



## Recommendation for Action

**File #:** 19-1525, **Agenda Item #:** 3.

4/11/2019

### **Posting Language**

Authorize negotiation and execution of contract amendments to increase the available funding by \$2,200,000 and to add an option to extend the 12-month contracts for 120 days with American Youthworks, Austin Area Urban League, Austin Habitat for Humanity, Inc., Easter Seals-Central Texas, Inc., Interfaith Action of Central Texas, Meals on Wheels and More, Inc., and Rebuilding Austin Together for repair of homes eligible through the General Obligation (G.O.) Repair! Program for a combined amount not to exceed \$4,200,000.

### **Lead Department**

Neighborhood Housing and Community Development.

### **Fiscal Note**

A fiscal note is attached.

### **Prior Council Action:**

September 20, 2018 - Council approved a 12-month G.O. Repair! Program contract, set to expire September 30, 2019.

### **For More Information:**

Rosie Truelove, Treasurer, Austin Housing Finance Corporation, 512-974-3064; or Fernando Hernandez-Garza, Neighborhood Development Program Manager, Neighborhood Housing and Community Development, 512-974-3114.

### **Council Committee, Boards and Commission Action:**

September 20, 2018 - Austin Housing Finance Corporation Board appropriated \$2,000,000 in Affordable Housing General Obligation Bond funds for fiscal year 2018-2019 for the General Obligation Repair! Program.

### **Additional Backup Information:**

If approved, the Austin Housing Finance Corporation (AHFC) will increase the contract funding amounts with American Youthworks, Austin Area Urban League, Austin Habitat For Humanity, Inc., Easter Seals-Central Texas, Inc., Interfaith Action Of Central Texas, Meals On Wheels and More, Inc., and Rebuilding Austin Together to provide home repair services through the General Obligation (G.O.) Repair! Program. The contract period will remain from October 1, 2018, through September 30, 2019. Each contract will include an option to extend the contract for 120 days through January 28, 2020, if necessary. The non-profit agencies expect to serve approximately 122 new households with the contract increase. Total households served with this contract this fiscal year will be 233.

The G.O. Repair! Program began in 2010, and since 2014, this program has been funded by the issuance of \$65 million in affordable housing general obligation bonds approved by voters on November 5, 2013. From the 2013 bond package, \$8.5 million in general obligation bond funds is available for the 2018-2019 fiscal year, of which \$2 million has already been designated for the G.O. Repair! Program.

The additional \$2 million requested for the G.O. Repair! Program will be funded by the issuance of \$250 million

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in affordable housing general obligation bonds approved by voters on November 6, 2018. From the 2018 general obligation bond package, \$28 million will be available over the next five years for the G.O. Repair! Program. For fiscal year 2018-2019, a total of \$42 million in general obligation bond funds are available, of which \$2 million is for the G.O. Repair! Program. Funding from the 2013 general obligation fund package, combined with funding from the 2018 bond package will thus total \$4 million.

Additional funding in the amount of \$200,000 from the Austin Water Department will be designated to fund plumbing repairs and other work or equipment directly related to water savings, and completed through the G.O. Repair! Program, bringing the total funding to \$4.2 million.

The purpose of the G.O. Repair! Program is to address substandard housing conditions of low and moderate income homeowners residing within the corporate city limits of the City of Austin. The G.O. Repair! Program provides financial assistance to make repairs that will eliminate health and safety hazards and/or provide improved accessibility; up to \$15,000 of assistance per home per fiscal year is provided.

The G.O. Repair! Program is implemented through contracts with non-profit organizations that assist homeowners with electrical, plumbing, mechanical, exterior siding, window, door, drywall, roofing, and flooring repairs. Moreover, repairs that make the property as safe and healthy as possible for all potential occupants are eligible. There are twenty-nine primary housing hazards identified in the Healthy Home Rating System that homes should be assessed for, and that can be addressed through the G.O. Repair! Program.

The G.O. Repair! Program will assist households with a total household income at or below 80% of the Area Median Family Income. Each homeowner receiving assistance through this program must occupy the home, and it must be the owner's homestead.

AHFC issued the \$2 million G.O. Repair! Notice of Funding Ability (NOFA) on July 30, 2018. A pre-submittal meeting was held on August 7, 2018, and applications were due on August 21, 2018. Seven non-profit agencies submitted applications for the NOFA and were evaluated. Seven non-profit agencies met the requirements to be accepted to the G.O. Repair! Program.

**Award Methodology:**

The funding will be distributed to projects on a first-come, first-served basis after the G.O. Repair! Program applicant and property have been determined to be eligible as described in the Program Guidelines. This activity is consistent with the Fiscal Years 2014-2019 Consolidated Plan and the Fiscal Year 2018-2019 Action Plan, as identified under the Homeowner Assistance Programs.