opción de vivienda que no sea una casa unifamiliar independiente si mejoraría su distancia al trabajo.**



Value	Percent	Count
No es probable 1	33.3%	3
2	0.0%	0
3	11.1%	1
4	0.0%	0
5	0.0%	0
6	11.1%	1
7	0.0%	0
8	11.1%	1
9	0.0%	0
Muy probable 10	33.3%	3
Total		9

**19. ¿Qué es lo que más le preocupa en cuanto a las viviendas económicas en su vecindario?**

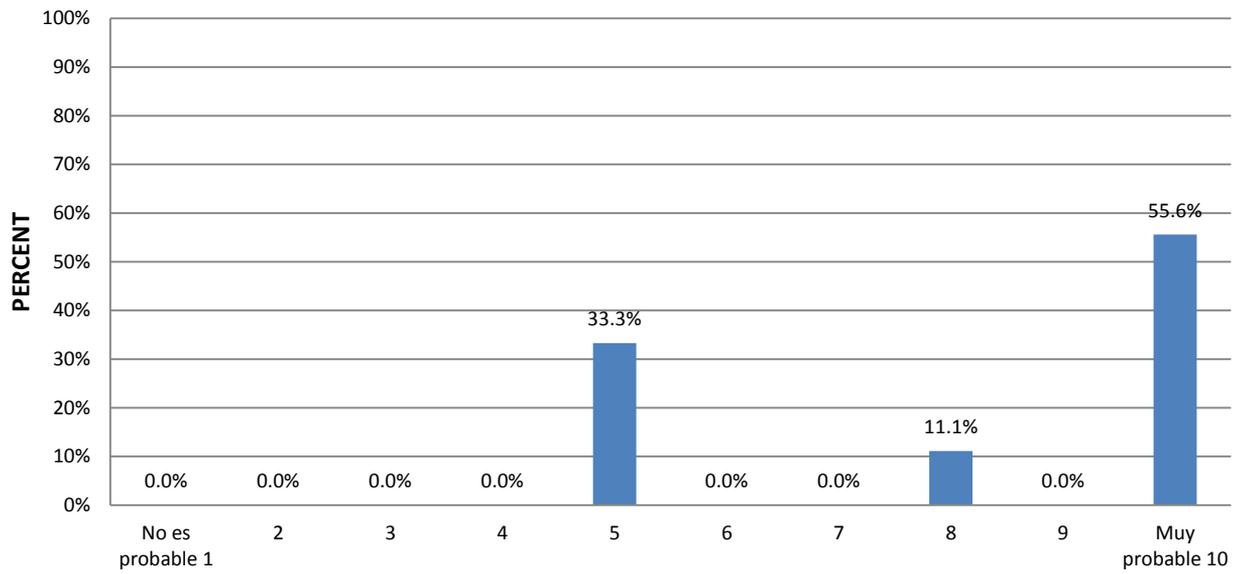
<b>Count</b>	<b>Response</b>
1	Cleaningness
1	Devaluo de la propiedad
1	El estado en que se encuentre la vivienda, reparaciones
1	La calidad de las personas que viven alrededor
1	Nada, porque es justo.
1	Pay more taxes to cover the costs
1	costos altos
1	lo pequena que puedan ser los cuartos

**20. ¿Quién debería calificar para comprar o alquilar viviendas económicas subsidiadas o con incentivos de la Ciudad de Austin? Por favor seleccione una.**



Value	Percent	Count
Menos de \$10,000	0.0%	0
Menos de \$20,000	11.1%	1
Menos de \$30,000	22.2%	2
Menos de \$40,000	33.3%	3
Menos de \$50,000	22.2%	2
Más de \$50,000 al año	11.1%	1
Total		9

**21. Por favor clasifique en una escala del 1 al 10 las probabilidades de que usted apoye la legislación u ordenanzas que promuevan viviendas económicas. 1 significa que no es para nada probable y 10 significa que es muy probable.**

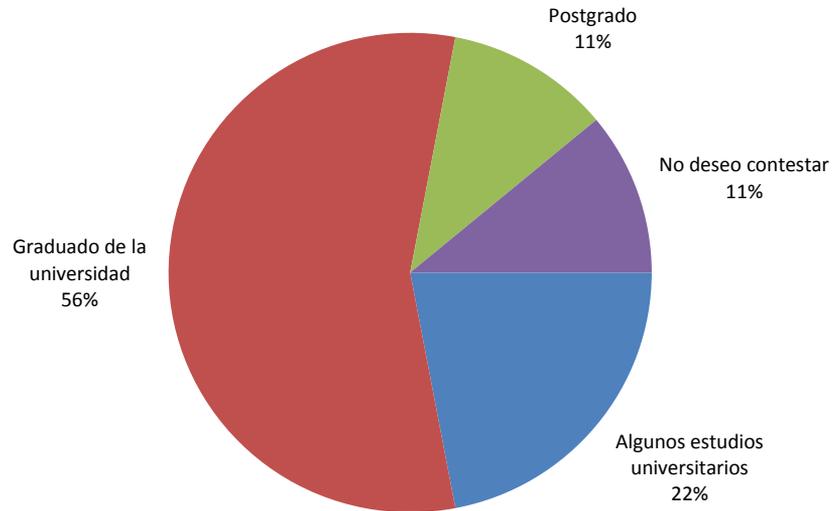


Value	Percent	Count
No es probable 1	0.0%	0
2	0.0%	0
3	0.0%	0
4	0.0%	0
5	33.3%	3
6	0.0%	0
7	0.0%	0
8	11.1%	1
9	0.0%	0
Muy probable 10	55.6%	5
Total		9

## 22. ¿Tiene alguna idea sobre cómo crear viviendas económicas en Austin?

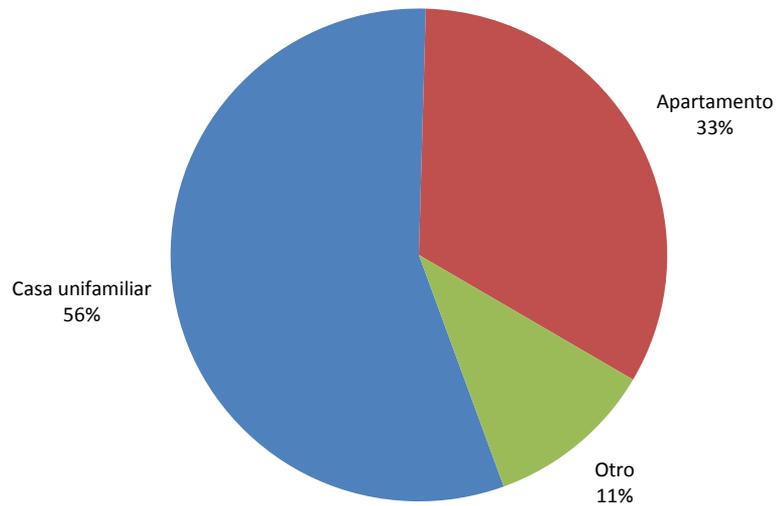
Count	Response
1	Casas tipo canadiense o complejo de apartamentos pequeños
2	No
1	Tiny Houses
2	si
1	Hacer que las carreteras de cuota sean locales, y usar las ganancias

**23. ¿Cuál es el mayor grado de educación que ha completado?**



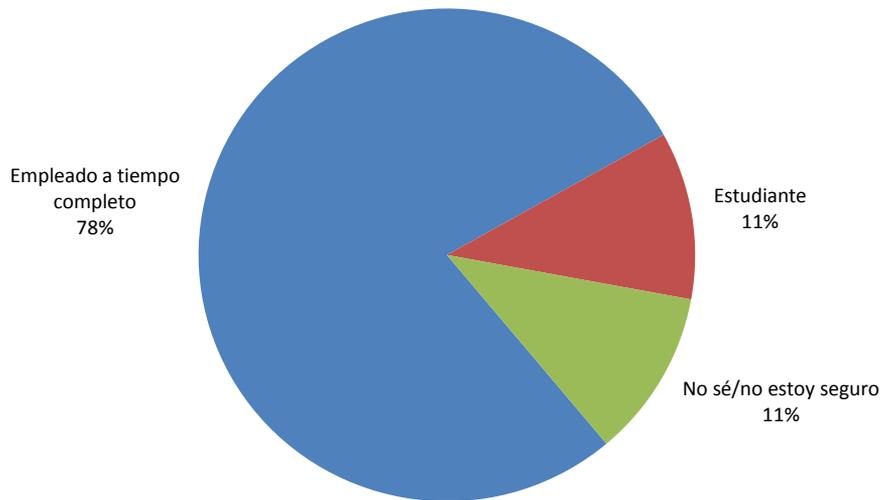
Value	Percent	Count
Parte de escuela secundaria	0.0%	0
Graduado de escuela secundaria	0.0%	0
Algunos estudios universitarios	22.2%	2
Graduado de la universidad	55.6%	5
Postgrado	11.1%	1
No sé/no estoy seguro	0.0%	0
No deseo contestar	11.1%	1
Total		9

**24. ¿Cuál de las siguientes describe mejor su residencia?**



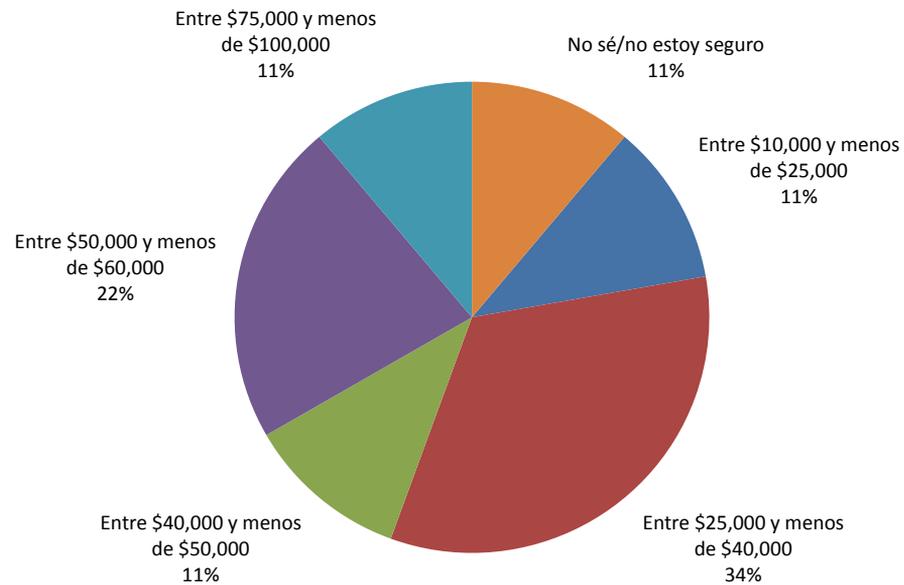
Value	Percent	Count
Casa unifamiliar	55.6%	5
Dúplex	0.0%	0
Casa adosada	0.0%	0
Condominio	0.0%	0
Apartamento	33.3%	3
Otro	11.1%	1
Total		9

25. ¿Cuál es su situación de empleo actualmente? Usted es:



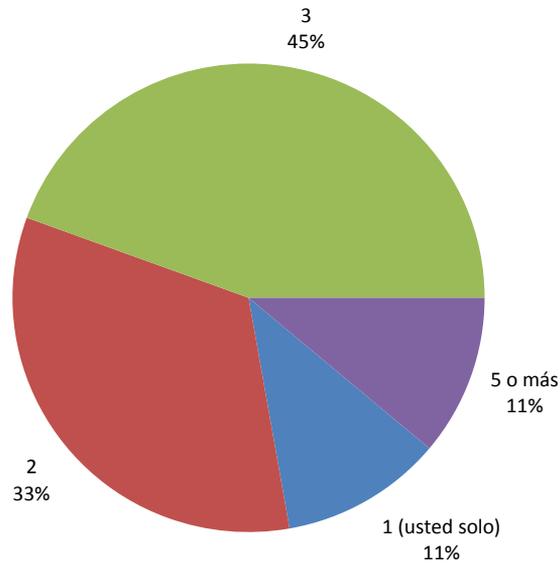
Value	Percent	Count
Empleado a medio tiempo	0.0%	0
Empleado a tiempo completo	77.8%	7
Desempleado	0.0%	0
Estudiante	11.1%	1
Jubilado	0.0%	0
Ama de casa	0.0%	0
No sé/no estoy seguro	11.1%	1
Total		9

**26. ¿Cuál de las siguientes categorías describe mejor su ingreso familiar total para el año 2015, antes de los impuestos? Sería:**



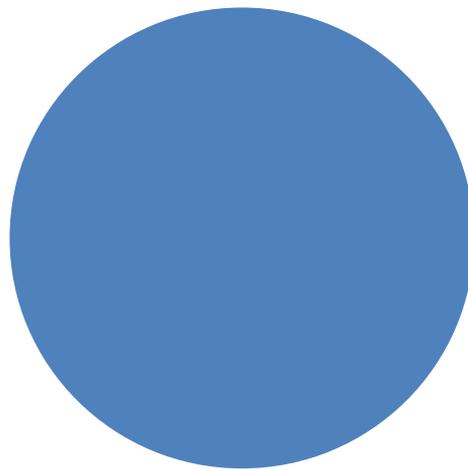
Value	Percent	Count
Menos de \$10,000	0.0%	0
Entre \$10,000 y menos de \$25,000	11.1%	1
Entre \$25,000 y menos de \$40,000	33.3%	3
Entre \$40,000 y menos de \$50,000	11.1%	1
Entre \$50,000 y menos de \$60,000	22.2%	2
Entre \$60,000 y menos de \$75,000	0.0%	0
Entre \$75,000 y menos de \$100,000	11.1%	1
\$100,000 o más	0.0%	0
No sé/no estoy seguro	11.1%	1
Total		9

27. ¿Cuál describe mejor cuántas personas viven con usted, incluyéndose usted mismo? Viven:



Value	Percent	Count
1 (usted solo)	11.1%	1
2	33.3%	3
3	44.4%	4
4	0.0%	0
5 o más	11.1%	1
Total		9

**28. ¿Está usted discapacitado o alguien en su hogar tiene una discapacidad?**



No  
100%

Value	Percent	Count
Sí	0.0%	0
No	100.0%	9
Prefiero no contestar	0.0%	0
Total		9

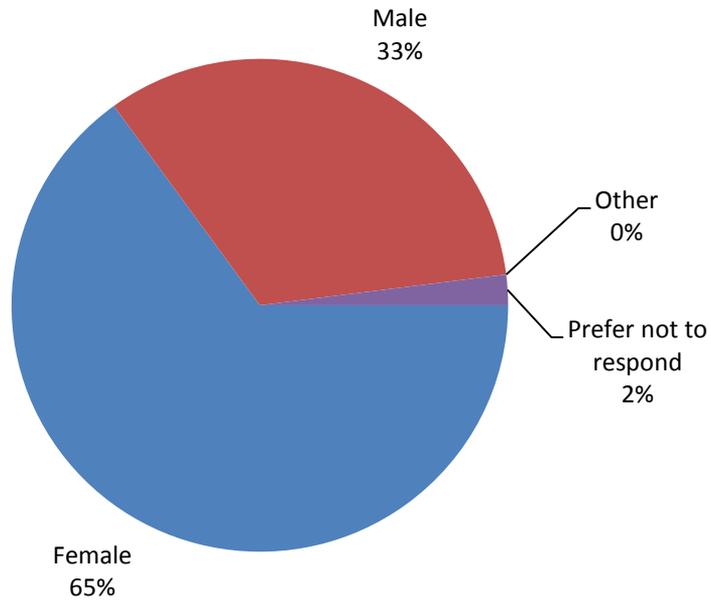
**Neighborhood Housing and Community Development**  
**Affordable Housing Survey Research**  
**Online English Version**

**April 2016**

# CITY OF AUSTIN HOUSING SURVEY (English Version) – April 2016

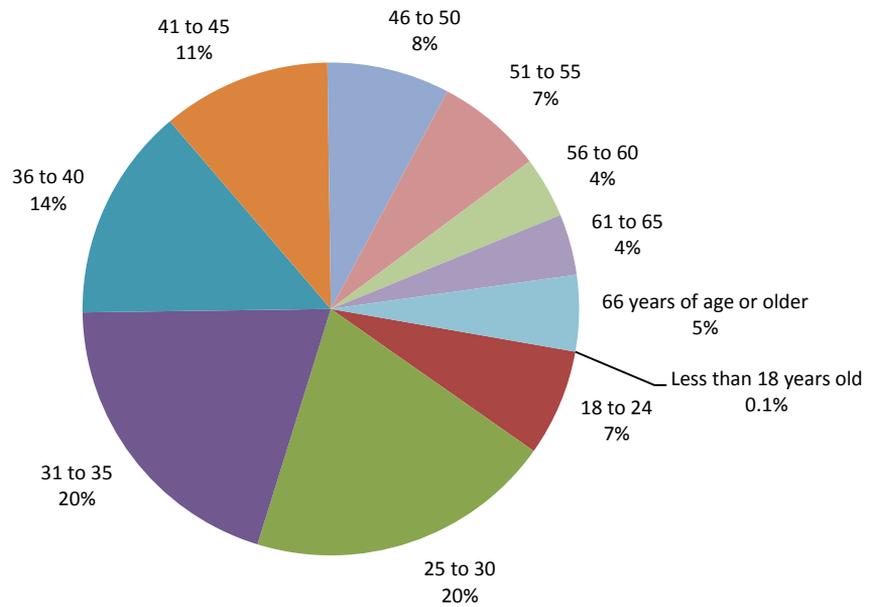
## ONLINE VERSION

### 1. Are you?



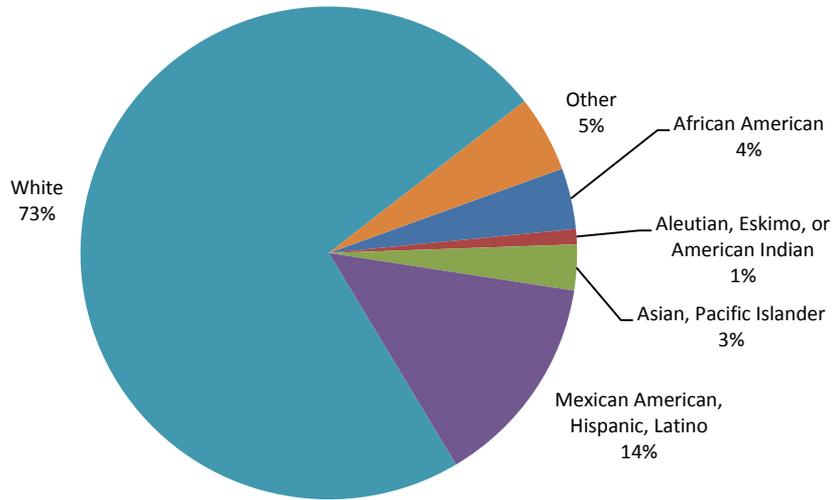
Value	Percent	Count
Female	64.7%	580
Male	32.9%	295
Other	0.5%	4
Prefer not to respond	1.9%	17
Total		896

## 2. What is your age?



Value	Percent	Count
Less than 18 years old	0.1%	1
18 to 24	6.6%	59
25 to 30	19.6%	176
31 to 35	20.1%	180
36 to 40	14.4%	129
41 to 45	10.9%	98
46 to 50	7.8%	70
51 to 55	7.4%	66
56 to 60	4.5%	40
61 to 65	3.9%	35
66 years of age or older	4.7%	42
Total		896

**3. Which of the following categories best describes your race/ethnicity?**



Value	Percent	Count
African American	4.4%	39
Aleutian, Eskimo, or American Indian	0.6%	5
Asian, Pacific Islander	2.7%	24
Mexican American, Hispanic, Latino	14.5%	129
White	72.8%	650
Other	5.2%	46
Total		893
<b>Responses "Other"</b>		<b>Count</b>
Left Blank		873
.		1
American		1
Arab		1
Australian - American		1
HUMAN RACE		1
Hispanic White		1
Human		2
Iranian-American		1
Middle Eastern		1
Mixed		1
Mixed		1

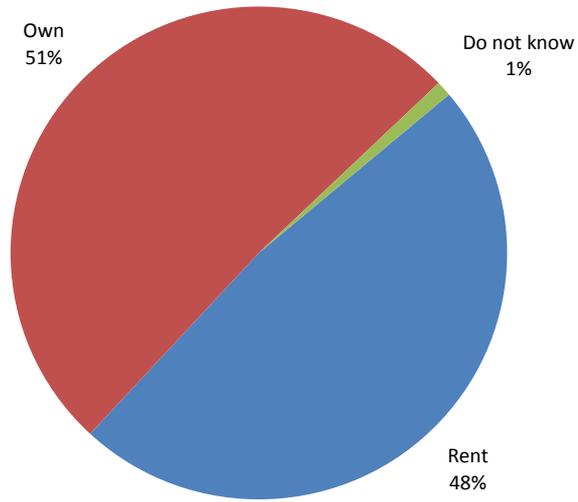
Mixed - Mexican American/White	1
Mixed race	4
Multi	1
Multi racial: white & latina	1
Native Austinite	1
Race should stop being a question - all these labels are divisive and should be discarded.	1
Romani	1
Slavic	1
United States of America	1
biracial	1
human	1
mixed	2
multiracial	1
mutt	1
none of your business	1
part Romany	1

#### 4. What is your home zip code?

Count	Response
1	27705
1	49242
1	75051
1	78240
1	78610
7	78613
3	78617
2	78626
1	78628
1	78634
3	78640
2	78652
2	78653
1	78659
4	78660
1	78664
2	78665
2	78666
2	78681
14	78701
72	78702
30	78703
82	78704
21	78705
1	78712
7	78717
1	78719
34	78721
29	78722
50	78723
5	78724
7	78725
3	78726
11	78727
12	78728

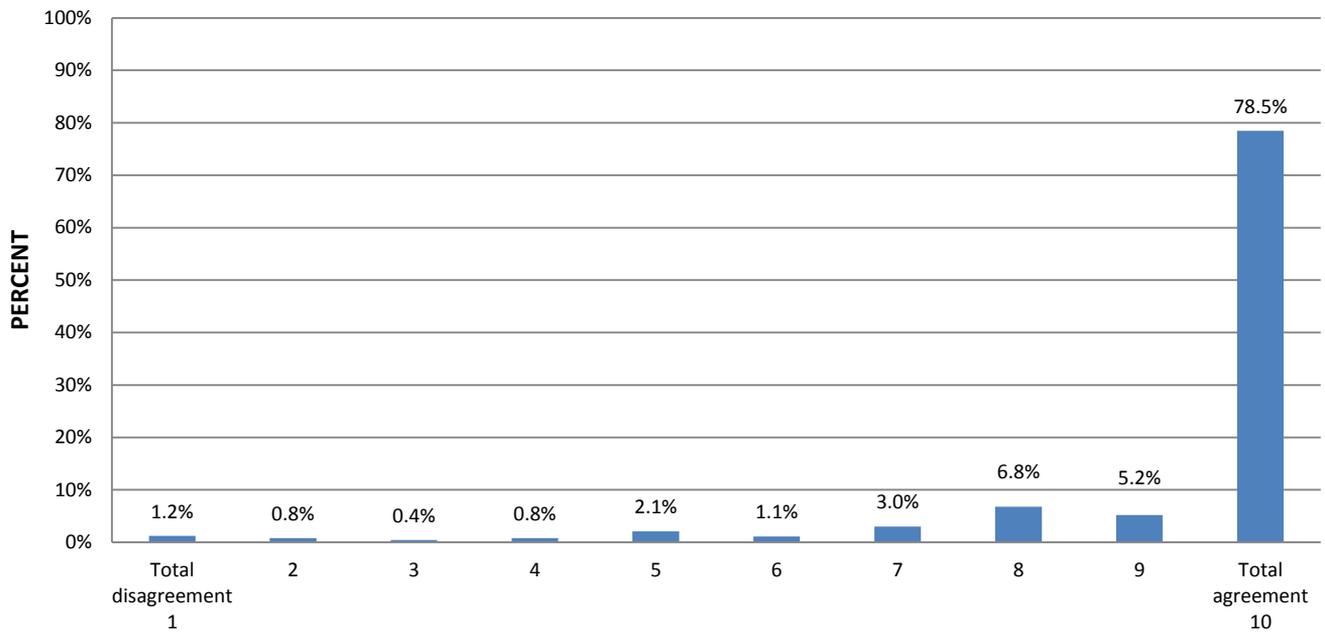
7	78729
3	78730
35	78731
1	78734
14	78735
1	78736
1	78737
4	78739
62	78741
15	78744
51	78745
8	78746
5	78747
26	78748
22	78749
11	78750
53	78751
14	78752
18	78753
9	78754
25	78756
42	78757
15	78758
22	78759
1	787904
1	789741
1	79602
1	79751

### 5. Do you rent or own your current place of residence?



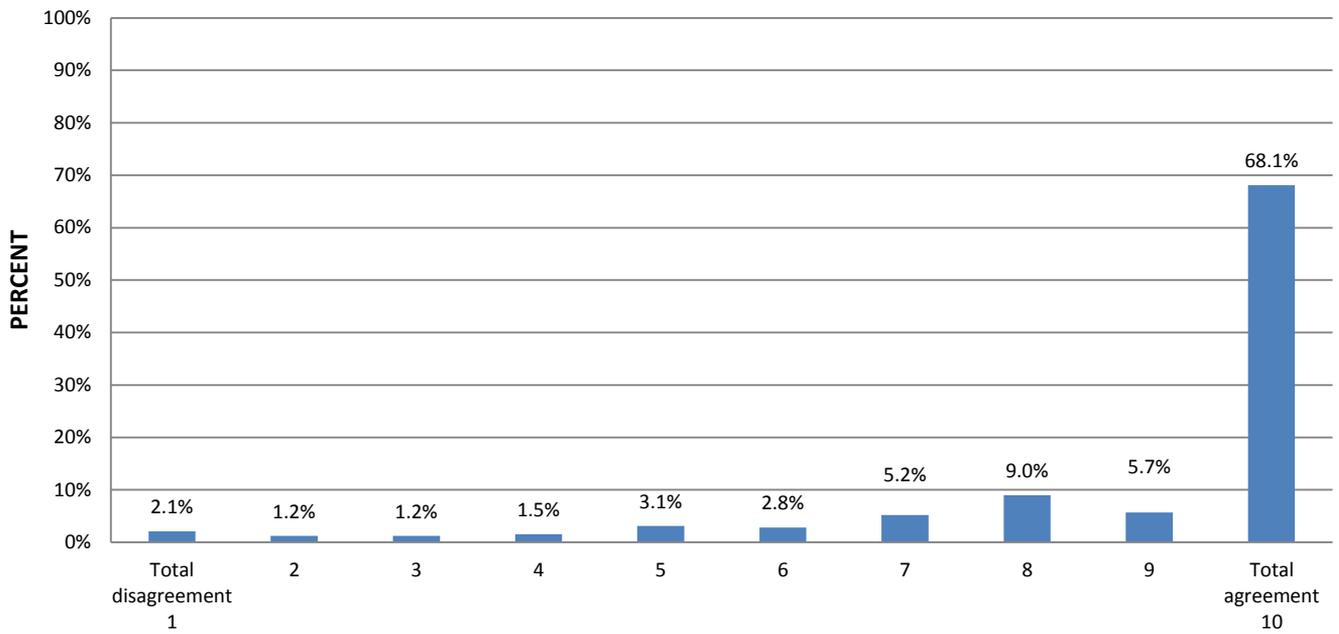
Value	Percent	Count
Rent	48.4%	433
Own	51.0%	456
Do not know	0.7%	6
Total		895

**6. People who work in Austin should be able to afford to live in Austin.**



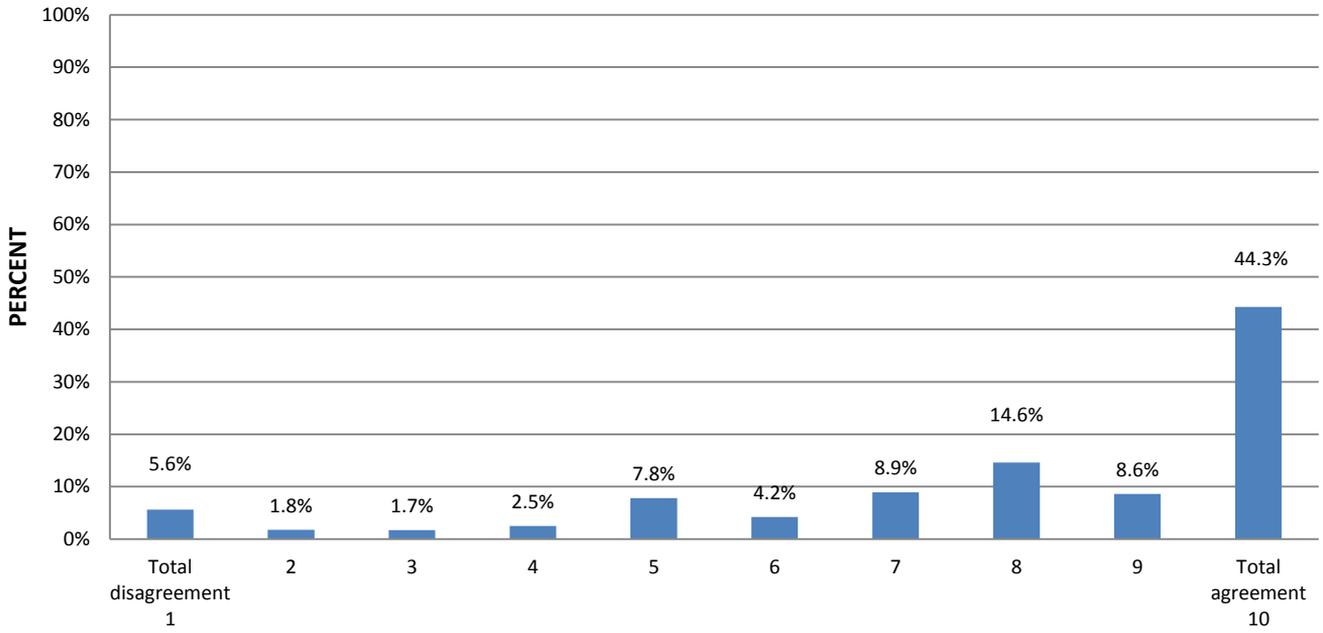
Value	Percent	Count
Total disagreement 1	1.2%	11
2	0.8%	7
3	0.4%	4
4	0.8%	7
5	2.1%	19
6	1.1%	10
7	3.0%	27
8	6.8%	61
9	5.2%	47
Total agreement 10	78.5%	706
Total		899

**7. It is important that there are affordable housing options in all parts of Austin.**



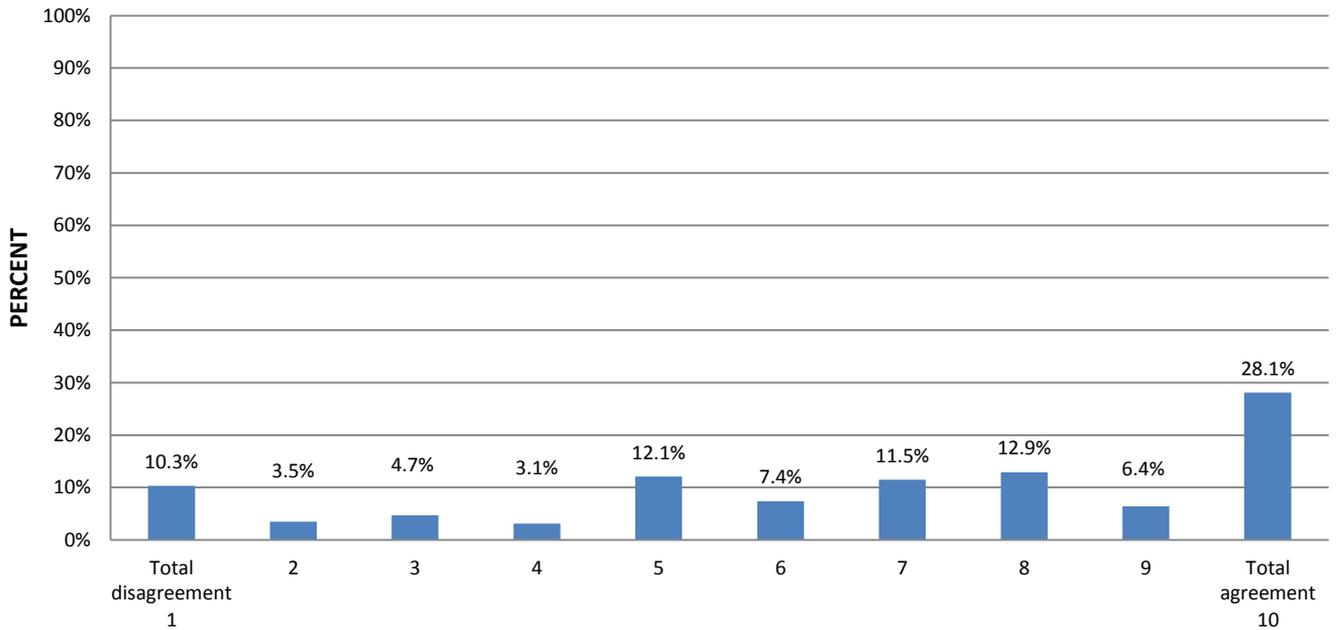
Value	Percent	Count
Total disagreement 1	2.1%	19
2	1.2%	11
3	1.2%	11
4	1.5%	13
5	3.1%	28
6	2.8%	25
7	5.2%	47
8	9.0%	81
9	5.7%	51
Total agreement 10	68.1%	611
Total		897

**8. The City of Austin should provide, as an incentive, faster permit review if the developments provide housing affordable for households making less than \$40,000/year.**



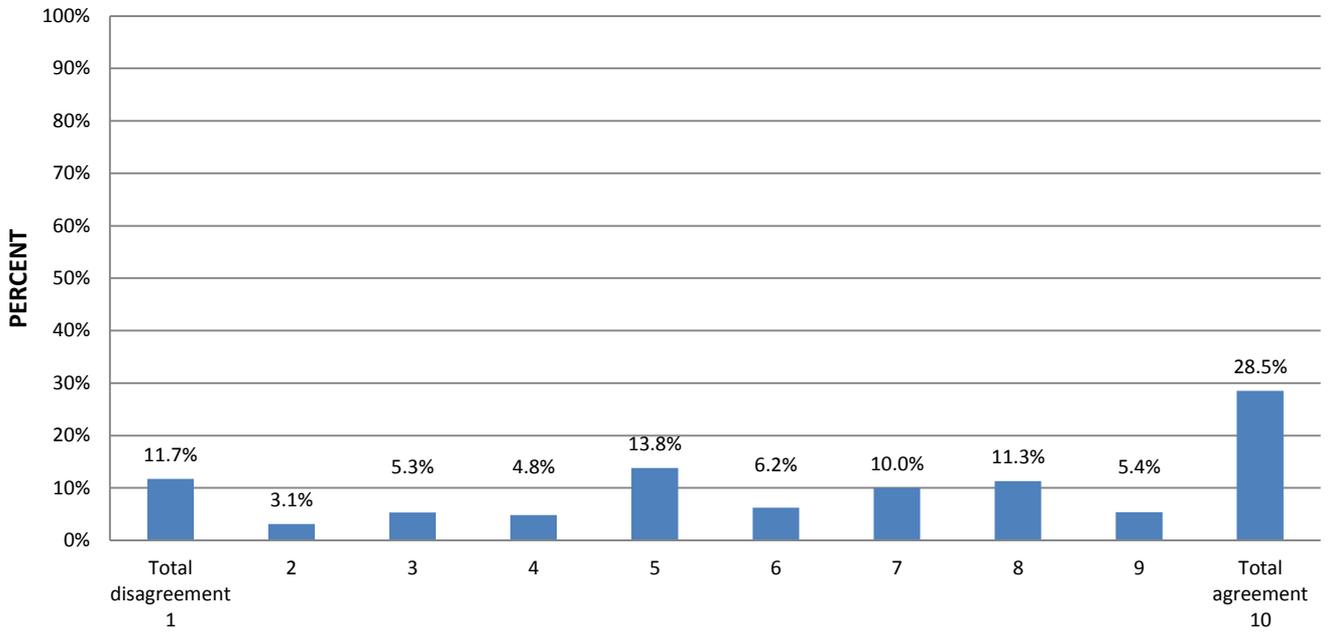
Value	Percent	Count
Total disagreement 1	5.6%	50
2	1.8%	16
3	1.7%	15
4	2.5%	22
5	7.8%	70
6	4.2%	38
7	8.9%	80
8	14.6%	131
9	8.6%	77
Total agreement 10	44.3%	397
Total		896

9. The City of Austin should provide, as an incentive, the ability for developers to build taller buildings along major roadways if a percentage of the apartments/condos in the buildings are affordable for households making less than \$40,000/year.



Value	Percent	Count
Total disagreement 1	10.3%	92
2	3.5%	31
3	4.7%	42
4	3.1%	28
5	12.1%	108
6	7.4%	66
7	11.5%	103
8	12.9%	115
9	6.4%	57
Total agreement 10	28.1%	251
Total		893

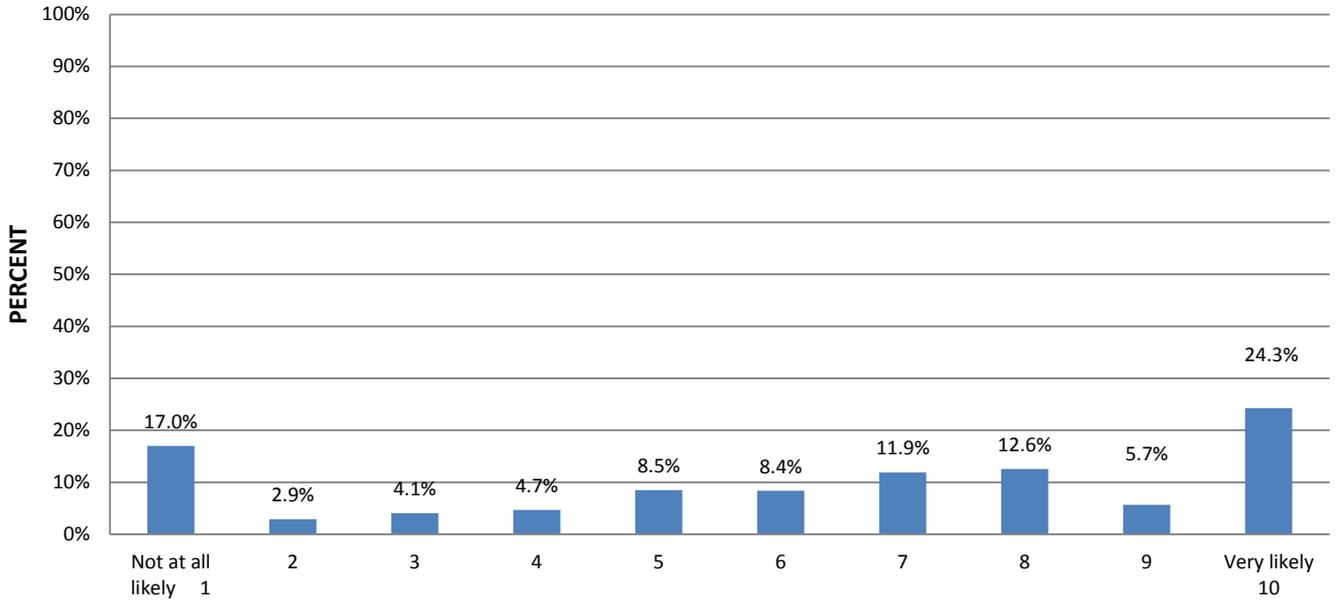
**10. The City of Austin should, as an incentive, require less parking for developments within ¼ of a mile of a bus route or rail line if the developments provide housing affordable for households making less than \$40**



,000/year.

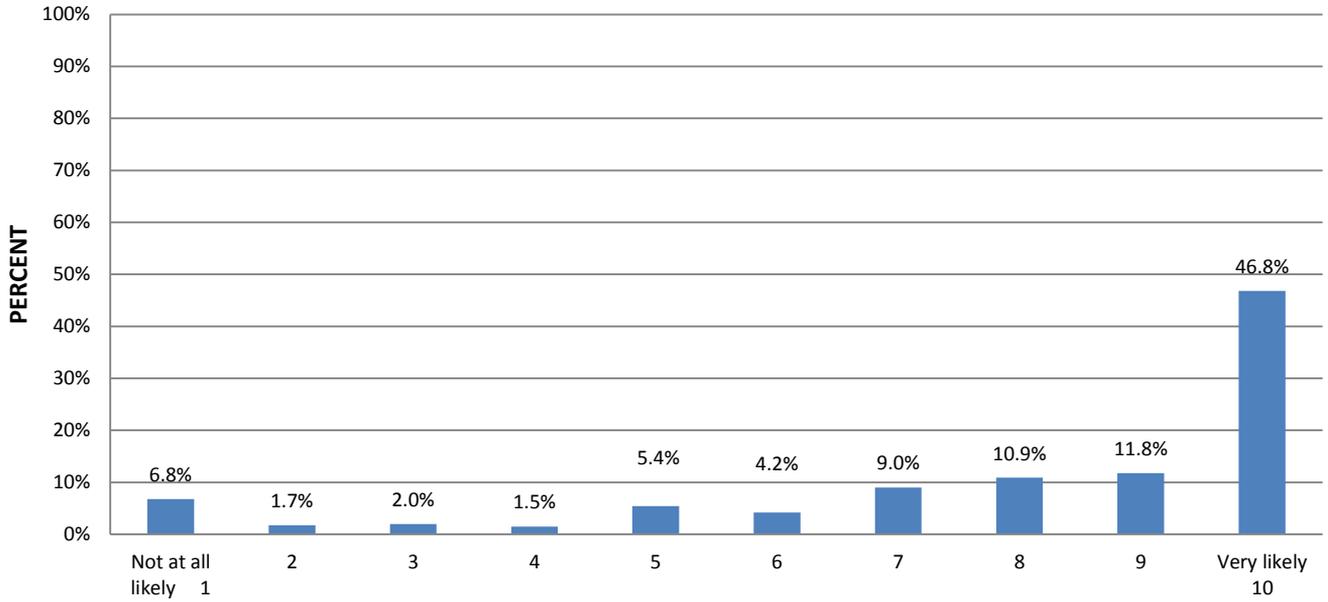
Value	Percent	Count
Total disagreement 1	11.7%	105
2	3.1%	28
3	5.3%	47
4	4.8%	43
5	13.8%	123
6	6.2%	55
7	10.0%	89
8	11.3%	101
9	5.4%	48
Total agreement 10	28.5%	255
Total		894

**11. I am willing to pay higher taxes or higher fees if those funds were used to preserve or build affordable housing.**



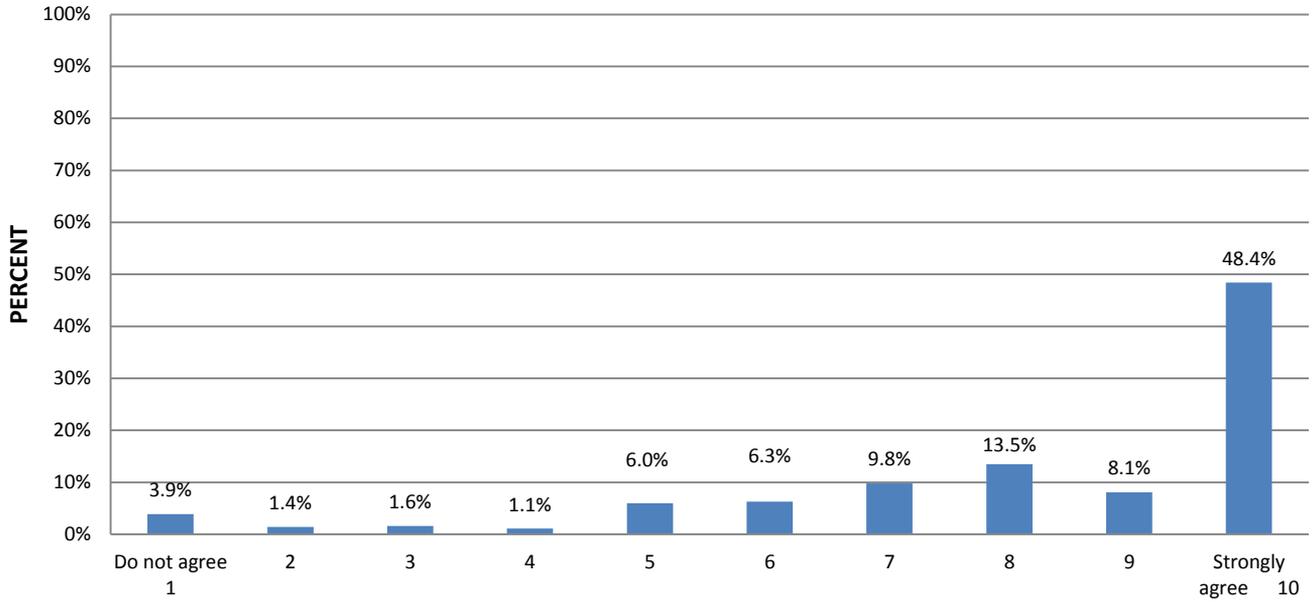
Value	Percent	Count
Not at all likely 1	17.0%	152
2	2.9%	26
3	4.1%	37
4	4.7%	42
5	8.5%	76
6	8.4%	75
7	11.9%	107
8	12.6%	113
9	5.7%	51
Very likely 10	24.3%	218
Total		897

**12. I support the City of Austin using additional tax revenue generated by new developments to preserve or build affordable housing.**



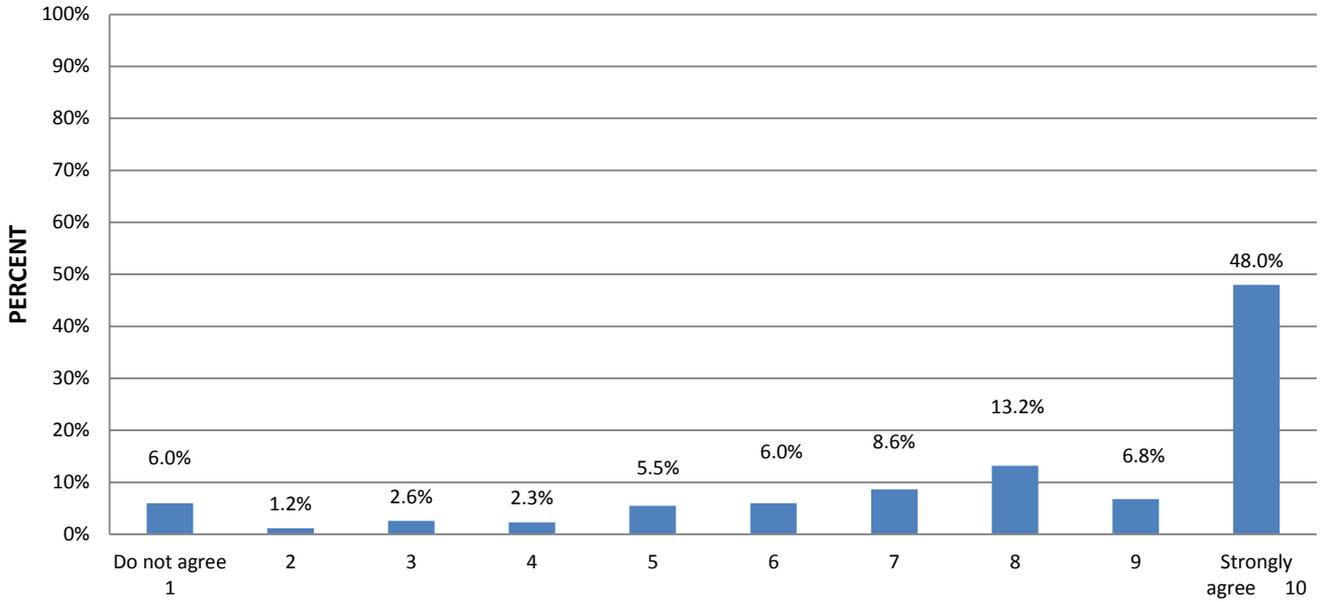
Value	Percent	Count
Not at all likely 1	6.8%	61
2	1.7%	15
3	2.0%	18
4	1.5%	13
5	5.4%	48
6	4.2%	38
7	9.0%	81
8	10.9%	98
9	11.8%	106
Very likely 10	46.8%	420
Total		898

**13. The City of Austin should increase the amount of affordable housing along major roadway corridors and in major job centers.**



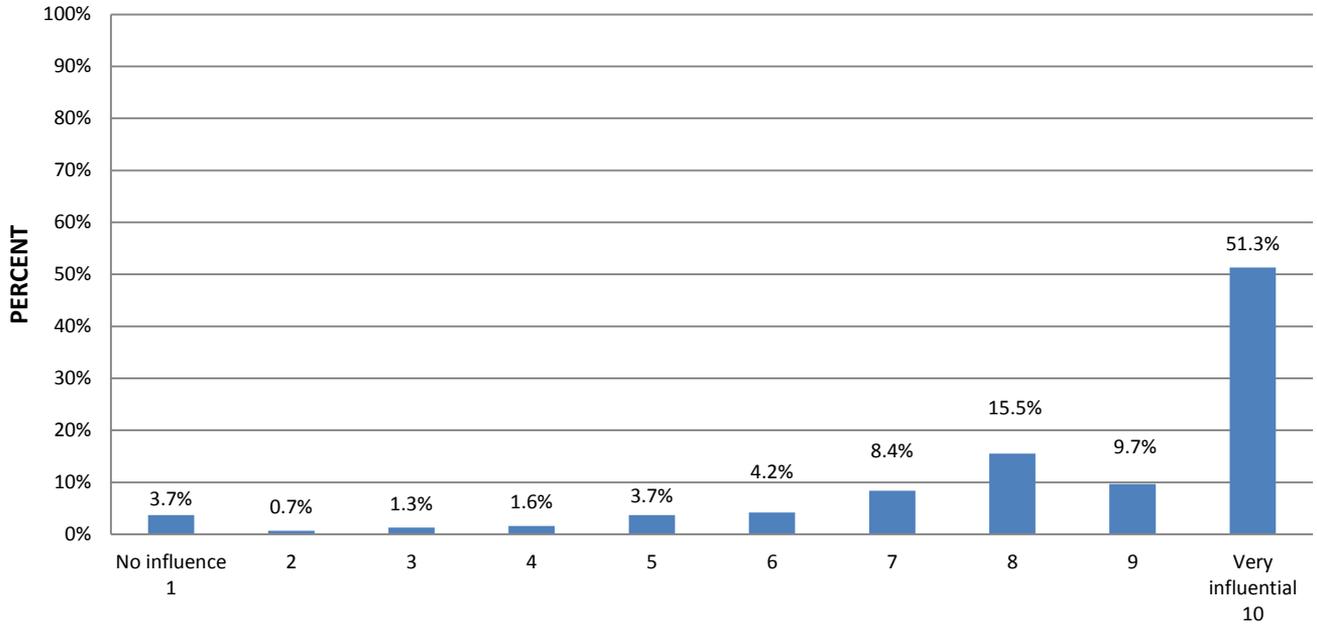
Value	Percent	Count
Do not agree 1	3.9%	35
2	1.4%	12
3	1.6%	14
4	1.1%	10
5	6.0%	53
6	6.3%	56
7	9.8%	87
8	13.5%	120
9	8.1%	72
Strongly agree 10	48.4%	430
Total		889

**14. The City of Austin should allow small houses to be built on smaller pieces of land than is currently allowed, in order to provide more affordable options.**



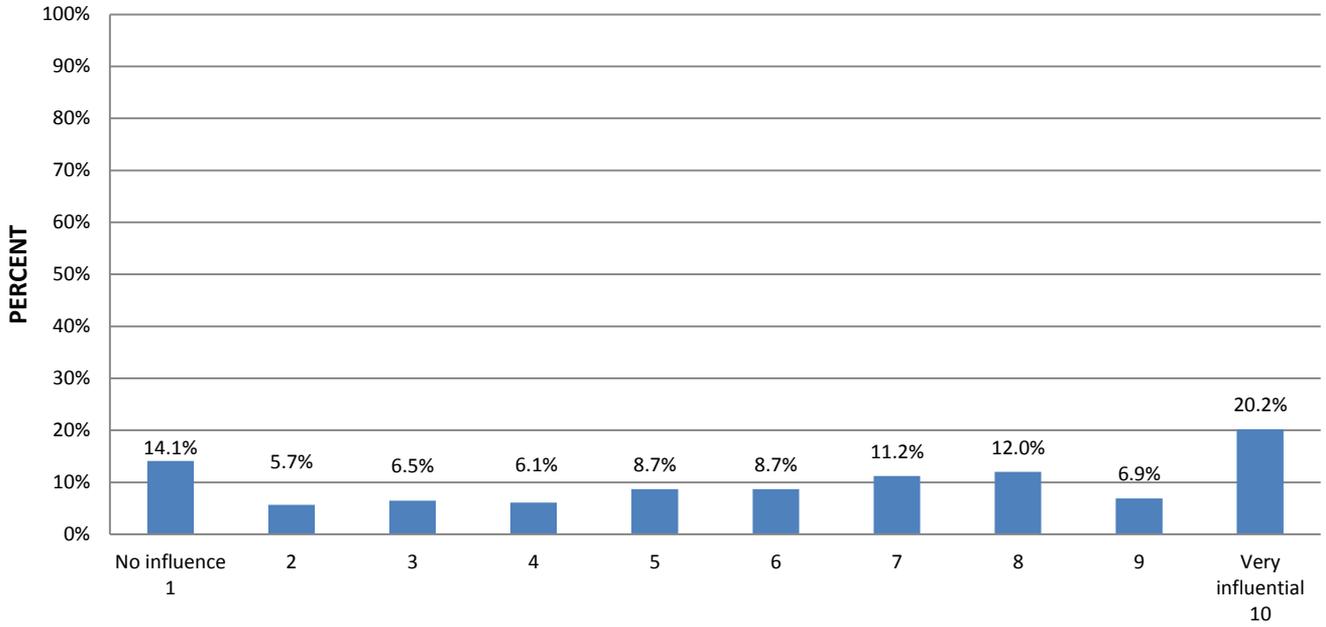
Value	Percent	Count
Do not agree 1	6.0%	53
2	1.2%	11
3	2.6%	23
4	2.3%	20
5	5.5%	49
6	6.0%	53
7	8.6%	76
8	13.2%	117
9	6.8%	60
Strongly agree 10	48.0%	426
Total		888

**15. Please indicate the level of influence the following statements had on your decision to live where you currently live: Traffic congestion and commute time when choosing your home location.**



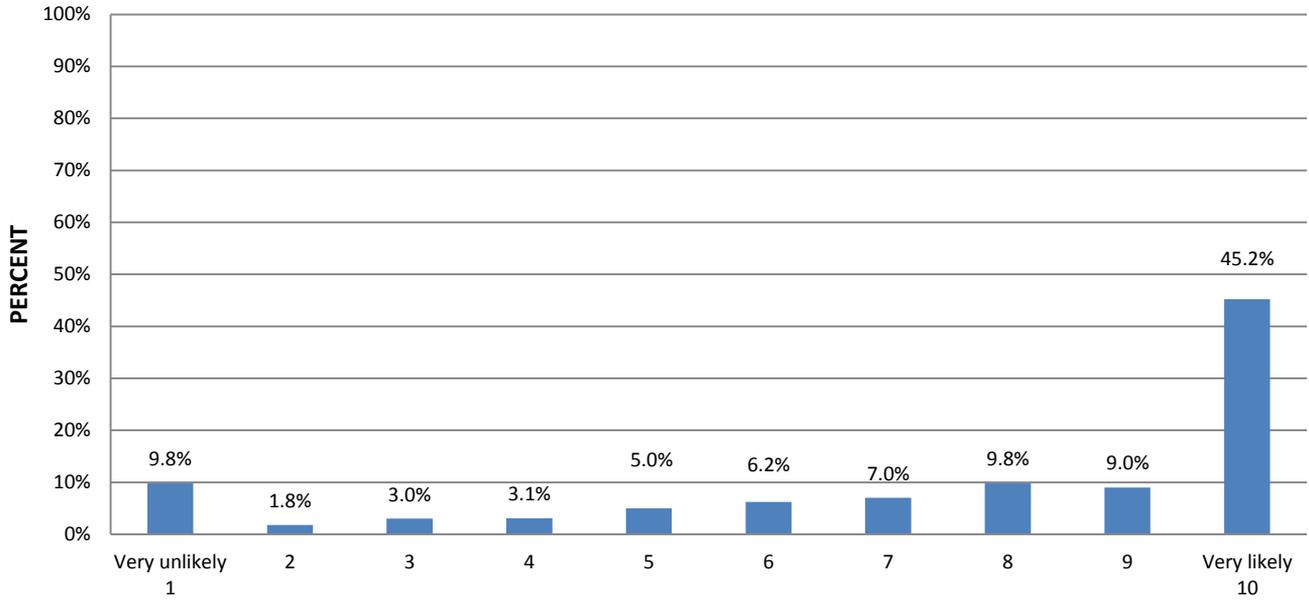
Value	Percent	Count
No influence 1	3.7%	33
2	0.7%	6
3	1.3%	12
4	1.6%	14
5	3.7%	33
6	4.2%	38
7	8.4%	75
8	15.5%	139
9	9.7%	87
Very influential 10	51.3%	460
Total		897

**16. Please indicate the level of influence the following statements had on your decision to live where you currently live: The cost of a car and gas when choosing your home location.**



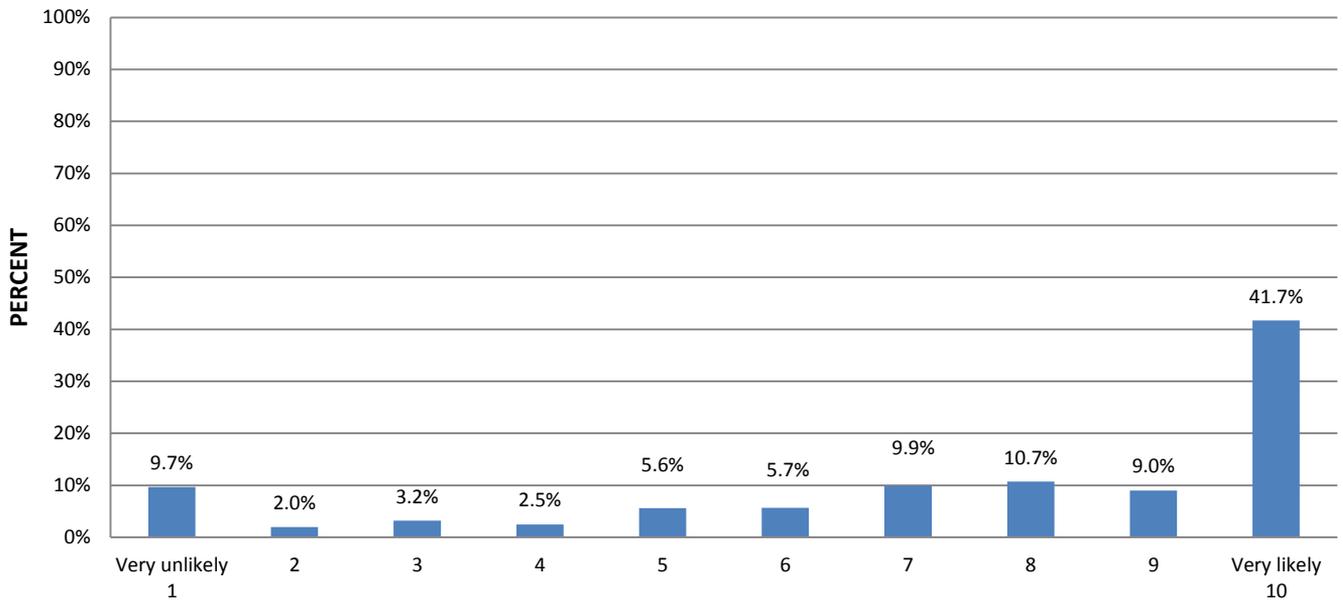
Value	Percent	Count
No influence 1	14.1%	126
2	5.7%	51
3	6.5%	58
4	6.1%	55
5	8.7%	78
6	8.7%	78
7	11.2%	100
8	12.0%	108
9	6.9%	62
Very influential 10	20.2%	181
Total		897

**17. Would you consider living in a townhouse, rowhouse, triplex, apartment, or some housing option other than a detached, single-family home, if it was affordable to you?**



Value	Percent	Count
Very unlikely 1	9.8%	88
2	1.8%	16
3	3.0%	27
4	3.1%	28
5	5.0%	45
6	6.2%	56
7	7.0%	63
8	9.8%	88
9	9.0%	81
Very likely 10	45.2%	405
Total		897

**18. Would you consider living in a townhouse, rowhouse, triplex, apartment, or some housing option other than a detached, single-family home, if it improved your commute?**



Value	Percent	Count
Very unlikely 1	9.7%	87
2	2.0%	18
3	3.2%	29
4	2.5%	22
5	5.6%	50
6	5.7%	51
7	9.9%	89
8	10.7%	96
9	9.0%	81
Very likely 10	41.7%	374
Total		897

### 19. What is your greatest concern regarding affordable housing in your neighborhood?

Count	Response
1	# of residents per home
1	\$\$\$
1	'get in' price is only moving higher
1	A nice neighborhood.
1	Ability to afford ongoing maintenance and upkeep of the exterior
1	Accessibility by bicycle is a must
1	Added congestion
1	Adding to flooding
1	Adopt mandatory affordable housing requirements within all higher-density zoning categories
2	Affordability
1	Affordable housing in my neighborhood is dwindling.
1	Affordable housing is disgusting, virtually uninhabitable, bug problems
1	Affordable housing runs counter to capitalism . Duh.
1	Allowing animals and a small backyard.
1	As a full-time teacher, I am unable to afford a place in Austin without a roommate.
1	Austin need to increase density
1	Availability
1	Availability, cost
1	Awful NIMBY jerks blocking it
1	Being able to afford my housing
1	Being able to buy an affordable house
1	Being able to buy/own a home rather than rent
1	Being priced out of my existing neighborhood due to taxes.
1	Being priced out.
1	Building small houses on smaller lot size should be permitted.
1	Cheaper housing doesn't have to mean lower quality living (roaches, disrepair, etc)
1	Choices on density
1	City Regulation and Taxes driving up costs.
1	City's miss use of our tax dollars. City is a poor stewards of tax payers money.
1	Close to everything
1	Compatibility and transportation
1	Cost of rent is increasing
10	Crime
1	Crime rates/crime impact
1	Crime, decline in schools, trashy neighborhoods

1	Crime, pest control, bed bugs
1	Crime. Affordable housing can bring crime back into an area
1	Cultural values.
1	Decreasing green space, decreased parking
1	Democratic control and ownership, i.e. housing co-ops
1	Democratic ownership
1	Dense small housing destroying its SFH character.
1	Developers just bought all of St. Elmo and our prices in Battlebend are already driving up.
1	Developers trying to con the development rules
1	Development rules that prevent non-single-family housing options
1	Developments required to provide parking in West Campus. Parking spots are unnecessary.
1	Displacement of existing residents/gentrification
1	Distance from public transportation, and a unit at street level.
1	Diversity
1	Don't make enough to afford most places
1	Economic segregation in our city
1	Ensuring it is high quality and safe
1	Even though it's labeled as "affordable housing" it still isn't affordable.
1	Families that would not take care of their property!
1	Families with children finding affordable homes near good schools.
1	Forceing out long time single family residents
2	Gentrification
1	Gentrification and long lines at area restaurants
1	Gentrification displacing heritage home owners and renters.
1	Gentrification of the existing residence by the increase in property taxes due to economic growth
1	Getting priced out of my rent.
1	Good neighbors
1	Government should not manipulate the housing market.
1	Govt efficiency in planning and development
1	Hard to Pull off given the rising cost of property taxes
1	Hard to type all I'd like to say in this tiny box.
1	Having to move each year because of increased rent prices and/or landlords selling the house.
1	High property values and high property taxes
1	High rent costs
1	Higher Traffic
1	Higher property taxes for homeowners.
1	Higher property taxes, which already adversely affect housing affordability.

1	Housing Quality
1	Housing is still unaffordable if you make less than \$60K - \$80K a year with student loan debt
1	How little there is of it. And how much it's shrinking.
1	How long will it still be affordable?
1	Huge lots that require a lot of watering and that don't provide people with places to live.
1	I am concerned that if there is not affordable housing. There will be more homeless
1	I am going to be forced out of this city
1	I can't find a bus stop within walking or biking distance. At all.
1	I cannot afford to purchase a home in my neighborhood. I make more than 40K a year.
1	I cannot continue to live in hays county and work in Austin due to traffic
1	I have none
1	I have to work 2 jobs just to pay rent
1	I will never be able to buy a house where I live.
1	I wish more people owned and less people rented in my neighborhood.
1	I won't be able to find a home in the area I am accustomed to and like.
1	I'm concerned that there isn't any.
1	I'm fine, just concerned for others
1	I'm making \$60K/year and still cannot afford housing without dipping into my retirement savings.
1	I'm spending half my money on rent. I couldn't commute from South to North Austin any longer.
1	Impact on existing neighborhood character.
2	Increased crime
3	Increased traffic
1	Insufficient density in the core of Austin.
1	Isn't available to all that need it
1	It actually being affordable for someone making less than 40k a year
1	It brings in people who run their car stereos loud at all hours and takes parking spots
2	It doesn't exist
1	It doesn't exist.
1	It effects diversity in my kids' school. (There is less and less)
1	It is disappearing.
1	It is rapidly disappearing.
1	It will attract tenants with less regard for the housing
1	It would change the character of the neighborhood.
1	It's all dilapidated & public transit access is poor.
1	It's becoming very scarce.
1	It's changing and rent increase is unreasonable.
1	It's not cheap

1	Kid & Pet Friendly (Room to breathe)
1	Lack of Affordable Housing
1	Lack of affordable housing in Austin in general
1	Lack of affordable housing.
1	Lack of apartments in neighborhood as defined by school boundaries
1	Lack of diversity
1	Lack of housing diversity - in terms of size, scale, cost, etc.
1	Lack of housing types.
1	Lack of infill opportunities
1	Lack of jobs for those people who move into affordable housing. lack of support services
1	Lack of landlord attention to properties
1	Lack of preservation of neighborhood character, added noise, traffic
1	Location to amenities.
1	Location to stores/restaurants
1	Long term residents being displaced
1	Long term truly affordable (60% MFI) options and increasing density
1	Long time residents being displaced
1	Long-time residents being pushed out of their historical homes.
1	Longtime residents can't afford property taxes
1	Loss of diversity
1	Loss of quiet peacefulness. People being unfriendly
1	Loss of the unique character of the city if only wealthy can afford to live here.
1	Lot sizes force expensive housing
1	Low income housing may decrease the value of my home.
1	Low- & middle-income folks are being pushed out.
1	Lowers my property value
1	Maintaining open or multiple use space
1	Maintaining property values!
1	Mixed income is paramount; I do not want concentrations of poverty.
1	More congestion and noise
1	More generations cramming into homes, due to affordability and proximity to place of employment.
1	My greatest concern is that soon I will be priced out of Austin completely.
1	My greatest concern is with housing becoming more unaffordable.
1	My neighbor hood already has low income housing
1	My neighborhood association will fight anything that isn't SF-2 in Allandale.
1	My neighbors can't afford to stay in their houses.
1	My rent had gone up 60% in 10 years. My income hasn't.

1	My rent is going up and I can't afford to live in Austin.
1	My taxes..I can afford my house, but the taxes are starting to make me reconsider where I live.
1	NOT ENOUGH
1	Neighborhoods full of only rich people are boring as hell
1	Neighbors' obstructionism
1	New families can't afford to buy or stay in Austin
1	No LOCAL developers developing
1	No concern as it is extremely unlikely that Austin will come up with such a great plan.
1	No concerns - would welcome.
1	No specific concern
1	Noise
1	Noise...traffic congestion, undesirable neighbors
6	None
1	None, my neighborhood already has affordable housing.
2	None.
1	None... Live in an affordable community now.
1	None; I need affordable housing.
1	Not affordable to people below 30% AMI
1	Not being able to afford to own a home
1	Not enough
1	Not enough affordable housing, high market rates
1	Not enough affordable single-family starter homes (less than \$300,000).
1	Not enough and limited accessibility for the disabled
1	Not enough and low income students being displaced from elementary school.
1	Not enough housing or density
1	Not enough new ft2 allowed to be built due to parking mins, McMansion and SF-3 zoning
1	Not enough of it
1	Not enough of it.
1	Not enough of it. Especially for families
1	Not enough supply
2	Not having enough affordable housing.
1	Now it is affordable but it won't be anymore. More expensive houses are being built.
1	Overcrowding and destruction of trees/wildlife
1	PRICE!!!! i lived in austin my whole life now im being forced to move bc of PRICE
1	Parking, trash and roads
1	People can afford their homes, may even be paid off, but cannot afford the property taxes
1	Politics revolving around developers and changes to their required "affordable units".

1	Poor building quality
1	Poor quality
1	Potential for Poor Property Management
1	Prejudiced neighbors who oppose it
1	Preserving affordability for low-income people in my neighborhood
1	Price
1	Price.
1	Proper care and maintenance of facilities, drive out or keep out businesses
1	Property Tax
1	Property Taxes forcing my landlord to pay more rent.
1	Property tax increases.
1	Property tax!
1	Property taxes are very high, but schools are a mess. What gives?
1	Property taxes raising the rent.
1	Public transportation
1	Public transportation options
1	Qualifying and understanding what is affordable housing in Austin REALLY mean
1	Quality agency placement
1	Quality of life (safe neighborhood)
1	Quality of life-style
1	Quickly depleting
1	Rent
1	Rent increases
1	Rentals
1	Renters and owners not taking care of the property.
1	Rents and home prices sky rocketting due to out of town investors buying up properties.
1	Rising Property values & property taxes
1	Rising costs of housing stock and rents mean my kids cannot afford to move out in area
1	Rising property taxes and developers only building \$350k+ homes
1	Rising property taxes on limited space.
1	Rising property taxes paid by current property owners and rising rents
1	Rising property taxes.
1	Safe neighborhoods
4	Safety
1	Safety, commute
1	Safety/Crime
1	School crowding

1	Security for all residents and maintenance of properties.
1	Size supports family of 4 and is affordable for 80%-120% AMI
1	Skyrocketing Rent's it's getting to expensive to live in Austin, fix this now!
1	Structural integrity / quality of building materials
1	Surveys with slanted questions
1	TAXES TAXES TAXES TAXES
1	THAT IT IS DISAPPEARING!!!!!!!!!!!!!!!!!!!!!!!!!!!!
1	Taxe
3	Taxes
1	Taxes and affordability to stay in home
1	Taxes are too high
1	Taxes too high
1	Tenants not caring for their property
1	That Austin is losing diversity because people are not able to afford to live in the city.
1	That I still am unable to afford it.
1	That affordable housing isn't close enough to the workplaces for those living there.
1	That children of families will get a good education
1	That is doesn't exist. I am a native Austinite and had to move to MI for affordability.
1	That is doesn't seem to exist. Rent has increased dramatically over the last 10 years.
1	That is will cease to exist in a couple years.
1	That is will not stay affordable.
1	That it cant come fast enough
1	That it devalues my property.
1	That it doesn't destroy existing historical houses and neighborhoods we need to preserve.
1	That it is non existent!
1	That it is not mixed rate. Affordable (income-based) and market rates.
1	That it will be reserved for MFI levels that are too high
1	That it won't stay that way, and the developers take the incentives and leave the building.
1	That more people should have access to own a home in Austin
1	That my neighbors would hate it.
1	That my property taxes are increasing faster than my income
1	That neighborhood associations will block new housing options
1	That people are not pushed out of their homes
1	That people in my neighborhood will get priced out and ruin the diversity of the neighborhood
1	That soon it won't be affordable....
1	That the builders don't swindle the community by offering insufficient options.
1	That the city will subsidize developers along Burnet Rd and other corridors to build tenements.

1	That the elderly and the original residents cannot afford to live here
1	That there are none..
1	That there is less and less
1	That there is none.
1	That there is not enough
1	That there isn't any "affordable" housing
1	That there isn't enough of it.
1	That they go to good schools
1	That when my lease is up they will raise my rent and I will no longer be able to afford it
1	That you are mainly providing affordable housing that doesn't work for families like mine.
1	The Lack of it
1	The ability for families with modest means to live in Austin
1	The amount of new construction and the increases to my property taxes.
1	The balance between a safe neighborhood & affordable housing
1	The classist backlash from neighborhood associations.
1	The cost.
1	The effects of generational poverty on individuals and standards of living differences
1	The fact that there isn't any.
1	The hostility of my neighbors to any new housing, including single-family housing
1	The lack of available housing
1	The lack of it.
1	The lack of missing middle housing options
1	The lack of supply
1	The limited choices; want choices all across the city
1	The only affordable housing is built ugly. And usually a duplex.
1	The property taxes are going up too fast. That can't be the only source of income.
1	The quality of the structure and the residents who qualify
1	The roads can't handle the current population of the neighborhood.
1	The things that come with poverty, namely crime.
1	The utter lack thereof
1	There are very few small (less expensive) houses
1	There is a complete lack of wheelchair accessible housing
1	There is little to no affordable housing in my neighborhood
1	There is never enough, and rent keeps going up
1	There is no affordable housing in my neighborhood.
1	There is no affordable housing in this area!
1	There is none

1	There is none and I would have to move my kids school to find affordable housing.
1	There is none as the rents keep going up faster than my income.
1	There is none in my neighborhood.
4	There is none.
1	There is not enough affordable housing in central austin
1	There is not enough of it
1	There is not enough!
1	There is so little available, and too great a competition to get when one pops up
1	There is very little affordable housing in 78731, what is there is run down.
1	There is very little of it.
1	There is very little of it. To afford housing here, you have to have a lot of roommates.
1	There isn't any in district 10.
1	There isn't any available.
1	There isn't any for 40 miles. New neighborhoods brag they start in the 300s and up.
1	There isn't any!
2	There isn't any.
1	There isn't enough
1	There isn't enough of affordable housing
1	There isn't enough. My taxes are skyrocketing because of my Travis county appraisal.
1	There isn't very much
1	There needs to be more
1	There needs to be much more of it, both rent-restricted and market rate.
1	There should be affordable housing options in all areas of the city. Including my neighborhood.
1	There's a lot of it near me. It should be expanded to other areas, because they need it too.
1	There's nonever unless you are disabled or on welfare.
1	There's not enough available in Austin
1	There's not enough of it
1	Timeline and sustainability -- we need to increase the housing stock downtown immediately
1	Too concentrated
1	Too expensive to build an ADU
1	Too many large lots; need to get more houses and ADUs built to increase supply
1	Too much detached single-family housing
1	Trading density for neighborhood character
1	Traffic
1	Transient population & crime
1	Transportation options for residents without access to a car
1	Upkeep

1	Using it to enrich developers
1	Very little access to public transit,m
1	Vocal minority of homeowners complaining about affordable housing types
1	Walkability
1	Walkable proximity to recreational activities
1	We don't have enough housing in general.
1	We don't have nearly enough of it!
1	We just need more of it! Let's increase the supply so more people can live near downtown!
1	We need more affordable housing throughout the city. Now.
1	We need more of it
1	We need more of it.
1	We'd like to keep the population that's here and now price out people as they age
1	What affordable housing?
1	Will it be for people who have full time jobs an education and not living off the government ?
1	Will there be enough?
1	Working families not being able to afford housing
1	Young families and single parents can't afford to buy homes in town
1	Young families can no longer afford to live on my street.
1	Zoning limits minimum lot sizes and density, driving prices up
1	access to public transportation and grocery stores
1	accessibility
1	accessibility to public transportation
1	additional congestion on main transporation artery.
1	affordability
1	affordable houses are being pushed out
1	affordable housing disables neighborhood development
1	affordable housing needs upkeep and maintenance--often these are not part of the program.
1	animal control
1	appearance & upkeep
1	attract low income families
1	availability / quantity
1	availability and access to affordable housing
1	care taking of property (upkeep)
1	city taxes and spending
1	cleanliness and safety
1	commute time
1	commute, safety and land

1	continued gentrification; ridiculous land valuation
1	cost of purchasing a house
1	cost of the homes
8	crime
1	crime history
1	crime rates
1	crowding
1	decline in property values for established residences
1	defining "affordable"
1	democrats run the city and will steal my income to pay for the low income
1	disregard and deterioration of established neighborhoods
1	do not know how to create it
1	economic an dracial diversity along with property tax increases
1	ensure the residents of the rental property take care of the product
1	ensuring upkeep of the property is maintained
3	gentrification
1	have to live farther and farther from City center in order to afford a home
1	having the culture and feeling of the neighborhood leave.
1	having to live far from my job in order to be able to live on my salary
1	high tax values
1	higher taxes
1	historical preservation of landmarks
1	home price and tax inflation
1	honesty of developers
1	how much is my rent going to go up each year?
1	i want the same level of services including sidewalks and parks near affordable housing
1	illegal behavior, unattractive and unclean community, uneducated and unprogressive residents
1	increase in crime
1	increased crime
1	increased density ruins character & renters are less likely to maintain properties
1	increased property values driving out long-time residents, often people of color
1	increased traffic
1	increased traffic from higher density housing
1	increasing crime and lowering my porperty values
1	increasing rent and increasing traffic
1	influx of people/increased population/safety
1	integration that also maintains and respects the culture of the neighborhood

1	it is disappearing, being torn down
1	its lack
1	its not around Austin. only found in a certain area.
1	lack of City model designs which could receive expedited approval for ADUs
1	lack of affordability, lack of diversity
1	lack of houses affordable for the average Austin family
1	lack of it
2	lack thereof
1	living in homeless shelter - need housing
1	location
1	long wait lists
1	lowering my property worth.
1	missing middle and lack of density all hurts affordability
1	mixed-use pedestrian neighborhoods
1	more properties need "granny flats" facing the alleys
1	my greatest concern is bus service is not available on Brodie Lane south of Slaughter Lane
1	neighborhood opposition to affordable housing and density
1	no access to healthy food/ groceries store
1	no bus stops
1	no concerns
1	noise
5	none
1	none- i want more of it
1	none. we have some.
1	not enough
1	not enough exists-inflated rents
1	not enough for those who have been here
2	not enough of it
1	not enough of it!
1	not enough?
1	over-development, increase in traffic
1	overdevelopment
1	oversized development (ie. tall tall buildings) and loss of open spaces - including air space.
1	people having to relocate after years of living in their home because the cannot afford it
1	potential decrease in quality of life due to sub-standard land/house upkeep.
1	preserving the quality of life of our residents
1	privacy

1	property tax
2	property taxes
1	property values
1	public transportation access!!!!!!!!!!!!
1	push back of new development
1	quality & maintenance
1	raising housing taxes!!
1	rapid becoming unavailable
2	rent increases
1	rent inflation due to short term rentals
1	rent priced
1	rental rates are untenable for individuals living alone
1	rising rents with no justification
3	safety
1	safety and quality
1	safety, access to food
1	space
1	sustainability
2	taxes
1	that current owners not be driven out because of ever higher property taxes!
1	that housing is no longer affordable from what it used to be 3 - 4 yrs ago.
1	that in order to stay in our neighborhood we end sacrificing space, privacy, and quality.
1	that it is going away
1	that it wont exist soon
1	that our city is classist and racist
1	that people would not take care of their homes bringing all value down
1	that the city will destroy single family housing
1	that the complex and apartment are well kept, and safe
1	that there is not enough affordable housing
1	that there isn't enough of it.
1	the bullshit narrative we have about its causes and its solutions .
1	the lack of affordable housing
1	the lack of it
1	the lack of it.
1	the lack of transportation options to support additional population
1	the lack thereof
1	the lowering of propety taxes

1	the nccd prevents missing middle development
1	the only options are rental homes in very bad shape, or some apartment complexes
1	the options available are limited and therefore causing long wait list or no availability
1	theft, vandalism
1	there are no affordable housing options less than \$700
1	there is barely any
2	there is none
1	there is not enough of it
1	there is nothing affordable in my neighborhood
1	there isn't any
1	there isn't enough
1	there isn't enough of it.
1	there's not enough affordable housing in my neighborhood
1	time it will take to build it
1	too much development is driving the cost higher
1	traffic with no mass transit option
1	transience
1	true affordability
1	truely affordable
1	unattractive/overpowering architecture
1	upkeep
1	I am seeing my long-time neighbors displaced by affluent (anglo) yuppies. I want our neighborhood to retain the original ethnic diversity and a decent level of income diversity. Even working people are being pushed out of the neighborhood as property taxes rise and the affluent people now buying homes in the NH push up prices. Developers frequently tear down old, historic homes (that were more affordable) to build McMansions that they sell at a premium. We shouldn't be tearing down older, more affordable housing and subdividing lots in order to build new expensive housing, however small/on smaller parcels of land. This will not mitigate exorbitant houses costs in 78702 because the location is now so desirable, developers can build micro units and sell them at the same price as a regular SFR. I only support density bonus awards to developers in cases where they are not destroying/tearing down existing SFR neighborhoods. These massive new developments need to stay on major arterial roads- please don't force them on SFRs in the middle of our neighborhoods.
1	With the possible exception of co-ops, my neighborhood (West Campus) is too expensive for a large segment of the population, and we end up with a segregated city.
1	There is a bottleneck for those households that make just over the max for affordable house assistance and good houses on the market. Don't give permits to builders with poor reputations. They are bidding at that cost because the poor quality of the materials and labor. Buyers know what builders to avoid and there is no choice but to get into bidding wars and make housing even less affordable for those households that make \$100,000 a year.
1	That gentrification is spreading to South Austin from East Austin...that the city is allowing condos to pop up all along south congress, and that eventually the tax burden will become so heavy, I'll have to leave the home I grew up in. Basically, what's happened to so many on the east side. Forcing out old minority families to make way for higher income wielding caucasians.

1	People - predominantly families of color - are no longer able to afford Austin and are being pushed out.
1	Not enough multi-family housing. It is legal to tear down a house, build a 2300sf detached home, and list it for \$680k. Building three smaller units instead would not be legal.
1	gentrification; blatantly white racist homeowners like my landlord who talk about "improving" the neighborhood when she really means getting rid of all of the black families living in it.
1	Austin was affordable when I grew up here in the 1960's through the 1990's.. City workers and retired military were able to afford centrally located single family residences. The idea that density is going to solve this problem is false. If density were the answer, then Manhattan, San Francisco and Paris would be the most affordable places to live and they are not. My greatest concern is that the COA planning dept. is made up of people that are unaware that no matter what is built as long as we have well educated people moving to Austin, this new housing will be sold/rented at market rates. How much do all the planning efforts cost the taxpayer? What are the result metrics for the cost of doing the neighborhood plans, Imagine Austin, and now CodeNext? UT has a great transportation system that has worked well since I went there in the 1970's. Copy that and apply it to areas with bad traffic. Don't try to change an entire industry (housing) to fix a transportation problem. Downtown is now a playground for rich millennials and their parents, not families. COA promised downtown would have lots of affordable units if we just built high rises and that has not happened. Downtown now looks like giant dorms and it is very institutional--most people don't want to live in a dorm or assisted living or some other place that takes away one's autonomy and connection to the land. And trying to duplicate what is north of the river on the south shore is ignoring why folks moved south since the history of Austin.
1	There is so little left. Complexes are getting bought up and turned from 750/mo apartments to \$1500/mo apartments with little to no warning for tenants. I'm a 7th gen Austinite, and I'm about to get priced out. I'm opening a business (craft beer industry), and zoning codes are making it impossible to put my shop in a location where customers live. I want artists and working class people to be able to live in my city, the way we always have. You must try harder.
1	There is no affordable housing in my neighborhood and I am unable to buy a house Even though I made \$38,000 a year. I'm terrified that I will eventually have to be forced to start a life outside of the city I love because of investors buying and renting out affordable housing and people moving from out of state that don't earn a living here.
1	Not affordable any more. It's ludicrous that the closest housing in a 20 minute commute costs \$1600
1	Lack of diversity of housing options - all options are either single-family (expensive) or mega apartment complexes. Mega apartment complexes are not good for families, especially if they are on busy roads. We need more fourplexes and 8-plexes like they have in San Antonio's old neighborhoods.
1	Demolition of current housing, we're losing all of the character that makes Austin Austin and replacing it with cheap development. Change code to allow for sharing economies, tiny homes, multi use zoning. We must get creative, not just eat the cost and give everything away to profit driven developers.
1	We have to live far from the city center because of affordability and schools. Would rather live closer to downtown in an urban neighborhood.
1	Long term effects (becoming Houston, for example). Some of the ways the wording was crafted: "Should people who work in Austin be able to live in Austin?" Well, of course. But what does that mean
1	I'm more worried about property taxes becoming too burdensome on families. You buy in one income bracket and two years later your house is worth more and you can't afford the new mortgage payment!
1	That market rate affordable housing is less and less an option because we haven't allowed enough supply to meet demand.

1	Our district has large population of aging Austinites. Many if us are very concerned we will not be able to stay in the city long term.
1	My neighborhood is a good mix of homes, apartments, and trailers. My concern is all parts of the city have these options. Also, rents need to be controlled. The apartment we lived in upon arrival has gone up 200%
1	Escalation of taxes drives residents out of their homes. People should be grandfathered and taxes are way too high. The city especially the schools need to spend less or we need other sources of funding even a state income tax.
1	I don't think we should build more density in my neighborhood. It would threaten the character of the area.
1	There is NO affordable housing in my neighborhood. I think that unfortunately, most people in my neighborhood would be opposed to affordable housing options due to fears/discomfot.
1	there is hardly any. only a few section 8 complexes. they are building giant single family homes that cost 500k + that do not open up realistic housing options for the working poor or those in poverty. i want to see ALL AFFORDABLE units or at LEAST 50-75% Affordable Units - that is the only way i am agreeable to my tax dollars going into new permits or rushed permits. No more 2-3 "semi affordable for middle/upper middle class renters" in a HUGE space. Unacceptable.
1	Many of the single-family homes for low-income and/or elderly minority folks are rapidly disappearing as new development and gentrification have an ever increasing stronghold
1	Maintaining property values for housing not considered affordable. People shouldn't take a hit on their investment because affordable housing makes an area less appealing to buyers.
1	Ensuring the affordable housing is compatible in scale with the current neighborhood and does not drastically increase congestion/noise
1	The idea that you have to give extra incentives before requiring an affordability set aside. And that you seem to want arterial blight (affordable units only on busy streets). We already have arterial blight in Dove Spring, Quail Creek, etc.
1	I live in a neighborhood where housing is somewhat more affordable than other areas. I am an Austin native and lived in Mueller prior to my current residence. I left Mueller due to the lack of diversity and waning Austin vibe. I fear that before long only the rich and elite will be able to afford to live anywhere in Austin. Often times, even "affordable" housing is not affordable.
1	teardowns thaare rebuilt with boxmansions and drive up real estate. mine is one of the last affordable to me single family homes.
1	Rapid flipping of old housing stock to new luxury homes, depleting affordable units while erasing the neighborhood's history.
1	HIGH COST OF MEETING SILLY CITY CODES - SILLY CITY REGULATIONS - LET THE MARKET DECIDE WHAT HOMES TO BUILD AND HOW MANY AND HOW BIG OR SMALL
1	Squeezing the poor out of Austin, increasing commute time for them, traffic for all of us, increasing commute time for the poor, and decreasing access to social services in city neighborhoods
1	Most affordable housing segregates the families in lower socioeconomic levels and are usually seen as a burden because of all the gentrification and urban development from those of higher socioeconomic levels. I wish there was no housing segregation.

1	Increase in crime. My neighborhood is between two public housing developments, and there are always police and crime because of them
1	Affordable housing is only considered for people making less than 40k a year. Leaves out affordable housing for two income middle class families
1	high and rising property taxes will drive long-term middle class residents out of the city of Austin
1	I am middle class yet still live paycheck to paycheck due to costs of rent, car, bills, daycare, gas, food, medical. I wish there was affordable housing available for those that are not below the poverty line.
1	That low income folks won't have access as well as people of color. That only white developers will benefit as well as white construction companies and so on. That these affordable communities will only hire white staff from out of
1	That the burden is not shared equitably amongst all citizens. Inclusionary zoning exclusively for additional density in MF is borne by the residents of those projects that pay market rents. They are in effect, subsidizing the affordable resident. The responsibility and cost of affordable housing should be spread across all commercial property types; since they are also the beneficiaries of affordable housing for their workforce, customers, etc.
1	Existing affordable houses and apartments are being destroyed by the hundreds in favor of bigger, more expensive homes and multifamily complexes!! The city's so called concern about affordability is a farce! Only if much smaller numbers of "affordable" homes can be replaced with higher taxable and developer friendly buildings is this city's real concern!
1	That the difficulty of creative development in the city will continue to negatively impact affordability and drive up rents and real estate values.
1	My neighborhood is mostly single family homes on large lots, which are very expensive to purchase and to maintain, and even when rented, translates to higher costs.
1	There is not enough of it, and minimal transport options to get into the city or out of the suburb.
1	Poor quality and crime if affordable housing complexes are not well supported or maintained. The housing projects concept should be replaced with mixed income housing.
1	That it's too late for me and other middle classers to afford Austin. And fear for the future of my single adult son's well-being. Additionally, the elderly.
1	It is nonexistent! My boyfriend and I are middle class professionals who cannot afford to purchase a home here and can barely afford to rent. Worst of all, the clients I serve as a Clinical Social Worker cannot afford to live independently in Austin. Even those awarded housing vouchers are finding few options and vouchers are expiring. People remain homeless.
1	Mothers staying in situations of domestic violence because they cannot afford to leave is a real and urgent concern.
1	Until water and electric rates are affordable, affordable housing is a joke and the cart before the horse
1	upkeep. richer neighborhoods get better city maintenance and poorer neighborhoods are neglected by the city.
1	get a house, then taxes rise. my taxes now are 75% of my educator net salary. I've been loyal, but can't stay much longer

1	It will not actually be affordable and that it will only be available to those making 25k or less. So I won't still won't get any assistance.
1	Middle class families like me and my husband (a teacher and a social worker) are being pushed out of the city's core. Gentrification and the pushing out of historical residents is a HUGE issue in our east Austin neighborhood, and development continues to be wildly unaffordable.
1	There is no longer affordable housing in my neighborhood and long-time residents are losing their homes because taxes are increasing with the new developments
1	We need affordable housing for the poor AND for the middle class. It seems that there aren't options for people who are making 60-80,000 per year. Housing needs to be affordable for ALL
1	It is being allowed to disappear. Zoning & Code are allowing demolitions and the destruction of existing affordable housing-- the incentives to build more supposed affordable housing are usually giveaways to developers friendly to the city government-- that never produce the level of homes for those who need it at a truly affordable price.
1	That bias, lack of knowledge, and misunderstandings will limit or prevent affordable housing in my neighborhood (and in other areas).
1	Forcing regulations on builders in an effort to improve social engineering is not a good idea. The free market usually works out all the kinks in the system.
1	being taxed out of our own home: monthly now we pay as much in tax now as we did when we had a mortgage payment
1	Affordable housing typical means unsafe housing in ATX. It is only worth it being affordable if we can be safe.
1	Lack of "starter homes," property investors buying the few remaining affordable homes and flipping them/developing large homes that most first time buyers can't afford
1	Our neighborhood is being bought up by developers and these house sit empty for years at a time. It is ruining the sense of community; I understand that people want to maximize their return when they sell their home, but the density of development needs to come with amenities like restaurants, shops, etc.
1	We are gentrifying our central neighborhoods and a rapid pace and losing any semblance of diversity.
1	I'm concerned that I'll soon be unable to afford housing here and I'll be forced to move further out of town, where i don't necessarily want to be.
1	Housing options that don't create a large standard of living gap for Austin residents, where only the wealthy and the extremely low income can live here.
1	Not enough. I cannot afford to send my kids to college and afford to live in Austin where I am from originally. I did not commute from California or any other state. I live in Austin and I cannot afford to live or buy a home in the Austin area and still put money away for my kids to attend college. Thanks Austin city council
1	I have lived in Bouldin Creek area for 56 years and NOW, I will be forced to sell because of very high taxes. My home will be torn down and an attached condo/TH will be built and each unit sold for \$1.1m each or higher. The City does care about locals, they only accommodate new citizens. These folks are not Austinites!

1	Affordable housing should be available to those who qualify however, if taxes continue to go higher what tax income is going to be able to afford to live in Austin? Not I.
1	My greatest concern is that affordable housing designations are not in perpetuity, and that property taxes driven up by gentrification and soaring property values will render even designated affordable housing into the realm of unaffordable for low-income residents.
1	The feasibility of it without driving up property taxes for those of us who are first time homeowners scraping by.
1	The quality of the building, maintaining the buildings, pushing people into townhouses and apartments who used to be able to live in their homes but now can't afford the property taxes in the area. "Affordable" is not affordable enough
1	My greatest concern is that neighborhood groups have too much power and sway at city council to prevent land owners in the neighborhood from building additional housing. The zoning laws are too strict.
1	Traffic congestion. It's so packed and more apartments are going up. It's taking longer and longer just to get out of my neighborhood. I35 at William Cannon and I35 at Slaughter can't take any more traffic in the morning.
1	The City should preserve existing Single Family Neighborhoods and stop making them unaffordable by adding density to them which drives up cost. If the city wants to experiment with dense, highrise housing projects they should do it in the vicinity of F1 and stop destroying and driving up the cost of existing single family neighborhoods by speculative rezoning for greater density
1	Austinites have trouble affording to stay in the city and are being out-priced for housing by people relocating here.
1	The continuing rising cost of housing, the unlikeliness of living in austin once I buy a home due to unaffordability
1	Would like to see affordable housing encompass all income levels, including middle class. The reality is that all but the very affluent are priced out of central Austin. We would have preferred to live south of 183 but ended up further out due to high housing prices
1	Home prices in my neighborhood have doubled in the past five years. This has made a modest, diverse neighborhood a place where working class families can no longer afford to live.
1	Crime. No problem with less skilled workers. Big problem supporting drug users, etc. that often come as part of low rent developments. Receiving rent reductions supported by city should include random drug testing.
1	That people of color and middle income earners are being pushed out of our neighborhood making it increasingly less diverse.
1	homes aren't worth the sale price. Homes in established middle-class neighborhoods are being lost to new, bigger, more expensive development.
1	Central Austin is becoming so expensive that although we have lived on our street for 10 years, we cannot afford to buy a house in our neighborhood (and can barely afford to rent). I really love our neighborhood, so it's kind of sad.
1	Whether affordable housing will be accessible to those with disabilities. And whether neighbors with home will welcome me or judge me.
1	I would like to buy property and own a house, but cannot afford to do so in a safe area. Prices for houses are out of control.

1	There just aren't many options unless you go outside the Austin area which then over populated the rural towns and makes them more expensive to live in too
1	There is nothing under 200k really. House hold income is 78k and I can't afford a house and Barely my tiny apartment. I would love to own but it's just insane now. I feel like people who make just alittle more are over look like myself
1	That soon it will be nonexistent. I live in Judges Hill and have been walking to work for ten years at UT and for the state, making less than \$40k or right around that. "Affordable" should included household incomes up to more like &60k. State workers have received no significant raises in YEARS.
1	The loss of socioeconomic diversity as prices rise and the ability for my children to be able to afford to live here when they move out in 20 years.
1	We need real permanent affordable housing, not units that revert to market rate when original tenants move out. We need also just need more units to bring market rents down. And we need more dedicated mass transit lanes.
1	My neighborhood is affordable, for now. But that's only because I had to move east of 183 for my most recent move.
1	rentals are expensive in Brentwood, and without any substantive tenant's rights, this is unlikely to change
1	It's not affordable. I35 still acts as a de fact red line and as more white people get pushed east, the people of color east get pushed even further out.
1	There isn't enough, and the housing that exists isn't held to the same standards of safety and comfort that other housing is
1	My greatest concern is that I will never be able to afford a home. I do not qualify as low income household because I make above \$40,000. The middle income families are also being displaced or forced to move further away from the city. This causes more traffic and congestion on the roadways.
1	Inflated property values based on bullshit that are causing people to move because they can't afford the property taxes
1	Being able to be close to work and local stores while living in a house that is affordable to my income in the city of austin
1	Valuations sky rockets resulting in higher taxes. Investors buying up properties to use as rentals or Airbnb type rentals making the neighborhood less like a neighborhood. People that work here can no longer to live here. People building ridiculous McMansions.
1	Getting pushed to the further reaches of town increasing my commute and lowering my quality of life, *especially* when that directly impacts how and where I can see friends
1	Living in apartments SUCKS, renting rooms in houses is really the only option if you are low income. I hope the property taxes do not go up in areas with lots of small houses.
1	Gentrification-pushing people of color out of Austin. Access to public transportation. (I do not have a car).
1	That this survey, and the conversation about affordability, does not define what affordable means.
1	I am worried that my taxes will get too high and I won't be able to afford my home. I don't want to pay taxes to pay for affordable housing for others.

1	Quality Public School for my child in an area where I can afford to pay rent. As a single parent and POA for an elderly grantparent living in South Austin means living in a suburb of austin is too far. I live central IRS area, less than five blocks from work three miles from my grandparent and 15 minutes to my daughter school (in downtown Austin during traffic). However I pay for the conveniences in my rent \$1350 a month and I do not know how I will afford my rent next year without my daughters quality of life suffering.
1	Gentrification. People are being pushed out of their homes and very little has been done to address this. Even people with decent paying jobs are suffering. It seems like all the City cares about are the people with high paying tech jobs.
1	We have a relatively high proportion of subsidized rental housing. Our ability to have a mix of incomes is limited because for so many of our units, you have to be poor to live in them.
1	That there isn't enough. I appreciate income diversity within a neighborhood. Our communities and society is better off when we are not segregated by class/wealth.
1	Its integration is often very poor - affordability too often results in poor design and poor construction, naturally producing more NIMBYism. We need APPROPRIATE affordable housing, and services nearby to help those living there to do well.
1	Traditionally affordable units are being pped and rents overall are increasing at a much faster rate than incomes. Diversity of housing options is becoming more limited.
1	I think that apartment complexes often do minimal cosmetic upgrades as a way to increase the cost of rent and pass the upgrade expenses to tenants. I think that there should be a cap for rent increase percentages.
1	I'm offended by the City pushing a viewpoint on us with no peer studies to support their information. You cannot address the issues of affordability simply through land use. as for transit WHAT transit.
1	Even in my neighborhood association, Pecan Springs/Springdale Hills NA, was opposed to the Ryan Corps. affordable housing community currently being built at Rogge/Springdale. They wanted groundfloor retail in teh development, whereas the developers couldnt make the numbers work on their end to allow this to happen. I think the City needs to do a better job of educating NAs about affordable housing and how much they are needed, even if the developer is not able to provide all of the bells and whistles that the neighborhood assoc. demands. To me, affordable housing is more important for our neighborhood than having ground floor retail in that development (retail will follow when there are enough roofs to support the businesses, IMO).
1	Getting enough affordable housing with the limitations of an environmentally sensitive district AND getting transit service to the affordable housing we already have.... Southwest Trails and Homestead Oaks
1	I have a master's degree and I can't afford my own place in Austin. Rent is out of control even for young professionals
1	Austin must allow housing supply first in order to obtain affordable housing options. Don't limit the incentives to taller buildings and less parking for projects on corridors to just affordable housing. Needs to be for all housing.
1	restrictive zoning and land uses that limit both the size and number of homes that can be built on one lot. Lot size limits are also a problem.
1	Many houses are empty the majority of the year due to being short term rentals. These could be long term rentals and help Austin's housing problem.
1	there isn't any, persons are displaced from living in the woods as these affordable new high rises bring in less diversity and

	move everyone out to the country or just in the streets as is happening. Without sect 8, I would be one of them.
1	Only high dollar multifamily facilities are being built nowadays in 78701-78704. More affordable housing MUST be incentivised or MORE transportation alternatives should be funded to get downtown from the outskirts.
1	My concern is the definition of "affordable." I am positive that people in my neighborhood make less than \$40,000/year - it is more likely about \$25-30,000/year. My concern is that they will be pushed out of the neighborhood in an effort to make more "affordable" housing for other populations.
1	The City needs to offer tax vouchers for municipal and local school employees. I own a house in central a East Austin which I bought for \$130k, and which I could barely afford to stay in because property taxes were so high. And I know they pay my salary. But I tutored kids in my neighborhood, knew my neighbors, and was involved in my community. That neighborhood is now home to several high-frequency Airbnb listings and few local, infrastructural people. I miss living there. Fortunately for my cost of living, I married an aging yuppie who bought a house in Allandale in the '90s. But I could never afford to live here otherwise. If I was renting, still, I'd be fucked.
1	Neighbors who oppose any new housing developments because they don't want Austin to change from how it was when they bought their homes.
1	Long time Austinites having to leave Austin because they can't afford it. People from other states moving into their places just because they have money. Austin's long time history and culture being lost.
1	Just make affordable housing already. Not everyone who moves here comes from a big city or city that is increasing in size by the day. Not everyone is used to this and not everyone wants to have roommates. Why have my kids in another city while Im in the city so that I can make it in this city before their arrival? Why am I able to afford a 2 bedroom nice apartment on the nice side of town in another city for \$700-\$800 for my kids and I but in Austin I have a studio close to 1k? I am looking for a second job so that I can afford to have my kids here, too. How the hell is that fair? And I have an Associates degree right now. That is not fair. I lived in California before, and I never had issues like this!
1	I don't have a concern about increased affordable housing. It will make for a safer more inclusive neighborhood for all when people without homes have access to a roof over thier heads (access to affordable housing should be a human right, not something for the privileged).
1	That increasing property taxes are determining who can stay in their homes, even among middle income residents and especially among long-term residents. This breaks up communities, displaces people, and can have so many other undesirable ramifications, including stress.
1	the influence of the mueller development causing a general cost of living increase in windsor park
1	Developers raising prices and driving up property taxes, also resulting in existing apartments and unit housing being expensive
1	Low-cost apartments nearby leave a lot of litter in the street and on the sidewalk. We also have crime problems that seem to come in part from residents of those apartments.
1	Landlords in my neighborhood seem to take advantage of the rapid changes and declining affordability by taking advantage of tenants in affordable housing and providing them with substandard living conditions.
1	My greatest concern regarding affordable housing in my neighborhood is that affordable is not affordable enough.
1	That I will not be able to afford rent when it is time to renew my lease and will have to move again.

1	I currently live in one of the more "affordable" apartments in Austin and I am usually very concerned with the upkeep and maintenance of my dwelling. I've been days without water and weeks without hot water this year alone. If that is acceptable, then it sets a precedent for what I can expect from similar locations and that makes me very worried. So, my greatest concern is that the owners of these affordable properties are held accountable for making sure their residents have the basic necessities that other members of the city receive without a second thought.
1	We are tearing it down to build luxury housing. Awesome developments nearby are raising property taxes.
1	Austin has a major housing problem if a working family cannot afford a reasonable home in a good school district.
1	It's getting bought out by higher income individuals causing rent to go up significantly in an area that is rapidly becoming gentrified. This is causing lower income individuals and families to be pushed out farther from work and the city where public transportation isn't adequate.
1	There are not enough affordable rental options near bus routes and transit. There seems to be plenty of space relegated to parking that I just wish would go to housing for those of us without cars. Can I live in your extra parking space please?
1	I am concerned the property value will rise at such a sharp rate that many people won't be able to afford living in the area. Low and mid-income residents will steadily be pushed further and further from the entertainment/businesses downtown.
1	Need more of it, esp. smaller options, without adding a lot of parking. The city should not require any parking, esp. for projects in the central city.
1	That people who have long lived in the neighborhood will not be able to afford property taxes. That property tax will become a financial strain for us.
1	Affordable housing lacks a good definition. Affordable for the single early earner, elderly, married couple, new family, etc.. We need to decide what we are trying to solve versus just an income level.
1	My concern isn't specifically my neighborhood. Friends and Long time Austin residents are getting taxed out of their homes throughout the city. property taxes should have a capped % increase per year.
1	That my neighbors won't be able to afford the homes they've lived in for decades. I am young and can sacrifice, but the people who are elderly and have no one are being forced to leave their homes.. Austin needs to value the people who built Austin.
1	There is not enough of it and we are losing the affordable rental options we have had historically.
1	that the neighborhood will not embrace it because it is "not in character" with existing development
1	That families who have created communities in these neighborhoods are being forced out by high property taxes; that this burden to move to Buda, Pflugerville, etc., and commute into the city is falling on people who have been residents for longer and the benefit of living in this awesome city built by those folks is being enjoyed only by newer residents who can afford to pay for homes and even 1 or 2 years' rent upfront in cash. I'm seeing families move out of my neighborhood all the time to move to a "suburb" where they can afford to own and we are losing a whole community and work force.
1	The lack of affordability in Austin is very troubling. Housing costs have more than tripled. WORKING POOR individuals, such as myself, struggle to find a decent place to live.
1	Rents keep going up every year & options are limited. I would love to buy a house but was priced out of the market. If this problem is not addressed, Austin will become a city only for the elite.

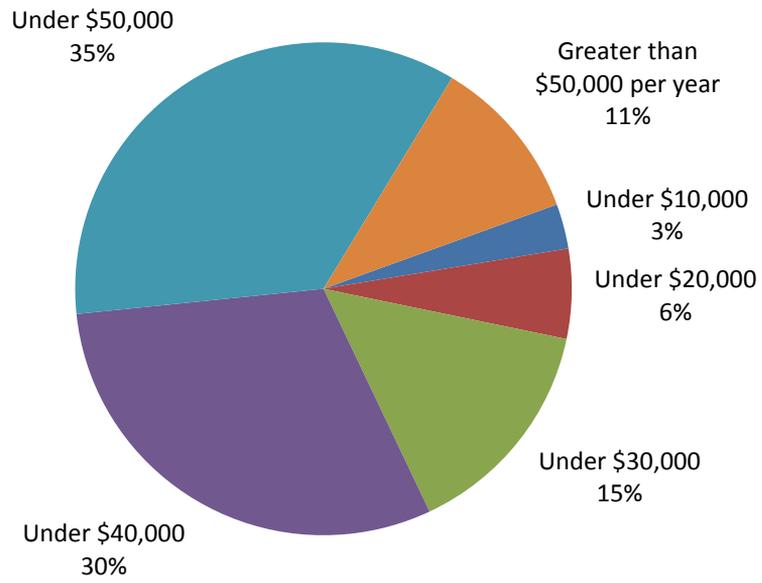
1	Neighborhood Associations campaigning against density along the South Shore of Town Lake. 78701 and surrounding postcodes need denser housing close to the core
1	Nothing, There has always been neighborhoods that are not affordable for all, and that is fine with me.
1	It doesn't exist, closest bus stop is 2 miles away; Austin is now only for WASPs, the city council doesn't care about the indigent
1	I'm afraid that preserving single family zoning in my neighborhood will ensure that low income families will never be able to move back in.
1	I would like to live somewhere affordable and have a sense of stability. As a renter I strongly dislike having to move every year or so and having to put up with constant invasions of privacy from my property management, who are doing renovations on my house without my approval (and which will no doubt lead to a considerable increase in the cost of rent next year.)
1	Changing landscape of neighborhood by people who have no interest or concern for the community living here. Investors are buying homes who haven't even visited here and evicting tenants for higher rents
1	Balance of quality housing options. Bringing poor quality affordable housing with no integration of multi-level incomes will result in unkept communities.
1	The homes in my neighborhood of 78702 are nowhere near affordable and property taxes have sky rocketed making it hard for long-time residents to stay in their homes.
1	Those of us that make over 40k and under 75k are left out of the "affordable" bracket and can't qualify for affordable housing, but can't afford to pay for a down payment or qualify for traditional options...there's a huge gap in neighborhoods for middle class workers
1	Don't allow it to support shoddy construction firms to make money on high rises that are poorly built and barn-raised
1	High taxes pushing me out of affordability after i buy a "affordable" condo/house, safety and quality of neighborhood
1	I live at Mueller in an affordable condo. I think the new multifamily properties should be required to provide MORE affordable units as well as HOUSING FIRST and PERMANENT SUPPORTIVE HOUSING units.
1	I will no longer be able to afford a 1 bedroom apartment on my retirement income in a city that has been my home for 50 years.
1	It's completely unaffordable and almost impossible for a family making a middle class salary to buy a home in my neighborhood.
1	My neighborhood is rapidly gentrifying and it doesn't seem like a lot is being done to preserve affordability or culture on the East Side.
1	developers tearing down to build massive, expensive homes. Lack of easy and affordable options for building ADUs due to cost and permits
1	Although I make a decent salary it is becoming more and more difficult to afford housing in my children's school districts.
1	The TOTAL MYTH that density increases affordability. Anyone at COA heard of Manhattan? Wake up! Serve your taxpayers!

1	that's there's not enough in older richer neighborhoods because they have the political clout to force it in poorer areas where there already is plenty
1	The lack of "starter homes" available for purchase. We would like to own a home, but with the cost of living already so high, and house prices increasing dramatically, I'm not sure we'll ever be able to afford to buy a house in Austin.
1	That neighborhood politics gets in the way of the greater good for Austin. I feel like a lot of older Hyde Park homeowners would fight tooth and nail to prevent more affordable options to come into the neighborhood. The city as a whole needs to make a decision on what's important, and radical neighborhood activists should not have the power to override the decisions of the city as a whole.
1	If I sold now I would have to move to Pflugerville to find something affordable, which I don't want to do.
1	There is no affordable housing in my neighborhood. Austin over-incentivised, over-promoted, and oversold...now longtime residents are paying the price.
1	Not dispersed. Big complexes don't work. It needs to be integrated throughout single family neighborhoods, in every neighborhood. Small complexes are important
1	I don't like what I've been seeing in regards to lower-income families being pushed out of neighborhoods they've lived in. They've established a community and it's not fair that (due to circumstances outside of their control) they are being pushed out.
1	That there isn't enough of it. Also, much of what claims to be "affordable" housing is actually not very "affordable".
1	That there are no regulations on rent increases and people are getting pushed out to the suburbs. If you already struggling to pay rent and can't afford reliable personal transportation - how are you supposed to get to work on time to make the money to pay your rent? I am also concerned that if affordable housing is not required to be well-built and done in a manner that complements the architecture style and design of the surrounding neighborhood, that it could become stigmatized. Denver, CO has beautifully integrated affordable housing that people don't even realize has income restrictions until they look up those properties online and learn they do not qualify to live there.
1	That developers will use "affordable housing" to destroy our neighborhood character and "quality of life" amenities as laid out in our neighborhood plan.
1	That I will be pushed out of my neighborhood year after year until my commute is 45 minutes to an hour because I have to live so far away.
1	Brand new houses being built that are unaffordable for those already living in the community and a lack of safe & stable affordable housing
1	The rate of change. New unaffordable development is coming in faster than city code is being implemented.
1	rent going up unchecked to point I would have to move because I can no longer afford the rent at my current place
1	Developers are building for their own profit: tearing down good houses and building bigger single family homes they can sell for \$1M. I'd love to see "small homes on small lots", and "a percentage" of tall condos be affordable, but define small, and what percentage? I don't trust the developers care what's good for the city in view of their own profits.
1	COA agenda will crowd out and destroy single family homes with yards and trees and air that is so important to quality of life for families with children. One of the many reasons high rise "affordable" housing projects often become slums filled with

	conflict and crime is the stacking of persons in little boxes on top of each other with little or no safe open space to run, play stretch and breathe. Imagine you and your whole extended family confined to your house for a week, much less years!! And if it isn't totally desirable with your own family, how desirable with total strangers?
1	no preservation of older structures which is generally more affordable housing. also, we're missing middle housing stock around here. single family housing reigns supreme.
1	My neighborhood is rapidly gentrifying, home prices and rent prices are skyrocketing, and the people who have lived there for decades can no longer afford their houses. I am part of this problem!
1	That all of it is forced to go on major roadways instead of back on the quieter streets. Low income people should not all be forced to live on major arteries to serve as human shields against noise and pollution for the wealthy owners of single family homes behind them. They deserve places to live throughout every neighborhood even (especially?) if that mean building small apartment buildings nestled among single family houses.
1	not where i live now (san marcos) but when i was looking for a home to buy in austin, there was NOTHING available to me. NOTHING. NOTHING. NOTHING AT ALL. i had very low expectations and very few needs. my budget was around the 130K mark. as a single mother with two children, what am i supposed to do? i'll tell you what i'm supposed to to...live in san marcos. SURPRISE!!!! THAT'S NOT AUSTIN, FOLKS.
1	That NHCD manages it so poorly that \$ is wasted and there isn't a prioritization for those in greatest need.
1	The increases in property tax each year due to quickly increasing home values. I may be priced outof my own home soon.
1	We need to ensure that affordable housing can also serve Austin residents who have extremely low incomes, criminal backgrounds and previous rental debts. Affordable housing should include "deeply affordable" housing for very low to no income residents with housing vouchers and/or alternative means for payment
1	It will push me out of the only neighborhood I can afford/afford to commute to work from as I make only slightly more than the \$40k cutoff but not enough to live anywhere else within Austin.
1	Families being priced out - landlords raising rents too high too quickly and sharp increases in property taxes
1	People who serve their communities, especially when they serve in the public sector, should be able to afford to live in those communities.
1	biggest concern is whom ever is renting/selling will not understand the buyers problems and could not help them. also old houses is not being built up for the better
1	Not enough affordable options for low-income individuals, especially those with barriers, such as criminal backgrounds, poor credit scores, eviction history, etc.
1	It doesn't exist. Houses start at \$400k. My boyfriend and I both work as engineers and we can't afford to buy a house, let alone someone who didn't have the advantages we had in getting an education/jobs.
1	Administrative barriers and neighborhood activists saying NO to new types of housing in "their" neighborhood. No one should have to jump through months or years of hoops to build a home in Austin.
1	Dont put the tax burden on the tax payer, makes austin less affordable. Make the development process easier, and faster so that we can build to the demand. Our biggest problem is there is no housing stock and that inflates prices.

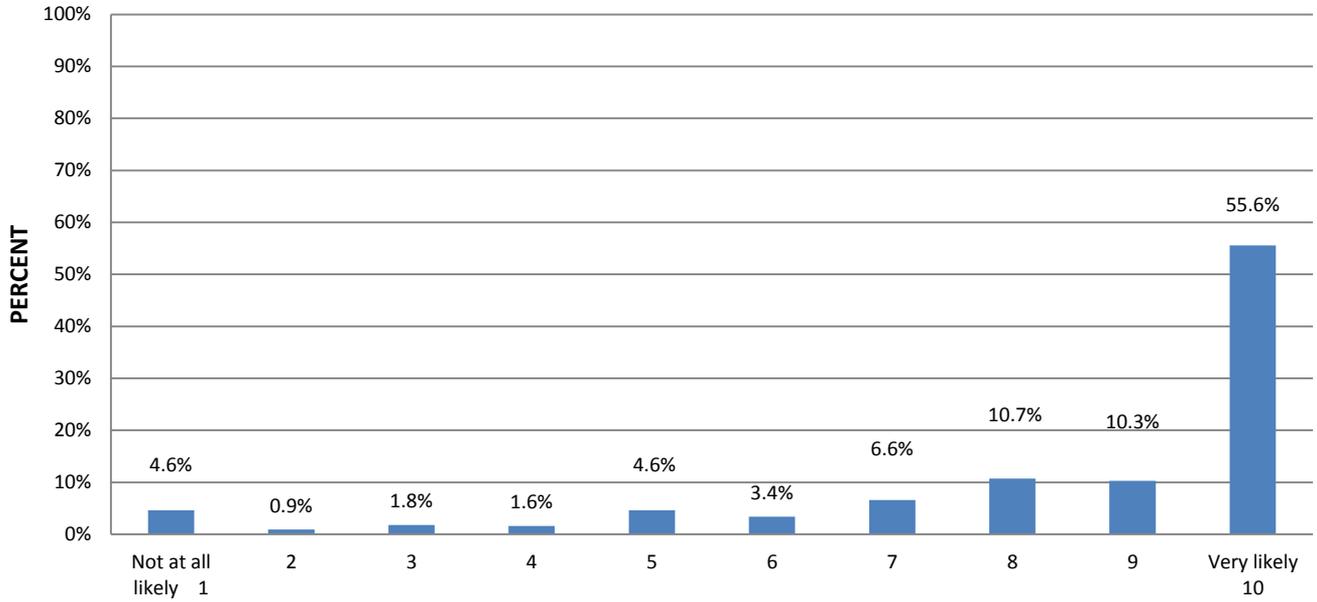
1	In my neighborhood, the smaller, more affordable housing units are being used for STRs or they are being torn down and replaced with overlarge single-family houses for high-income people. I live where I live because of the good public schools, access to bus routes, and proximity to jobs in central Austin. However, the people moving in are not using public transportation and not using the public school system--which means a prime site for lower and middle income families is being taken away and given to wealthier people, and people who need these services are being pushed out where the services are not as good.
1	maintaining reasonable rent rates. I have been in the same complex for five years & rent goes up \$50-\$100 each year. Likely the last year I can afford to live there. Being close to public transportation is also important, but transportation from east to west & vice versa in the city is not great- takes me an hour plus two transfers to get to work, when the drive is only 10 min. This is likely the last year I can afford to live there. Being close to public transportation is important too, but there needs to be reform on transportation going east to west & vice versa. Takes an hour and 2 transfers to get to work, when the drive is only 10 min.
1	None really, austin needs more. But better it's dispersed with other income levels. Lots of cheap rent in one area can lead to safety concerns
1	Affordable housing for the working class and service industry is necessary for cultural vitality of a city.
1	so much concerns me.Keeping the artists and musicians here, we pour the rich people's coffee.Even if there is affordable housing the resale value later on down the line is cut so I've heard.Plus too many i know got affordable places but tgen the next year the taxes rose do high its unrealistic. Plus even if you can afford an expensive condo those people ARE NOT GONNA USE PUBLIC TRANSPORTATION

**20. Who should be eligible to purchase or rent affordable housing that is subsidized or incentivized by the City of Austin? Please choose the household income that best answers the question.**



Value	Percent	Count
Under \$10,000	3.1%	27
Under \$20,000	5.8%	51
Under \$30,000	14.5%	128
Under \$40,000	30.5%	269
Under \$50,000	35.6%	314
Greater than \$50,000 per year	10.5%	93
Total		882

**21. Please rate on a scale of 1 to 10, with 1 meaning not at all likely and 10 meaning very likely, your likelihood to support legislation or ordinances promoting affordable housing.**



Value	Percent	Count
Not at all likely 1	4.6%	41
2	0.9%	8
3	1.8%	16
4	1.6%	14
5	4.6%	41
6	3.4%	30
7	6.6%	59
8	10.7%	95
9	10.3%	92
Very likely 10	55.6%	495
Total		891

## 22. Do you have any ideas for creating affordable housing in Austin?

Count	Response
1	A few were already mentioned. Add rent controlled units.
1	ADU s, requirements for developers that they can't just pay their way out of
1	Affordable housing must be developed IN CONJUNCTION WITH transit planning.
1	Affordable housing should be across the city and easy to find.
1	Affordable must be defined as including ELI households - targets or set-asides
1	Allow Group Residential or cooperative housing in more zoning categories
1	Allow a lot more housing to be built all over the city by changing zoning to support it.
1	Allow higher building, reduce parking requirements, allow higher density, eliminate setbacks
1	Allow house structures to be built on smaller size lots with houses already on them.
1	Allow more ADUs
1	Allow multi-development (tiny houses) on properties slated for single housing development.
1	Allow multiple tiny houses per city lot.
1	Allow relaxation of rules and restrictions regarding tiny homes (especially ones on wheels)
1	Allow smaller lots for developers pricing homes in the central city at or below \$300000.
1	Allow smaller plot sizes.
1	Better public transportation
1	Bonds to pay for what the market won't.
1	Build more Cooperative Housing
1	Build more, more densely.
1	Builders should purchase land and build good quality homes & price them at a affordable price.
1	Building a diverse housing types.
1	Cap rental rates. Capitalism needs some checks and balances.
1	Capping the amount of rent increases each year
1	Change current codes to allow tiny homes to be built in residents backyards if they so desire.
1	Charge for use of Zilker Park...like a day pass per
1	Charge property tax for businesses and churches.
1	City must stop passing laws which raise the cost of living in Austin.
1	City needs to focus on solution stop passing the problem to the group who occupies City Hall.
1	CoA should buy the land
1	Communities made up of smaller homes for small households.
1	Consider conversions of vacant commercial buildings, creating rent controlsio
1	Continue to allow for efficient permitting for new developments
1	Convert 70s style apartment buildings into condos
1	Cooperative communities
1	Cooperatization of private property(-ies)

1	Cost of land drives the price up more than the structure...could buyers just buy the structure?
1	Create a housing glut.
1	Create apartments for musicians with practice space and music venue attached
1	Create apartments with rates that can be frozen for several years.
1	Create incentives for new residential buildings to have affordable units.
1	Create tax incentives for developers.
1	Decrease minimum lot size; see Missing Middle lectures done recently by Imagine Austin
1	Density and mixed income. Art space for artists.
1	Diminish the greedy development which is displacing East Austin communities
1	Dissolve the ANC
1	Don't destroy the quality of long established Austin neighborhoods. Please.
1	Don't only build along major highways
1	Ease building codes to allow for more ADU's, garage apts, and tiny homes.
1	Eliminate all the red tape with the city.
1	Eliminate: SF zoning, min parking, compatibility requirements
1	Eminent domain.
1	Enact stricter slumlord ordinances
1	Encourage both cooperative housing and the construction and renting of tiny homes!
1	Enforce rent control
1	Ensure access to healthy groceries, improve public transit options
1	Every single housing development must include affordable housing.
1	Expanding on the mobile loaves and fishes idea for Community First
1	Find some land, build affordable housing on it.
1	Fix the roads. Then we could have more living options.
1	Focusing more on creating affordable housing than creating luxury skyscrapers.
1	Follow the model of the amazing nonprofit, Foundation Communities!
1	GET GOVERNMENT OUT OF THE WAY - LET THE FREE MARKET MEET THE HOUSING DEMAND
1	GIVE LANDLORDS INCENTIVES, DROP THE BOX ON RENTAL APPS, RENT FREEZES
1	Get Christian organizations involved.
1	Granny flats, additional dwellings
1	Higher taxes for landlords who refuse to offer affordable housing.
1	I have no suggestions at this time.
1	I wish I did
1	I wish I did.
1	I wish I did...
1	I would recommend connecting with organizations like BCL of Texas
1	I'd like to see affordable housing expanded and targeted at education employees.

1	I'm sorry, but no, I don't.
1	Improve permitting and laws to allow more granny flats
1	Improve transportation, offer incentives for school employees, city, etc
1	Improve vacant properties
1	Improved roads and built on the outskirts.
1	In All Neighborhoods
1	Incentives for Developers
1	Incentives for affordable housing developers, educating landlords
1	Incentives for builders
1	Incentives for locall-owned development companies/builders - more invested in city as a whole
1	Incentives to developers who render conditional ratio proportional units
1	Incentivize developers that are successful; sub size people to stay in their homes
1	Incentivizing cooperative housing
1	Include musicians specifically as well as teachers in these ordinances
1	Inclusionary zoning, incentives and bonuses, missing middle options
1	Increase density and allow for smaller dwelling sizes
1	Increase supply of all housing.
1	Increase supply or lower demand.
1	Increased awareness that ordinary citizens have an impact. (Better PR)
1	Increased density and access to public transit would together make it a more viable option
1	Jobs that pay a living wage
1	Landlords stop being so greedy
1	Legislate rent increases for current residents at apartments
1	Less expensive high rise condos and better public transportation
1	Less kitschy yuppie-targeted developments
1	Lessen exclusionary zoning of Manufactured Housing and allow taller Multi-Family construction
1	Let the people who've been living here, live here like the people that are moving here.
1	Light rail
1	Little detached houses
1	Low interest loans; assistance with down payments;
1	Lower property taxes & tax income instead!
1	Lower property taxes. people are getting priced out of their homes based on property taxes alone.
1	Lower the cost of building housing in the central city where people want to live.
1	Luxury Taxes
1	Maintain what we already have. Rio lado has been waiting
1	Make it for people who make 90k or less in household
1	Make it mandatory in apartment buildings and other developments.

1	Make it part of all new development.
1	Mandatory inclusive zoning. Decent public transportation. Equitable quality in schools.
1	Micro Apartments
1	Missing Middle Density Bonus Systemmm on all single family lots
1	Mixed Use High Rise Building Dense
1	Mixed income housing developments. Many major cities do this.
1	Modify choose enforcement which penalizes people who buy older homes and DIY homeowners.
1	Moratorium on East Austin condos and use underenrolled campuses for teacher housing.
1	Moratorium on luxury condos. Reduction of permits available for reconstruction to new tenants in
1	More Tiny homes
1	More co-ops. Better mass transit and biking options.
1	More density options/improvements for detached homes - the recent ADU changes are a great start.
1	More downtown density, taller buildings
1	More housing co-ops, cohousing communities, etc.
1	More housing cooperatives
1	More housing supply in the core of Austin.
1	More multi-family developments with easy access to public transportation
1	More multi-unit or apartment buildings
1	More multiple family units
1	More row houses, turn the old Brackenridge Hospital into affordable housing for single adults.
1	More small loans for businesses/homeowners
1	More tiny home communities
1	More townhouse/rowhouse architecture
1	Mueller model...did it work?
1	Multi-unit buildings that are NOT luxury condos.
1	N/A
1	Need some kind of rent control. Places charge whatever they want and it is absolutely ridiculous
1	Need to do it through increased entitlements not taxes or "incentives"
1	Negatively advertise life in Austin.
6	No
1	No socialism.
1	No, I'll leave that to the experts
1	No, but there's a huge need for wheelchair accessible housing
1	No. But I wish I did. I trust you all to do the right thing.
1	No. Much respect to the brains and creativity that goes into planning.
1	Nope
2	Not at the moment

1	Not letting apartments charge as much as they please for less than adequate apartments
1	Pass legislation to make flipping homes harder.
1	Passing laws that prohibit landlords from discriminate against tenants.
1	Pay people better
1	Permits, and requiring builders to have certain number of affordable units
1	Prevent artificial price inflation.
1	Promote homeowner involvement in creating infill affordable housing options through ADUs
1	Proport tax exemptions for landlords owning less than 3 rentalproperties
1	Quit raising property taxes
1	Quit tearing down affordable housing to build MacMansions
1	REDUCE TIME AND RED TAPE FOR BUILDING PERMITS
1	Reduce Costs associated with city regulation and taxes.
1	Reduce parking requirements, allow more infill development. please please please
1	Reduce rental criteria / income guidelines
1	Reform property tax system
1	Remove barriers to density and allow more construction
1	Rent on a sliding scale.
1	Rent caps & limiting of rent increases for long term renters
3	Rent control
1	Rent control in certain areas of the city.
1	Rent control, incentives for artists to help maintain the culture that is here
1	Rent control, please.
1	Rent controls and small houses on private property
1	Rent controls, no tax breaks for corporations
1	Rent to own, assistance with down payments and closing costs.
1	Replace property tax with Land Value Tax
1	Require ALL new developments to include a percentage of affordable units
1	Require a greater percentage of affordable units per development if they receive tax subsidies
1	Require higher wages from employers;
1	Require more 2BR and 3BR apartments, change incentive rules from unit-based to sq ft-based.
1	Sadly no
1	Senior citizen, disabilities, low income families
1	Set up a REIT and get the City in the real estate investment business
1	Should e available in areas around schools
1	Slow the rate of change where it is still affordable until we figure it out.
1	Smaller houses on smaller lots
1	Smaller houses on smaller lots; rail for affordable/alternative transportation & access

1	Smaller self contained self sufficient homes spread throughout ALL parts of the city
1	Solve transporatation, less car dependent, equals density and affordability.
1	Stop advertising Austin and Texas in California!
1	Stop allowing the 3000 sf monster condos.
1	Stop allowing/promoting the gentrification of East and South Austin.
1	Stop income discrimination.
1	Stop pandering to short term renters due to tech boom
1	Stop requiring parking. Allow more options on smaller lots.
1	Stop subsidizing. Allow more density.
1	Stop turning areas zoned for housing into business sectors. Put a cap on property tax.
1	Subterranium building
1	Supply. Let more housing types be built in more zoning districts
1	Sure
1	Tax churches
1	Tax credits for lower income households
1	Tax incentives for contractors that are building affordable housing
1	Tax income instead of property.
1	Tax the 1%!!!
1	The city itself should build and manage affordable housing. It could turn a profit.
1	The city should allow for smaller homes to be built, like a tiny home.
1	There needs to be mandated affordable housing in all high rise dwellings.
1	Throw out the tax credit model and have city owned and run properties
1	Tiny homes, incentives for landlords and big developer
1	Tiny homes, tax breaks per percentage of "rent-controlled" apartments
1	Tiny house communties
1	Unfortunately, no.
1	Upzone central Austin
1	We need many more "missing middle" housing options—rowhouses, etc.
1	We've had incentives before, not sure they will be enforced
1	What do larger cities do?
1	Wish that I did!
1	Work on housing and transportation at the same time.
1	Yes
1	Yes but cannot put it into this little window. 512-431-9665 for more
1	Yes, slow down growth Quit promoting the City
1	Yes. \$700 per month in taxes on top of a mortgage is not affordable.
1	Yes. Fix the traffic problem first.

1	Yes. In high rise buildings, have some affordable apartments, too--not just/only luxury condos.
1	Yes. Just make it affordable.
1	all of the above - there is no one size fits all solution
1	allow denser development!
1	allow micro homes to use housing vouchers
1	build more city centers instead of messing with my neighborhood. look toward IH 130 or hutto
1	build more public housing
1	build more units and work with the development community to lower household housing costs
1	built more missing middle housing. lessen parking requirements and other silly things.
1	charge more for new water meters
1	city city regulation!!!!!!!!!!
1	co-ops, group homes
1	community land trusts
1	constitutional amendmen to allow different valuation for affordable housing.
1	continue to encourage mixed income developments, throughout all parts of austin
1	create housing for fist timers more better
1	density and proximity matter
1	density instead of sprawl
1	do not provide tax incentives to corporate developers
1	don't be greedy
1	don't let Austin become Dallas
1	engage more single family property owners in providing affordable ADUs on their properties
1	establish a new tax on homes that are not occupied for longer than 3 months/yr.
1	forbid parking lots w no building on top
1	granny flats as an option
1	have more affordable housing downtown
1	i feel the city should set the rates as per the income of the individual
1	improve permitting process, allow more infill
1	improve transportation to remote areas
1	improved timing of LOCAL ROUTES on CapMetro!
1	income tax
1	just do it. people need to get over the fear of multifamily housing and renters.
1	land trusts, housing projects
1	limit population growth
1	limits on property taxes and other factors that contribute to rental rates sky rocketing.
1	living wage
1	lot splitting

1	lower property taxes
1	make it harder for out of state investors to flip houses for profit
1	making development costs lower and faster
1	mixed housing downtown
1	mixed use neighborhoods, walkable communities, proximity to stores/bus lines for everyone
1	moratorium on increase in property taxes
1	more ADUs (and less restrictions on them), lower taxes, more incentives for builders
1	more CLT homes
1	more accessory dwelling units in neighborhoods
1	more affordable housing in high demand areas (less expensive condos)
1	more tax incentives for developers, builders, funding for nonprofits
1	more tiny homes on big lots - mobile home style, but with shared living spaces
1	n/a
1	need more affordable, accessible and integrated housing for people with disabilities.
1	need more housing that helps old people and disabled afford it
1	need to be integrated into current neighborhoods not just added on as appendages
10	no
1	none
1	nope
1	not foundation community... they won't rent to criminal history
1	offset all money to this effort by decreasing other city budget items.
1	planned developments like the new Mobile Loaves and Fishes village, tiny homes
1	preservation- rent control
1	properties that offer a lot of affordable efficiency apartments
1	provide housing stipends to City of Austin employees
1	public private partnerships
1	quit gentrifying!!!!
1	removal of building code barriers such as minimum lot or building size and parking requirements
1	rent control
1	rent control ordinance, mixed type of living spaces
1	require a % in any new development or re-development
1	require from developers
1	roll back appraisals and tax rates so the houses we already have are affordable
1	school tax credits for teachers
1	seek to hire a more diverse work force and improve wages
1	senior-specific properties, incentives for existing apartments to offer affordable rates
1	small built housing, less condos

1	small houses
1	smaller lots
1	stop approving permits for luxury housing projects
1	stop tearing down old homes and building more expensive ones.
1	target bringing down construction costs
1	tax incentives in exchange for capped rent increases
1	the city has had ample opportunity to make developers participate. Why didn't you?
1	tiny houses
1	upzoning
1	utilize vacant public land
2	yes
1	yes quite building condons downtown that no one can afford.
1	yes stop the development and influx of folks from other states
1	zone and permit for efficiency apartments scattered throughout town
1	Require new developments of a certain size to include a fixed percentage of affordable units either for rent or purchase
1	improve the roads so that lower income people can access jobs in the city but live outside the city where housing is more affordable
1	Lower rent options for those of us who don't require a parking space and housing that doesn't require each unit to have a space.
1	My analysis shows that you can reach affordability through increased density. This survey only talks about incentives and increased taxes to subsidize affordable housing. there are other more attractive ways to achieve affordability.
1	80/20 program like in nyc. You must have proof of full time employment no criminal record and rent is based on your income so price is within the means of whoever is eligible
1	Stop allowing developers to put in very expensive condos in formerly affordable neighborhoods there
1	Allow more tiny homes and lower the restrictions on setting up RVs/mobile homes/trailers on private property.
1	Allow for construction of ADUs, more rigorous standards for developer incentives (80% MFI ain't affordable!), demolition moratoriums on flips of habitable old stock, ordinances and funding in support of community land trusts/co-ops/non-profit development and housing management, a time machine.
1	We need more permanent supportive housing, multi-family homes, duplexes, triplexes, and in general a better social safety net for people living in Austin.
1	1. Remove parking requirements 2. Make UT provide housing for students 3. The City should build more housing projects like Rosewood Courts or Santa Rita Courts4. Allow small apt complexes in single family zoned areas (within reason)
1	increasing supply, programs that support buyers who intend to live in the home, incentivizing developers to build more affordable single family homes (not more luxury homes)

1	City encouragement of variety of housing options: garage apartments, micro homes, duplex, triplex, repurposing of existing buildings to residential close to transit routes. Higher density of units towards urban core.
1	Allow for greater density without parking requirements and allow tiny units (450 sq ft or less) to be built in neighborhoods and along transit corridors. Community land trusts to preserve existing housing.
1	Don't allow investment properties. The latest rules should help with the number of people buying up real estate to rent on sites like airbnb
1	Something similar to Mueller development, which includes energy efficiency; maybe lower property taxes for neighborhoods that keep their own crime rate low; incentives for our police officers to live in Austin may be beneficial.
1	DEFINE Affordable, please. Always subsidized? It just affordable to the average working Joe? Affordable to me mess prices are not skyrocketing bc of new development driving up prices and running out people.
1	A lot of the problems are out of the city's powers to control. Too many people have a vested interest in the market being too skewed toward sellers.
1	Allow for more missing middle infill, remove minimum parking requirements, and delete FAR from the vocabulary. Allow developers to build taller structures, particularly on core corridors.
1	Yes, we need transitional units where people can live while they get their feet under them, these transitional units may be temporary but should allow for families to save and work toward something better. Things like water and electricity should be free in these units and families need case management.
1	Make zoning to allow multiple small house on a lot, for example the senior housing at 21st and salina, shotgun row at 12th and airport, community first village, etc. Disincentivize and enforce rules to prevent developers from tearing down historic houses; incentivize them to build small houses.
1	Better mass transportation so people can live outside of the major city but still use mass transit to get to work on time.
1	Note: homeownership is overrated. Allow smaller lot sizes, less or no off-street parking, taller heights, and greater density all through Austin neighborhoods.
1	Strong rent control laws can turn regular housing into affordable housing without having to go through the building process; and there can never be too much affordable housing.
1	Please challenge/prove the assumption that entitlement increases will automatically result in more affordable housing. Yes, supply is a factor, but entitlements alone don't automatically increase supply. Shortage in labor and financing has also influenced slower construction. I was also hesitant to show my full support for all the "incentives" bc Austin continually sets the baseline for density bonuses too high. They need to start low so that the added benefits of entitlements are split between the developer and community. We are just making land owners rich by setting the baseline too high.
1	make it mandatory that new developments that receive any assistance from the city contain a percentage of affordable units
1	Allow for micro apartment high rises, increase the # of affordable units required for new developments, understand that even people making more that \$50K may not be able to afford housing due to student loans, child care, transportation costs, etc. There need to be affordable units at every price range, not just the poorest and the richest austinites. Also, home ownership incentives or support for musicians, artists, service industry workers. These people are what make this city wonderful, yet they can't afford to live in Austin.

1	Slow the pace of out-of-state developers coming in and building properties only the affluent can afford.
1	Make affordable housing comparable to more expensive housing. If it looks like a project people will treat it as such.
1	Encouraging "tiny homes"; allowing garage apartments in more neighborhoods; disincentivizing McMansions
1	Expand community land trust programs, density bonuses, improve transit options to create better access to affordable housing further from downtown
1	Cap property taxes for long-time residents, help artists live here (they contribute to the economy, but are rarely compensated for that contribution).
1	COA staff seems to have way too much concern for the ability of Developers to make maximum profits while having too little concern for protecting the quality of life and safety of the citizens. Perhaps COA could begin to require developers to come to table with projects which are affordable rather than the continual march of "high end" and "luxury" developments. That would be a good start to having "skin in the game". The best affordable housing is created by less greed. I think I loved this city more when we were less popular and more neighborly.
1	YES! Require that all sales data on properties be available for homebuyers. Requiring sales data even on properties will bring real information about sales (including deed transfers among family members) into the open and give a factual basis for these discussions.
1	moratorium on luxury condo construction until we have more affordable housing for the people who actually work and live in Austin
1	All new housing development should contain some affordable options. If affordable housing is available throughout the city it gives people more options and lessens possibility of certain areas being thought of as less desirable because housing is less desirable. Make sure property taxes stay at affordable levels too.
1	Allow garage apartments, granny flats, and similar housing to be built. Allow for smaller lot sizes and smaller houses. Encourage dense development in ALL areas of the city and don't kowtow to the vocal minority that says "no" to everything (including some on the city council that represent center city neighborhoods where density should be encouraged, not stamped out.
1	Stop letting apartment complexes arbitrarily raise rents without actually changing or improving anything
1	Take a harder look at where contractors are trying to build! The Grove on Pleasant Valley is disgusting/makes no sense.
1	Affordable housing should be made available to middle income families as well. Housing incentives should be given to people who serve in the public service sector(teachers, firefighters, police officers).
1	flippers need to stop creating mcmansions. millennials dont need the space, and cant afford million dollar homes
1	Like was suggested earlier, missing middle housing, townhouses, row homes, etc. This will greatly help bring back the huge diversity gap that is already here.
1	Create more programs like the SMART housing and group by income ranges. Also, create affordable housing that is separate from college students.

1	Stabilize and reduce property taxes. Rent control. Stricter regulations on new developments not providing affordable housing options
1	changing zoning to allow for multi-unit housing and smaller housing units, especially near transit hubs and public schools, and especially in central city. I don't favor building many condos on busy streets, like South Lamar, but I do favor making more duplexes, tri-plexes, etc within current residential areas.
1	Get rid of restrictive regulations, allowing anyone to build whatever they want on their property without the city government getting in the way.
1	Affordable housing should be placed throughout the city with no real distinction between affordable and market rate units.
1	Change state law and implement inclusionary zoning for the entire city; implement it in the Homestead Preservation Districts now.
1	Ask the employers who are raising wages here to be part of funding a solution. And allow housing to be built on top of store fronts. Affordable housing in outlying areas would be more desirable if there were many public transportation options into and within the city.
1	Higher density, lower on-site parking requirements, and improved public transit options to underserved places such as the east side
1	Require that developers building in gentrifying or underprivileged neighborhoods reserve part of their development for low-income, and ensure that the low-income units have the same amenities, access, and materials as the market-rate units.
1	Allow tri plexes, stop allowing luxury apartment complexes to replace affordable housing. Do not allow massive increases in property value year after year, forcing out longtime residents and leaving developers salivating.
1	1) Better public transportation so all 2 million residents don't feel they have to live downtown & so that when the City does institute minimum parking requirements, there is a realistic alternative (right now, minimum parking requirements only encourage drivers to park at the closest nearby locale, polluting neighborhoods with traffic & trash 2) multiple density areas (more than just one "downtown" hub- several scattered throughout the larger metro area to take the pressure off of downtown 3. Run the Austin Housing Authority more efficiently- right now, the Austin housing bureaucracy does a terrible job of tracking density bonus and fee in lieu incentives they recoup- they haven't quantified the impacts, if any, on the creation of affordable housing in ATX, in fact they are known for mismanaging resources. 4) Require more from developers as does Seattle (all new developments privileged to build in the City core must include affordable housing- here in ATX, developers seem to be building nothing but high end units and condos. The city is not properly incentivizing in the permitting process, not demanding enough from developers.
1	Open utility/electric competition, provide down payment assistance for home buyers, give grocery stores tax breaks instead of builders so people can afford to stay in town
1	No incentives or bond money for any developer who does not incorporate at least 25% affordable units and 5% PSH/Housing First units into their project.
1	Achieve workforce development and jobs training by involving American YouthWorks building energy efficient homes, for low income families.
1	Revisit tax maps. Also, 12th St corridor and the Grove. Re the Grove, the city needs to push the developers to make stronger investments in infrastructure. As it is, local residents will shoulder the burden of the developers choices.

1	Would love to see Affordable Housing (ie Foundation Community) move into the realm of missing middle like small apartment buildings that can be done with less zoning fights
1	The housing and transportation issues are inexplicably intertwined and must be addressed as a single, albeit complicated issue. If you look at areas with 'successful' mass transportation modes (SF, NY, CHI, etc.) it is because they have concentrated areas of high density population. The urban sprawl of Portland, LA, Dallas, Miami, Austin, don't or can't encourage
1	REDUCE TAXES, they just get passed on to renters and home owners. And for all the massive increases in Taxes I see ZERO added services. In fact less services rendered. You have RUINED Austin with these policies. Thanks.
1	City should purchase land (Land banking) designate it for affordable housing, and allow developers to build income restricted housing (low income) with the city permanently remaining as the owner of the land.
1	Living wages for all, assistance for domestic violence sexual assault families, mental health and poverty related homelessness, more trauma services for prevention of homelessness and lack of education opportunities, less criminal charges for nonviolent offenses, less credit checks for housing !
1	I support affordable housing but am horrified at how poorly the city manages its money with no accountability. Clean house at NHCD. The new City Council doesn't know what they're doing either. Blind leading blind.
1	Up zone everything to allow more housing supply, especially missing middle housing. Decrease minimum lot size. Abolish parking minimums or greatly decrease them.
1	Land trusts and guaranteed percentage of affordable homes in new housing projects, not just 10 percent, but 50 percent an
1	High density - really that's the only way - we have to build up if we want people to be able to live closer to the city.
1	Work with Foundation Communities, they have it figured out. Buy land from AISD, build permanent council flats to replace under-enrolled schools.
1	Preserve the older less expensive housing that we already have. Do not create incentives that would encourage developers to tear down existing housing.
1	Lower rent in area near a lot of work places. There are so many new buildings being built everyday, they can't all be for rich people.
1	denser housing (backyard tiny houses, garage apartments), stricter enforcement of laws that effectively limit property values and gentrification like noise, business parking minimums, and public intoxication
1	give additional tax incentives to developers to build affordable housing, make it worth their time financially
1	Transportation and housing are linked. I can't use public transportation to get back up north at night which
1	Penalized new developments that do not provide affordable units. Stop allowing small homes in older neighborhoods be destroyed to make room for McMansions. Allow for construction of more small backyard homes.
1	Simpler billing structures and controlled rent prices would do much to keep people out of the debt house. Most importantly, if property owners are getting "incentives" for building affordable housing, they should be held accountable for the upkeep and general safety of their properties. I like the idea of friendly surveyors from the city coming over to my apartment to make sure

	that I have running water.
1	Neighborhoods would be more receptive to changes and growth if transportation, school and park amenities are addresses at the start of the planning.
1	Instead of building more luxury highrise condos and apartments, make properties available for families
1	I do think the city's employees are coming up with good ideas. With neighborhoods having their own adopted codes, I only suggest the city ensure neighborhood organizations are not able to write exclusionary rules.
1	Provide incentives for developers and planners to work with the myriad social agencies that are supporting those who need affordable housing.
1	extend tax credits to landlords who provide affordable single family homes as rentals - right now, individual investors with a single family home for rent are penalized by state & federal taxes if the rent is "below market" rate; but I want to rent to a single dad who makes under \$30k per year, that means I eat it on taxes.
1	Limit the amount of rapid development that is taking place that is making key people a lot of money and not actually creating affordable housing.
1	1. Prohibit "luxury style apartments". That style of living increases gentrification. 2. Require affordable housing for developments with a certain number of units. 3. Increase density around transit stops for multi-modal transit. 4. Have residential areas near (within a certain distance) of uses that provide basic necessities-mainly grocery stores/corner stores. This will help reduce daily trips and also help those who cannot afford a vehicle. 5. Require or incentivize developers to provide bus/train passes for the tenants. 6. Have higher density with connected amenities/open space/trails to allow developments to easily reach their destination (I.e. Require developments to look and feel more like a neighborhood rather than a private development). 7. Require walkable developments and have mixed use developments that are in close proximity to job centers.
1	Build more apts, allow higher occupancy, allow smaller living spaces, cap increases in rent as a percent
1	Allow more density in neighborhoods, make the developent process easier, support building to the demand of Austin.
1	require all new multi-family dwellings to include a % of units for affordable housing. Perhaps retroactively require current multi-family dwellings to convert units to affordable housing
1	Stop allowing developers from buying lots downtown and on the east side. You, the city of Austin should be in control. Not people who have no love or care for this city. We can get creative. Southwestern University, just up the road, has many students who have won awards on their forward thinking ideas for future living. We can't only think about affordable housing, we have to think sustainable.
1	Create more single family housing, and stop destroying and densifying existing single-family neighborhoods. Density increases the cost per square foot of all types of housing and is more appropriately called "warehousing" because no housing is created, just increasingly smaller apartments which are not suitable for families. The collateral damage besides making all housing less affordable is that it decreases enrollment in Austin ISD, because families with kids want a house with a yard, not a tiny micro-unit or apartment. Increasing the percentage of rental apartments drastically changes the character of the City by replacing stable neighborhoods in all price ranges with a transient population of apartment dwellers. That is neither affordable, responsible or liveable.
1	Redevelop old housing projects into higher density affordable housing on land the City owns already!

1	implement the missing middle in terms of types of housing and increase supply overall in the core/not in a sprawl way, also increase density on areas that are transit hubs (see get rid of the car dealerships on burnet for example and replace with mixed use development)
1	Put a cap on the number of houses that are allowed to be used solely as short term rental properties. Make sure that in each neighborhood there is a certain number of affordable housing preserved. Put a cap on the amount that landlords are able to increase rents within a 5 year period.
1	Foundation Communities does an amazing job of construction and maintenance of affordable housing which includes needed services to help residents improve their lives. Organizations like this do a much better job than giving the incentive money to big "for profit" developers.
1	I am looking forward to the kasita project. I hope to live in one of the kasita units. I am in favor of smaller living quarters and I hate seeing all these giant 3-story single-family homes taking over areas that used to be affordable.
1	Stop developers from plowing down existing homes to put in a McMansion in communities that were once affordable. Allow unrelated adults to live in the same home with no restriction on the number of individuals per home
1	have a tiered system and percentages for affordability so you are inclusive of all income levels. Offer incentives to developers for using this tiered system such as expedited permitting and inspections. Rent control would be amazing to prevent what has happened in cities such as San Fran. Also allow tiny house neighborhoods and other alternative housing options.
1	Less regulations on types and sizes of houses. Lower taxation. Taxes can be higher than the mortgage. The rate of allowable increase is way too high. People that live in neighborhoods are being forced to leave. Let's worry about them as much as new options.
1	Smaller energy efficient homes on smaller lots with builder incentives of reduced time for permits. Property taxes breaks for homeowners with income under \$30,000. Larger homestead exemptions from all taxing entities.
1	many people who bought houses pre 2000 rent to so many, especially students and artists like myself. Maybe they could get a break on taxes if they kept the rents down
1	Land Shares, second liens provided by persons other than homeowners, reduction in property taxes for those with lower incomes, providing incentives to all apartment owners to rent to low income, and creating more SROs for single households.
1	Stop pondering to developers!! Let people continue living in their existing affordable homes and quit taxing residents out of their homes!!
1	creating affordable housing for public employees (state, county, city, school district, etc). Make sure to have multiple levels of affordability (i.e. less than 50k, 40k, 30k, 20k, etc).
1	There's a myth online (reddit for one) that the city needs to be high density downtown. This myth is false. Doing so creates more traffic swells downtown more frequently, as we can see happening now. Continue to expand in undeveloped areas (such as the McKinney Falls area) and create affordable housing there with park and ride services from Cap Metro nearby, so that individuals can use those services to bus to work.
1	Reduce restrictive zoning, especially near the city center; allow and incentivize missing-middle housing options, eliminate parking minimums
1	Ensure communities with a mix of income levels. Allow zoning that enables infill development of triplexes/duplexes, etc.

1	Smaller studio apartments that musicians, service people can rent that are close to venues and bars
1	Create simple buildings. Loft style apartments with communal kitchens and bathrooms or small houses with communal kitchens and bathrooms that young single people can afford. Finding affordable housing is increasingly difficult for those just out of college
1	Ensure affordable housing developments include housing opportunities that are "deeply affordable" for those residents with a fixed low income and/or coming out of homelessness. We need to ensure that these properties do not screen out residents for criminal histories or past rental debts. We need to ensure this housing is accessible to our most vulnerable citizens.
1	Research affordable housing in Wisconsin. Renovating existing buildings to create mixed rate units. Affordable and market rate developments.
1	Yes, don't tear down old houses. Have an incentive for people to fix the house so they can live there cheaper.
1	Reserve a proportion of MFI restricted units, achieved through density bonuses, specifically for HACA
1	Allow people to live in Tiny Homes, create a Tiny Home village with community garden for the young and old
1	Densification in our urban core, as well as potential urban cores like The Domain/North Burnet. Large buildings or mid rise, less Texas Donut style complexes
1	DEVELOPMENT WITHOUT DISPLACEMENT. there are books on this. Talk to Brian Kelsey at Civic Analytics. Hire city planners with degrees in city planning. Use the Texas A&M study on traffic rather than paying for a new one by UT. Smart people have already answered most of the questions you are asking.
1	Long term Austin residents should receive priority on housing. Less short term rental permits should be approved. Food deserts and transportation issues need to be reviewed in poorer parts of the city.
1	Take ownership of abandoned homes for HACA; encourage companies to build housing near their offices or at their offices for employees; incentivize alternative living like coops, create a program where families can pool their credit to build multi-family housing,
1	Pre-approved City ADU housing designs to help curb costs for homeowners willing to add secondary housing to their property.
1	not sure - property tax breaks under certain income? incorporate employment opportunities into space - like housing over a grocery store or upkeep of the property or large common areas (rooftops?) for flea market/art sales/live music on weekends? resident performers/artists get rent credit? make affordable housing beautiful/well designed so it adds value to area and neighbors support it
1	Allow ADUs everywhere. Up zone the entire city to allow multi-family housing. Encourage the transition away from exclusively single family housing zoning. Encourage a wide range of land uses near each other, retail, office, housing, to enable people to be less reliant on automobile transportation. Above all, allow the supply of housing of all types of housing, not just affordable, to be increased. That is the best way to bring about affordable housing. Allow the supply to meet the demand.
1	more housing options than just apartments and single family. like 3 deckers in new england or family friendly cooperatives
1	Yes, allow people to build low-cost housing. Let multiple people live together. Some people never cook at home—let there be some places with just a dorm fridge, sink, and microwave for a kitchen. Let there be small places. Let there be places with more common areas so people don't need their own living rooms. And then let anyone live there. Middle class people should be able to live in low-cost housing, too. When Mueller started selling "affordable" housing, it cost more than my house, and

	<p>your income had to be lower than mine to be allowed to get it—that did not sound affordable to me. We need ideas that let the market system work. Maybe some safety nets for landlords, like help with problem tenants to make it less risky to take on risky-seeming tenants. I think the city should provide fast (but thorough) permit review for everyone. This should be basic service and not an incentive. I don't know what I think about taller buildings along major roadways. I think the city should check out parking lots to study whether less parking is actually being used for affordable (or any) developments near bus lines. If so, then yes, require less. Otherwise, no. I don't think the city should be in the business of building affordable housing. I'm not sure what they would do to preserve affordable housing. I am strongly opposed to subsidized housing. I am for programs to help poor people live indoors, but that should be a payment to them, like food stamps. Housing stamps. Not something you bribe builders or landlords to do.</p>
1	<p>Stop letting the rich come in and drive prices up. Just because people are moving to Austin daily doesn't mean the city needs to be greedy and raise everything. You can still make money by having living affordable. They are driving people out of Austin by being greedy.</p>
1	<p>Charge a \$2/sf affordable housing fee on all new developments, including all property types. Uses the funds to subsidize affordable housing. Require the city to require compliance with the programs in the projects that already include affordable programs.</p>
1	<p>New residents should pay much higher taxes than people who have been here before Austin was ruined.</p>
1	<p>Stop annexing suburbs and trying to increase affordable options outside the central city. Focus on building it where transit operates now.</p>
1	<p>Create incentives for developers....we don't need anymore high rise hotels. The demographics in Austin are changing but that doesn't mean the City can ignore the needs of its existing residents who are suffering the consequences of gentrification and rent increases.</p>
1	<p>Allow small lot homes, make it easier to get MF-6 zoning, reduce parking minimums across the city, provide incentives to developers who build multifamily properties for home ownership instead of rental apartments</p>
1	<p>Property tax freezes for long term, low income residents to prevent unsustainable spikes in their housing costs</p>
1	<p>Expand out. Start developing on the outskirts to make more affordable housing. I don't know why you guys haven't thought about this yet. You guys are focusing so much on downtown area of Austin that you aren't creating anything for anyone that cannot afford what you are currently creating. This is a college town. How did I come here being able to afford a 2 bedroom and then having to move down to a studio at the prices that I am used to paying for a 2 bedroom nice apartment? This is a college town. Cater to the college kids that are STAYING like me. Do you know how many people my age are depressed right now? My friend has his Masters Degree, living in a shitty apartment on Oltorf, hates his job and is unhappy. My other friend has his Bachelors degree, living in STUDENT apartments in that area and is very depressed-like suicidal depressed because he is working at Dominos pizza, my other friend is a Real Estate Agent by Day and working Uber by night and my other friend is an Architect by Day and a Favor Driver by night just to keep up with the lifestyle in Austin Texas. Back when my little sister was here...in 2007, this was considered one of the happiest cities in America...and now it's not.</p>
1	<p>new tiered water rates and upcoming electric rate increases make Austin unaffordable, regardless of what is done for housing, making me less likely to support it. First things first!</p>
1	<p>Fix the code to allow for organic densification in all Austin neighborhoods - especially those with amenities like good schools, parks, job access, transit access, grocery access, etc.</p>
1	<p>Allow zero lot lines in transition zone between commercial and residential corridors, build on surplus public properties throughout city,</p>

1	all your suggestions rock! also, get rid of that stupid no more than 4 unrelated tenants per property ordinance. Outlaw trashiness and loudness, not efficient and lawful multihabitations.
1	stop regentrification. incentivize comprehensive transportation options that service underserved areas. set fixed property tax rates for historical and culturally significant land areas. create programs that encourage homes to be kept and maintained by current home owners. Encourage development on underutilized land tracts
1	Get a lot tougher on drug use and drop-outs. Living in a nice city is expensive. It is not a given. Education, hard work, doing what it takes. First step in solving this problem for 20 years from now is drug dogs inside schools daily. 3rd drug offense would end students right to any public education.
1	is it possible? refurbish walk ups. no more tear downs of old buildings and strip malls for high price condos.
1	stop developing ridiculously expensive condos/houses on the east side and pushing the poor locals out.
1	There are ways to build affordable housing that do not make rents begin at \$1000 a month. (Or purchases out of reach.) There are ways to build densely without making things like ant hills. Prefabricated buildings can be lovely if they are well thought out. Homes that go up and not out can be possible solutions. The city is not taking advantage of the opportunity for land trusts. These options should be exploited.
1	<a href="http://ctb.ku.edu/en/table-of-contents/implement/physical-social-environment/affordable-housing/main">http://ctb.ku.edu/en/table-of-contents/implement/physical-social-environment/affordable-housing/main</a>
1	Fix the broken appraisal & property tax situation. keep city government focused on safety and infrastructure
1	I think it would be great if the City of Austin could look at incomes of working artists and if at least 50% of their income is generated with art the artists should receive some sort of validation certificate that they can present upon choosing housing that would give them 10% off each month's rent or something similar. Each rental would have to be in compliance with this in order to strengthen the quality of life and work for artists in ATX.
1	Creating shared living where the kitchen is shared for multi generational households or multiple family households
1	As unrealistic as it may be, I believe we need legislation to establish rent control. In addition, I read a citizen's proposal to cap property taxes at the rate in place when a home is purchased. As property taxes increase over time, the additional tax payments would be deferred until the eventual sale of the property, when the deferred taxes can be deducted from the proceeds of the sale.
1	Remove all developer incentives across the board, and only return the incentives if affordable housing exceeds a certain % (10% minimum)
1	It's an issue of demand. High demand, high prices. Maybe if property values and resulting taxes weren't pricing folks out of their homes, it would be better. But running them off just to tear down their small home and build dozens/hundreds of high-end condos and apartments DOES NOT result in affordability. Quit lining developers pockets at residents' expense
1	Land trust where people can buy affordable home to live in. Not turn around an flip as the current status quo.
1	More Co-ops for recent college grads, more granny flats, more units that have larger bedrooms for roommates and multi-family to share on rent
1	Create positive housing communities for vulnerable communities that have social service programs built in - such as childcare, safety watch, and carpooling

1	All of the abovev change land use codes, reduce barriers to being ADUS, allow multiple homes on large lots, etc
1	More density. Reduce influence of Nimby organizations/Neighborhood "Ass"-ociations. Deprioritize cars altogether. Lighten up on Uber and Lyft. Build high. Build dense. Build walkable. Ban Jeff Jacks and Lorraine Atherton from Travis county. Maybe banish them to Somalia. That'll shut them up.
1	Regulate rent increases more strictly so rents aren't going up at insane rates. Stop focusing on building fancy condos for the rich people moving into Austin and focus on the people getting pushed out by those people.
1	Give homeowners fewer seats at negotiating table and get rid of ordinances that don't allow densification. Also, pass rent control!
1	Listen to the developers and builders whom are actively building affordable house. Reorganize the current Housing Department, the current department leaders and staff are part of the problem.
1	Smaller houses on smaller plots of land, more row houses, greater incentives for non-corporate landlords
1	Including business space within the construction and requiring 50% of the workforce to be employed by those who are eligible for the affordable housing. Creating a sense of community within the new construction AND with the existing surrounding neighborhoods. I believe building a sense of community among neighbors reduces fears about one another including the "unknown" about folks who live in low-income housing.
1	The city should guarantee down payments for buyers of modest purpose-built condos who can qualify for a commercial loan and meet certain criteria.
1	better transit system to ensure people can live anywhere in the city/county and work any where as well but be able to get to work in a timely manner
1	Yes! You have to fix regulatory scheme first. There will never be enough dollars for subsidized affordable housing if the broad middle class can't buy or rent affordably at market rates. And that supply must be allowed in the areas of Austin in close proximity to jobs, amenities, transit and services.
1	keeping it honest--single mom, \$30,000/yr; livein roommate \$30,000/yr--still eligible for under \$50,000 housing?
1	I think creating property tax incentives for folks who have owned home for over x-years and made x-improvements would benefit long-time homeowners in Austin. Also, some kind of disincentive for properties used primarily for short-term rental (AirBnB).
1	Collaborating with more nonprofit agencies who work with low-income individuals or families to provide ongoing support through counseling and case management
1	Even families making \$100k are struggling to find housing. Allowing more housing supply and housing types is really the only way to help middle-class families. Subsidized/below market housing is great, but it will only help the poor. Keep in mind that professors, mailmen, teachers, gov't workers are all struggling to find housing, but aren't poor enough to qualify for programs. It all boils down to supply and demand and housing stock diversity, really.
1	Not sure- housing was affordable at one point. The homes haven't changed that are now "unaffordable".
1	I live in an apartment. How about the apartments you live in "adopt" or "gift" a % of people in need instead of adopting families or family at Christmas. CWS Apartment Corporation will not work with me on rent. Gone from 1,280.00 to 1,480.00 in 3 yrs. Plus electric average 180.00, plus gas, 30.00 avg., plus water, 80.00 avg. The family they adopted 2 yrs. ago was in North Texas!

	Money from Lottery- going to education? Add % rentals to the middle class. The lost group. Don't help us we will become the next homeless etc. LEG UP, PLEASE!!!!!! NOW!!!!!!!!!!!!
1	Why must you pit the newcomers making \$350K against long time residents living on fixed income? Force the Googles of this world to open offices in outlying areas rather than downtown and central Austin. We are turning growth opportunities into unmanageable problems best addressed in virgin development that city leadership continues to insist on addressing through redevelopment. Seems entirely inefficient, regardless of how one characterizes motive.
1	All builders of huge, overpriced, neighborhood killing high rise condos should be required to subsidize affordable housing for every structure they build.
1	make Housing Affordable to people that have lived here for more than 10yrs because we are the people that made this city GREAT
1	make it easier for home owners to build structures on existing properties. Reduce parking requirements in urban settings
1	Not pushing out the current low-income home dwellers! Not entering their long-established neighborhoods.
1	I would be willing to live further away from central Austin if those areas were walking distance to necessities like grocery stores, I'm thinking the way Portland is set up where you can get whatever you need by walking. I like access to healthy food and it's hard to get that if I live far away. Also improving transportation for those who live far south or east would make it easier to live in those cheaper neighborhoods.
1	Stop building condos, apartments, etc. geared toward the incomes of folks from other states used to paying high rent/mortgages. Build for Austinites....state employees, students, and those don't have 6 six figure salaries.
1	There is a big difference between capital A "Affordable Housing" and general affordability. I think this survey undermines that difference and fails to define it substantively, which makes this full of leading questions, and skewed results. I don't want the tools that would contribute to Austin's general affordability such as increased height, reduced parking minimums, zoning changes, etc. tied strictly to "Affordable Housing." It undermines their importance in providing more housing at every price point. While I think "Affordable Housing" is an important ballot issue. I vehemently oppose tying it to building codes.
1	incentivise small. even "tiny houses" in neighborhoods with developable land, such as Mueller and the old state school property along Bull Creek.
1	Condo developers should be required to provide rent-controlled spaces in new developments equal and equivalent to the renters they displace.
1	Missing middle, smaller lots, inclusionary zoning, density bonuses, etc. End opt-out neighborhood planning options.
1	Apportionment ordinances. People shouldn't be allowed to build new condos like the ones downtown without a sizable portion being allocated for affordable housing. Developers in east Austin should be held to even higher standards if they want to build. It shouldn't be gentrifying, it should be integrated.
1	increase density standards and reduce minimum lot size for development. Allow greater height restrictions and compatibility standards. Quit encouraging sprawl
1	Allow ADUs on all type of lot sizes; encourage more duplexes and small apartment/condo developments on areas zoned single family

1	The city/state could offer incentives which could be put in place so that existing apt complexes/condos/townhouses are able to offer more affordable rates for those of lower SES. Also, more city/state money should be allocated to make whole complexes for those who are in need.
1	(1) Increase the percentage of affordable units that developers should include in developments before they can get incentives. (2) Distribute affordable housing throughout the city, rather than concentrating it in certain neighborhoods, areas, or along major roads, etc. (3) Alleviate the property tax burden that is currently weighing down residents to the point of displacing residents, which in turn is only magnifying the problem by increasing the demand for affordable housing. (4) Work in conjunction with the public and other agencies to address the other issues that are contributing to the situation. This is not an isolated situation that is only about creating affordable housing, and so the issue can't be addressed in isolation. (5) Extend incentives to homeowners, not just developers, to build (or not), in a manner that promotes affordability. Simplify and shorten the permit process, subsidize or offer construction loans, waive fees, etc., and/or incentivize so that landlords can keep rents affordable. (6) Make it easier for homeowners (not developers) to build ADUs on the property on which they live. The recent changes to ADU regulations are insufficient for this purpose. (7) Place a greater part of the responsibility on developers since they often benefit at the expense of existing residents who are affected by being displaced; by the increase in traffic, commute time, noise, and crime; or by increasing property taxes when their interest is in remaining in their homes, not turning a profit.
1	Tall apartment style buildings, 3 bedrooms in any of the new housing. Most of the housing I find is 2 bedroom or less.
1	More historic preservation, more code flexibility for building ADU's, better connected transit (makes existing housing more affordable b/c of lifestyle adjustment)
1	Integrate affordable units in with market-rate units so that affordable properties do not become stigmatized.
1	More housing along the metro rail line that improves those who work central. Have it be a commodity to all rather than a luxury to some.
1	tiny house options within condos and smaller lots. Single Family Homes are priced by the sq ft and 400-600 sq ft are great options for milenials
1	I'm not that knowledgable to have ideas that would be significant or beneficial. I suggest that y'all continue working with the Ending Community Homelessness Coalition, low-icome families, and other key stakeholders to generate and act upon effective ideas.
1	Making sure that the income and affordable housing rents are realistic. I went to an apartment community in Mueller and was told that I needed to make less than \$35000 a year to qualify (which is \$2916/month) but to afford a 2 bedroom apartment which is \$980 per month, I would need to make 3.5 times the rent or \$3430 per month. Those numbers do not work if, as a single mom, I ever want my child to have his own room (we currently have a 1-bedroom that when the rents go up we will not be able to afford anymore). Someone from the City should follow up on that as it seems like a way for these complexes to get away with City incentives, but never actually act on it. Maybe the lady had her numbers wrong, but also almost \$1000 for a 2-bedroom apartment is not affordable for a single mom working full time with a kid.
1	Give preference to local people who have lived in Austin for more than "--" amount of time over people who are moving here from states where cost of living is higher and have never lived here before.
1	Recognize that not everyone commutes, and it could be less through telecommuting with gigabit internet access.
1	Use measures to try to slow the growth. Balance economic interests and attraction of new business with the the equally important concern for quality of life for those of us who already live here. There are many incentive strategies for attracting businesses but far fewer for encouraging affordable housing...

1	Allow ADUs in all SF zoning, allow smaller lots, allow microunit apts, reduce parking requirements, allow missing middle housing sans site plans, allow coops, do a market study to fine tune density bonus rules
1	build, build, build. Don't make it so hard for developers. Allow small lots, small homes, more apartment/condo buildings of all sizes. Eliminate parking requirements.
1	making sure that code next is not watered down. Adding density not just on corridors, but within 3 miles of downtown. Working with State Legislature to remove capitol view corridors. tell the nimbys to "shut up".
1	Caps on yearly taxes/appraisals, require certain percentage of new developments be tagged for middle income. Affordable is not just for poverty level, but the often missed middle class, who make too much for assistance but cant afford rent or buy
1	There should definitely be benefits for people who have served the public, i.e. Teachers, police officers, firefighters, etc. also, people who have consistently held certain low paying jobs (custodians, etc.) but continue to help their community. There are large tracts of land all over Austin that could use some condos.
1	There should be affordable housing in every zip code to allow workers to be close to their work ( and parks) not relying on one bus or one train
1	change the city council - get some people with brains instead of steal from the working class mentality
1	Figure out a better way to pitch making the existing housing affordable to landlords. Yes, we are growing and when that happens, property values increase substantially. Landlords would be missing an opportunity to not take advantage of that. But desire for increased wealth is greed, maybe tap into that greed motivation and supply something else other than money that fulfills it.
1	increase the diversity of housing types and promoting town/row houses, duplexes, triplexes, quads, etc. rather than just Single-family and apartments/condos.
1	Tighten demo rules, lower taxes in the city center for longtime homeowners and landlords, offer tax abatements to culturally significant areas such as East Austin enclaves (Holly, ECC), maintain old housing projects. Do not rely on new developer driven apartment type living spaces as affordable housing. Allow more housing vouchers for the needy so they can afford to live centrally near their jobs.
1	Work through Code Next to increase housing choices and to make it easier and cheaper to build all types of housing.
1	Don't let developers do in lieu of and put all affordable housing in the boondocks. Neighborhoods should be a mix of socioeconomic and income levels
1	Create a better property tax system. Those who flip houses should pay way more in taxes. I bought a house at a level I could afford, but income doesn't rise as fast as the taxes do. If people buy at a tax rate that rate should be locked or slowed for anyone owning their house long term. If you buy a house and flip it without providing low income options there should be a high tax penalty. Long term owners (people who buy and pay off their house) should have a slower and fairer tax rate increase.
1	Affordable housing needs to be downtown so that the hotel workers, restaurant and bar staff can be close to their jobs.
1	Increase density and ease the process for new construction. Also eliminate burdensome parking requirements in transit accessible locations.
1	stop apartment complexes from raising the rent as much as they want each year. There is no cap, my rent increased almost

	20% at renewal. :(
1	Allow affordable housing to be built in all areas of the city and surrounding areas, not just focused in one location or residential area
1	smaller multi-bedroom homes on small lots; people don't need tray ceilings and huge yards, they need places to sleep. more condos, just make insulate between common walls and floors/ceilings so people who buy have more privacy and feel a better sense of ownership. affordable housing doesn't mean 'projects'. allow tiny homes in austin; build tiny home communities; this town would EMBRACE that and LOVE it and really get behind it.
1	Encourage businesses to move from downtown to the outskirts, encourage cheaper housing near the major highways
1	Build more affordable housing within the center/main of Austin (NOT on outskirts or surrounding towns). Make that housing more energy efficient/lasting/quality, so as to not require constant repair or maintenance.
1	public transportation will help avoid housing segregation. If there were more public transportation options, the lower and middle class households would not have to worry about living far from their place of employment or school in order to have affordable housing.
1	even with bus routes, everyone has a car so need to include parking for residents, including ones in multi-family, apt, condo, etc housing
1	Let's create affordable housing based on a set of "personas." Artist, you married couple, new family, elderly, etc. and create programs targeted for each. The income question is a false flag without understanding the personas and their unique requirements.
1	Should be built on mass transit lines, allowing transport but not necessarily proximity to jobs downtown
1	Stop promoting the idea that Austin is the greatest place on Earth to live...not EVERYBODY has to live here!
1	Stop giving incentives to developers who think affordable housing means a 250k house. Getting incentives should mean at least 25-30% of the housing is affordable to people making less than the median income.
1	Require all new residential and mixed-use developments to reserve at least 20% of their units for lower-income residents.
1	Create an affordable housing trust fund. Development incentives for private developers to build more affordable housing units. Increase funding for rental assistance programs. Increase funding for downpayment and closing cost assistance for income-qualified homebuyers.
1	lower property taxes, make it harder for developers to tear down cheaper housing and turn it into luxury housing.
1	I grew up in a low income home near San Antonio. My parents moved us to a rural area to afford better housing. The commute was long, but the quality of life was great. San Antonio's affordable housing is in the suburbs. Austin has already, or almost already, outgrown its capacity for more burbs. I'm not convinced Austin is affordable any more. I moved here in 1984 after college.
1	Diversify the pool of developers building affordable housing by moving toward a more competitive, request for proposals model.

1	YES! Require some of those condos downtown to have so many units available for affordable housing (perhaps 1st through 5th floors, with no "view") so the many low income workers in many of the office buildings (janitorial staff, parking attendants, bar tenders, or support staff in those office buildings) can have more options. Why should only the wealthy coming in from other states benefit from all that Austin has to offer. Also, many of the older homes being bought up and renovated in the central Austin neighborhoods should require one affordable housing unit for those being turned in duplexes and fourplexes. For a young adult such as myself with a B.S. working at a non profit organization COA does not give me much option on good central affordable housing close enough to a good school for my daughter.
1	Stop electing real estate developers to City Council, stop building so many damn hotels, stop building so many expensive high rises and high-end condos, stop gentrifying neighborhoods
1	How about a contest for UT Architecture and Design students to design a tiny housing community, both rental and purchase property and the City goes with the chosen design as the prize?
1	Get rid of neighborhood planning contact teams. Remove SF housing from central city. Better public transit
1	Quit letting Californians in. No more tax breaks to large corporations and for crying out loud toll roads help no one but Rick Perry and his band of fat cats
1	Continue toward flexibility on infill and ADUs. Relaxing parking requirements. Get developers to build it in their developments instead of paying fee in lieu.
1	Expand and find Alley Flat Initiative; relax zoning for close-in neighborhoods especially; improve permitting process for missing middle housing types
1	Tax luxury developments to pay for affordable housing and improved transportation. Build the damn light rail.
1	I think it is a good idea to have more small houses on small pieces of land. Austin, with its rudimentary public transportation system is not well suited to high density housing
1	Tax non-local investors contributing to the gentrification of our city. I do like the idea of either requiring or incentivizeing such housing company's to include more affordable options within their buildings.
1	Affordable housing in the city center specifically for State and City employees who work in the downtown area which would help eliminate traffic congestion going into the city and also help recruit employees for city/state jobs.
1	We should keep in mind that meeting demand is a huge challenge. There will be many people who cannot get subsidized housing because demand exceeds supply and/or they don't qualify. Increasing the supply of housing in areas of high demand will directly or indirectly help Austinites of all income levels. Also, minimum parking requirements should be reduced unconditionally; they make development more expensive, incentivize car ownership, and are generally bad policy, and I'm don't think that an income-based set-aside makes sense for a project with, say, only three or four units.
1	Stop building luxury condos & apartments & focus on housing that is well-made and affordable. Stop tearing down small homes and building monstrous, unaffordable mini mansions in neighborhoods that have traditionally housed people of color. Provide incentives for builders to stop flipping these properties out of the community's price range.
1	More efficient uses of space, including rethinking zoning law so we can have more dense housing like rowhouses or bungalow courts on lots zoned for single family housing.
1	Commercial property tax. Businesses want workers but don't want to pay them much? They should be responsible for

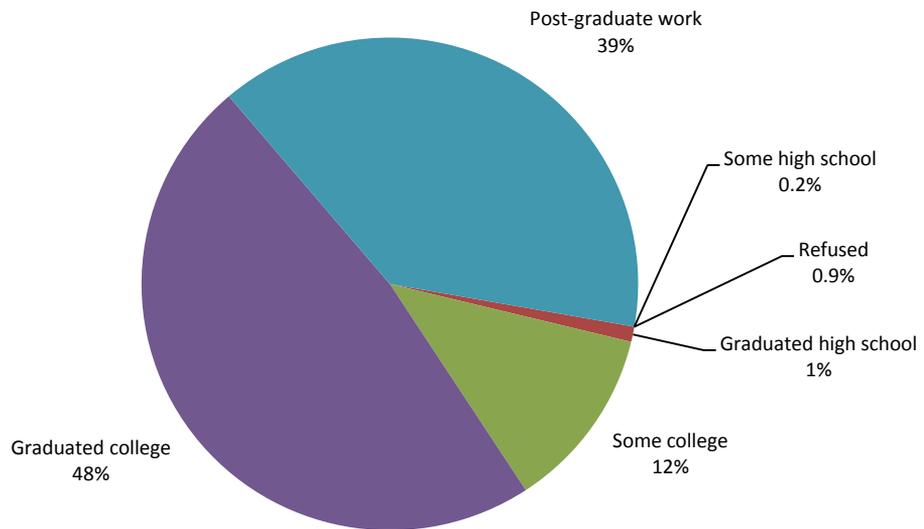
	assisting in finding them affordable housing nearby at the very least.
1	Foster neighborhood specific think tanks that pronotes the creation of affordable housing options, including but not limited to tiny home density on large lots, duplex or four plex multi-family units with options to rent or buy. Also consider areas that are near bus lines, libraries, parks & social services.
1	Fix the tax code so that commercial property taxes are assessed the same way residential property taxes are assessed and you have plenty of money to incentivize developers willing to provide affordable housing.
1	I would rather see people that have generations that have lived here not be moved out of their homes. I would rather the community find better ways to communicate the growth and find answers instead of kicking people out of their homes.
1	Incentives to build more moderately priced housing, especially multi-family and missing middle. Lower parking requirements. Speed up application process. Improve transit so people need fewer cars. Provide transit passes instead of parking. Greater equity in property taxes, so commercial pays it's share. Improve programs that help people to stay in their homes, both renters and owners. Rehab existing structures to save costs. Include energy efficiency to lower utility bills. Change the code to allow more missing middle housing.
1	I think that the City of Austin really needs to evaluate who is served by affordable housing. My concern is that the cutoff for qualification is \$40K; however, I think that the threshold should be higher, taking into account the 20%+ over-inflation in the housing market. Middle income families are not being addressed.
1	Institute rent control so some existing housing can be affordable, instead of letting developers get the incentives to overbuild.
1	love the mobile loaf and fishes communties. these would be great for single parents. Row homes with central park areas. Less land and more community focus.
1	Options for ownership of land as opposed to long-term rental. Require developers to include affordable units at all developments
1	allow mobile home parks owned by co-ops whose members are the residents, raise money by charging commuters daily transportation tolls for private vehicles, eliminate property taxes for housing co-ops,
1	Remove restrictions that prevent developers from building dense housing, and create regulations that prevent them from reserving what dense housing they build for people too rich to buy single-family houses.
1	The only way to provide affordable housing in Central, Southwest and Northwest Austin is through the utilization of a Community Land Trust. Land prices are to high
1	Get realistic about who should qualify. The criteria should allow for people with good credit but high debt (e.g. student loans) to qualify even if their income is slightly higher than the cut-off.
1	Support building smaller homes on smaller lots. Allow for subdivision of larger lots to accomodate more density. Incentivize development of affordable housing. Reduce parking regulations that make development more expensive and incentivizes car use. Support missing middle development, especially in transit corridors. Make building duplexes, triplexes, and multi-unit developments easier to build as long as they fit the neighborhood character. Incentivize living smaller!!!
1	Tall complexes have not worked in major population centers. They have become crime centers and are eventually abandoned. Please do not go in that direction. Duplex or four plex buildings would be more in keeping with Austin's spirit.

1	Build more housing period! I support parking waivers and upzoning on major corridors even if the developer does NOT provide affordable housing. I do support the city of austin providing affordable housing, but that should be to people at the very bottom of the income scale, the disabled, elderly, homeless.
1	Mixed-income communities are generally the most successful. I'd like to see more dense buildings with a mix of market-rate and affordable housing.
1	remove parking minimums, allow construction of higher FAR units/buildings, smaller buildings on smaller lots, more UNO-esque upzoning
1	Certain percentages of homes be tagged as affordable per district with the understanding that homeowners cannot sale the home at a higher price. Home to stay at same level at time of purchase. All new homeowners have to meet financial eligibility criteria. Cannot allow multifamilies in the same residence.
1	Incentives for taking Section 8 vouchers. Subsidized and supportive housing options for people with mental illnesses and other disabilities. Tiny houses near bus routes.
1	We've got a supply problem, clean up the code, and don't let neighborhood associations or contact teams have a say. This should be administrative. Of course no one wants something new in their backyard, but then the city as a whole suffers
1	Take power away from curmudgeons in the neighborhoods to stop or delay (add costs) to new housing.
1	More market rate supply PLUS subsidized affordable housing for those on the lowest rungs of the economic ladder
1	Increased city fees, long permitting times and onerous entitlement processes are all significant factors that are directly related to reduced affordability. If the City wants more affordability, fix these problems for all projects in desired development zones. Don't focus solely on an arbitrary household income. Fix it across all projects so there isn't such a huge gap. Smaller lot sizes help. Eliminate site area limitations and allow greater density in desired development zones.
1	Allow small homes on existing lots to increase density (but also restrict STR density for this property type).
1	relocate all the houses slated for demolition permits to "city" owned land- rehab them with a work force providing jobs for those who might be able to benefit from living in these homes. It is disgraceful and wasteful that we demolish perfectly good homes rather than trying to relocate these structures that could provide housing for people who need it.
1	I lived in an Artspace building in Mount Rainier, MD before returning to my home state of Texas. The tax subsidy helped me establish myself as an artist and save enough money to have greater stability and mobility. I don't have many ideas other than this example, but I believe affordability in housing and equity is one of the most important
1	I really don't have a clue how to do all of this, but city leaders should have seen this coming decades ago and made plans for combating this very serious problem. Gentrifying neighborhoods and kicking the poor people out of town isn't the solution. I don't think this was intentional, but could have been avoided a long time ago.
1	I feel Community First is doing a good job incorporating affordable housing for people of multiple economic levels together. I don't think it is healthy to systematically segregate people by housing costs. I think people on different earning levels have things to offer each other. I feel the city's definition of affordable is not truly affordable particularly for a single person. I also do not think it is fair to push people out of their houses into either affordable non-houses (apartments, condos ect), or ask them to move out of town or leave the city because they can no longer afford property taxes. I understand this is a universal problem in growing cities but I think Austin should be more creative about smaller house and accessory dwelling units. I would like Austin to stop offering tax breaks to companies to move to the city. Let them pay full taxes to come here. I also do not feel it is right to give breaks to developers near transit lines when the lines are not viable for commuting. Their tax money should instead go into building the commuting infrastructure. I don't want the city to be overly involved in providing affordable housing, just in

	ceasing to allow for unchecked growth.
1	Allow small multi-family buildings (12 units or less and 3 stories or less) by right everywhere in the city and eliminate compatibility requirements for those buildings. Eliminate parking requirements especially in around the University and the Plaza Saltillo area.
1	Renovated existing structures that are damaged or abandoned, rent caps, clean up neighborhoods that have affordable housing (Sweeney Circle) so they are safer, make Foundation Communities reinstate their appeals process for denied applicants, remove discriminatory policies that are practiced by housing market (financial background checks, income requirements, criminal background checks) so current housing will be more accessible.
1	Adjust zoning/building regulations so that 'tiny houses', 'mother-in-law units' and small houses can be built.
1	Give incentives to individuals and non profit organizations, not corporations. Stop flattening and pouring concrete. No one is even gonna want to live here when we're through. Tiny homes, community living!!
1	Make it manditory for anyone devoloping 10 or more units or anything to be sold at higher than 700000 to either make ten percent of the units below market, or a percentage of the total sale go towards a fund to subsidize affordable housing
1	Remove the bottle neck created buy the planning, development review, and permit departments. Stop funding 'pretty things' with tax dollars.
1	Work to increase the number of housing choice vouchers and apartment complexes that will accept them. Work to overturn the state law overturning the city ordinance that made it illegal to discriminate against source of income.
1	Stop allowing these developers to coming into East Austin and other places building these high rise \$400,000 homes next to this \$20,000 home that's been there for a while and then charged that \$20,000 home a boatload of Texas to make them get out of the neighborhood so you can build a \$400,000 home again
1	Provide vouchers and mandate all rental communities to allocate a portion of their rentals to meet affordable housing needs. Remember memeber of the baby boomers and senior citizens fall in this category.
1	Connect with public transit, levy more taxes on large condo developers to cover externalities e.g. increased congestion, to cover improved infrastructure
1	Make money available for low income and low middle income, take money from bloated police budget and tax incentives you give to the rich for being in your racist city
1	A state income tax would ease local property tax. This is a major contributor to housing affordability.
1	I have designed an affordable neighborhood based on the cohousing model. These are small houses. My phone is 512-422-4867. TXbicyclecamping@yahoo.com Lee Stork
1	Preservation of existing rental housing near transit, support creation of cooperatively managed rental housing, require acceptance of vouchers in all projects receiving density bonuses, require that affordable units created through density bonuses give the housing authority the opportunity to purchase these units. Creation of land trust units in all new subdivisions.
1	Provide incentive for cooperative housing development, removing regulations preventing coop housing, and removing legislation that limits the amount of unrelated/unmarried tenants sharing a single home.

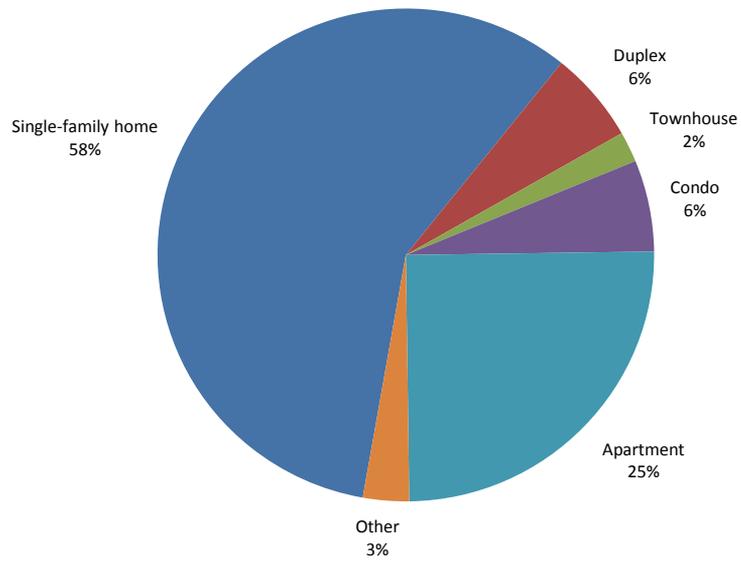
1	Find the organizations that do it well already. Don't need to reinvent the wheel. Community land trusts. Inclusive zoning. Tax breaks for low income homeowners
1	Do not allow any more high rise condos or big developments to go up without offering at least 50% affordable housing that is AFFORDABLE - and not just a few bucks off a 1,000 1/br or 800 studio - that is absurd. Noone with a regular job can afford to live here.
1	Offer various kinds of programs. Subsidized housing, home buying incentives, education for credit repair/building and financial literacy, job creation/advancement opportunities, the use of tax credits, federal programs, and improve public transit
1	Expedited permitting for higher density/mixed use developments. Allowing tiny houses/multiple tiny houses on one large lot. Requiring new houses in Hyde Park, etc, to build a carriage house in the back (or something like it)
1	Stop using tax payre money to promote growth of Austin for the benefit of the wealthy at the expense of the moderate and lower income folks
1	a con: in my opinion, allowing builders/contractors to increase the size of buildings (either footprint, getting away from the impervious cover limits, or by increasing height) for adding a couple affordable housing is a bit of a farce - helping the builders but in the end doing very little for those who need help with affordable housing. integrate austin more and develop buildings with heathy landscapes - not simply buildings slammed up right against roads. in my mind two things will help austin continue to be a viable and beautiful place to live - open spaces and a solid mass transit system - the latter will help all in this town stay happy and the first one, open spaces will help folks of all income levels live better.

### 23. What is the highest level of school you have completed?



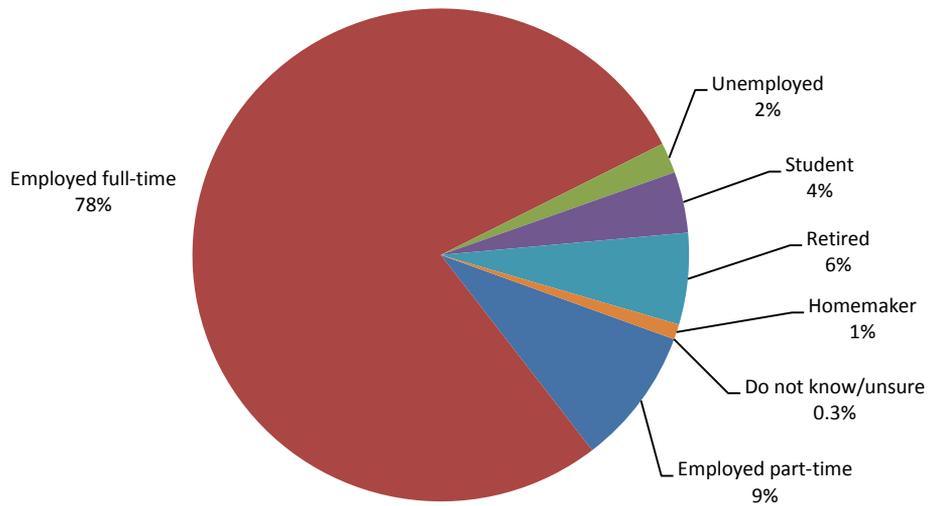
Value	Percent	Count
Some high school	0.2%	2
Graduated high school	0.9%	8
Some college	11.6%	104
Graduated college	47.7%	428
Post-graduate work	39.3%	353
Do not know/unsure	0.0%	0
Refused	0.3%	3
Total		898

**24. Which of the following best describes your residence?**



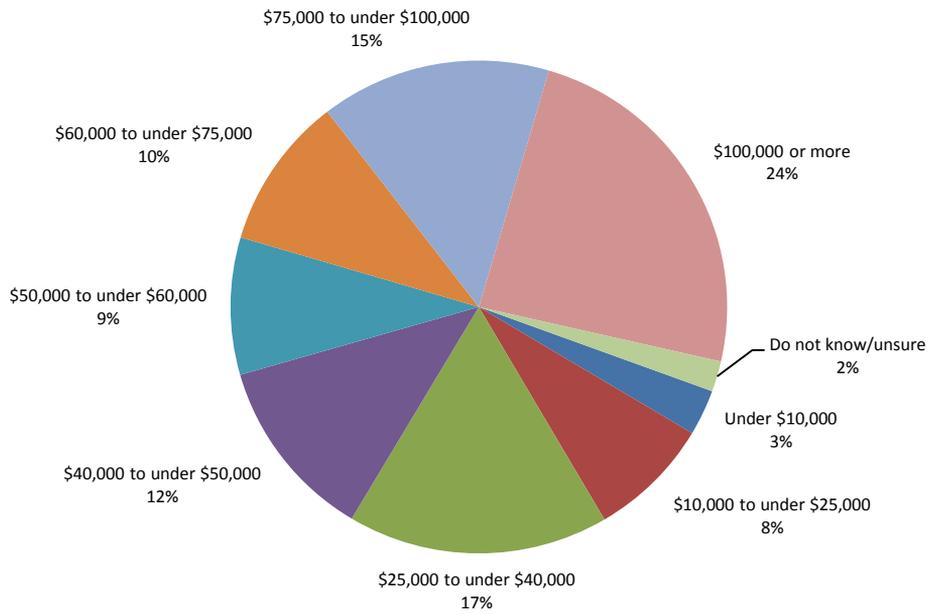
Value	Percent	Count
Single-family home	58.1%	521
Duplex	6.2%	56
Townhouse	2.0%	18
Condo	5.8%	52
Apartment	24.6%	221
Other	3.2%	29
Total		897

## 25. What is your current employment situation?



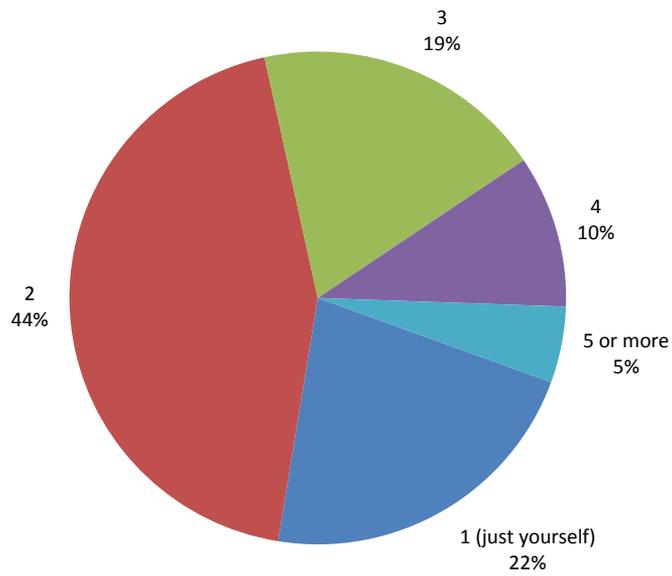
Value	Percent	Count
Employed part-time	9.0%	81
Employed full-time	77.8%	698
Unemployed	2.2%	20
Student	3.7%	33
Retired	5.7%	51
Homemaker	1.2%	11
Do not know/unsure	0.3%	3
Total		897

**26. Which of the following categories best describes your total family income for 2015, before taxes?**



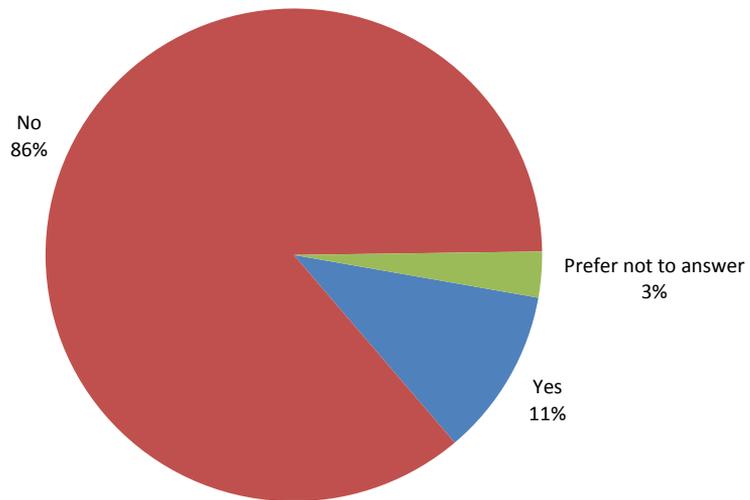
Value	Percent	Count
Under \$10,000	3.0%	27
\$10,000 to under \$25,000	7.7%	69
\$25,000 to under \$40,000	16.7%	149
\$40,000 to under \$50,000	11.9%	106
\$50,000 to under \$60,000	9.2%	82
\$60,000 to under \$75,000	9.7%	86
\$75,000 to under \$100,000	14.8%	132
\$100,000 or more	24.5%	218
Do not know/unsure	2.5%	22
Total		891

27. Which best describes how many people live with you, including yourself?



Value	Percent	Count
1 (just yourself)	21.7%	195
2	44.1%	396
3	18.9%	170
4	9.9%	89
5 or more	5.5%	49
Total		899

**28. Do you or does someone in your home have a disability?**



Value	Percent	Count
Yes	10.6%	95
No	86.2%	774
Prefer not to answer	3.2%	29
Total		898

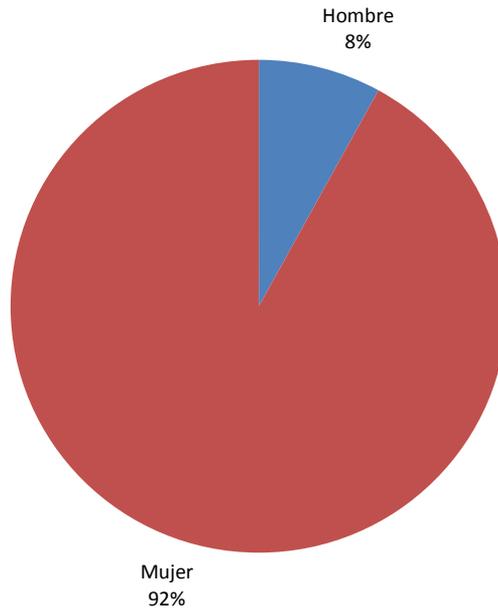
**Neighborhood Housing and Community Development**  
**Affordable Housing Survey Research**  
**Online Spanish Version**

**April 2016**

# CITY OF AUSTIN HOUSING SURVEY (Spanish Version) – April 2016

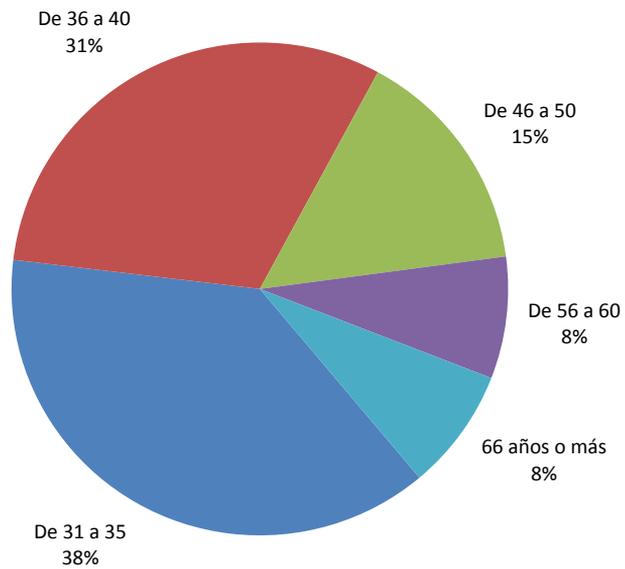
## ONLINE VERSION

### 1. ¿Es usted?



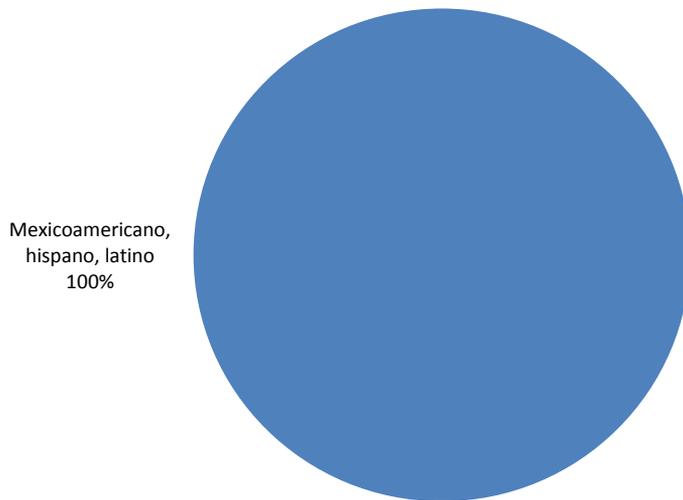
Value	Percent	Count
Hombre	7.7%	1
Mujer	92.3%	12
Otro	0.0%	0
Prefiero no contestar	0.0%	0
Total		13

## 2. ¿Cuántos años tiene?



Value	Percent	Count
Menos de 18 años	0.0%	0
De 18 a 24	0.0%	0
De 25 a 30	0.0%	0
De 31 a 35	38.5%	5
De 36 a 40	30.8%	4
De 41 a 45	0.0%	0
De 46 a 50	15.4%	2
De 51 a 55	0.0%	0
De 56 a 60	7.7%	1
De 61 a 65	0.0%	0
66 años o más	7.7%	1
Total		13

3. ¿Cuál de las siguientes categorías describe mejor su raza/etnicidad?

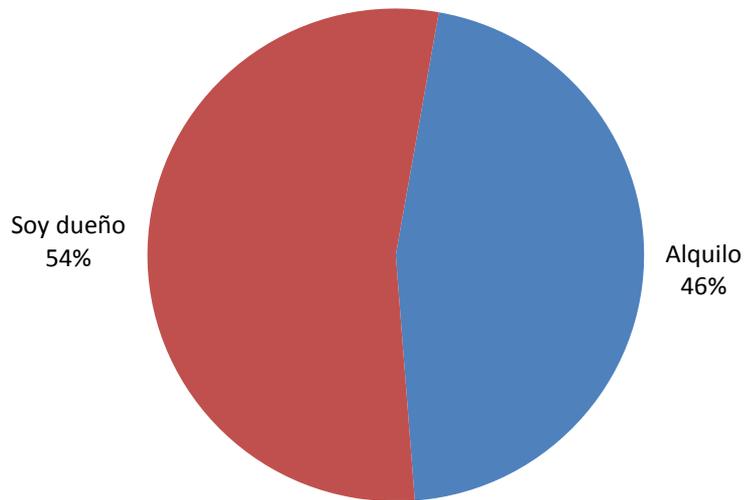


Value	Percent	Count
Afroamericano	0.0%	0
Aleutiano, esquimal o nativo americano	0.0%	0
Asiático, de las Islas del Pacífico	0.0%	0
Mexicoamericano, hispano, latino	100.0%	13
Blanco	0.0%	0
Total		13
<b>Responses "Otro"</b>		<b>Count</b>
Left Blank		13

#### 4. ¿Cuál es el código postal de su casa?

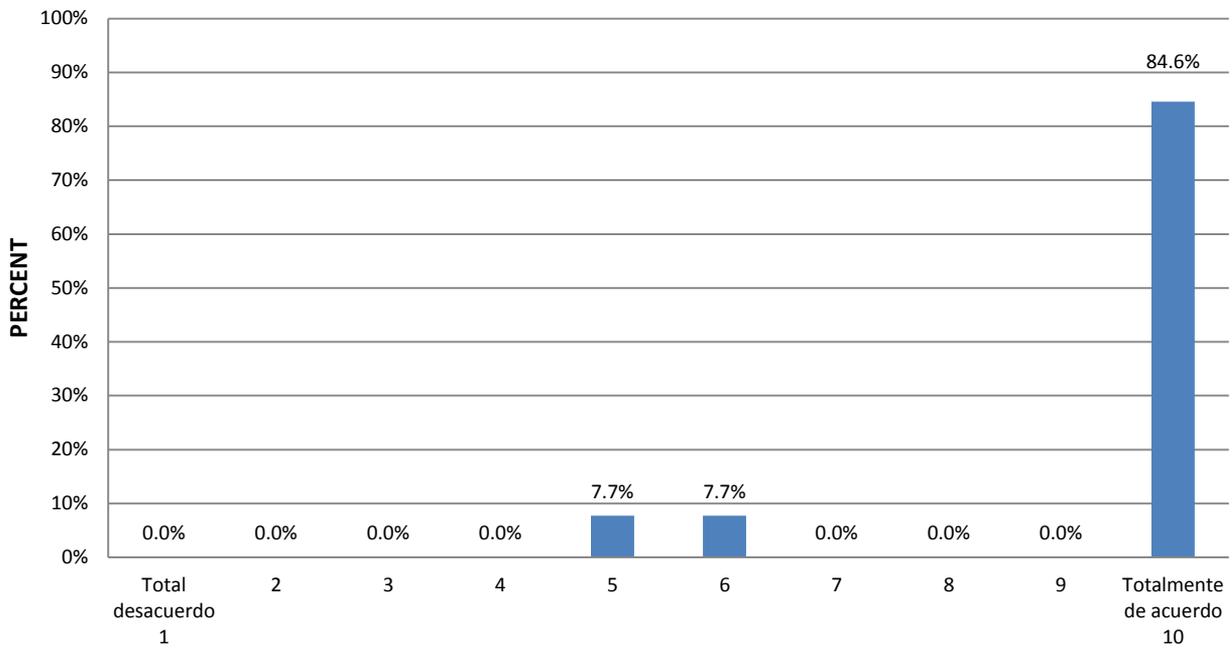
Count	Response
1	78640
1	78653
1	78702
1	78721
1	78725
1	78727
1	78730
1	78741
2	78745
1	78748
1	78753
1	78759

## 5. ¿Alquila o es dueño de su residencia actual?



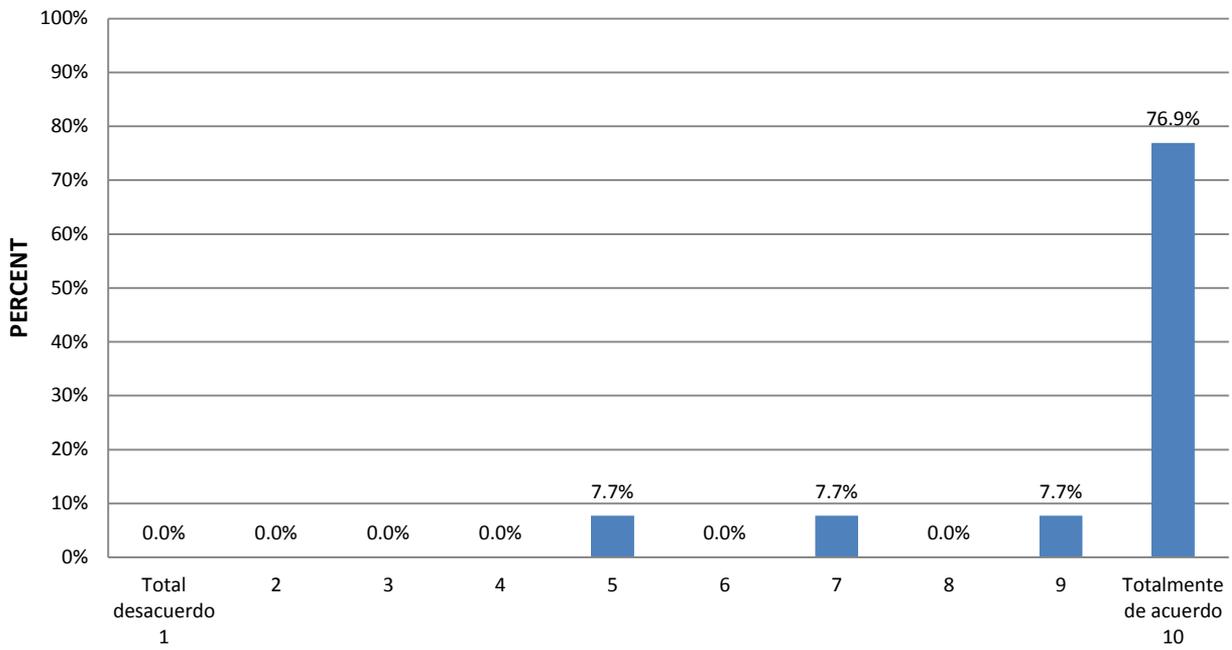
Value	Percent	Count
Alquilo	46.2%	6
Soy dueño	53.9%	7
No sé	0.0%	0
Total		13

## 6. Las personas que trabajan en Austin deberían poder pagar una vivienda en Austin.



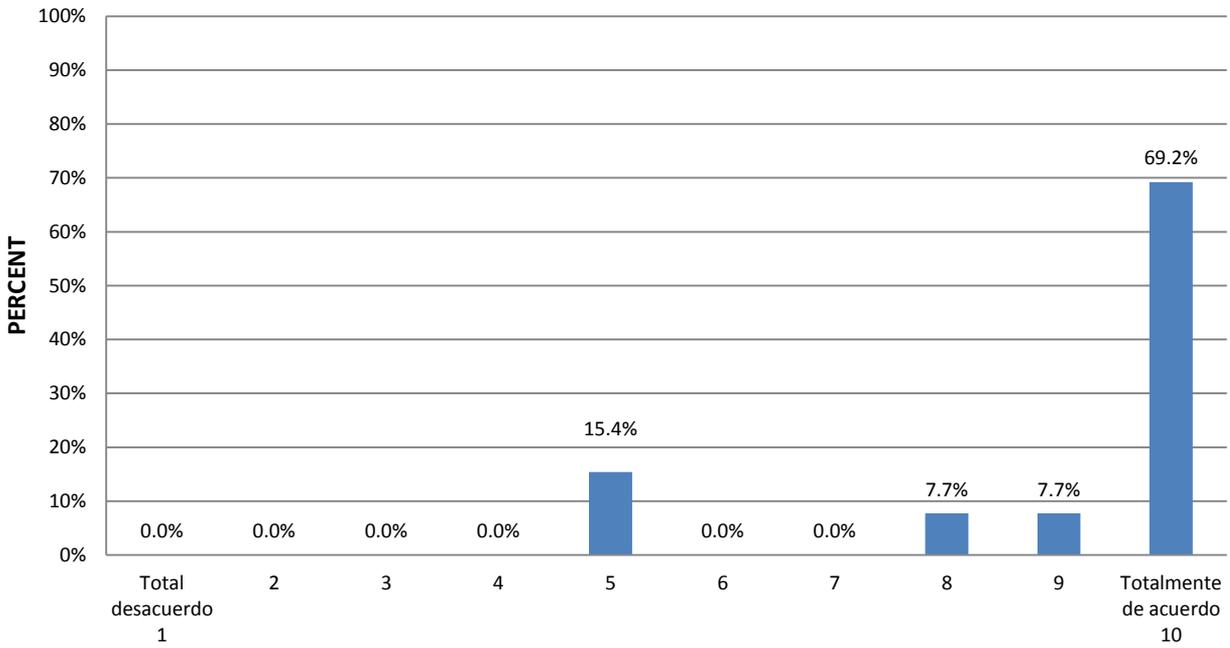
Value	Percent	Count
Total desacuerdo 1	0.0%	0
2	0.0%	0
3	0.0%	0
4	0.0%	0
5	7.7%	1
6	7.7%	1
7	0.0%	0
8	0.0%	0
9	0.0%	0
Totalmente de acuerdo 10	84.6%	11
Total		13

**7. Es importante que haya opciones de vivienda económica en todas partes de Austin.**



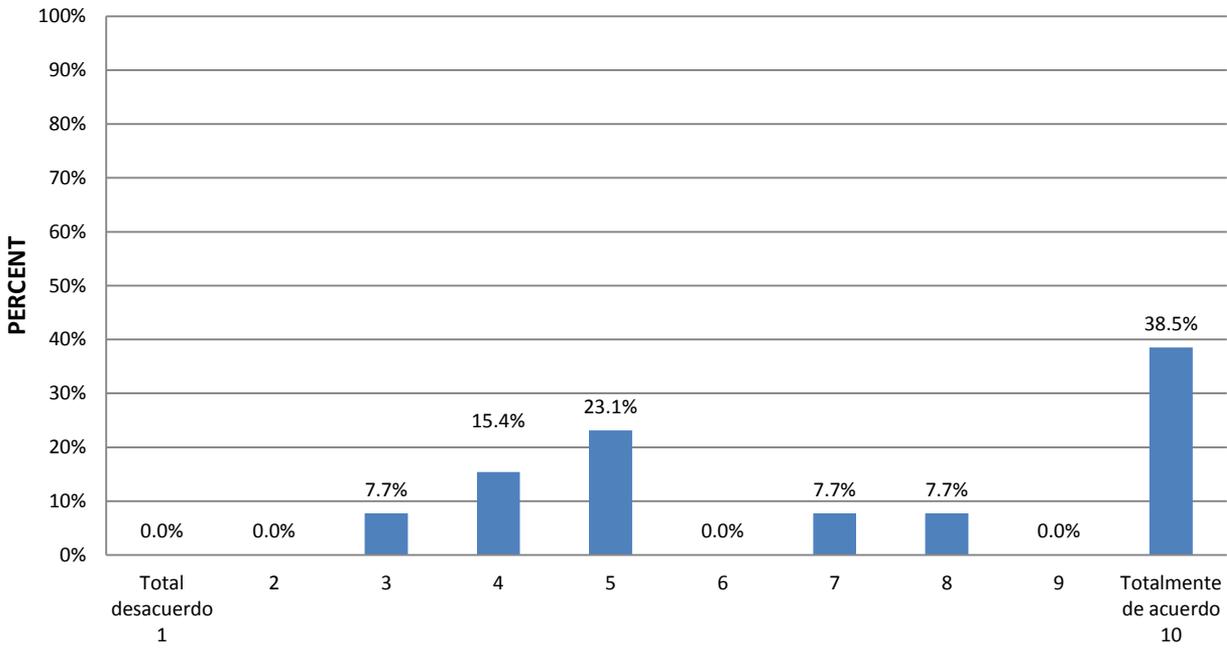
Value	Percent	Count
Total desacuerdo 1	0.0%	0
2	0.0%	0
3	0.0%	0
4	0.0%	0
5	7.7%	1
6	0.0%	0
7	7.7%	1
8	0.0%	0
9	7.7%	1
Totalmente de acuerdo 10	76.9%	10
Total		13

**8. La Ciudad de Austin debe proveer como incentivo la revisión más rápida de los permisos si los constructores proveen viviendas económicas para aquellos hogares con ingresos menores de \$40,000/año.**



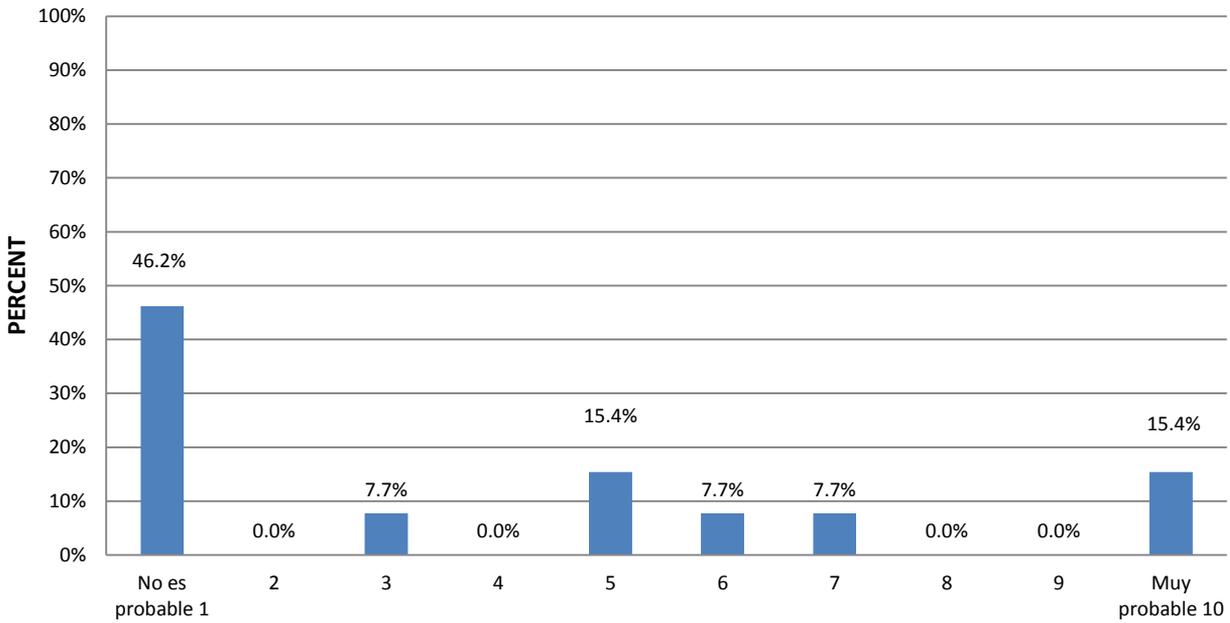
Value	Percent	Count
Total desacuerdo 1	0.0%	0
2	0.0%	0
3	0.0%	0
4	0.0%	0
5	15.4%	2
6	0.0%	0
7	0.0%	0
8	7.7%	1
9	7.7%	1
Totalmente de acuerdo 10	69.2%	9
Total		13

**9. Como incentivo, la Ciudad de Austin debe permitirles a los constructores construir edificios más altos a lo largo de las calles principales si un porcentaje de los apartamentos/condominios en los edificios los podrán costear aquellos hogares con ingresos menores de \$40,000/año.**



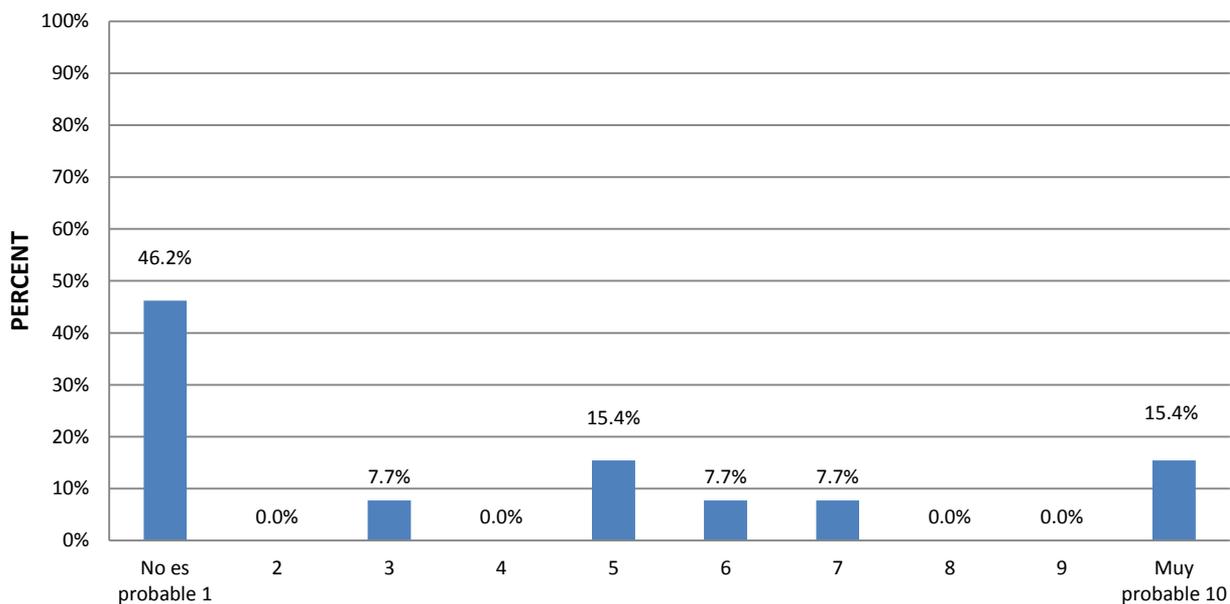
Value	Percent	Count
Total desacuerdo 1	0.0%	0
2	0.0%	0
3	7.7%	1
4	15.4%	2
5	23.1%	3
6	0.0%	0
7	7.7%	1
8	7.7%	1
9	0.0%	0
Totalmente de acuerdo 10	38.5%	5
Total		13

**10. Como incentivo, la Ciudad de Austin debe requerir menos espacio de estacionamiento para las construcciones a ¼ de milla de una ruta de autobús o riel si las construcciones proveen viviendas económicas para aquellos hogares con ingresos menores de \$40,000/año.**



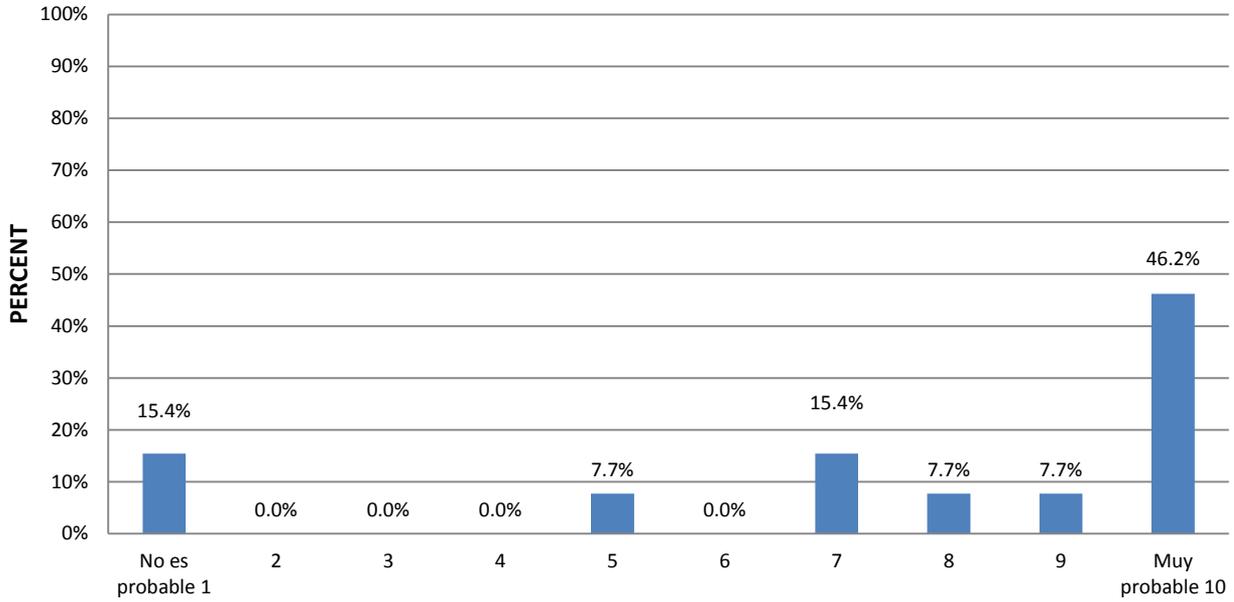
Value	Percent	Count
Total desacuerdo 1	7.7%	1
2	7.7%	1
3	0.0%	0
4	7.7%	1
5	7.7%	1
6	15.4%	2
7	7.7%	1
8	15.4%	2
9	7.7%	1
Totalmente de acuerdo 10	23.1%	3
Total		13

**11. Considere pagar impuestos o cuotas más altas si los ingresos de esos mayores impuestos y cuotas se usaran para construir viviendas económicas en propiedades con otros usos públicos, como bibliotecas y otros edificios públicos.**



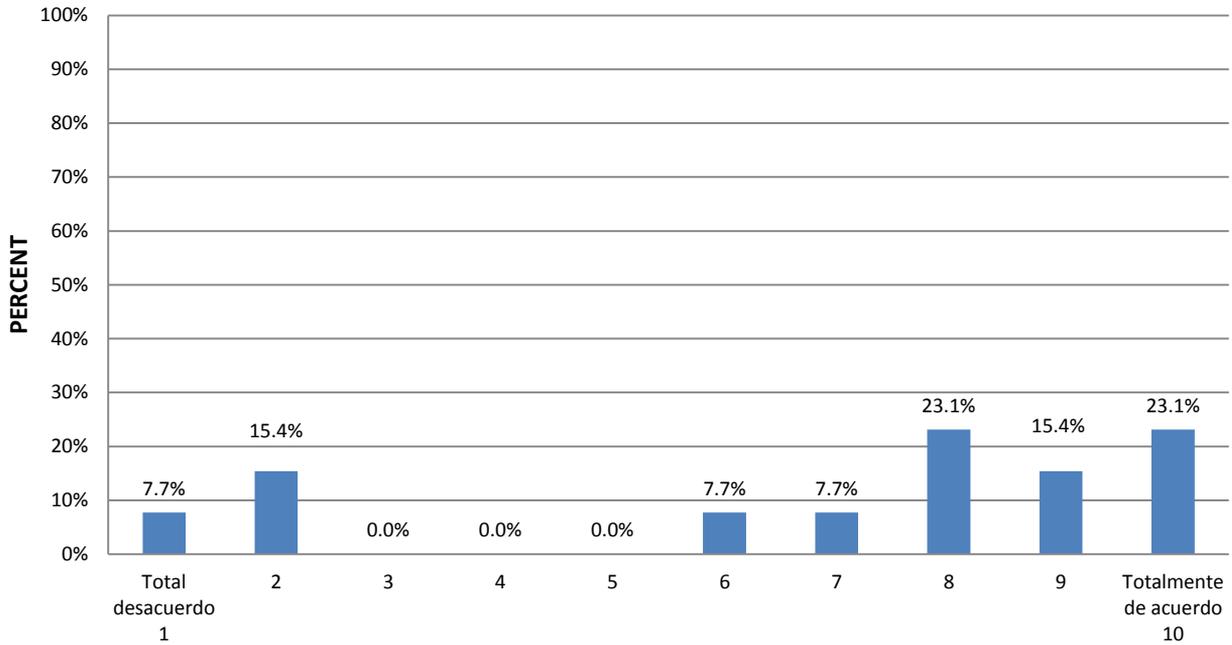
Value	Percent	Count
No es probable 1	46.2%	6
2	0.0%	0
3	7.7%	1
4	0.0%	0
5	15.4%	2
6	7.7%	1
7	7.7%	1
8	0.0%	0
9	0.0%	0
Muy probable 10	15.4%	2
Total		13

**12. Apoye a la Ciudad de Austin para usar los ingresos de impuestos adicionales generados de la construcción de nuevos complejos para preservar o construir viviendas económicas.**



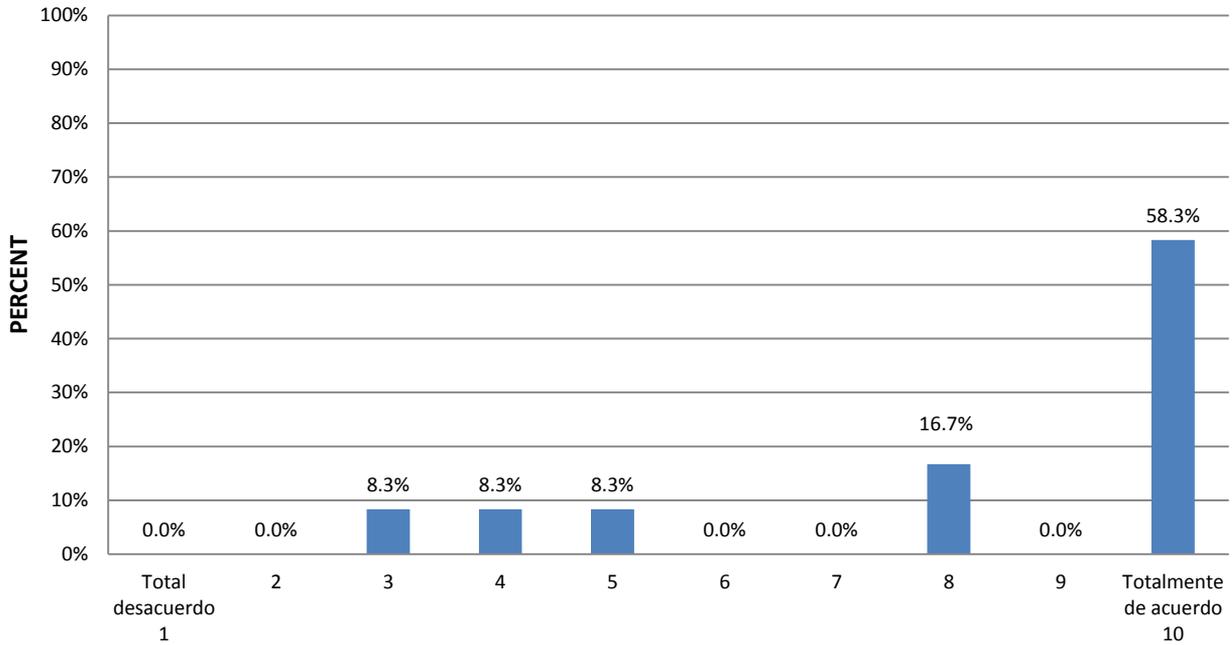
Value	Percent	Count
No es probable 1	15.4%	2
2	0.0%	0
3	0.0%	0
4	0.0%	0
5	7.7%	1
6	0.0%	0
7	15.4%	2
8	7.7%	1
9	7.7%	1
Muy probable 10	46.2%	6
Total		13

**13. La Ciudad de Austin debería aumentar la cantidad de viviendas económicas en los corredores de carreteras principales y en los centros de mayor concentración de trabajo.**



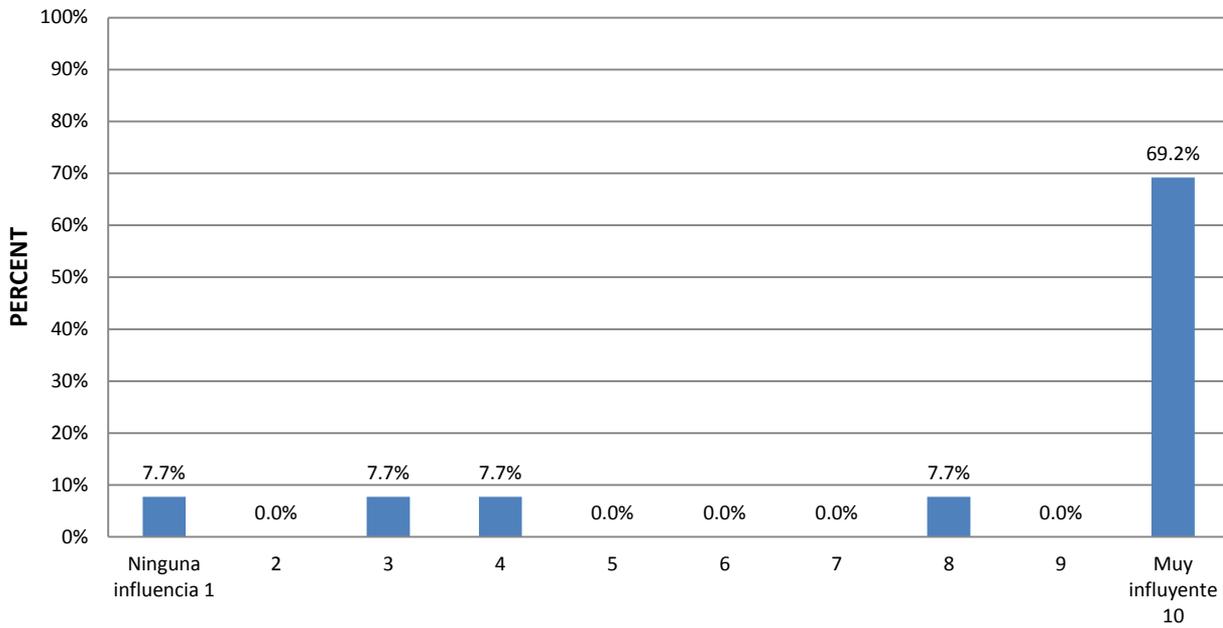
Value	Percent	Count
Total desacuerdo 1	7.7%	1
2	15.4%	2
3	0.0%	0
4	0.0%	0
5	0.0%	0
6	7.7%	1
7	7.7%	1
8	23.1%	3
9	15.4%	2
Totalmente de acuerdo 10	23.1%	3
Total		13

**14. La Ciudad de Austin debería permitir que se construyan casas pequeñas en terrenos más pequeños de lo que permite actualmente para que haya más opciones económicas.**



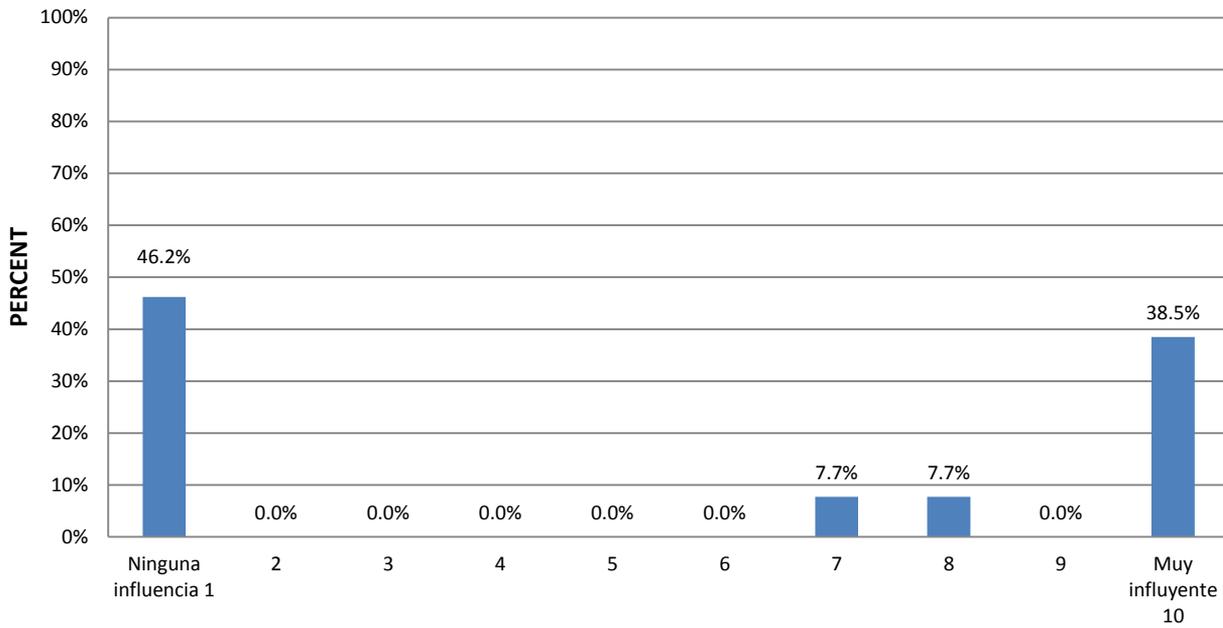
Value	Percent	Count
Total desacuerdo 1	0.0%	0
2	0.0%	0
3	8.3%	1
4	8.3%	1
5	8.3%	1
6	0.0%	0
7	0.0%	0
8	16.7%	2
9	0.0%	0
Totalmente de acuerdo 10	58.3%	7
Total		12

**15. La congestión de tráfico y la distancia al trabajo a la hora de escoger la ubicación de su casa.**



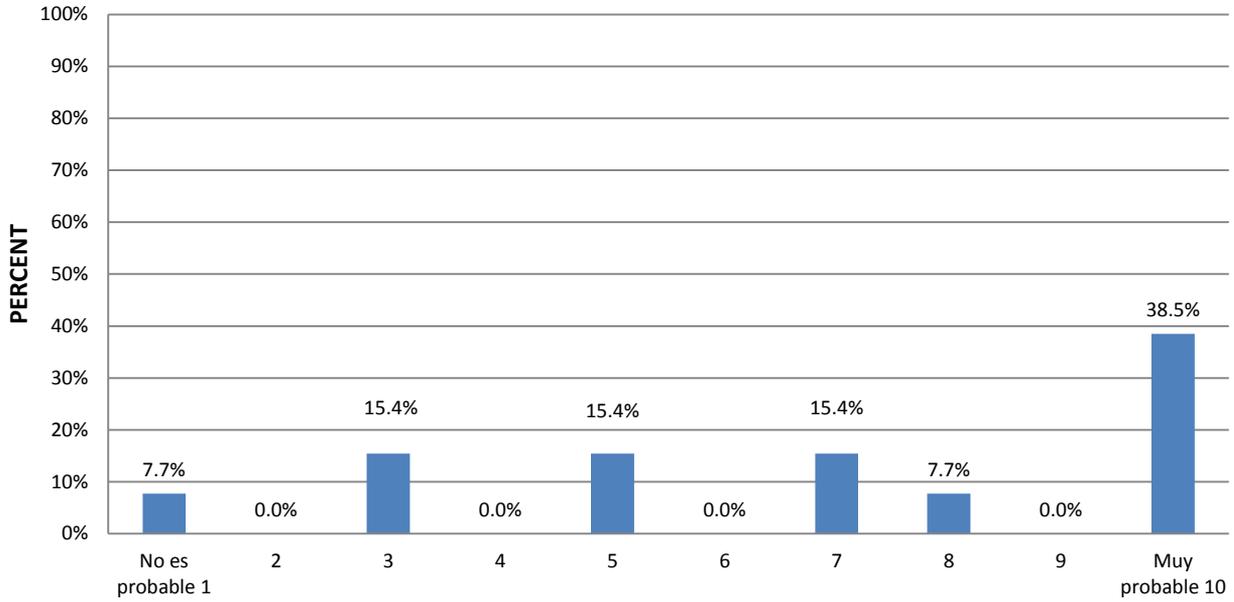
Value	Percent	Count
Ninguna influencia 1	7.7%	1
2	0.0%	0
3	7.7%	1
4	7.7%	1
5	0.0%	0
6	0.0%	0
7	0.0%	0
8	7.7%	1
9	0.0%	0
Muy influyente 10	69.2%	9
Total		13

**16. El costo de un automóvil y la gasolina a la hora de escoger la ubicación de su casa.**



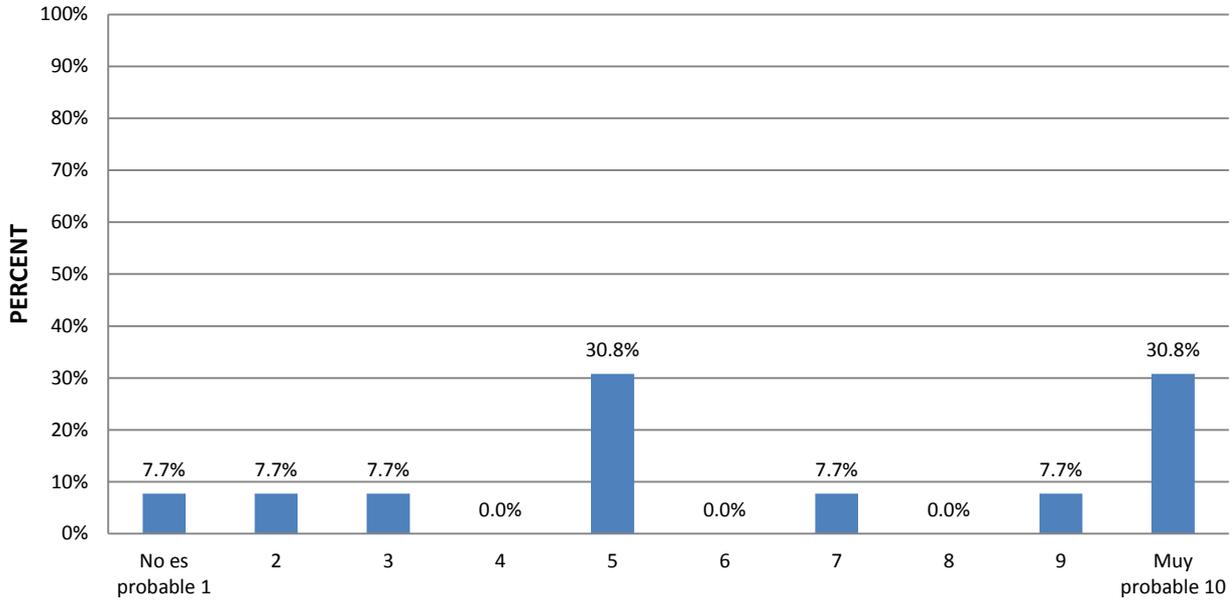
Value	Percent	Count
Ninguna influencia 1	46.2%	6
2	0.0%	0
3	0.0%	0
4	0.0%	0
5	0.0%	0
6	0.0%	0
7	7.7%	1
8	7.7%	1
9	0.0%	0
Muy influyente 10	38.5%	5
Total		13

**17. Considere vivir en una casa adosada, casa de construcción en fila, tríplex, apartamento u otra opción de vivienda que no sea una casa unifamiliar independiente de si la pudiera pagar.**



Value	Percent	Count
No es probable 1	7.7%	1
2	0.0%	0
3	15.4%	2
4	0.0%	0
5	15.4%	2
6	0.0%	0
7	15.4%	2
8	7.7%	1
9	0.0%	0
Muy probable 10	38.5%	5
Total		13

**18. Considere vivir en una casa adosada, casa de construcción en fila, tríples, apartamento u otra opción de vivienda que no sea una casa unifamiliar independiente si mejoraría su distancia al trabajo.**

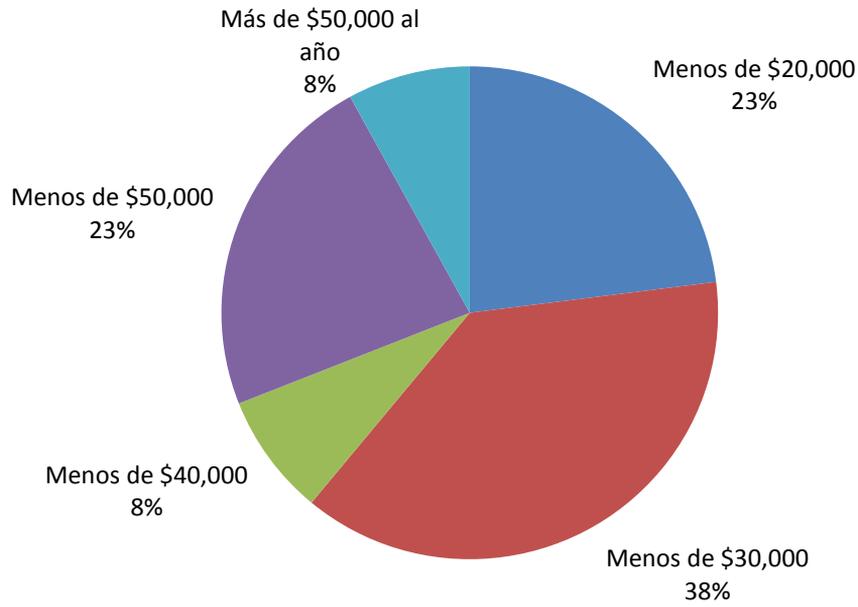


Value	Percent	Count
No es probable 1	7.7%	1
2	7.7%	1
3	7.7%	1
4	0.0%	0
5	30.8%	4
6	0.0%	0
7	7.7%	1
8	0.0%	0
9	7.7%	1
Muy probable 10	30.8%	4
Total		13

**19. ¿Qué es lo que más le preocupa en cuanto a las viviendas económicas en su vecindario?**

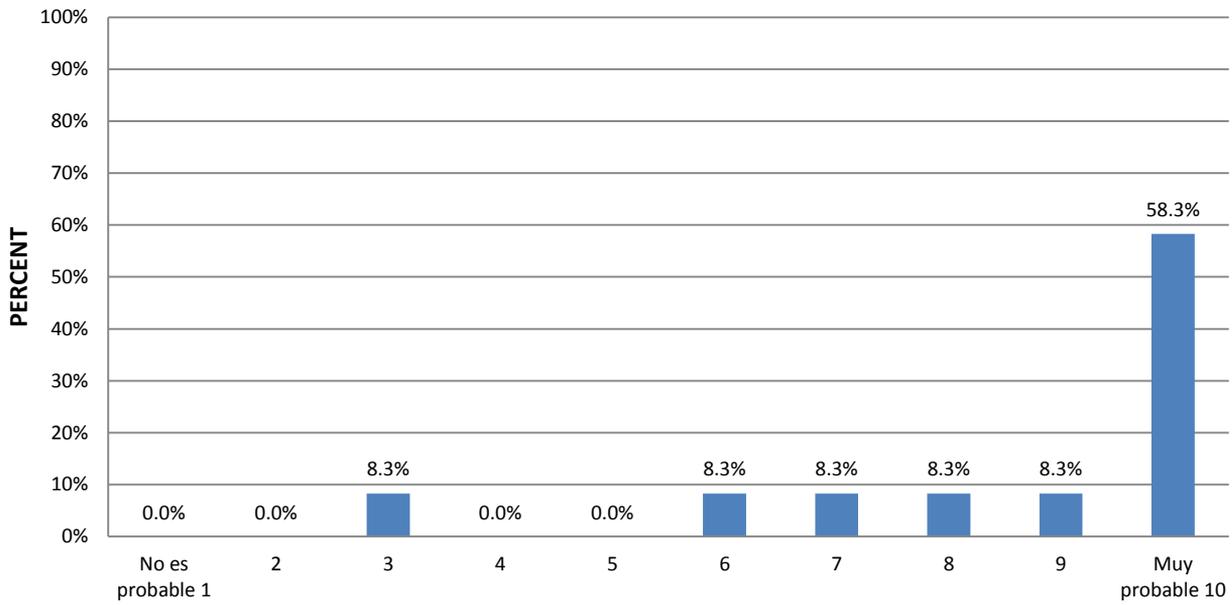
<b>Count</b>	<b>Response</b>
1	El barrio donde vivo que aumente el candalismo
2	El costo y la seguridad
1	El precio
1	Inseguridad, intranquilidad y escándalo
1	No existen en mi vecindario grandes opciones
1	No hay muchas opciones para rentar vivienda economica
1	Que las todos tengamos que hacer lo que mi familia, salir de Austin para poder tener un hogar.
1	Que suba el crimen en las calles
2	Seguridad
1	calidad, durabilidad, impuestos altos
1	el tipo de poblacion que termina viviendo en ellas no debe vivir del wealfare sino mas bien deben ingresar a programas de entrenamiento de empleo para poder mejorar su situacion economica. De nada sirve proveer vivienda economica si los residentes no mejoran sus habilidades para conseguir mejores empleos.

**20. ¿Quién debería calificar para comprar o alquilar viviendas económicas subsidiadas o con incentivos de la Ciudad de Austin? Por favor seleccione una.**



Value	Percent	Count
Menos de \$10,000	0.0%	0
Menos de \$20,000	23.1%	3
Menos de \$30,000	38.5%	5
Menos de \$40,000	7.7%	1
Menos de \$50,000	23.1%	3
Más de \$50,000 al año	7.7%	1
Total		13

**21. Por favor clasifique en una escala del 1 al 10 las probabilidades de que usted apoye la legislación u ordenanzas que promuevan viviendas económicas. 1 significa que no es para nada probable y 10 significa que es muy probable.**

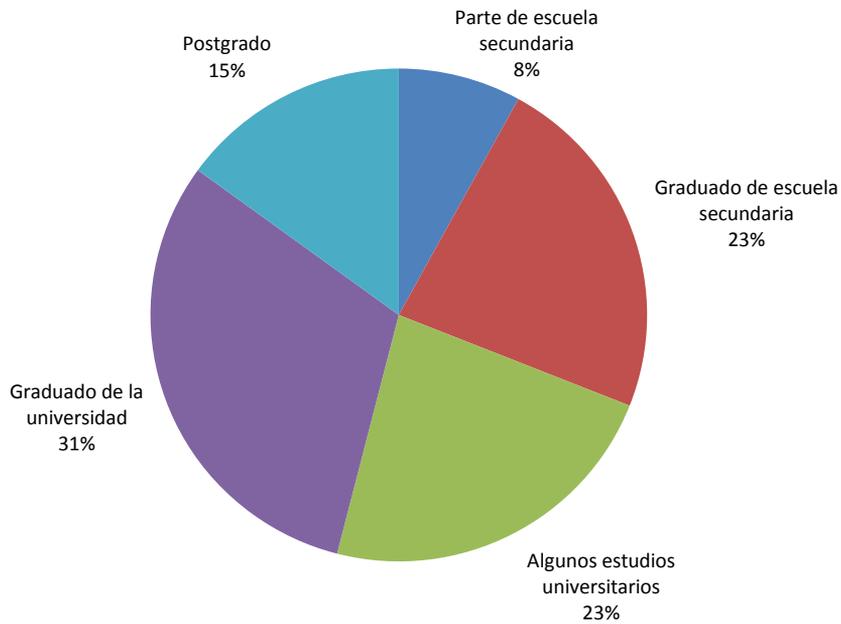


Value	Percent	Count
No es probable 1	0.0%	0
2	0.0%	0
3	8.3%	1
4	0.0%	0
5	0.0%	0
6	8.3%	1
7	8.3%	1
8	8.3%	1
9	8.3%	1
Muy probable 10	58.3%	7
Total		12

## 22. ¿Tiene alguna idea sobre cómo crear viviendas económicas en Austin?

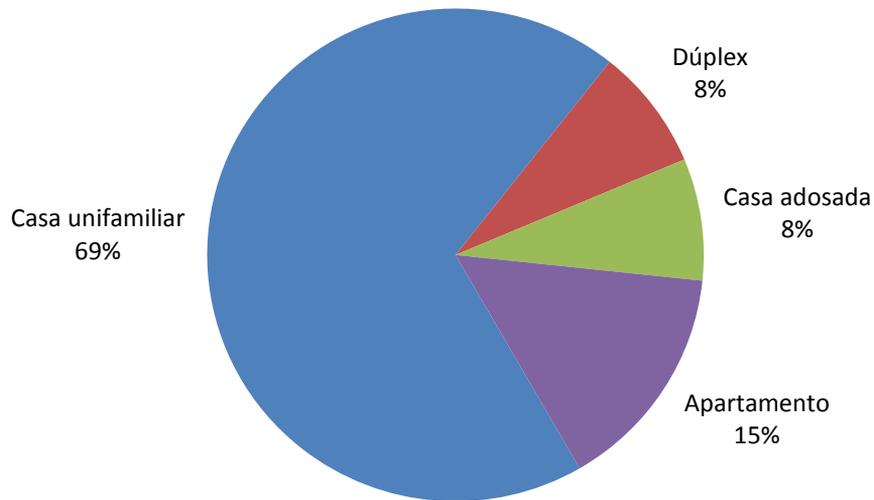
Count	Response
1	Crear viviendas económicas aorillas de la ciudad
1	Get a land to build affordable house.
6	No
1	No es mi ramo
1	Si.que las renta de base a Lo que gana la persona
1	material prefabrica, contenedores, materiales reciclados,
1	Dejen de incrementar los impuestos y creen zonas de departamentos con retail para sostener el costo de los apartamentos

### 23. ¿Cuál es el mayor grado de educación que ha completado?



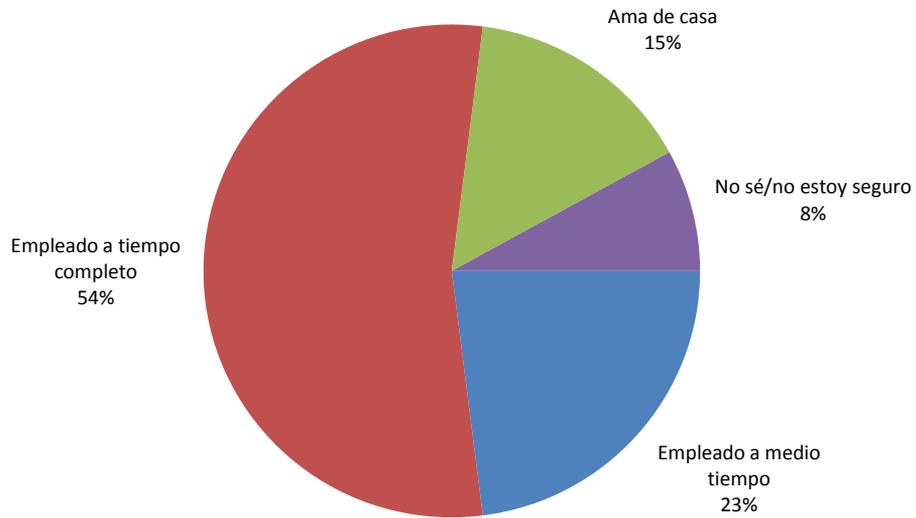
Value	Percent	Count
Parte de escuela secundaria	7.7%	1
Graduado de escuela secundaria	23.1%	3
Algunos estudios universitarios	23.1%	3
Graduado de la universidad	30.8%	4
Postgrado	15.4%	2
No sé/no estoy seguro	0.0%	0
No deseo contestar	0.0%	0
Total		13

24. ¿Cuál de las siguientes describe mejor su residencia?



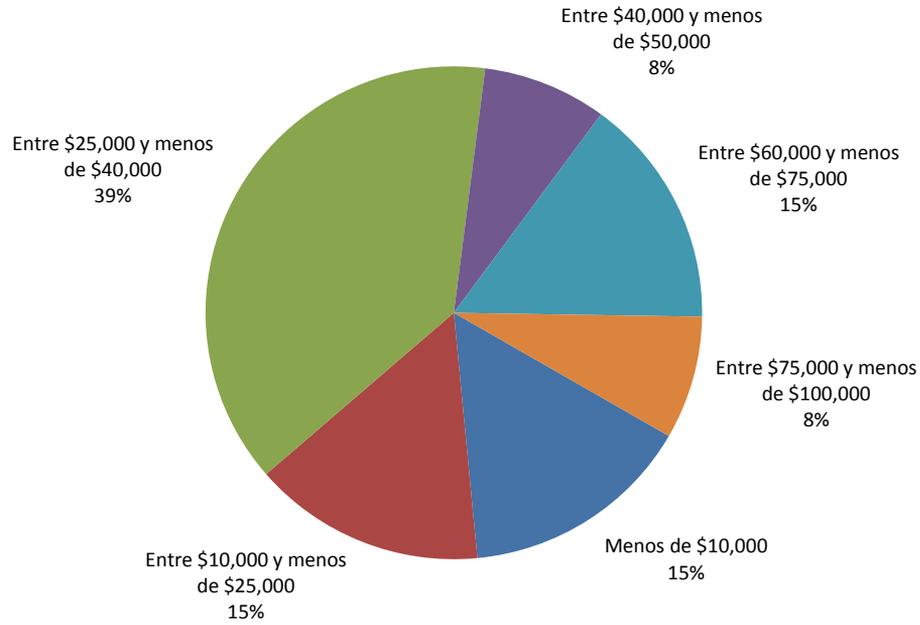
Value	Percent	Count
Casa unifamiliar	69.2%	9
Dúplex	7.7%	1
Casa adosada	7.7%	1
Condominio	0.0%	0
Apartamento	15.4%	2
Otro	0.0%	0
Total		13

25. ¿Cuál es su situación de empleo actualmente? Usted es:



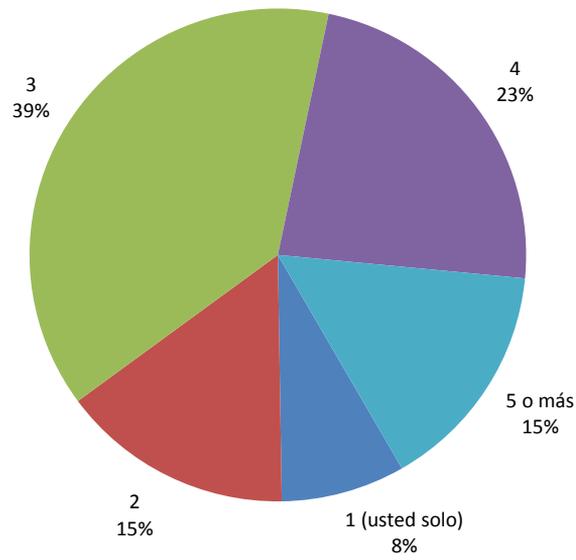
Value	Percent	Count
Empleado a medio tiempo	23.1%	3
Empleado a tiempo completo	53.9%	7
Desempleado	0.0%	0
Estudiante	0.0%	0
Jubilado	0.0%	0
Ama de casa	15.4%	2
No sé/no estoy seguro	7.7%	1
Total		13

**26. ¿Cuál de las siguientes categorías describe mejor su ingreso familiar total para el año 2015, antes de los impuestos? Sería:**



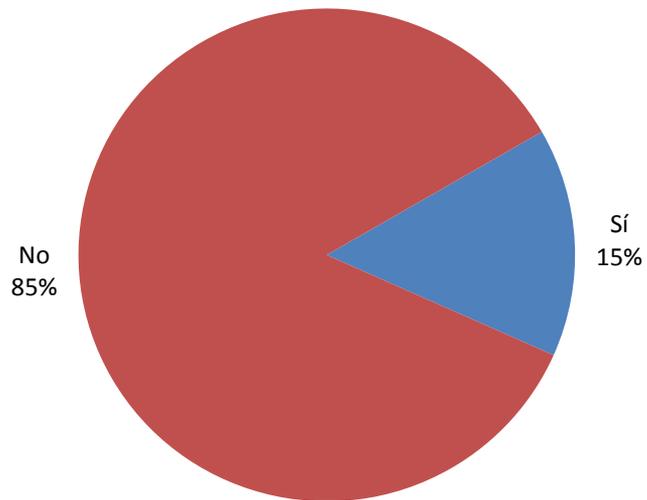
Value	Percent	Count
Menos de \$10,000	15.4%	2
Entre \$10,000 y menos de \$25,000	15.4%	2
Entre \$25,000 y menos de \$40,000	38.5%	5
Entre \$40,000 y menos de \$50,000	7.7%	1
Entre \$50,000 y menos de \$60,000	0.0%	0
Entre \$60,000 y menos de \$75,000	15.4%	2
Entre \$75,000 y menos de \$100,000	7.7%	1
\$100,000 o más	0.0%	0
No sé/no estoy seguro	0.0%	0
Total		13

27. ¿Cuál describe mejor cuántas personas viven con usted, incluyéndose usted mismo? Viven:



Value	Percent	Count
1 (usted solo)	7.7%	1
2	15.4%	2
3	38.5%	5
4	23.1%	3
5 o más	15.4%	2
Total		13

**28. ¿Está usted discapacitado o alguien en su hogar tiene una discapacidad?**



Value	Percent	Count
Sí	15.4%	2
No	84.6%	11
Prefiero no contestar	0.0%	0
Total		13

**Attachment I D: Community Development Commission Recommendation**



**COMMUNITY DEVELOPMENT COMMISSION  
RECOMMENDATION 20160712-05a**

**Date:** July 13, 2016

**Subject:** Fiscal Year 2016-17 Action Plan

**Motioned By:** Commissioner Fred McGhee

**Seconded By:** Commissioner Edward McHorse

**Recommendation:** See the recommendation below from the Community Development Commission (CDC) concerning the Fiscal Year 2016-17 Action Plan.

In Fiscal Year 2016-2017, the City of Austin expects to receive continued federal funding through four U.S. Housing and Urban Development (HUD) formula grants: Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA).

The CDC recommends approval of the City's Fiscal Year 2016-2017 Action Plan with edits outlined in the change log.

The CDC also recommends allocating an additional \$500,000 from the Housing Trust Fund to the Home Repair Program.

**Date of Approval:** July 12, 2016

**Record of the Vote:** Approved on a 9-1-0 vote. Those members voting aye were Vice Chair Deshotel, and Commissioners Fadelu, McGhee, McHorse, Paup, Singer, Taylor, Villalobos, and Zamora. Chair Rivera voted nay.

**Attest:** *[CDC Chair, Gilbert Rivera]*

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**Attachment I E: Change Log for May 20, 2016 Draft Action Plan**

## FY 2016-17 Draft Action Plan - Change Log for Version Dated May 20, 2016

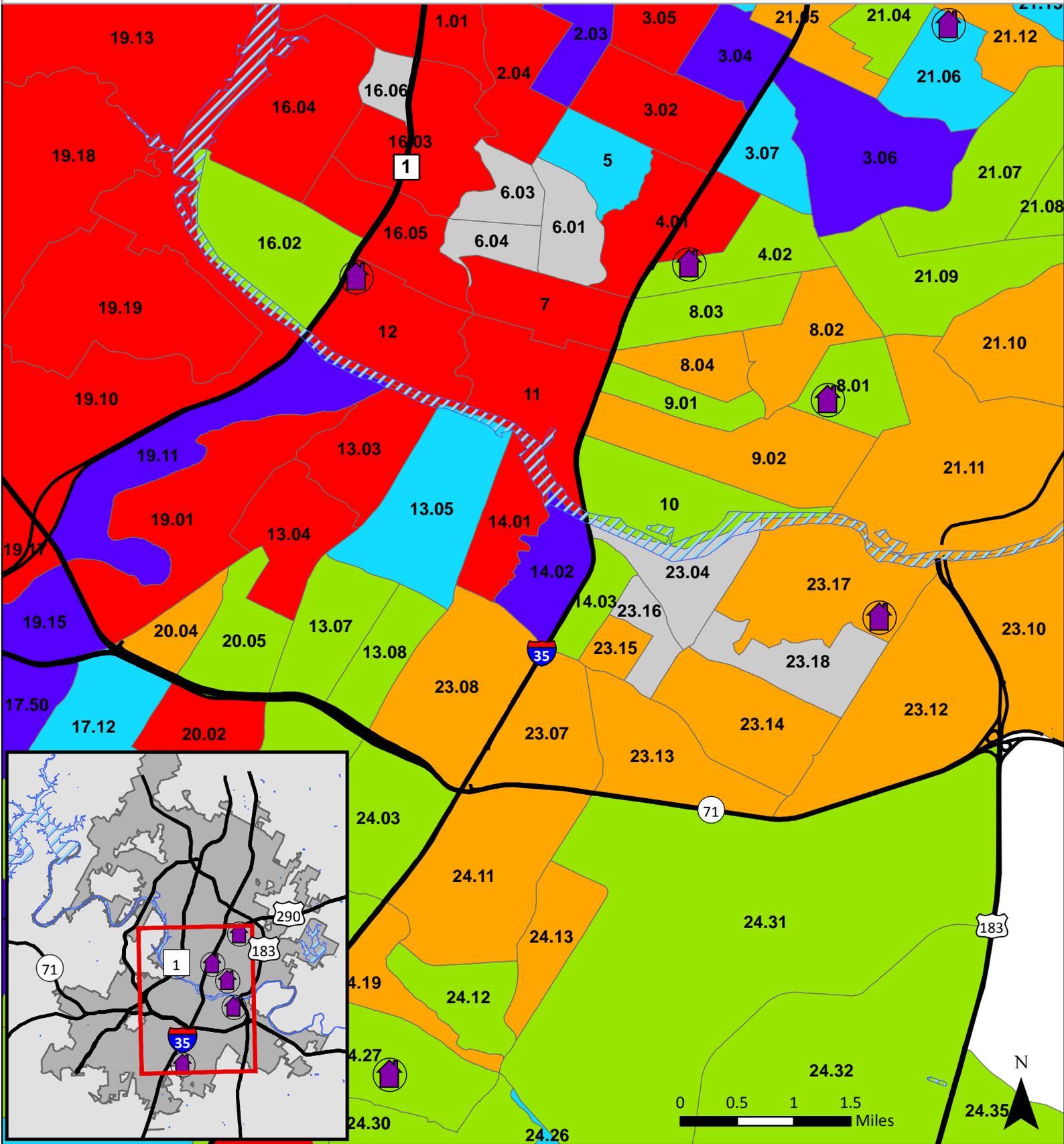
Section	Section Title	Page Number in Draft	Change Description
AP-15	Expected Resources	35	Updated Housing Trust Fund value from <del>\$1,289,562</del> to \$1,108,234 due to revised estimates from Budget Office. This impacts housing (Housing Development Assistance) and administration. Updated Narrative Description as follows: <i>"The Austin City Council dedicates 40 percent of all City property tax revenues from developments built on City-owned lands to affordable housing. This policy is anticipated to generate revenues in perpetuity to the HTF. The estimate provided here does not reflect Austin City Council Resolution NO. 20151217-074, which increased this percentage from 40 to 100 because the City of Austin Budget will not be adopted until September 2016."</i>
AP-38	Projects Summary	48-50	Updated funding and estimated production for public services. Values updated accordingly in AP-20 Annual Goals and Objectives, AP-35 Projects and Attachment II E. <ul style="list-style-type: none"> <li>Child Care Services from <del>\$614,638</del> / 194 Persons Assisted to \$543,516 / 190 Persons Assisted</li> <li>Senior Services from <del>\$20,826</del> / 30 Persons Assisted to \$112,048 / 160 Persons Assisted</li> <li>Youth Support Services from <del>\$192,618</del> / 146 Persons Assisted to \$170,329 / 129 Persons Assisted</li> </ul>
AP-38	Projects Summary	59	Updated estimated production for HOME Tenant Based Rental Assistance from <del>101</del> Persons Assisted to 75 Persons Assisted. Updated Narrative Description as follows: <i>"AHFC will oversee the TBRA program and contracts with The Housing Authority of the City of Austin (HACA) and the Salvation Army to administer program services. Estimated production is down from the previous fiscal year due to increased market rental rates for a large portion of the TBRA portfolio."</i>  Values updated accordingly in AP-20 Annual Goals and Objectives, AP-35 Projects and Attachment II E.
AP-38	Projects Summary	64	Updated funding for the Home Rehabilitation Loan Program (HRLP) from <del>\$641,346</del> to \$791,346. Values updated accordingly in AP-20 Annual Goals and Objects, AP-35 Projects and Attachment II E.
AP-38	Projects Summary	65	Updated estimated production for the Emergency Home Repair (EHR) Program from <del>417</del> Persons Assisted to 320 Persons Assisted. Updated Narrative Description as follows: <i>"Households that are owner-occupied and low- to moderate-income will receive home repairs to alleviate life-threatening conditions or health and safety hazards. Estimated production is down from the previous fiscal year due to HUD Notice CPD-16-02, which was issued in February 2016, and affects the list of eligible repairs."</i>  Values updated accordingly in AP-20 Annual Goals and Objectives, AP-35 Projects and Attachment II E.
AP-38	Projects Summary	72	Choice Neighborhoods Implementation Grant deleted. \$150,000 was reallocated to the Home Rehabilitation Loan Program (above). This reflects the Housing Authority's decision not to pursue the Choice Neighborhoods Implementation Grant in FY 2016-17.

## FY 2016-17 Draft Action Plan - Change Log for Version Dated May 20, 2016

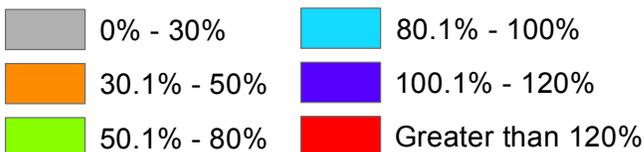
Section	Section Title	Page Number in Draft	Change Description
AP-38	Projects Summary	76	Individual Development Account (IDA) Program deleted because the remaining grant funds, and clients served, will be completed in FY 2015-16.
AP-38	Projects Summary	77	Updated production for Lead Healthy Homes from 75 to 91 based on revised program estimates. Values updated accordingly in AP-20 Annual Goals and Objects, AP-35 Projects and Attachment II E.
Attachments	Attachment I C	X	Citizen Input received during the public comment period added to Attachment IC.
Attachments	Attachment II E	X	Updated Summary Funding and Production Table incorporated.
<b>Note: The changes below were made <u>after</u> the July 12, 2016 Community Development Commission (CDC) meeting.</b>			
AP-38	Projects Summary	73	The Debt Service project description was updated to provide background information on debt service associated with the East 11th and 12th Street Revitalization and the Neighborhood Commercial Management program. The changes are responsive to public comments received.
AP-75	Barriers to affordable housing	92	A status update on the City of Austin's Fair Housing Action Plan was added to the "Discussion" section of AP-75. The changes are responsive to public comments received.
Attachments	Attachment I	X	Exhibits re-organized as follows: A: Citizen Participation Plan; B. Public Notices <u>and Comments</u> ; C. Housing Survey Results; D Community Development Commission Recommendation; E. Change Log for May 20, 2016 Draft Action Plan
Attachments	Attachment I	X	The CDC's recommendation was appended to this section.
Attachments	Attachment I	X	Log of Written Comments Received and Staff Responses added to Attachment I B: Public Notices and Comments.
Attachments	Attachment II E	X	Updated Summary Funding and Production Table. Deleted production (4) associated with the Neighborhood Opportunity Improvement Program (NOIP). It was previously included in error.
General	General	Throughout	Prior to submission to the City Council, additional non-substantive changes were made throughout the document. These included grammatical fixes and wordsmithing to clarify statements or reduce redundancy.

**Attachment II A: Maps**

# Geographic Distribution of Median Household Income and FY 2016-17 Proposed Projects, by Census Tract



## Census Tract Median Household Income as Percent of Austin's MFI (\$76,663 in 2014)



 FY 2016-17 Properties

 Water

Date: May 2016

Author: City of Austin, NHCD

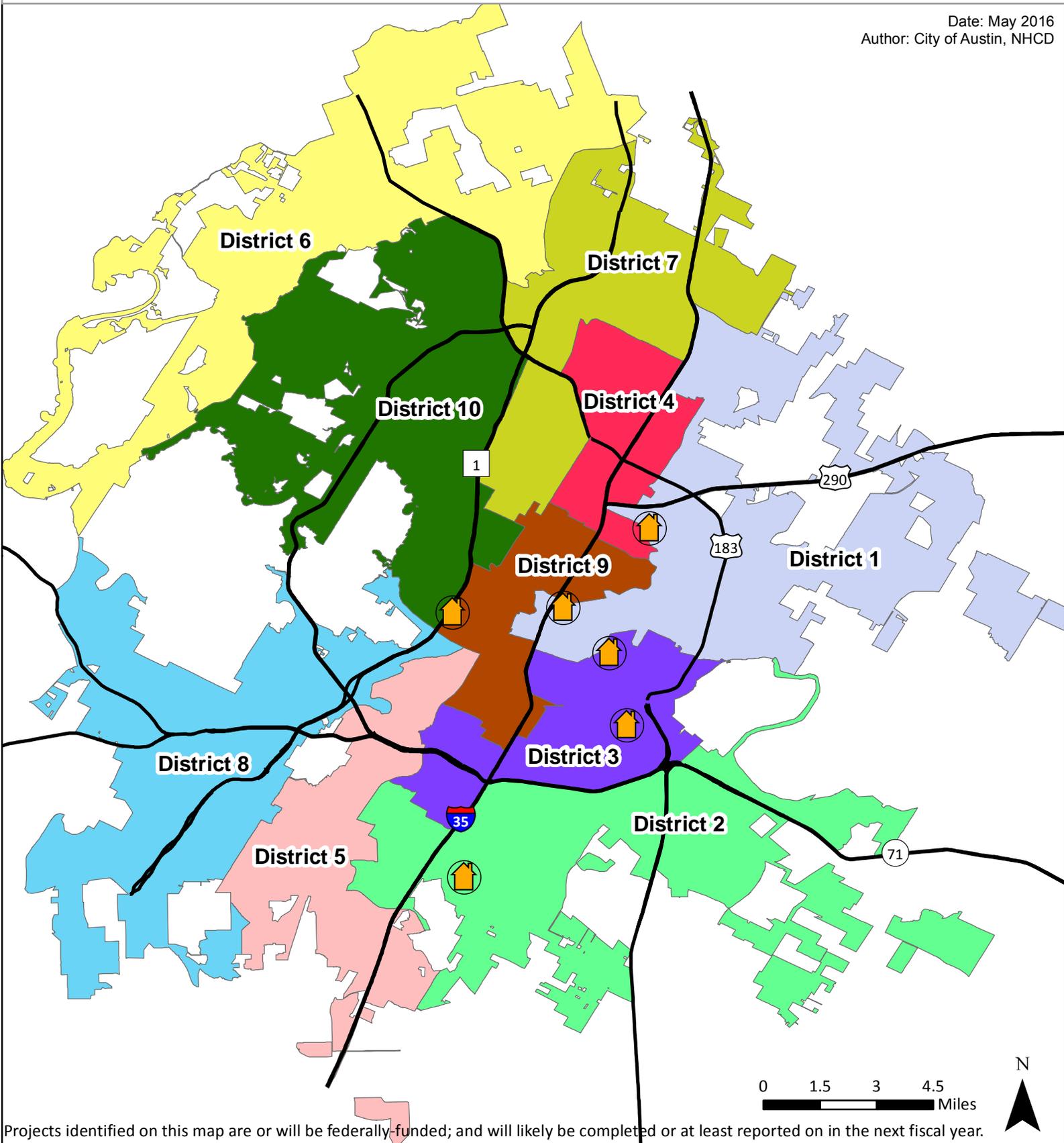
Source: US Census, 2010; ACS 2010-14



Projects identified on this map are or will be federally-funded; and will likely be completed or at least reported on in the next fiscal year. This map has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City regarding specific accuracy or completeness.

# Geographic Distribution of FY 2016-17 Proposed Projects, by Austin City Council District

Date: May 2016  
 Author: City of Austin, NHCD



Projects identified on this map are or will be federally-funded; and will likely be completed or at least reported on in the next fiscal year.

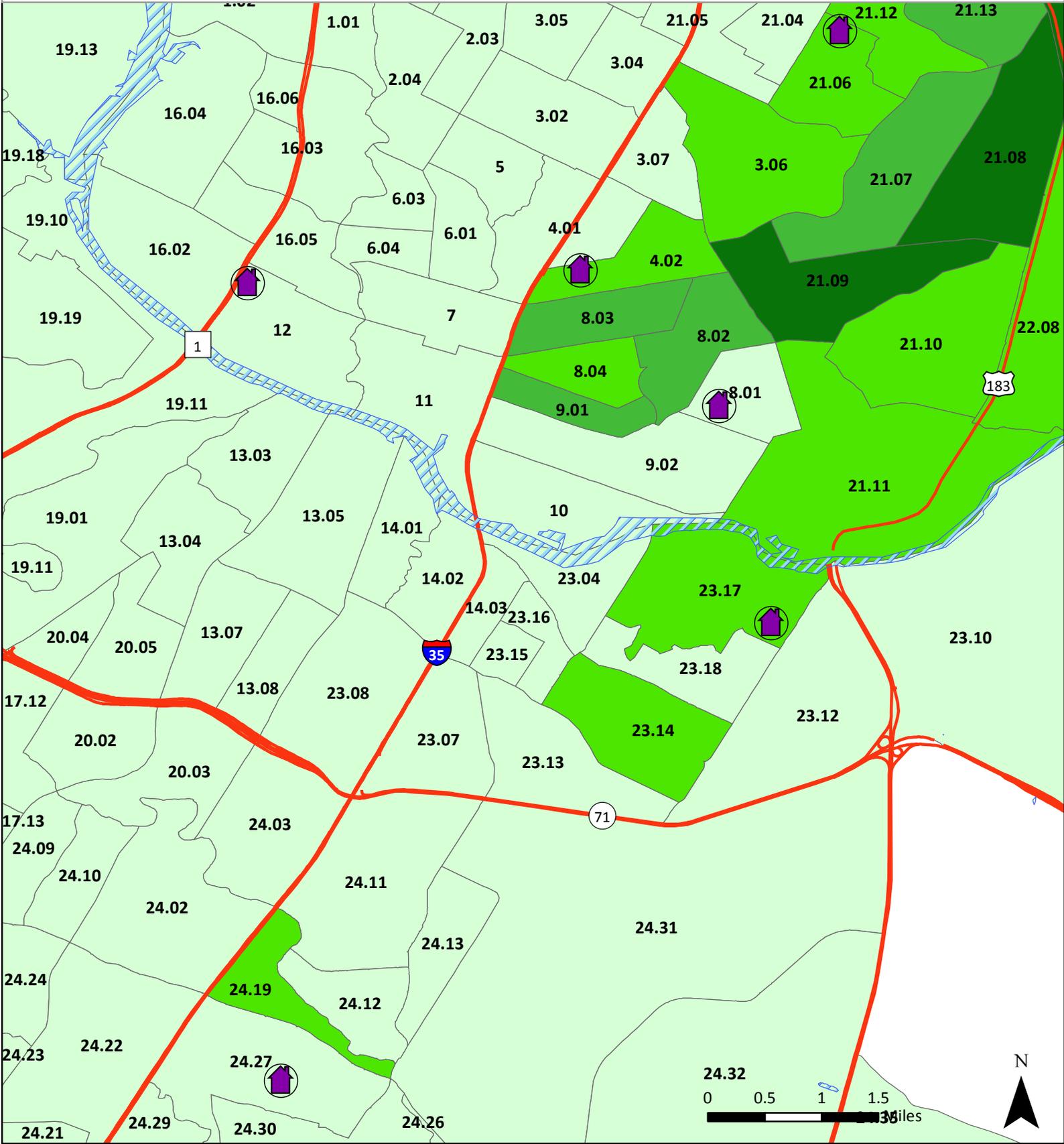


- |                          |                         |                          |
|--------------------------|-------------------------|--------------------------|
| FY 2016-17 Properties    | District 3 - 2 projects | District 7 - 0 projects  |
| <b>Council Districts</b> | District 4 - 0 projects | District 8 - 0 projects  |
| District 1 - 2 projects  | District 5 - 0 projects | District 9 - 1 project   |
| District 2 - 1 project   | District 6 - 0 projects | District 10 - 0 projects |

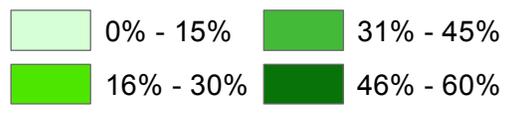


This map has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City regarding specific accuracy or completeness.

# Geographic Distribution of African American Population and FY 2016-17 Proposed Projects, by Census Tract



## African American Population



FY 2016-17 Properties



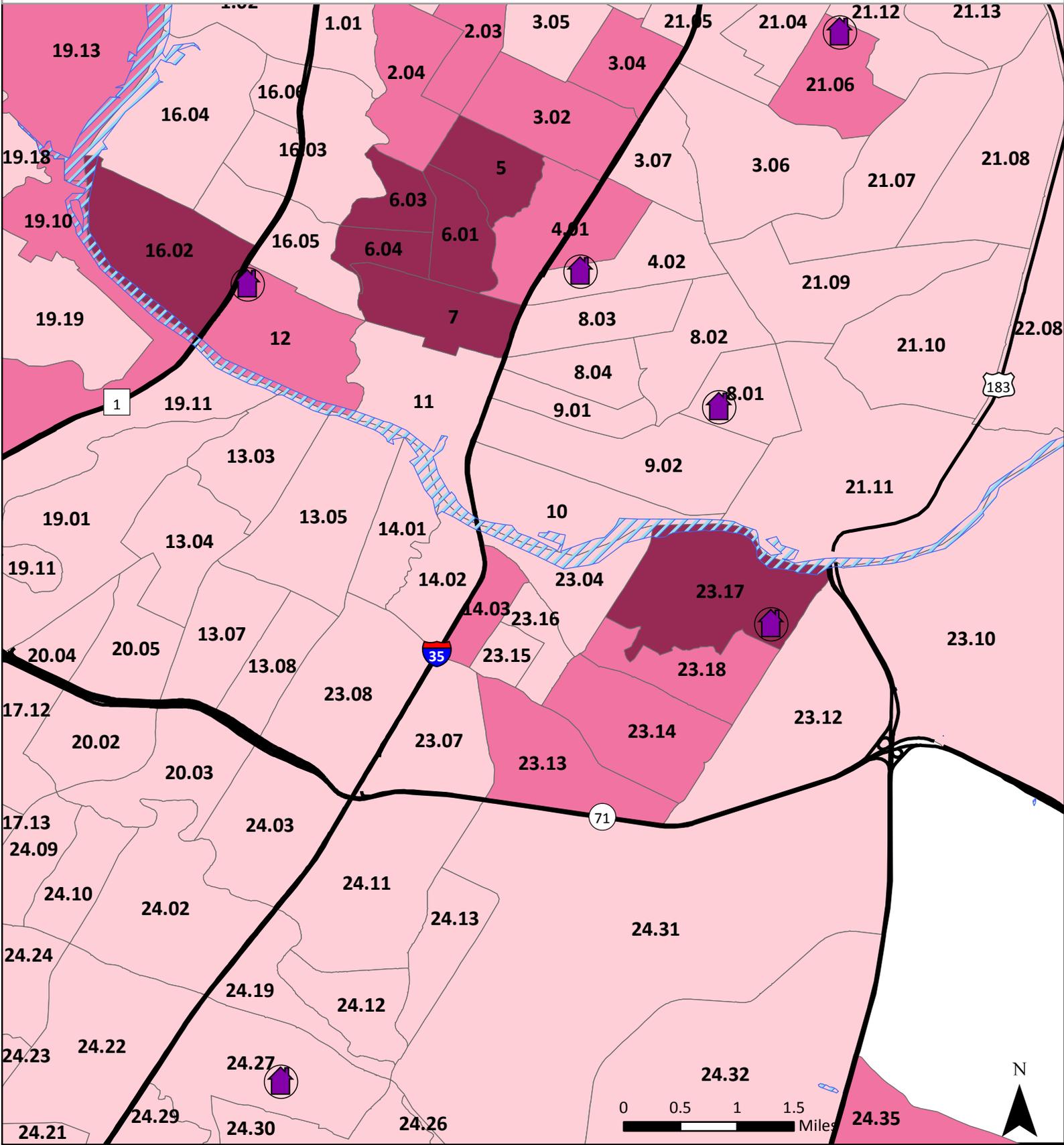
Water



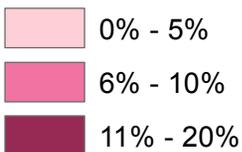
Date: May 2016  
 Source: US Census, 2010  
 Author: City of Austin, NHCD

*Projects identified on this map are or will be federally-funded; and will likely be completed or at least reported on in the next fiscal year. This map has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City regarding specific accuracy or completeness.*

# Geographic Distribution of Asian Population and FY 2016-17 Proposed Projects, by Census Tract



## Asian Population



FY 2016-17 Properties



Water

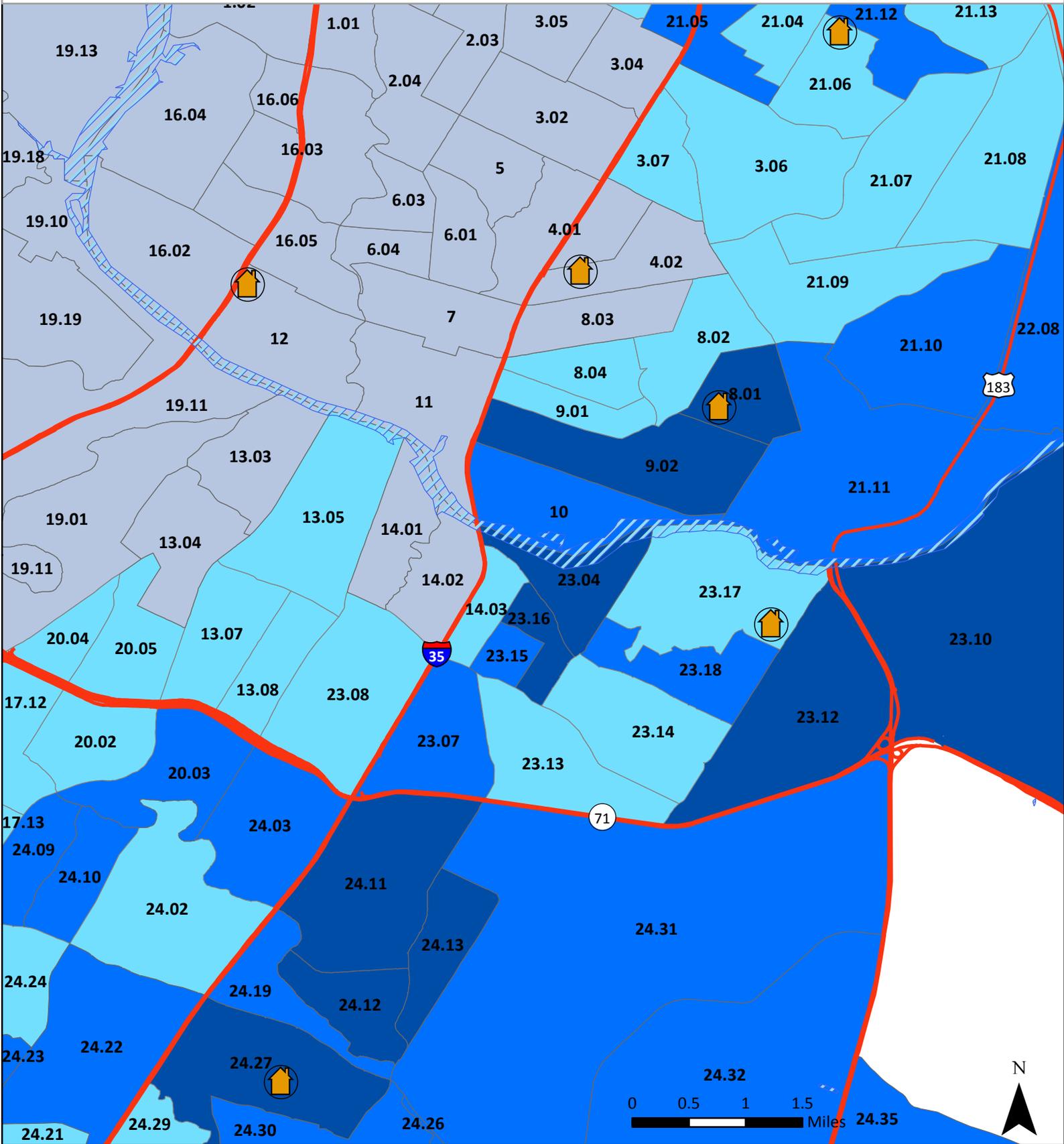


Date: May 2016  
 Source: US Census, 2010  
 Author: City of Austin, NHCD

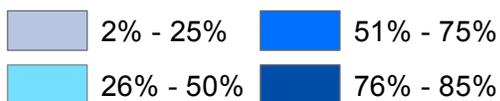
*Projects identified on this map are or will be federally-funded; and will likely be completed or at least reported on in the next fiscal year.*

*This map has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City regarding specific accuracy or completeness.*

# Geographic Distribution of Hispanic Population and FY 2016-17 Proposed Projects, by Census Tract



## Hispanic or Latino Population



FY 2016-17 Properties



Water



Date: May 2016  
 Source: US Census, 2010  
 Author: City of Austin, NHCD

*Projects identified on this map are or will be federally-funded; and will likely be completed or at least reported on in the next fiscal year. This map has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City regarding specific accuracy or completeness.*

**Attachment II B: Resale and Recapture Policies**



## City of Austin

### Neighborhood Housing and Community Development (NHCD) Office

#### RESALE AND RECAPTURE POLICIES

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

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

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

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

#### Resale

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

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

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

## CITY OF AUSTIN RESALE POLICY

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

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

1. the length of the affordability period (based on the dollar amount of HOME funds invested in the unit; either 5, 10, or 15 years);
2. that the home remain the Buyer's principal residence throughout the affordability period; and
3. the conditions and obligations of the Owner should the Owner wish to sell before the end of the affordability period, including:
  - a. the Owner must contact the Austin Housing Finance Corporation in writing if intending to sell the home prior to the end of the affordability period;
  - b. The subsequent purchaser must be low-income as defined by HOME, and occupy the home as his/her new purchaser's primary residence for the remaining years of the affordability period. (However, if the new purchaser receives direct assistance through a HOME-funded program, the affordability period will be re-set according to the amount of assistance provided); and
  - c. The sales price must be affordable to the subsequent purchaser; affordable is defined as limiting the Principal, Interest, Taxes and Insurance (PITI) amount to no more than 30% of the new purchaser's monthly income.

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

1. The amount of the down payment;
2. The cost of any capital improvements, documented with receipts provided by the homeowner, including but not limited to:
  - a. Any additions to the home such as a bedroom, bathroom, or garage;
  - b. Replacement of heating, ventilation, and air conditioning systems;
  - c. Accessibility improvements such as bathroom modifications for disabled or elderly, installation of wheel chair ramps and grab bars, any and all of which must have been paid for directly by the Owner and

- d. which were not installed through a federal, state, or locally-funded grant program; and
- e. Outdoor improvements such as a new driveway, walkway, retaining wall, or fence.

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

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

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

Sales prices shall be set such that the amount of Principal, Interest, Taxes, and Insurance does not exceed 30 percent of the new Buyer's annual income. For FY 2015-16, the affordable sales price shall not exceed \$175,000, which would be affordable to a 4-person household at 80 percent MFI at today's home mortgage interest rates.

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

#### Calculating Fair Return on Investment

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

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

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

For the purposes of using the Federal Housing Finance Agency's Housing Price Index calculator, the home was purchased in the 1st Quarter of 2010, and will be

calculated using the most current quarter available, 4th Quarter 2015. Using the Housing Price Index calculator, the house would be worth approximately \$151,000.

*Calculating the Fair Return to the Original Owner:*

Down payment:	\$1,000
Capital Improvements:	\$1,500
Principal Paid:	\$11,465
Increase in value per HPI:	<u>\$45,000</u>
	<b>\$58,965 Fair Return on Investment</b>

In order to realize a fair return to the original homeowner, the sales price must be set at roughly \$152,500 (i.e., \$105,000 [\$11,465 in principal payments made plus remaining mortgage balance of \$93,535] +\$1,000 down payment + \$1,500 capital improvements + \$45,000 HPI increase = \$152,500)

*Affordability for a Range of Buyers.* If the original homeowner sets the sales price at \$152,500 to get a fair return on investment, and if 2016 assumptions are used for front/back ratios, interest rates, insurance, taxes, an 80% Loan-to-Value (LTV) Ratio, etc., the monthly PITI would be approximately \$1,058.

The PITI of \$1,058 could, in theory, be supported by an annual household income of \$42,300 and not exceed 30% of the subsequent homeowner's monthly income. However, with an 80% LTV ratio and rapidly increasing home prices, buyers must have down payment assistance which, if HOME funds are used, would create a new affordability period based on the level of the new HOME investment.

If the subsequent homeowner does not require any HOME subsidy to purchase the home, the affordability period would end in 4 years at which time the subsequent homeowner could sell to any buyer at any price.

**Recapture**

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

**CITY OF AUSTIN RECAPTURE POLICY**

The City of Austin and Neighborhood Housing and Community Development (NHCD) HOME funded program under the recapture provisions is the Down Payment Assistance Program (DPA). The Austin Housing Finance Corporation’s (AHFC) HOME funded program under recapture provisions is the Homeowner Rehabilitation Loan Program (HRLP).

The (HOME) federal assistance will be provided in the form of a 0% interest, deferred payment loan. The fully executed (by all applicable parties) and dated Written Agreement, Promissory Note and Deed of Trust will serve as the security for these loans. The Deed of Trust will also be recorded in the land records of Travis County or Williamson County.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

This will document that:

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

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

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

- (i) the full amount of Principal then due on this Note,
- (ii) all of the interest that Borrower/Seller owes, and that will accrue until paid, on that amount, and
- (iii) all of AHFC/or the City of Austin's costs and expenses reimbursable Recovery against the Borrower/Seller responsible for the fraud or

misrepresentation is not limited to the proceeds of sale of the Property, but may include personal judgment and execution thereon to the full extent authorized by law.

**Affordability Periods**

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

\*City of Austin policy

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

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

**CITY OF AUSTIN REFINANCING POLICY**

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

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

**The refinancing request will be processed according to the following procedure:**

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

4. NHCD/AHFC will be provided with a copy of the final, executed HUD-1 Settlement Statement, Promissory Note, and recorded Deed of Trust three days in advance of the closing date.
5. If written permission is not granted by AHFC/NHCD or the City of Austin allowing the refinance of the Senior Lien, the DPA OR HRLP Loan will become immediately due and payable prior to closing the refinance.
6. If written permission is granted by AHFC/NHCD and/or the City of Austin and it is determined that the refinancing action does not meet the conditions as stated above, the DPA OR HRLP Loan will become immediately due and payable prior to closing the refinance.
7. Home Equity loans will trigger the repayment requirements of the DPA OR HRLP Programs loans. The DPA or HRLP Notes must be paid off no later than when the Home Equity Loan is closed and funded.
8. The DPA OR HRLP Notes must be paid-in-full in order for AHFC/NHCD and/or the City of Austin to execute a release of lien.

## Basic Terminology

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

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

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

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

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

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

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

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

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

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

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

**INFORMATION FOR PROSPECTIVE BUYERS**

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

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

Please  
Initial  
Below

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

- \_\_\_\_\_ • That I must occupy the home as my principal residence during the [5] [10] [15]-year period in which the Restrictive Covenant is in effect;
- \_\_\_\_\_ • If I wish to sell the Property before the end of that period, I am required to sell it to a subsequent buyer whose total household income is **at or below 80% of the Austin area Median Family Income** in effect for the year I wish to sell the home.
- \_\_\_\_\_ • The sales price must be set such that I receive a **fair return** which shall be defined as:
  1. The amount of any cash contributions including the down payment and principal payments made;
  2. The cost of any capital improvements, documented with receipts, and including but not limited to:
    - a. Any additions to the home such as a bedroom, bathroom, or garage;
    - b. Replacement of heating, ventilation, and air conditioning systems;
    - c. Accessibility improvements such as bathroom modifications for disabled or elderly, installation of wheel chair ramps and grab bars, any and all of which must have been paid for directly by the Owner and which were not installed through a federal, state, or locally-funded grant program; and
    - d. Outdoor improvements such as a new driveway, walkway, retaining wall, or fence.
- \_\_\_\_\_ • The sales price must be set so that the monthly principal, interest, taxes and insurance to be paid by the subsequent buyer **will not exceed 30% of that subsequent buyer's monthly household income.**
- \_\_\_\_\_ • **I will notify the Austin Housing Finance Corporation (AHFC) in writing** so that AHFC can assist with the compliance of this federal regulation.

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

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Signature Date

**Attachment II C: ESG Program Standards**



**CITY OF AUSTIN**  
**Health and Human Services Department**

**EMERGENCY SOLUTIONS GRANT PROGRAM (ESG)**  
**PROGRAM STANDARDS AND GUIDELINES**

**A. ESG PROGRAM DESCRIPTION**

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

**At Risk of Homelessness-**

- (1) An individual or family who: (i) Has an annual income below 30% of median family income for the area; AND (ii) Does not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter or another place defined in Category 1 of the “homeless” definition; AND (iii) Meets one of the following conditions: (A) Has moved because of economic reasons 2 or more times during the 60 days immediately preceding the application for assistance; OR (B) Is living in the home of another because of economic hardship; OR (C) Has been notified that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance; OR (D) Lives in a hotel or motel and the cost is not paid for by charitable organizations or by Federal, State, or local government programs for low-income individuals; OR (E) Lives in an SRO or efficiency apartment unit in which there reside more than 2 persons or lives in a larger housing unit in which there reside more than one and a half persons per room; OR (F) Is exiting a publicly funded institution or system of care; OR (G) Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient’s approved Consolidated Plan;
- (2) A child or youth who does not qualify as homeless under the homeless definition, but qualifies as homeless under another Federal statute;
- (3) An unaccompanied youth who does not qualify as homeless under the homeless definition, but qualifies as homeless under section 725(2) of the McKinney-Vento Homeless Assistance Act, and the parent(s) or guardian(s) or that child or youth if living with him or her.

**CDO-** Community Development Officer;

**Chronic Homeless Person-** An individual who:

- (i) Is homeless and lives in a place not meant for human habitation, a safe haven, or in an emergency shelter; and
- (ii) Has been homeless and living or residing in a place not meant for human habitation, a safe haven, or in an emergency shelter continuously for at least one year or on at least four separate occasions in the last 3 years, where each homeless occasion was at least 15 days; and
- (iii) Can be diagnosed with one or more of the following conditions: substance use disorder, serious mental illness, developmental disability (as defined in section 102 of the Developmental Disabilities Assistance Bill of Rights Act of 2000 (42 U.S.C. 15002)), post-traumatic stress disorder, cognitive impairments resulting from brain injury, or chronic physical illness or disability;

**City-** City of Austin;

**ESG-** Emergency Solutions Grant program;

**HHSD-** Health and Human Services Department;

**Homeless Person(s)-**

- (1) An individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:
    - (i) An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground;
    - (ii) An individual or family living in a supervised publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state, or local government programs for low-income individuals); or
    - (iii) An individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution;
  - (2) An individual or family who will imminently lose their primary nighttime residence, provided that:
    - (i) The primary nighttime residence will be lost within 14 days of the date of application for homeless assistance;
    - (ii) No subsequent residence has been identified; and
    - (iii) The individual or family lacks the resources or support networks, e.g., family, friends, faith-based or other social networks needed to obtain other permanent housing;
  - (3) Unaccompanied youth under 25 years of age, or families with children and youth, who do not otherwise qualify as homeless under this definition, but who:
    - (i) Are defined as homeless under section 387 of the Runaway and Homeless Youth Act (42 U.S.C. 5732a), section 637 of the Head Start Act (42 U.S.C. 9832), section 41403 of the Violence Against Women Act of 1994 (42 U.S.C. 14043e-2), section 330(h) of the Public Health Service Act (42 U.S.C. 254b(h)), section 3 of the Food and Nutrition Act of 2008 (7 U.S.C. 2012), section 17(b) of the Child Nutrition Act of 1966 (42 U.S.C. 1786(b)), or section 725 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11434a);
    - (ii) Have not had a lease, ownership interest, or occupancy agreement in permanent housing at any time during the 60 days immediately preceding the date of application for homeless assistance;
    - (iii) Have experienced persistent instability as measured by two moves or more during the 60-day period immediately preceding the date of applying for homeless assistance; and
    - (iv) Can be expected to continue in such status for an extended period of time because of chronic disabilities, chronic physical health or mental health conditions, substance addiction, histories of domestic violence or childhood abuse (including neglect), the presence of a child or youth with a disability, or two or more barriers to employment, which include the lack of a high school degree or General Education Development (GED), illiteracy, low English proficiency, a history of incarceration or detention for criminal activity, and a history of unstable employment;or
  - (4) Any individual or family who:
    - (i) Is fleeing, or is attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member, including a child, that has either taken place within the individual's or family's primary nighttime residence or has made the individual or family afraid to return to their primary nighttime residence;
    - (ii) Has no other residence; and
    - (iii) Lacks the resources or support networks, e.g., family, friends, faith-based or other social networks, to obtain other permanent housing;
- HUD-** U.S. Department of Housing and Urban Development;  
**NHCD-** Neighborhood Housing and Community Development Office;  
**Subrecipient-** An organization receiving ESG funds from the City to undertake eligible ESG activities.

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

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

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

- III. **Eligible Organizations** The subrecipient must be a unit of local government or a private, non-profit organization, as defined by the Internal Revenue Service tax code, evidenced by having a Federal identification number, filed articles of incorporation, and written organizational by-laws.
- IV. **Ineligible Organizations** An organization will not be eligible to apply for ESG funds if it meets the following conditions:
- A. Outstanding audit or monitoring findings, unless appropriately addressed by a corrective action plan;
  - B. Current appearance on the List of Suspended and Debarred Contractors;
  - C. Terms and conditions of existing contract are not in full compliance;
  - D. History of non-performance with contracts.
- V. **Matching Funds** Subrecipient organizations that receive ESG funds must provide a dollar for dollar (or 100%) match to their ESG award amount.
- A. Sources of matching funds include:
    - i. **Cash Contributions**- Cash expended for allowable costs identified in OMB Circular A-87 and A-122. *Program Income* for the ESG program can also be used as match funds.
    - ii. **Non-Cash Contributions**- The value of any real property, equipment, goods, or services.
  - B. Funds used to match a previous ESG grant may not be used to match a subsequent award.
- VI. **Eligible Activities** The following is a list of eligible activities for the ESG Program:
- A. ***Street Outreach***- Support services limited to providing emergency care on the streets, including engagement, case management, emergency health and mental health services, and transportation;
  - B. ***Emergency Shelter***- Includes essential services, case management, child care, education, employment, outpatient health services legal services, life skills training, mental health &

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

- C. *Homeless Prevention*- Includes housing relocation & stabilization services and short/medium-term rental assistance for individuals/families who are at risk of homelessness;
- D. *Rapid Re-Housing*- Includes housing relocation & stabilization services and short/medium-term rental assistance to help individuals/families move quickly into permanent housing and achieve stability;
- E. *Homeless Management Information System (HMIS)* costs; and
- F. *ESG Administration* costs.

## VII. Client Eligibility

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

### A. ESG Eligibility Documentation

- i. *Homelessness Prevention*: *This program will not provide Homelessness Prevention Services.*
- ii. *Rapid Re-Housing*:
  - a. Please refer to the *Homeless Eligibility Form* (Attachment A) or the *Unaccompanied Homeless Youth Eligibility Form* (also Attachment A) for more information on documenting homelessness for ESG clients.
  - b. Subrecipient agencies must collect the required supporting documentation requested in the *Homeless Eligibility Form* or the *Unaccompanied Homeless Youth Eligibility Form* in order for clients to be considered eligible for services.
  - c. All eligibility and supporting documentation for Rapid Re-Housing clients must be maintained in each client's file.

### B. Confidentiality of Client Information

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

## VIII. Emergency Shelter

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

The ESG-funded emergency shelter, Austin Resource Center for the Homeless, or ARCH is a "low-demand" emergency shelter, which means that restrictions are not placed on the number of

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

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

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

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

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

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

The following is provided in the case that a client is terminated:

1. Written notice to the participant containing a clear statement of the reason for termination.

2. A review of the decision, in which the participant is given the opportunity to present written or oral objections before a person other than the person(or subordinate of the person) who made or approved the termination decisions, AND
3. Prompt written notification to the program participant.

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

**IX. Rapid Rehousing and Other ESG-funded Services**

There are no essential services funded by ESG.

There are no homeless prevention services funded by ESG.

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

Agencies funded by the Emergency Solutions Grant program utilize different methods to determine and prioritize access to Rapid Rehousing services including agency eligibility requirements and Coordinated Assessment prioritization based on vulnerability and need. Agency eligibility could include, for example, HIV status for the Communicable Disease Unit, or involvement in the Community Court case management program, at the Downtown Austin Community Court. All agencies accept appropriate referrals from shelter case managers and Coordinated Assessment when openings become available. All programs help clients go through the Coordinated Assessment process to access appropriate referrals and community programs.

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

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

*Requirement: Standards for determining how long a particular program participant will be provided with rental assistance.*

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

*Requirement: Standards for determining the type, amount and duration of housing stabilization and/or relocation services to provide a program participant, including the limits on rapid re-housing assistance.*

Rapid Rehousing Assistance Guidelines:

- ESG Security Deposits are available for no more than 2 months' rent.
- ESG Last Month's Rent is only paid if the last month's rent is necessary for the participant to obtain housing, if it is paid at the same time as the security deposit and first month's rent, and does not exceed one month's rent.

- Utility Deposit, Payments and Arrears is paid if it is within 24 month limit, including up to 6 months of utility arrears, and if the utility account is in the name of the participant or if there is proof of responsibility, and is for eligible gas, electric, water and sewage.
- Rental Arrears are paid if the client is assisted with one-time payment of up to 6 months of rental arrears, including any late fee's on those arrears. A lease must be present in the file with the participant's name on the lease or a document of the rent payments/financial records, as well as Rent Reasonableness, Lead Based Paint and Habitability Standards forms.
- No client may receive more than 24 months of assistance in a three year period. Clients will be recertified at least every twelve months to determine ongoing eligibility as per 576.401. Recertification will assess clients to see if they do not have an annual income that exceeds 30% AMI, AND lack sufficient resources and support networks to retain housing without ESG assistance.

**X. Coordination Between Service Providers**

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

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

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

- XI. Homeless Management Information System (HMIS)** Organizations receiving funding from the City of Austin for homelessness prevention and homeless intervention services are required to utilize the Local Homeless Management Information System (HMIS) to track and report client information for individuals who are at risk of homelessness or who are homeless. A high level of

data quality is required. All ESG-funded programs will also be working with the community's Coordinated Assessment process.

**REQUIREMENTS INCLUDE:**

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

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

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

## **B. ESG PROGRAM MANAGEMENT**

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

- I. Grant Subaward Process** At its discretion, the City may use a competitive Request for Application and comprehensive review process to award ESG funding to providers of services to homeless persons and persons at-risk of homelessness. Activities will be consistent with the City's Consolidated Plan, in compliance with local, state, and Federal requirements and the governing regulations for use of ESG funds, and in conformance with program standards. The City will enter into written agreements with selected Subrecipients, and will work with Subrecipients to ensure that project costs are reasonable, appropriate, and necessary to accomplish the goals and objectives of the City's overall ESG Program. The subrecipient must be able to clearly demonstrate the benefits to be derived by the services provided to homeless individuals, and to low-to-moderate income families. Performance measures will be established in the contract. All ESG award decisions of the City are final.
- II. Contracting** Subrecipients must enter into a written contract with the City for performance of the project activities. Once a contract is signed, the subrecipient will be held to all agreements therein.
  - A. Members of the Subrecipient organization, volunteers, residents, or subcontractors hired by the organization may carry out activities. Subrecipients must enter into a written contract with the subcontractors carrying out all or any part of an ESG project. All subcontractors must comply with the City and Federal procurement and contracting requirements.
  - B. All contracts are severable and may be canceled by the City for convenience. Project funding is subject to the availability of ESG funds and, if applicable, City Council approval.

- C. Amendments - Any amendments to a contract must be mutually agreed upon by the Subrecipient and the City, *in writing*. Amendment requests initiated by the Subrecipient must clearly state the effective date of the amendment, in writing. HHSD staff will determine if an amendment request is allowable. HHSD reserves the right to initiate amendments to the contract.
- D. Liability - Subrecipients shall forward Certificates of Insurance to the Health and Human Services Department within 30 calendar days after notification of the award, unless otherwise specified. The City's Risk Management Department will review and approve the liability insurance requirements for each contract. Subrecipients must maintain current insurance coverage throughout the entire contract period, as well as for any subsequent amendments or contract extensions.

#### **IV. Recordkeeping Requirements**

- A. Project Records- The Subrecipient must manage their contract and maintain records in accordance with City and Federal policies, and must be in accordance with sound business and financial management practices, which will be determined by the City. Record retention for all ESG records, including client information, is five years after the expenditure of contract funds.
- B. Client Records- The Subrecipient must maintain the following types of client records to show evidence of services provided under the ESG program:
  - i. Client Eligibility records, including documentation of Homelessness, or At-Risk of Homelessness plus income eligibility and support documentation.
  - ii. Documentation of Continuum of Care centralized or coordinated assessment (for client intake)
  - iii. Rental assistance agreements and payments, including security deposits
  - iv. Utility allowances (excludes telephone)

#### **V. Reporting Requirements**

- A. Monthly Payment Requests and Expenditure Reports shall be submitted, in a format prescribed by the City, by the 15<sup>th</sup> calendar day of the month after the reporting month's end, which identify the allowable expenditures incurred under this contract.
- B. Monthly Matching Funds Reports shall be submitted, in a format prescribed by the City, by the 15<sup>th</sup> calendar day of the month after the reporting month's end, which identify the allowable matching funds used by the Subrecipient under this contract.
- C. Quarterly performance reports shall be submitted, in a format prescribed by the City, by the 15<sup>th</sup> calendar day of the month after the quarter end, which identify the activities accomplished under this contract.
- D. The Federal ESG program year ends on September 30<sup>th</sup>. At completion of all activities, a Contract Closeout Report must be submitted within 30 days of the end of the contract. The subrecipient is required to supply such information, in such form and format as the City may require. All records and reports must be made available to any authorized City representative upon request and without prior notice.
- E. All ESG Subrecipients must use HMIS to report on clients served by the ESG program.

**VI. Program Limitations**

- A. *ESG Administration* costs are limited to 7.5% of the total ESG allocation.
- B. ESG Street Outreach and Emergency Shelter costs are limited to the greater of: 60% of the City’s 2011-12 ESG grant -or- the amount committed to emergency shelter for the City’s 2010-11 ESG allocation.
- C. Program Income - Income derived from any ESG activity must be recorded and reported to HHSD as program income. Such income may not be retained or disbursed by the subrecipient without written approval from HHSD and is subject to the same controls and conditions as the subrecipient’s grant allocation.
- D. ESG funds may not be used for lobbying or for any activities designed to influence legislation at any government level.
- E. A church or religious affiliated organization must show secularism when submitting an ESG application.
- F. Any ESG funds that are unallocated after the funding cycle will be reprogrammed by HHSD. Contracts that show three (3) consecutive months of inactivity (as documented by monthly reports or non-submission of required reports) will be reviewed on a case-by-case basis, and may be irrevocably canceled.

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

Performance measures will be reviewed quarterly by the City of Austin Health and Human Services Department. Measures will also be reviewed annually by the local Continuum of Care decision-making body, ECHO, during the annual Consolidated Evaluation and Performance Report process.

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

*(English Version)*

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

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*(Spanish Version)*

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

**Attachment II D: Monitoring Plan**

## MONITORING PLAN

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

### Active Contract Monitoring

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

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

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

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

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

**2. Desk Review.** Before processing an invoice for payment, staff reviews the invoice to verify that the item or service is an eligible expense and it is part of the contract budget. Staff also reviews performance reports and supporting documentation submitted with the invoice to

ensure that the contractor is performing in accordance with the terms of the contract and the scope of work. This level of monitoring is performed on an ongoing basis throughout the duration of the contract.

**3. Records Audit.** The review at this level includes a review of all file documents as needed. A file checklist is used to determine if the required documents are present. Through the review of performance reports and other documentation submitted by the contractor, staff is able to identify areas of concern and facilitate corrections and/or improvements. Should problems be identified, a contractor or recipient of funds may then be provided technical assistance as necessary to reach a resolution.

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

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

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

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

### **Long-term Monitoring**

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

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

Monitoring may be in the form of a desk review, on-site visit, visual or Housing Quality Standard (HQS) inspection or Uniform Physical Conditions Standards (UPCS) inspection. Technical assistance is available to assist beneficiaries/ borrowers in understanding any aspect of the contractual obligation so that performance goals are met with minimal deficiencies.

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

**Attachment II E: Summary Funding & Production Table**

**NHCD OFFICE**  
**FY 2016-17 Summary Funding and Production Table**  
**July 27, 2016**

*Note: Local Production (right column) reflects the proposed number of households to be served with local dollars.*

Program / Activity	Funding Source	FY 2016-17 Proposed		FY 2016-17 Proposed
		New Funding	Federal Production	Local Production
<b>HOMELESS/SPECIAL NEEDS ASSISTANCE</b>				
<b>Emergency Solutions Grant</b>				
<u>ARCH - ESG Shelter Operating and Maintenance</u>	ESG	313,922	2,000	-
<u>Communicable Disease Unit - Rapid Re-Housing Program</u>	ESG			
<u>Downtown Austin Court - Rapid Re-Housing Program</u>	ESG			
<u>Homeless Management Information Systems</u>	ESG	13,200	-	-
<u>Front Steps - Rapid Re-Housing Program</u>	ESG			
<u>Rapid Re-Housing Programs</u>	ESG	262,284	128	-
<b>Subtotal, Emergency Solutions Grant</b>		<b>589,406</b>	<b>2,128</b>	<b>-</b>
<b>Housing Opportunities for Persons for AIDS</b>				
<u>Permanent Housing Placement</u>	HOPWA	22,329	35	-
<u>Short termed supported housing assistance</u>	HOPWA	129,363	90	-
<u>Short-term rent mortgage and utilities</u>	HOPWA	44,648	45	-
<u>Supportive Services</u>	HOPWA	100,063	49	-
<u>Tenant-Based Rental Assistance</u>	HOPWA	575,811	70	-
<u>Facility Based Transitional Housing</u>	HOPWA	189,143	49	-
<u>HOPWA Housing Case Management</u>	HOPWA	42,700	-	-
<b>Subtotal, Housing Opportunities for Persons with AIDS</b>		<b>1,104,058</b>	<b>338</b>	<b>-</b>
<u>Child Care Services</u>	CDBG	543,516	190	51
<u>Senior Services</u>	CDBG	112,048	160	115
<u>Youth Support Services</u>	CDBG	170,329	129	30
<b>Subtotal, Public Services</b>		<b>825,893</b>	<b>479</b>	<b>196</b>
<b>Subtotal, Homeless and Special Needs</b>		<b>2,519,357</b>	<b>2,945</b>	<b>196</b>
<b>RENTER ASSISTANCE</b>				
<u>Tenant-Based Rental Assistance</u>	HOME	510,300	75	-
<u>Architectural Barrier Program - Rental</u>	GO Bonds	-	-	-
	CDBG	280,000	15	-
<u>Tenants' Rights Assistance</u>	CDBG	241,429	511	75
<b>Subtotal, Renters Assistance</b>		<b>1,031,729</b>	<b>601</b>	<b>75</b>

**NHCD OFFICE**  
**FY 2016-17 Summary Funding and Production Table**  
**July 27, 2016**

*Note: Local Production (right column) reflects the proposed number of households to be served with local dollars.*

Program / Activity	Funding Source	FY 2016-17 Proposed		FY 2016-17 Proposed
		New Funding	Federal Production	Local Production
<b>HOMEBUYER ASSISTANCE</b>				
<u>Down Payment Assistance</u>	HOME HOME - PI	625,000 220,000	15 -	- -
<b>Subtotal, Homebuyer Assistance</b>		<b>845,000</b>	<b>15</b>	<b>-</b>
<b>HOMEOWNER ASSISTANCE</b>				
<u>Architectural Barrier Removal - Owner</u>	CDBG	1,230,000	76	-
<u>Emergency Home Repair Program</u>	CDBG	1,000,000	320	-
<u>Homeowner Rehabilitation Loan Program</u>	HOME	434,520	6	-
	HOME - PI	50,000	1	-
	CDBG	716,346	7	-
	CDBG - RL	75,000	1	-
<i>Subtotal, Homeowner Rehab</i>		<b>1,275,866</b>	<b>15</b>	<b>-</b>
<u>Lead Healthy Homes</u>	Lead	-	91	-
<u>GO Repair! Program</u>	GO Bonds	2,000,000	-	139
<b>Subtotal, Homeowner Assistance</b>		<b>5,505,866</b>	<b>502</b>	<b>139</b>
<b>HOUSING DEVELOPER ASSISTANCE</b>				
<u>Rental Housing Development Assistance</u>	CDBG	540,825	3	-
	CDBG - PI	-	-	-
	HOME	162,438	-	-
	HOME - PI	50,000	1	-
	HOME (CHDO)	195,735	5	-
	HTF	875,953	-	-
	GO Bonds	10,062,500	-	-
<i>Subtotal, Rental Housing Dev Assist</i>		<b>11,887,451</b>	<b>9</b>	<b>211</b>
<u>Acquisition and Development</u>	CDBG	386,633	5	-
	CDBG - RL	100,000	2	-
	HOME	151,785	-	-
	HOME (CHDO)	196,074	3	-
	GO Bonds	1,937,500	-	-
	<i>Subtotal, Acquisition and Development</i>		<b>2,771,992</b>	<b>10</b>
<u>CHDO Operating Expenses Grants</u>	HOME (CO)	75,000	3	-
<b>Subtotal, Housing Developer Assistance</b>		<b>14,734,443</b>	<b>22</b>	<b>216</b>

**NHCD OFFICE**  
**FY 2016-17 Summary Funding and Production Table**  
**July 27, 2016**

*Note: Local Production (right column) reflects the proposed number of households to be served with local dollars.*

Program / Activity	Funding Source	FY 2016-17 Proposed		FY 2016-17 Proposed
		New Funding	Federal Production	Local Production
<b>COMMERCIAL REVITALIZATION</b>				
Historic Preservation	CDBG	-	-	-
Public Facilities	CDBG	-	-	-
Parking Facilities	CDBG	-	-	-
Neighborhood Opportunity Improvement Program	CDBG	-	-	-
Choice Neighborhoods Implementation Grant	CDBG	-	-	-
<b>Subtotal, Commercial Revitalization</b>		-	-	-
<b>SMALL BUSINESS ASSISTANCE</b>				
<u>Community Development Bank</u>	CDBG	150,000	6	-
<u>Microenterprise Technical Assistance</u>	CDBG	200,000	31	-
<u>Neighborhood Commercial Management</u>	CDBG - RL	40,000	-	-
<u>Family Business Loan Program</u>	Section 108	-	92	-
<b>Subtotal, Small Business Assistance</b>		<b>390,000</b>	<b>129</b>	-
<b>FINANCIAL EMPOWERMENT</b>				
<u>Individual Development Account Program</u>	IDA	-	-	-
<b>Subtotal, Financial Empowerment</b>		-	-	-
<b>DEBT SERVICE</b>				
<u>Neighborhood Commercial Mgmt., Debt Service</u>	CDBG	-	-	-
	Section 108	-	-	-
	Section 108 - PI	169,305	-	-
<u>East 11th and 12th Streets Revital, Debt Service</u>	CDBG	121,253	-	-
	CDBG - PI	56,000	-	-
	Section 108 - PI	190,000	-	-
<b>Subtotal, Debt Service</b>		<b>536,558</b>	-	-

**NHCD OFFICE**  
**FY 2016-17 Summary Funding and Production Table**  
**July 27, 2016**

*Note: Local Production (right column) reflects the proposed number of households to be served with local dollars.*

Program / Activity	Funding Source	FY 2016-17 Proposed		FY 2016-17 Proposed
		New Funding	Federal Production	Local Production
<b>ADMINISTRATION</b>				
	ESG	47,790	-	-
	HOPWA	34,146	-	-
	CDBG	1,423,095	-	-
	CDBG - PI	14,000	-	-
	HOME	261,206	-	-
	HOME - PI	27,000	-	-
	HTF	232,281	-	-
<b>Subtotal, Administration</b>		2,039,518	-	-
<b>TOTAL Programs, Debt Service, and Admin Cost</b>		<b>27,602,471</b>	<b>4,218</b>	

**FUND SUMMARIES:**

HOPWA	1,138,204	338	-
ESG	637,196	2,128	-
<b>CDBG</b>	<b>7,115,474</b>	<b>1,457</b>	
CDBG - PI	70,000	-	-
CDBG - RL	215,000	3	-
<b>HOME</b>	<b>2,145,249</b>	<b>96</b>	
HOME (CHDO)	391,809	8	-
HOME (CO)	75,000	3	-
HOME - PI	347,000	2	-
HTF	1,108,234	-	-
GO Bonds	14,000,000	-	-
Section 108 - PI	359,305	-	-
IDA	-	-	-
Lead	-	91	-

**Attachment III: SF-424's and Certification(s)**

**\*\*Placeholder: Documents will be added to the final version.\*\***



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