RESOLUTION NO. 20190606-009

WHEREAS, the City is eligible for $13,133,352 in federal grant funds, including Community Development Block Grant (CDBG), Home Investment Partnerships Program (HOME), Housing Opportunities for Persons with AIDS (HOPWA), and Emergency Solutions Grants (ESG) from the United States Department of Housing and Urban Development (HUD) for Fiscal Year (FY) 2019-20 (collectively, the "Federal HUD Grant"); and

WHEREAS, the City prepared a Consolidated Plan for Fiscal Years 2019-2024 and Annual Action Plan for FY 2019-2020 that describes how the Federal HUD Grant and local funding will be used as required under Part 91, Title 24 of the Code of Federal Regulations; and

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

1. identifies in its Consolidated Plan for Fiscal Years 2019-2024 areas of the municipality in which predominantly low-and moderate-income persons reside, or that are blighted or slum areas; and

2. establishes in its Consolidated Plan for Fiscal Years 2019-2024 community development areas in which community development activities, building rehabilitation, or the acquisition of privately-owned buildings or land are proposed; and

3. provides opportunities for residents to provide public comment on proposed Consolidated and Annual Action Plans as set forth in the City's Citizen Participation Plan (CPP), which City Council adopted by Resolution No. 960328-31 on March 28, 1996, amended by Resolution No. 000113-29 on January 13, 2000, amended by Resolution No. 040129-8 on January 29, 2004, amended by

Resolution No. 20111215-089 on December 15, 2011, and amended by Council approval on November 9, 2017; and

WHEREAS, on February 7, 2019 and May 9, 2019, the City Council conducted two public hearings to obtain public input for the development of the proposed Consolidated Plan and Annual Action Plan, in accordance with Texas Local Government Code Section 373.066(4) and Part 91, Title 24 of Code of Federal Regulations; and

WHEREAS, on January 8, 2019 and February 12, 2019, the Community Development Commission conducted public hearings to obtain public input for the development of the proposed Consolidated Plan and annual Action Plan, in accordance with Texas Local Government Code Section 373.006(4) and Part 91, Title 24 of the Code of Federal Regulations; and

WHEREAS, on May 14, 2019, the Community Development Commission conducted a public hearing to obtain public comment on the proposed Consolidated Plan and Annual Action Plan, in accordance with Texas Local Government Code Section 373.006(4) and Part 91, Title 24 of the Code of Federal Regulations; and

WHEREAS, beginning April 16, 2019, the City Manager made the proposed Consolidated Plan and annual Action Plan available for a 30-day public comment period ; and

WHEREAS, on May 14, 2019, the Community Development Commission made its final recommendation on the proposed Consolidated Plan and Annual Action Plan; **NOW, THEREFORE,**

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

In accordance with federal and state law, the City Council approves Exhibit A (Consolidated Plan and Annual Action Plan), Exhibit B (Change Log), and Exhibit C (Funding Table), which are attached to this resolution, as the City's Consolidated Plan for Fiscal Years 2019-2014 and Annual Action Plan for FY 2019-2020.

BE IT FURTHER RESOLVED:

The City Council authorizes the City Manager to submit applications, a final statement of community development objectives, and projected use of funds, and any required certifications, and to negotiate with HUD for the Federal HUD Grant before August 15, 2019.

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

ADOPTED: June 6, 2019 **ATTEST:** Jannette S. Goodall

Jannette S. Goodall
City Clerk

CITY OF AUSTIN

2019 – 2020

2020 – 2021

2021 – 2022

2022 – 2023

2023 – 2024

FY 2019-2024 CONSOLIDATED PLAN

PREPARED BY

Neighborhood Housing and Community Development Department (NHCD)

PO Box 1088

Austin, Texas 78767

City of Austin, Texas

Fiscal Year 2019-24 Consolidated Plan and FY 2019-20
Annual Action Plan

Prepared by: City of Austin

Neighborhood Housing and Community Development Department

PO Box 1088, Austin, TX 78767

512-974-3100

www.austintexas.gov/housing

Austin City Council

Steve Adler

Mayor

Delia Garza, ***District 2***

Mayor Pro Tem

Council Members

Natasha Harper-Madison, ***District 1***

Sabino "Pio" Renteria, ***District 3***

Gregorio "Greg" Casar, ***District 4***

Ann Kitchen, ***District 5***

James "Jimmy" Flannigan, ***District 6***

Leslie Pool, ***District 7***

Paige Ellis, ***District 8***

Kathie Tovo, ***District 9***

Alison Alter, ***District 10***

Spencer Cronk

City Manager

Table of Contents

Executive Summary 3

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b) 3

PR-05 Lead & Responsible Agencies 11

PR-10 Consultation - 91.100, 91.200(b), 91.215(l) 13

PR-15 Citizen Participation 36

Needs Assessment 41

NA-05 Overview 41

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c) 42

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2) 55

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2) 61

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2) 67

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2) 69

NA-35 Public Housing – 91.205(b) 71

NA-40 Homeless Needs Assessment – 91.205(c) 77

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d) 86

NA-50 Non-Housing Community Development Needs – 91.215 (f) 91

MA-05 Overview 96

MA-10 Number of Housing Units – 91.210(a)&(b)(2) 97

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a) 100

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a) 102

MA-25 Public and Assisted Housing – 91.210(b) 106

MA-30 Homeless Facilities and Services – 91.210(c) 109

MA-35 Special Needs Facilities and Services – 91.210(d) 111

MA-40 Barriers to Affordable Housing-91.210(e) 114

MA-45 Non-Housing Community Development Assets – 91.215 (f) 116

MA-50 Needs and Market Analysis Discussion 124

Strategic Plan 126

SP-05 Overview 126

SP-10 Geographic Priorities – 91.215 (a)(1) 127

SP-25 Priority Needs - 91.215(a)(2) 129

SP-30 Influence of Market Conditions – 91.215 (b) 134

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2) 135

SP-40 Institutional Delivery Structure – 91.215(k) 140

SP-45 Goals Summary – 91.215(a)(4) 146

DRAFT

SP-50 Public Housing Accessibility and Involvement – 91.215(c) 151
SP-55 Barriers to affordable housing – 91.215(h) 154
SP-60 Homelessness Strategy – 91.215(d) 157
SP-65 lead-based paint Hazards – 91.215(i) 158
SP-70 Anti-Poverty Strategy – 91.215(j) 159
SP-80 Monitoring – 91.230 163
Expected Resources 164
AP-15 Expected Resources – 91.220(c)(1,2) 164
Annual Goals and Objectives 169
Projects 174
AP-35 Projects – 91.220(d) 174
AP-38 Project Summary 177
AP-50 Geographic Distribution – 91.220(f) 194
Affordable Housing 195
AP-55 Affordable Housing – 91.220(g) 195
AP-60 Public Housing – 91.220(h) 201
AP-65 Homeless and Other Special Needs Activities – 91.220(i) 204
AP-70 HOPWA Goals - 91.220 (l)(3) 210
AP-75 Barriers to affordable housing – 91.220(j) 211
AP-85 Other Actions – 91.220(k) 215
AP-90 Program Specific Requirements – 91.220(l)(1,2,4) 221
HOME Investment Partnership Program (HOME) 224
Reference 24 CFR 91.220(l)(2) 224

Attachments

Attachment I: Citizen Participation
A. Citizen Participation Plan
B. Public Notices and Comments
C. Community Development Commission Recommendation
D. Change Log for Draft Consolidated Plan and Action Plan

Attachment II: Housing Survey Results

Attachment III: Grantee Unique Appendices
A. Resale and Recapture Policy
B. ESG Program Standards
C. Monitoring Plan
D. Relocation Policy
E. Summary Funding and ProductionTable

DRAFT

Executive Summary

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

1. Introduction

The City of Austin submits this FY 2019-24 Consolidated Plan and FY 2019-20 Action Plan as the first of five Action Plans within the Consolidated Plan. The following section provides a concise summary of the FY 2019-24 Consolidated Plan and FY 2019-20 Action Plan. It is anticipated the Austin City Council (Council) will approve the plan on June 6, 2019. The final document is due to U.S. Department of Housing and Urban Development (HUD) no later than August 15, 2019.

In addition to federal funding from HUD, the City of Austin (City) appropriates local funds to the Neighborhood Housing and Community Development (NHCD) Department for affordable housing and community development activities. HUD's guidance regarding the inclusion of non-federal funding sources in a Consolidated Plan and 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 2018 General Obligation Bond allocation of $250 million.

This Consolidated Plan and Action Plan are 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 Consolidated Plan and 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 Austin City Council; reviews and determinations under environmental and related laws; and results of bidding and contracting processes.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The City's FY 2019-24 Consolidated Plan establishes funding priorities for the FY 2019-20 Action Plan in the following high priority need areas: Special Needs Assistance; Homeless Assistance; Renter Assistance; Homebuyer Assistance; Homeowner Assistance; Housing Development Assistance; Other Community Development Assistance. These funding priorities were established based on the housing and community development needs identified through public and stakeholder input, the 2019 Housing Market Analysis, a Regional Analysis of Impediments to Fair Housing Choice (AI), and City Council direction. All the proposed funding priorities will serve very-low, low- and moderate-income households in the City of Austin. See *Exhibit 1* for a listing of FY 2019-24 Consolidated Plan programs and descriptions.

In 2017, the Austin City Council adopted the Austin Strategic Housing Blueprint, a ten-year plan to align resources, ensure a unified strategic direction, and facilitate community partnerships to help reach the City's affordable housing goals. In addition, Council adopted Strategic Direction 2023 (SD23) in 2018, which is a three to five-year strategic plan that will guide all City initiatives through a shared vision and six priority Strategic Outcomes:

- **Economic Opportunity and Affordability:** Having economic opportunities and resources that enable us to thrive in our community.
- **Mobility:** Getting us where we want to go, when we want to get there, safely and cost-effectively.
- **Safety:** Being safe in our home, at work, and in our community.
- **Health and Environment:** Enjoying a sustainable environment and a healthy life, physically and mentally.
- **Culture and Lifelong Learning:** Being enriched by Austin's unique civic, cultural, ethnic, and learning opportunities.
- **Government That Works for All:** Believing that City government works effectively and collaboratively for all of us—that it is equitable, ethical and innovative.

In 2018, voters approved a $250 million affordable housing bond. This substantial increase in resources enabled the Neighborhood Housing and Community Development Department to reprioritize and maximize the use of federal funds and further the department's mission to provide economic opportunities that enable all Austinites to thrive in our community. The realignment of resources is also reflective of feedback received from the community during the community needs assessment period, which is discussed further in the plan.

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.

The City's federal programs for the FY 2019-20 Action Plan will remain substantially the same priority programs that were outlined in the FY 2014-19 Consolidated Plan. In year two of the Consolidated Plan, some funding priorities change, which may result in new or different contracts or subrecipients. More detail about the programs in the FY 2019-20 Action Plan is provided in section SP-25, Priority Needs.

FY 2019-24 Consolidated Plan Priorities	
Program	**Program Description**
Special Needs Assistance	Special Needs Assistance will assist low- to moderate-income Austinites by providing mental health services for at-risk youth, childcare services and services for seniors.
Homeless Assistance	Homeless Assistance provides services to the City's most vulnerable populations, including persons experiencing homelessness, persons living with HIV/AIDS, victims of domestic violence, persons experiencing mental illness, unaccompanied youth, persons with chronic substance abuse, and veterans.
Renter Assistance	Renter Assistance activities will provide assistance that can make rent more affordable, tenants' rights services, and financial assistance for necessary rehabilitation to make rental units accessible.
Homebuyer Assistance	Homebuyer Assistance provides counseling to renters wishing to become homebuyers. 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.
Homeowner Assistance	Homeowner Assistance provides services to individuals that own their homes, but need assistance to make the home safe, functional and/or accessible.
Housing Development Assistance	Housing Development Assistance includes programs that offer assistance to nonprofit and for-profit developers to build affordable housing for low- and moderate-income households, and to acquire real property for affordable housing purposes.
Other Community Development Assistance	Other Community Development Assistance includes activities that provide capacity building for nonprofit organizations that are focused on affordable housing development and workforce development, as well as providing support for small business development.

Exhibit 1 Consolidated Plan Priorities Table

DRAFT

3. Evaluation of past performance

The City of Austin's Consolidated Annual Performance and Evaluation Reports (CAPER) indicate a strong track record of setting and meeting goals. While the programs implemented in previous Consolidated Plans have been successful, the FY 2019-24 Consolidated Plan is changing direction in order to respond to community feedback received during the planning process, and to align with the City's three to five-year strategic plan, called Strategic Direction 2023 (SD23), and the ten-year Austin Strategic Housing Blueprint. The alignment of the Consolidated Plan with the City's strategic plan, and affordable housing plan requires the City to take an interdisciplinary planning approach by collaborating with internal and external partners to focus federal dollars where the need is the greatest. This collaboration is fundamental to leveraging non-federal resources to maximize programs that offer the deepest affordability and have a long-lasting and sustainable effect. Collaborative efforts with internal and external stakeholders and the community are discussed further in this section.

4. Summary of community member participation process and consultation process

Outreach

The Neighborhood Housing and Community Development (NHCD) Department developed an extensive community engagement and outreach strategy with input from Root Policy Research to promote the community needs assessment period and increase public participation. The resulting activities included a FY 2019-24 Consolidated Plan and FY 2019-20 Action Plan website, social media outreach, community newsletter announcements, an online survey, a robust community education/engagement campaign, and stakeholder focus group sessions. Feedback and input opportunities were also offered through e-mail and postal mail. NHCD's outreach efforts targeted the general public, as well as diverse racial/minority populations, by providing all announcements in English and Spanish, and conducting surveys in English, Spanish, Korean, Vietnamese and Chinese. In addition, to reach low- to moderate- income persons, families, and special populations, NHCD staff discussed the Consolidated Plan and Annual Action Plan process before twelve of the City's Boards and Commissions, as well as numerous external agencies whose missions focus on housing and economic opportunities for low- to moderate- income persons, families, and special populations. More details about the survey and community meetings are discussed in section PR-10, *Consultation* and PR-15, *Citizen Participation*. For more information about the survey results, see *Appendix II.*

Community Needs Assessment Period

The community needs assessment period was conducted from January 8 through March 29, 2019. The City of Austin's Citizen Participation Plan (CPP) requires that the City conduct five public hearings during the community needs assessment period: one before the Austin City Council, two before the Community Development Commission (CDC), and two additional hearings sponsored by organizations working with low- and moderate-income populations. The public hearings were conducted before the CDC on January 8, 2019 and February 12, 2019, Austin City Council on February 7, 2019, the Mayor's Committee for Persons with Disabilities and the Commission on Seniors annual joint meeting on February 8, 2019, and the Austin Area Comprehensive HIV Planning Council on February 25, 2019. Collectively, during the

community needs assessment period, the City received 22 comments, including oral and written comments. All comments received are included in *Appendix I*. Additionally, an affordable housing and community development survey was conducted to assess the community's priorities regarding affordable housing and community development initiatives in the City for the next five years. The survey was available during the community needs assessment period at austintexas.gov/five, and printed in English, Spanish, Korean, Chinese, and Vietnamese languages. Comprehensive outreach with stakeholders, social service providers, media outlets and neighborhood organizations resulted in over 2,300 responses to the survey. The top priorities identified by the community in the survey were: availability of affordable housing, services to prevent homelessness, job training and/or job opportunities, mental health and counseling services, and affordable childcare. The results of the survey influenced the selection of the programs and activities outlined in the FY 2019-24 Consolidated Plan and FY 2019-20 Action Plan and will inform future policy decisions impacting household affordability and community development initiatives.

Draft Consolidated Plan/Action Plan Public Comment Period

The 30-day public comment period on the draft Consolidated Plan and Action Plan was open from April 16, 2019 through May 17, 2019. The draft report was made available online at austintexas.gov/five and hard copies were distributed at ten community centers on April 16, 2019. During the 30-day public comment period, the public had an opportunity to provide specific feedback on the recommended priorities and activities outlined in the FY 2019-24 Consolidated Plan and FY 2019-20 Action Plan via email, letter or through oral statements. Additionally, during the public comment period, the public had the opportunity to attend two additional public hearings: one held before Council on May 9, 2019 and one held before the Community Development Commission on May 14, 2019 to provide additional comments and feedback on the draft Consolidated Plan and Action Plan. See *Appendix I* for a detailed list.

5. Summary of public comments

Comments roughly fell into one of four categories: providing special needs assistance, such as childcare services and mental health services for at-risk youth, implementing specific strategies for increasing affordable housing and community development opportunities, home repair programs, and addressing homelessness. Many comments emphasized the need to target specific subpopulations, such as chronically homeless individuals and families, through Permanent Supportive Housing (PSH), citing high success rates of Housing First models of PSH. It was pointed out that providing chronically homeless individuals with stability through housing has been shown to reduce the need for more costly crisis services and institutions, and respondents recommended that such a strategy receive additional funding.

Several subpopulations were identified as needing affordable housing options, including the elderly, homeless youth, and individuals suffering from mental illnesses. Members of the disabled community voiced their concern regarding a lack of accessible housing which is both affordable and of adequate quality.

The prioritization of federal dollars for homelessness and home repair programs was another area of concern amongst some community members. In 2018, Austin voters approved a $250 million bond for

affordable housing and some community members felt federal dollars should be reallocated to existing home repair and tenant based rental assistance programs.

Particular areas within the City have unique challenges; these areas include downtown, Colony Park, Rundberg, and the flood-damaged Onion Creek neighborhood. Comments indicated the need for a more comprehensive view of housing and community services across the City.

See *Appendix I* for copies of all written comments received during the community needs assessment period.

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

All comments or views received are accepted.

7. Summary

The Consolidated Plan is designed to help participating jurisdictions assess their affordable housing and community development needs and market conditions to make data-driven, place-based investment decisions. The consolidated planning process serves as the framework for a community-wide dialogue to identify both housing and community development priorities that align and focus funding from HUD. The Consolidated Plan is carried out through Annual Action Plans, which provide a concise summary of the actions, activities, and the specific resources that will be used each year to address the priority needs and specific goals identified by the Consolidated Plan. Grantees report on accomplishments and progress toward Consolidated Plan goals in the Consolidated Annual Performance and Evaluation Report (CAPER).

In FY 2019-20, the City of Austin will continue to receive funding from HUD through four entitlement grants: Community Development Block Grant (CDBG); HOME Investment Partnerships Program (HOME); Emergency Solutions Grant Program (ESG); and Housing Opportunities for Persons with AIDS (HOPWA), in addition to reasonably anticipated local resources such as the 2018 General Obligation (G.O.) Bonds. Since the Consolidated Plan is a strategic long-range planning document, it establishes programmatic goals and provides a framework for methodologically identifying priority needs with the community. The City of Austin estimated its allocation for the remaining four fiscal years of this Consolidated Plan (FY 2020-2024) by conservatively forecasting the trend of federal funding over the past four fiscal years forward over the next four fiscal years. This includes annual changes in each respective program, as follows:

CDBG	1.5%
HOME	2.5%
HOPWA	0.05%
ESG	0.00%
Section 108	$5,973,990 (available funding as of May 2019)

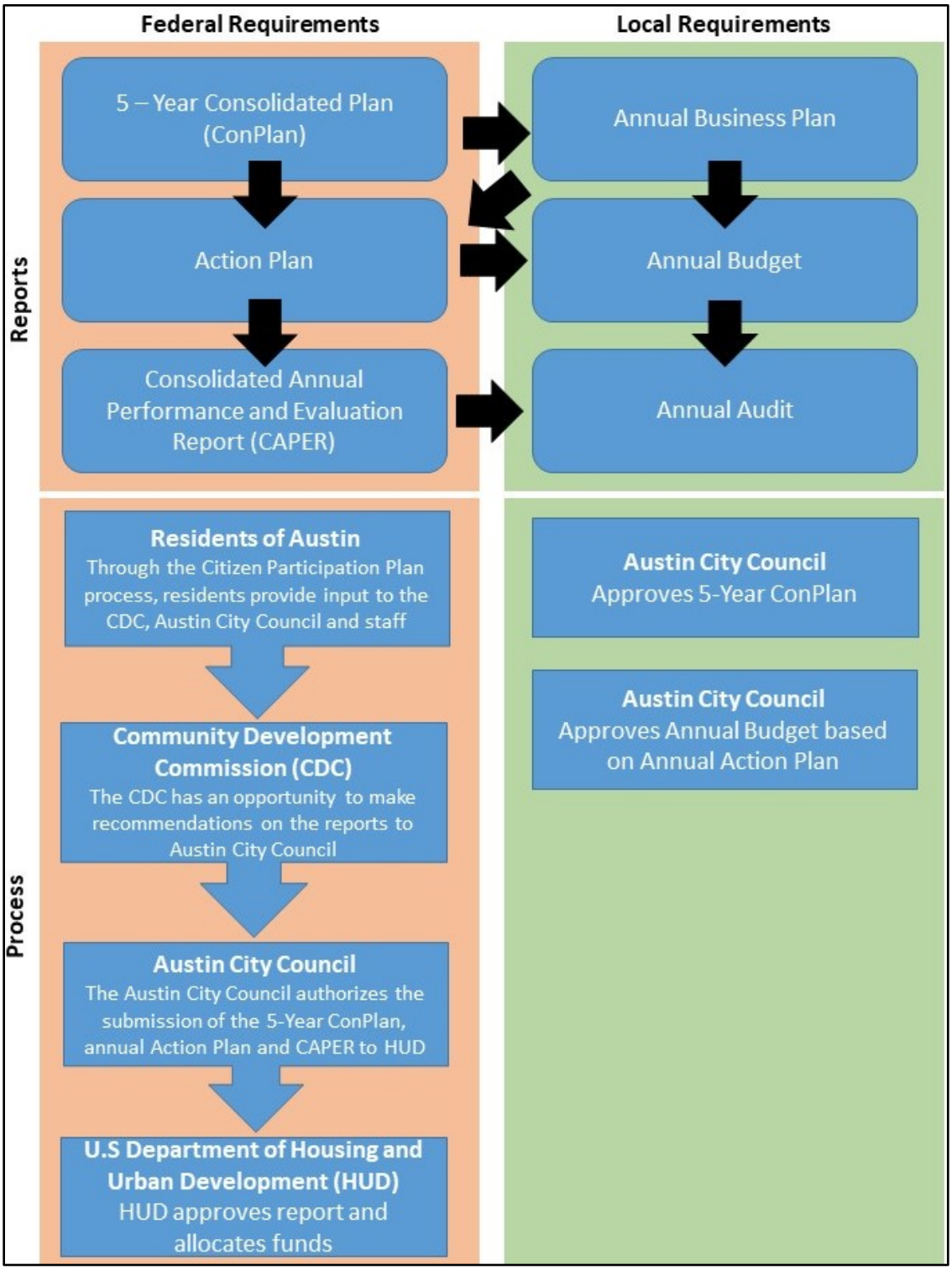
For estimated HOPWA, Austin Public Health (APH) used data from the three most recent HOPWA CAPERs to determine the number of clients that could be served with $1 of funding. Based on those figures, and the assumption that rising housing costs will dampen the effects of projected funding increases, the City determined that the number of households served by $1 of HOPWA funding would decrease slightly each year. To determine ESG estimates, APH analyzed trends in funding using FYs 2015-20 and determined there were minimal increases in funding each year, therefore projections for FY 2020-2024 ESG were kept level with FY 2018-19 funding.

Since 2013, EDD has averaged +/- $1 million per fiscal year in new loan originations and anticipates that trend to continue until funds are fully expended. As of May 2019, available funding is estimated to be $5.9 million. The active loan pipeline is estimated to be $1.7 million for transactions in various stages of review or approval. Based on those figures, EDD anticipates expending approximately $1 million per fiscal year from 2018 to 2024 until all funding is exhausted. EDD notes that several factors, including but not limited to, private lender support, borrower financial qualification/process endurance, and prevailing market conditions may result in a percentage of pipeline transactions being terminated prior to funding.

These assumptions were deemed necessary to provide an accurate assessment of anticipated resources given the information available during the development of the Consolidated Plan. Goals for projects and programmatic categories throughout the investment plan are estimated based on these figures. However, these goals may be revised on an annual basis through subsequent Action Plans to better reflect what is achievable given more precise annual allocations.

Entitlement grants provided through HUD are determined by statutory formulas, and although the City has received additional funding through the formula as result of its increasing poverty rate, the City is continuing to see financial pressure at the federal level coupled with increased costs in providing services. In light of these facts, the City continues to identify and pursue opportunities to collaborate, which are detailed throughout this plan. This includes identifying opportunities to leverage resources through other planning initiatives, maximizing opportunities for interdepartmental collaboration and intergovernmental coordination beyond jurisdictional boundaries. It is also critical that comprehensive, current data is being collected, to ensure the most efficient program delivery.

DRAFT



HUD and City of Austin Budget Allocation Processes

PR-05 Lead & Responsible Agencies

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

The following are the agencies/entities 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	Neighborhood Housing and Community Development
ESG Administrator	AUSTIN	Austin Public Health
HOME Administrator	AUSTIN	Neighborhood Housing and Community Development
HOPWA Administrator	AUSTIN	Austin Public Health

Table 1 – Responsible Agencies

Narrative

LEAD AGENCY AND PARTICIPATING ORGANIZATIONS

Neighborhood Housing and Community Development Department (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 currently administers the CDBG and HOME programs. NHCD is directly responsible for developing the five-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, nonprofit corporation organized pursuant to Chapter 394 of the Texas Local Government Code. The Austin City Council serves as the AHFC's Board of Directors. The mission of the AHFC is to generate and implement strategic housing solutions for the benefit of low- and moderate-income households of the City of Austin. Employees of NHCD manage the funding and operations of AHFC through an annual service agreement executed between the City and AHFC.

Austin Public Health (APH)
Council designates APH to administer the HOPWA and ESG programs. APH is a nationally-certified Public Health agency and works in partnership with the community to prevent disease, promote health, and protect the well-being of the community with the vision of making Austin/Travis County the healthiest community in the nation. APH is comprised of seven divisions: The Office of the Director, Administrative

Services, Community Services, Disease Prevention and Health Promotion, Environmental Health Services, Epidemiology and Public Health Preparedness, and Healthy Equity and Community Engagement.

Economic Development Department (EDD)

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 Community Development Block Grant (CDBG) Program.

The Global Business Recruitment and Expansion division of EDD will utilize CDBG dollars for capacity-building support of partnered nonprofit organizations that provide skilling and training opportunities to low-income persons in support of the region's workforce development strategies and goals.

Community Development Commission (CDC)

The CDC advises Council in the development and implementation of programs designed to serve low- and moderate-income households and the community at large, with an emphasis on federally funded programs. The CDC also oversees the Community Services Block Grant (CSBG) program managed by Austin Public Health. CSBG regulations require that the CDC consists of 15 members, including representatives from eight geographic target areas: Colony Park, Dove Springs, East Austin, Montopolis, Rosewood-Zaragosa/Blackland, St. Johns, North Austin, and South Austin. The CDC's eight neighborhood representatives are elected through a neighborhood-based process, and all 15 are formally appointed by the Austin City Council.

Urban Renewal Board (URB)

The URB is comprised of seven members appointed by the Mayor, with consent from Council. The URB oversees the implementation of, 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. Council adopted Resolution No. 971119-34 on November 19, 1997, declaring the East 11th and 12th Streets Revitalization Area to be a slum and blighted area and designated this area appropriate for an urban renewal project. Subsequently, Council adopted an Urban Renewal Plan. The City of Austin and the Urban Renewal Agency, in the shared interest of completing the Urban Renewal Project, entered into an agreement that identifies each party's roles and responsibilities for the completion of the revitalization for these two corridors.

Consolidated Plan Public Contact Information

Angela Sommers
Senior Research Analyst
City of Austin: Neighborhood Housing and Community Development
P.O. Box 1088
Austin, Texas 78767
angela.sommers@austintexas.gov

DRAFT

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

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; other departments include Austin Energy, Austin Water Utility, Austin Public Health, Economic Development Department, and the Sustainability Office. Additionally, NHCD consults with City boards and commissions and external agencies with missions related to affordable housing and community development. The entities consulted during the community needs assessment period include: ADAPT of Texas, African American Resource Advisory Commission, Asian American Quality of Life Advisory Commission, Austin Area Comprehensive HIV Planning Council, Austin Deaf Club, Austin Homelessness Advisory Council, Austin Housing Coalition, Austin Housing Repair Coalition, Austin/Travis County Round Table, Building and Strengthening Tenant Action (BASTA), Colony Park Neighborhood Center, College Student Commission, Commission on Seniors, Commission for Women, Community Development Commission, Early Childhood Council, Ending Community Homelessness Coalition (ECHO), Equity Action Team, Hispanic/Latino Quality of Life Resource Advisory Commission, Housing Authority of the City of Austin, Housing Repair Coalition, Lesbian, Gay, Bisexual, Transgender, Queer (LGBTQ) Quality of Life Advisory Commission, Mayor's Committee for People with Disabilities, NAACP, North Austin Civic Association, Northwest Austin Coalition, and Urban Renewal Board.

In adherence with HUD's newly released rules, including the Broadband and Resilience rule, NHCD contracted with Root Policy Research to host specialized focus group meetings comprised of local and regional stakeholders with industry expertise on: broadband accessibility, flood risk and mitigation, and homelessness and special needs. Discussions focused on the challenges and necessity of equitable distribution, and access to broadband services for low- to moderate-income and special needs residents; flood-prone and flood-risk neighborhoods where low- to moderate-income families reside; and the need for a unified homelessness strategy between the City and County. More detail about the topics discussed during the stakeholder focus group meetings is provided in PR-15, *Citizen Participation Outreach*.

Through consultations held during the community needs assessment period, the City's Continuum of Care (CoC) entity, ECHO, advised that all Permanent Supportive Housing (PSH) units be referred to as Continuum of Care, or CoC units starting in 2019. Responsive to this change, the 2019 Rental Housing Development Assistance (RHDA) program guidelines and scoring criteria for all PSH units generated through the RHDA program dedicated to ending homelessness will be referred to as CoC units, allowing for a more comprehensive and strategic housing placement system. The RHDA units will provide the available Housing First units, and households placed in those units will come with the rental assistance and services provided by a community partner agency, either through Rapid Rehousing or PSH program funds.

During the development of the Consolidated Plan, the City was in the process of finalizing a regional Analysis of Impediments to Fair Housing Choice (AI). Participating jurisdictions include Travis County, Williamson County, the cities of Round Rock and Pflugerville, and the housing authorities of the City of

Austin, Travis County, Georgetown, Round Rock, and Taylor. This collaborative process established both jurisdictional-level and regional goals that will address the contributing factors limiting housing choice. Action items for the City of Austin are included in the five-year strategy and one-year action plan.

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(l)).

The City of Austin provides funding to, and works closely in partnership with, the Ending Community Homelessness Coalition (ECHO)--the entity that also acts as the coordinator of the region's Continuum of Care (CoC). Leadership from the two local housing authorities, private 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, all serve on the ECHO Membership Council. This group holds monthly meetings and provides strategic direction to the Austin/Travis County community regarding issues that impact persons experiencing homelessness. ECHO executive leadership participates in planning partnerships with psychiatric stakeholders, criminal justice executives and employment specialists led by Central Health, Austin-Travis County Integral Care, Travis County Public Safety and Justice, and Goodwill Industries. In 2018, the Membership Council and Austin City Council adopted Austin's Action Plan to End Homelessness that outlines specific objectives and strategies needed to end homelessness in the community.

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

APH and NHCD staff provide expertise for the development of the annual CoC application through participation on the ECHO CoC ESG Committee, ECHO Policy and Practice Committee, ECHO Rapid Rehousing Committee, the Independent Review Team, and the ECHO Membership Council. Most of the agencies in the community serving homeless individuals are funded by APH, so APH participates in key ECHO Continuum of Care planning groups, and other contract meetings.

During development of the Consolidated Plan and Annual Action Plan, and throughout the year, members of APH staff in the Social Services Policy Unit and the Contract Management Unit engage with the members of ECHO to gather information that informs decisions on ESG allocations, performance standards, and evaluation outcomes. ECHO, NHCD and APH staff also meet regularly to discuss ways to coordinate City and CoC funding that serves people experiencing homelessness, including data expectations, outcome measures, and written standards for program interventions.

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

APH and ECHO work together to evaluate outcomes and more closely align CoC and ESG programs. All ESG-funded programs enter data into the Homeless Management Information System (HMIS) and accept referrals for rapid rehousing through the Coordinated Entry method administered by ECHO. HMIS staff analyze data and report progress on ending homelessness to APH and other community entities. In addition, ESG-funded programs are required to submit to the City the outcome measure: *percent of case-managed households that transition from homelessness into housing.* APH and ECHO partner to ensure that all rapid rehousing programs and shelter programs are entering data into HMIS in a manner that allows system-wide and City outcomes to be measured and evaluated.

The City of Austin has taken an active role in supporting a more effective HMIS so that the data derived from the system can inform policy decisions and identify program effectiveness. The ESG FY 2019-20 award includes funding for continuation of the Scan Card program at the Austin Resource Center for the Homeless (ARCH). The City also contributes local funding to support ECHO staff positions. City staff have taken an active role with ECHO in developing coordinated assessment and improving other components of the continuum.

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

Agency/Group/Organization	ADAPT of Texas
Agency/Group/Organization Type	Services-Persons with Disabilities
What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-homeless Special Needs
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	ADAPT's mission is to work toward more accessible communities including transportation, housing, public accommodations and governmental buildings and programs. NHCD staff provided a presentation about the Consolidated Plan to the group. The community needs assessment process was discussed, and members had an opportunity to ask questions or raise concerns about how the City's programs address the needs of low- to moderate-income Austinites. Staff also promoted direct public outreach opportunities related to the Consolidated Plan.
Agency/Group/Organization	African American Resource Advisory Commission
Agency/Group/Organization Type	Other- Board/Commission

What section of the Plan was addressed by Consultation?	Housing Need Assessment
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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 and APH staff provided a presentation about the Consolidated Plan to the commission. The community needs assessment process was discussed, and commissioners had an opportunity to ask questions or raise concerns about how the City's programs address the needs of low- to moderate-income Austinites. Staff also promoted direct public outreach opportunities related to the Consolidated Plan.
Agency/Group/Organization	Asian American Quality of Life Advisory Commission
Agency/Group/Organization Type	Other- Board/Commission
What section of the Plan was addressed by Consultation?	Housing Need Assessment
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Asian American Quality of Life Commission advises City Council on issues related to the Asian American Resource Center and provides ongoing guidance and support for the City's Asian American quality of life initiatives. NHCD and APH staff provided a presentation and answered questions from Commissioners. The community needs assessment process was discussed, and members had an opportunity to ask questions or raise concerns about how the City's programs address the needs of low- to moderate-income Austinites. Staff also promoted direct public outreach opportunities related to the Consolidated Plan.
Agency/Group/Organization	Austin Area Comprehensive HIV Planning Council
Agency/Group/Organization Type	Other- Board/Commission
What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
How was the Agency/Group/Organization	The Austin Area Comprehensive HIV Planning Council is a volunteer planning group of community members appointed by the Mayor of

consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Austin. The Austin area receives about $5 million annually from the federal Ryan White Program to help more than 5,000 people living with HIV/AIDS who live in the following five counties: Bastrop, Caldwell, Hays, Travis and Williamson. The Council's main charter is to plan and decide how to distribute the Ryan White grant funds in the community through various services. The goal is to efficiently fund services that meet the multiple care needs of HIV/AIDS clients with limited resources. NHCD and APH staff provided a presentation and answered questions from Commissioners. The community needs assessment process was discussed, and members had an opportunity to ask questions or raise concerns about how the City's programs address the needs of persons living with HIV/AIDS. Staff also promoted direct public outreach opportunities related to the Consolidated Plan.
Agency/Group/Organization	Austin Deaf Club
Agency/Group/Organization Type	Services-Persons with Disabilities
What section of the Plan was addressed by Consultation?	Housing Need Assessment
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Austin is home to one of the largest Deaf populations in the country. NHCD staff provided a presentation to the Austin Deaf Club and answered questions from members. The community needs assessment process was discussed, and members had an opportunity to ask questions or raise concerns about how the City's programs address the needs of low- to moderate-income Austinites. Staff also promoted direct public outreach opportunities related to the Consolidated Plan.
Agency/Group/Organization	Austin Homelessness Advisory Committee
Agency/Group/Organization Type	Services-Homeless
What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically Homeless Homelessness Needs-Veterans
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the	The Homelessness Advisory Committee of Austin was created in the fall of 2017 by the City of Austin's Office of Innovation in coordination with the APH and ECHO. Collectively, these entities are the "Organizers" for the committee. The Homelessness Advisory Committee includes members who have previously or are currently experiencing homelessness to help with the development of research

consultation or areas for improved coordination?	tools, consult on findings, and test possible solutions. NHCD staff provided a presentation to the Committee and answered questions from members. The community needs assessment process was discussed, and members had an opportunity to ask questions or raise concerns about how the City's programs address the needs of Austinites experiencing homelessness. Staff also promoted direct public outreach opportunities related to the Consolidated Plan.
Agency/Group/Organization	Austin Housing Coalition (AHC)
Agency/Group/Organization Type	Housing
What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Austin Housing Coalition represents the community of "housers" across Austin and Central Texas. AHC is comprised of nonprofit housing developers, housing and policy experts, and other interested organizations, businesses, and residents who support the development of safe, affordable housing for Austin residents. AHC's members work to house people experiencing homelessness, repair the houses of low-income homeowners, provide quality affordable rental housing, and assist low-income households with becoming first-time homebuyers. NHCD staff provided a presentation to the Coalition and answered questions from members. The community needs assessment process was discussed, and members had an opportunity to ask questions or raise concerns about how the City's programs address the housing needs of low- to moderate-income Austinites. Staff also promoted direct public outreach opportunities related to the Consolidated Plan.
Agency/Group/Organization	Austin Housing Repair Coalition (AHRC)
Agency/Group/Organization Type	Housing
What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
How was the Agency/Group/Organization consulted and what are the	The Austin Housing Repair Coalition (AHRC) is a collaboration of home repair agencies in the Austin area that provide home repairs and other housing-related assistance. The AHRC formed in 2008 to leverage and coordinate diverse funds, resources, and services to ensure low-

DRAFT

anticipated outcomes of the consultation or areas for improved coordination?	income homeowners and families enjoy healthy, safe, and energy efficient home environments. NHCD staff provided a presentation and answered questions from members. The community needs assessment process was discussed, and members had an opportunity to ask questions or raise concerns about how the City's programs address the housing needs of low- to moderate-income Austinites. Staff also promoted direct public outreach opportunities related to the Consolidated Plan.
Agency/Group/Organization	Austin Public Health (APH)
Agency/Group/Organization Type	Other-Grantee Department
What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Needs - Persons with HIV/AIDS HOPWA Strategy
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City Council designates APH to administer the HOPWA and ESG programs. NHCD and APH meet monthly to discuss the administration of the ESG and HOPWA programs, and to collaborate on the development of the Consolidated Plan, Action Plan, and CAPER.
Agency/Group/Organization	Austin/Travis County Reentry Roundtable
Agency/Group/Organization Type	Regional Organization
What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Austin/Travis County Reentry Roundtable is a coalition working to promote a community that supports equity for formerly incarcerated persons and individuals with criminal histories. NHCD staff provided a presentation to the coalition and answered questions from members. The community needs assessment process was discussed, and members had an opportunity to ask questions or raise concerns about how the City's programs address the needs of low- to moderate-

DRAFT

	income Austinites. Staff also promoted direct public outreach opportunities related to the Consolidated Plan.
Agency/Group/Organization	BASTA (Building and Strengthening Tenant Action)
Agency/Group/Organization Type	Services-Housing
What section of the Plan was addressed by Consultation?	Housing Need Assessment Other-Tenants rights
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	BASTA's goal is to create sustainable and autonomous tenant associations by cultivating leadership in tenant communities. BASTA provides one-on-one guidance and group trainings in the following areas: outreach methods, facilitation techniques, negotiation strategy, campaign planning, and property research. NHCD staff provided a presentation to the group and answered questions from members. The community needs assessment process was discussed, and members had an opportunity to ask questions or raise concerns about how the City's programs address needs of low- to moderate-income Austinites. Staff also promoted direct public outreach opportunities related to the Consolidated Plan.
Agency/Group/Organization	City of Pflugerville
Agency/Group/Organization Type	Other- Adjacent Jurisdiction
What section of the Plan was addressed by Consultation?	Housing Needs Assessment
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Monthly meetings; joint review of research findings associated with the regional Analysis of Impediments to Fair Housing Choice (AI); joint development of regional goals to address disproportionate housing needs.
Agency/Group/Organization	City of Round Rock
Agency/Group/Organization Type	Other- Adjacent Jurisdiction

DRAFT

What section of the Plan was addressed by Consultation?	Housing Needs Assessment
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Monthly meetings; joint review of research findings associated with the regional Analysis of Impediments to Fair Housing Choice (AI); joint development of regional goals to address disproportionate housing needs.
Agency/Group/Organization	Colony Park Neighborhood Association
Agency/Group/Organization Type	Other-Neighborhood Organization
What section of the Plan was addressed by Consultation?	Housing Needs Assessment Economic Development
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Colony Park Neighborhood Association is an informational and advocacy group for the interests of the residents of Colony Park, Lakeside, Colony Meadows, Meadows of Walnut Creek, and Park Place neighborhoods. NHCD staff provided a presentation and answered questions from members. The community needs assessment process was discussed, and members had an opportunity to ask questions or raise concerns about how the City's programs address the needs of low- to moderate-income Austinites.
Agency/Group/Organization	College Student Commission (CSC)
Agency/Group/Organization Type	Other- Board/Commission
What section of the Plan was addressed by Consultation?	Housing Need Assessment
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The College Student Commission was established to serve as an advisory board to the City Council concerning issues affecting the quality of life for higher education students in the Austin area. The commission advises City Council on topics that affect college students in the Austin area which include issues relating to transportation, housing, affordability, immigration, and public safety. The CSC evaluates and recommends programs, policies, and practices that could improve the quality of life of college students in the Austin area, and provides an opportunity for college students to contribute to the City's culture, economy, and character, and promote such

	contributions. NHCD and APH staff provided a presentation and answered questions from Commissioners. The community needs assessment process was discussed, and members had an opportunity to ask questions or raise concerns about how the City's programs address the needs of low- to moderate-income Austinites. Staff also promoted direct public outreach opportunities related to the Consolidated Plan.
Agency/Group/Organization	Commission for Women
Agency/Group/Organization Type	Other- Board/Commission
What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Commission for Women serves as an advisory body to the City Council and City Manager concerning the needs and problems of women in the Austin area and recommends programs designed to alleviate any inequities that may confront women in social, economic and vocational pursuits. NHCD and APH staff provided a presentation and answered questions from Commissioners. The community needs assessment process was discussed, and members had an opportunity to ask questions or raise concerns about how the City's programs address the needs of low- to moderate-income Austinites. Staff also promoted direct public outreach opportunities related to the Consolidated Plan.
Agency/Group/Organization	Commission on Seniors
Agency/Group/Organization Type	Other- Board/Commission
What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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 City Council regarding these needs; and promotes the contributions of seniors to the cultural, economic, and historical value of Austin. NHCD staff provided a presentation at the Commission on Seniors annual joint meeting with the Mayor's

	Committee for People with Disabilities and answered questions from Commissioners. The community needs assessment process was discussed, and members had an opportunity to ask questions or raise concerns about how the City's programs address the housing needs of seniors. Staff also promoted direct public outreach opportunities related to the Consolidated Plan.
Agency/Group/Organization	Community Development Commission (CDC)
Agency/Group/Organization Type	Other- Board/Commission
What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically Homeless Homeless Needs - Families with children Non-Homeless Special Needs Economic Development Household Affordability
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Development Commission advises the City Council on the development and implementation of programs designed to assist low- and moderate-income Austinites, and the community at large with emphasis on federally funded programs. Pursuant to the City's Citizen Participation Plan, two public hearings were held before the CDC during the community needs assessment period. NHCD staff provided a presentation and answered questions from Commissioners. The community needs assessment process was discussed, and members had an opportunity to ask questions or raise concerns about how the City's programs address the housing and economic needs of low- to moderate-income Austinites. Staff also promoted direct public outreach opportunities related to the Consolidated Plan.
Agency/Group/Organization	Early Childhood Council
Agency/Group/Organization Type	Other- Board/Commission
What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the	The Early Childhood Council makes recommendations to Council for the creation, development, and implementation of programs that promote optimal development for young children; and programs and activities that contribute to the continued development of a system of

DRAFT

consultation or areas for improved coordination?	high-quality early care and education and after-school programs for Austin's children. NHCD and APH staff provided a presentation and answered questions from Commissioners. The community needs assessment process was discussed, and members had an opportunity to ask questions or raise concerns about how the City's programs address the needs of children. Staff also promoted direct public outreach opportunities related to the Consolidated Plan.
Agency/Group/Organization	Economic Development Department (EDD)
Agency/Group/Organization Type	Other-Grantee Department
What section of the Plan was addressed by Consultation?	Economic Development
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Through traditional and equity-based approaches, EDD leads the global business expansion, urban regeneration, small business development, cultural arts, and music efforts for Austin. They develop innovative programs that increase the prosperity of all Austinites, our businesses and our diverse communities.
Agency/Group/Organization	Ending Community Homelessness Coalition (ECHO)
Agency/Group/Organization Type	Services-Homeless
What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Austin provides funding and works closely in partnership with the Ending Community Homelessness Coalition (ECHO), who is the coordinator of the region's Continuum of Care (CoC). Leadership from City and County Health and Human Services Department 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 an active contributor to the information in the Consolidated Plan regarding homeless needs and strategies. NHCD provided 3 presentations to the various ECHO workgroups during the community needs assessment period. The community needs assessment process was discussed, and members had an opportunity to ask questions or

	raise concerns about how the City's programs address the needs of persons experiencing homelessness. Staff also promoted direct public outreach opportunities related to the Consolidated Plan.
Agency/Group/Organization	City of Austin Equity Office Equity Action Team (EAT)
Agency/Group/Organization Type	Business and Civic Leaders
What section of the Plan was addressed by Consultation?	Housing Need Assessment
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Equity Action Team (EAT) is a group of community stakeholders and partners that is tasked with providing guidance and recommendations to the Equity Office. EAT is the body responsible for the advocacy that created the Equity Office and the co-creative process that resulted in the City's first Equity Assessment Tool. In addition to providing guidance and feedback, the group takes on additional steering functions, such as evaluation and tool revisions and development. NHCD staff provided a presentation and answered questions from members. The community needs assessment process was discussed, and members had an opportunity to ask questions or raise concerns about how the City's programs address the needs of low- to moderate-income Austinites. Staff also promoted direct public outreach opportunities related to the Consolidated Plan.
Agency/Group/Organization	Hispanic/Latino Quality of Life Resource Advisory Commission
Agency/Group/Organization Type	Other- Board/Commission
What section of the Plan was addressed by Consultation?	Housing Need Assessment
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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 and APH staff provided a presentation and answered questions from Commissioners. The community needs assessment process was discussed, and members had an opportunity to ask questions or raise concerns about how the City's programs address the needs of low- to moderate-income Austinites. Staff also promoted direct public outreach opportunities related to the Consolidated Plan.

DRAFT

Agency/Group/Organization	Housing Authority of the City of Austin (HACA)
Agency/Group/Organization Type	PHA- Public Housing Authority
What section of the Plan was addressed by Consultation?	Public Housing Needs
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	HACA is a partnering agency in the development of the Regional Analysis of Impediments, Housing Market Analysis, and Consolidated Plan. HACA was consulted in order to provide information on its activities and needs relating to public housing. As one of two Public Housing Authorities serving the City of Austin, input from and coordination with HACA is valuable to address community needs efficiently.
Agency/Group/Organization	Housing Authority of Travis County (HATC)
Agency/Group/Organization Type	PHA- Public Housing Authority
What section of the Plan was addressed by Consultation?	Public Housing Needs
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	HATC is a partnering agency in the development of the Regional Analysis of Impediments and Housing Market Analysis. HATC was consulted to provide information on its activities and needs relating to public housing. As one of two Public Housing Authorities serving the City of Austin, input from and coordination with HATC is valuable to address community needs efficiently.
Agency/Group/Organization	HousingWorks Austin
Agency/Group/Organization Type	Housing
What section of the Plan was addressed by Consultation?	Housing Need Assessment
How was the Agency/Group/Organization consulted and what are the	HousingWorks Austin is a nonprofit organization whose goal is keeping homes affordable for Austinites, through research, education and public policy change. NHCD meets regularly with HousingWorks Austin and collaborates to keep homes affordable in Austin.

anticipated outcomes of the consultation or areas for improved coordination?	
Agency/Group/Organization	Lesbian, Gay, Bisexual, Transgender, and Queer (LGBTQ) Quality of Life Advisory Commission
Agency/Group/Organization Type	Other- Board/Commission
What section of the Plan was addressed by Consultation?	Housing Need Assessment
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Lesbian, Gay, Bisexual, Transgender, and Queer Quality of Life Advisory Commission serves as an advisory board to the City Council concerning the needs of the LGBTQ population. The commission is responsible for recommending policies and programs designed to enhance the health, safety, economic opportunity, affordability, mobility, cultural and learning opportunities, and government access and accountability for the LGBTQ community. NHCD and APH staff provided a presentation and answered questions from Commissioners. The community needs assessment process was discussed, and members had an opportunity to ask questions or raise concerns about how the City's programs address the needs of low- to moderate-income Austinites. Staff also promoted direct public outreach opportunities related to the Consolidated Plan.
Agency/Group/Organization	Mayor's Committee for People with Disabilities (MCPD)
Agency/Group/Organization Type	Other- Board/Commission
What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Mayor's Committee for People with Disabilities (MCPD) is an advisory body to the City Council and City Manager regarding problems affecting persons with disabilities in the Austin area. Established to encourage, assist and enable persons with disabilities to participate in the social and economic life of the City, achieve maximum personal independence, become gainfully employed, and use and enjoy fully and use all public and private facilities available within the community. NHCD staff provided a presentation at the Commission on Seniors annual joint meeting with the Mayor's Committee for People with Disabilities and answered questions from Commissioners. The community needs assessment process was discussed, and members had an opportunity to ask questions or raise concerns about how the

	City's programs address the needs of persons with disabilities. Staff also promoted direct public outreach opportunities related to the Consolidated Plan.
Agency/Group/Organization	National Association for the Advancement of Colored People (NAACP)
Agency/Group/Organization Type	Civic Leaders
What section of the Plan was addressed by Consultation?	Housing Need Assessment
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The mission of the National Association for the Advancement of Colored People is to ensure the political, educational, social, and economic equality of rights of all persons and to eliminate racial hatred and racial discrimination. NHCD staff provided a presentation and answered questions from members. The community needs assessment process was discussed, and members had an opportunity to ask questions or raise concerns about how the City's programs address the housing needs of low- to moderate-income Austinites. Staff also promoted direct public outreach opportunities related to the Consolidated Plan.
Agency/Group/Organization	North Austin Civic Association (NACA)
Agency/Group/Organization Type	Other-Neighborhood Organization
What section of the Plan was addressed by Consultation?	Housing Need Assessment
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Made up of community residents, businesses, and property owners, NACA has been working to improve our quality of life, keep members informed of vital neighborhood issues, and advocate for the common interests of NACA residents. Approximately 30,000 persons reside within NACA's boundaries. NHCD staff provided a presentation and answered questions from members. The community needs assessment process was discussed, and members had an opportunity to ask questions or raise concerns about how the City's programs address the housing needs of low- to moderate-income Austinites. Staff also promoted direct public outreach opportunities related to the Consolidated Plan.
Agency/Group/Organization	Northwest Austin Coalition
Agency/Group/Organization Type	Business and Civic Leaders

What section of the Plan was addressed by Consultation?	Housing Need Assessment
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The mission of the Northwest Austin Coalition is to support leaders in Northwest Austin and address the needs the community through collaboration, communication, and education. NHCD staff provided a presentation and answered questions from members. The community needs assessment process was discussed, and members had an opportunity to ask questions or raise concerns about how the City's programs address the housing needs of low- to moderate-income Austinites. Staff also promoted direct public outreach opportunities related to the Consolidated Plan.
Agency/Group/Organization	Travis County
Agency/Group/Organization Type	County in which Austin is primarily located
What section of the Plan was addressed by Consultation?	Housing Needs Assessment
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Monthly meetings; joint review of research findings associated with the regional Analysis of Impediments to Fair Housing Choice (AI); joint development of regional goals to address disproportionate housing needs.
Agency/Group/Organization	Urban Renewal Board
Agency/Group/Organization Type	Other-Board/Commission
What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Urban Renewal Board 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. NHCD staff provided a presentation and answered questions from Commissioners. The community needs assessment process was discussed, and Commissioners had an opportunity to ask questions or raise concerns about how the City's programs address the housing needs of low- to moderate-income Austinites. Staff also promoted direct public outreach opportunities related to the Consolidated Plan.
Agency/Group/Organization	Williamson County
Agency/Group/Organization Type	Adjacent Jurisdiction

DRAFT

What section of the Plan was addressed by Consultation?	Housing Needs Assessment
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Monthly meetings; joint review of research findings associated with the regional Analysis of Impediments to Fair Housing Choice (AI); joint development of regional goals to address disproportionate housing needs.

Table 2 – Agencies, groups, organizations who participated

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 2019-24 Consolidated Plan or FY 2019-20 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?
Austin's Action Plan to End Homelessness	Ending Community Homelessness Coalition (ECHO)	Austin's Action Plan to End Homelessness calls for a systems approach to ending homelessness. The plan specifically outlines implementation of five system elements, that combined together, will work effectively in ending homelessness for individuals and families, while making the community stronger for all. Those system components are 1) outreach services and shelters, 2) addressing disparities, 3) providing housing and support services, 4) strengthening our response system, and 5) building wide community commitment from both the public and private sector. This Action Plan itself seeks to mobilize public and private resources in the right order of magnitude to continue implementing strategies that work, while continue to think outside the box, testing new and improved practices, policies and programs. The action plan is meant to be a living document updated along the way to reflect learnings.

DRAFT

Age Friendly Action Plan	City of Austin Commission on Seniors	The City of Austin's Age Friendly Action Plan was published in 2017 and ultimately adopted as an amendment to Imagine Austin. The Age Friendly Action Plan includes three goals related to affordable housing, including "Expand and promote the development of diverse housing options that are affordable for seniors of different income levels," "Support and expand affordable housing options for seniors," and "Expand assistance for affordable home repair, maintenance and modification for seniors of all income levels." These goals directly align with the Strategic Housing Blueprint and the priorities and investment categories detailed in the Consolidated Plan.
Imagine Austin	City of Austin Planning and Zoning	On June 15, 2012, City Council voted unanimously to adopt Imagine Austin, the City's comprehensive plan for Austin's future. The plan 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.
Austin Strategic Direction 2023	City of Austin	The Austin City Council adopted a strategic direction on March 8, 2018, which will guide the City for the next three to five years. Austin Strategic Direction 2023 outlines a shared vision and six priority Strategic Outcomes. Together we strive to create a complete community where every Austinite has choices at every stage of life that allow us to experience and contribute to all of the following outcomes: ● Economic Opportunity and Affordability: Having economic opportunities and resources that enable us to thrive in our community. ● Mobility: Getting us where we want to go, when we want to get there, safely and cost-effectively. ● Safety: Being safe in our home, at work, and in our community. ● Health and Environment: Enjoying a sustainable environment and a healthy life, physically and mentally. ● Culture and Lifelong Learning: Being enriched by Austin's unique civic, cultural, ethnic, and learning opportunities. ● Government That Works for All: Believing that City government works effectively and collaboratively for all of us -that it is equitable, ethical and innovative.

DRAFT

Austin Strategic Housing Blueprint	Neighborhood Housing and Community Development	In the Spring of 2017, the Austin City Council adopted the first ever Austin Strategic Housing Blueprint. The document helps align resources, ensures a unified strategic direction, and facilitates community partnerships to achieve this shared vision. The plan identifies funding mechanisms, potential regulations, and other creative approaches the City of Austin should utilize to achieve housing goals--including the creation of 60,000 affordable units over the coming decade for households earning approximately $60,000 or less per year--in line with Imagine Austin. The Blueprint identified five community values to guide the process, including: -- Prevent households from being priced out of Austin; -- Foster equitable, integrated, and diverse communities; -- Invest in housing for those most in need; -- Create new and affordable housing choices for all Austinites in all parts of Austin; and, -- Help Austinites reduce their household costs.
Opportunity 360	Enterprise Community Partners	Opportunity360 allows the City to understand and address community challenges by identifying pathways to greater opportunities using cross-sector data, community engagement and measurement tools. Tools and resources in the platform provide a comprehensive view into a neighborhood and facilitate a strategic, asset-building approach to community development. The tool is used by the City to determine emerging and high opportunity areas.
Long Range Capital Improvement Strategic Plan	City of Austin Planning and Zoning Department	The City of Austin Planning and Zoning Department coordinates updates of the Long Range Capital Improvement Program Strategic Plan. The Plan is updated on a two-year cycle in cooperation with the Public Works Department, the City of Austin Budget Office, and capital departments. The plan has a 10-year planning horizon and provides the basis for identifying both ongoing capital needs and strategic opportunities for CIP investment over the long term, including investments in affordable housing. The plan was created to further align the City's CIP investments with the Imagine Austin 30-Year Comprehensive Plan.
Project Connect	City of Austin, Capital Metro, CAMPO, LStar	Project Connect is the vision for Central Texas high-capacity transit system. Linking activity centers within the fastest growing region in the country, Project Connect aims to connect people, places and opportunities in an easy, efficient way. The vision unites efforts to develop the best solutions for getting around Central Texas and addressing growth challenges.

DRAFT

Regional Analysis of Impediments to Fair Housing Choice (AI)	City of Austin and Travis County	AI goals are part of the five-year Consolidated Plan goals. The Regional Analysis of Impediments, or AI, is a planning process for local governments and public housing agencies (PHAs) to take meaningful actions to overcome historic patterns of segregation, promote fair housing choice, and foster inclusive communities that are free from discrimination. This study was conducted for the Central Texas Region in 2018 and 2019 as a joint effort among three cities, two counties, and five housing authorities.
2018 Community Services Block Grant Community Needs Assessment Report	Austin Public Health	Austin Public Health conducts a Community Needs Assessment every three years in accordance with the requirements of the Community Services Block Grant (CSBG). A goal of the 2018 report was to continue delving into the key findings from the 2015 report and identify data-substantiated trends that are affecting Austin families. These trends are population growth, suburbanization of poverty, affordability issues, and racial/ethnic disparities. Another goal was to challenge how poverty is defined and measured. In addition to identifying community needs, community strengths were integrated as part of the assessment because they represent sources of resilience that inform best practices. By examining economic mobility, the core goal is to increase actions toward tackling the causes of poverty, while continuing to provide anti-poverty assistance to alleviate the conditions it creates.
2019 Public Housing Authority (PHA) Annual Plan	Housing Authority City of Austin	The 5-Year and Annual Public Housing Agency (PHA) Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services. Each PHA plan inform HUD, families served by the PHA, and members of the public, of the PHA's mission, goals and objectives for serving the needs of low-income, very low-income, and extremely low-income families.
Watershed Protection Master Plan	City of Austin Watershed Protection Master Plan	The Watershed Protection Master Plan is a strategic plan that assesses erosion, flood and water quality problems in Austin. It also prioritizes and implements effective solutions that address all three of these problems. Solutions include projects, programs and regulations. This plan is in accordance with HUD's 2017 Broadband and Resiliency Rule. As more guidance regarding this rule is issued by HUD, NHCD will continue to incorporate updates through subsequent Action Plans.

DRAFT

Digital Inclusion Strategy	City of Austin Telecommunications and Regulatory Affairs Office	The City of Austin vision includes every Austinite having an opportunity to be fully engaged in digital society, accessing and using digital and communications technology. The purpose of the plan is to address access and adoption of digital technology, and to serve as a guiding document for providing digital inclusion opportunities in affecting the City's goals to ensure all Austinites are served. This plan is in accordance with HUD's 2017 Broadband and Resiliency Rule. As more guidance regarding this rule is issued by HUD, NHCD will continue to incorporate updates through subsequent Action Plans.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

In preparation for the Consolidated Plan, the City of Austin consulted with nonprofit and for-profit housing developers, community members, advocacy groups, government and industry representatives to discuss barriers to affordable and accessible housing. In addition, the City consulted with representatives of organizations focused on the needs regarding the elderly, fair housing, childcare and youth services, public housing, transportation, health services, broadband and resiliency. These agencies were specifically invited and encouraged to participate in the public input process and to share with their constituents notices of meetings and hearings; they were also invited to provide written comments from their constituents. Entities that participated in the public input process are listed in section PR-10 *Consultation*.

During the development of the Consolidated Plan, the City of Austin was in the process of finalizing a Regional Analysis of Impediments to Fair Housing Choice (AI). Participating jurisdictions included Travis County, Williamson County, the cities of Round Rock and Pflugerville, and the housing authorities of the City of Austin, Travis County, Georgetown, Round Rock, and Taylor. This process established both jurisdictional-level and regional goals to address the contributing factors that are limiting housing choice, which are included in the draft report. Action items for the City of Austin are included in the five-year strategy and one-year action plan.

The Neighborhood Housing and Community Development Department consulted many regional plans in order to determine community needs and develop a comprehensive five-year plan. Responsive to HUD's 2017 Broadband and Resiliency rule, the 2019 Housing Market Analysis evaluated broadband needs in housing occupied by low- and moderate-income households, and natural hazard risks to low- and moderate-income households. More detail about this analysis, including regional maps, is included in the City's Comprehensive Housing Market Analysis, and in sections NA-10 and MA-20 of this plan.

The Neighborhood Housing and Community Development Department will continue to work with the City's Telecommunications and Regulatory Affairs Office as it implements the City's adopted Digital Inclusion

Strategic Plan. NHCD will also work to achieve HUD's goals of narrowing the digital divide by connecting low- and moderate-income households with broadband internet service.

Narrative (optional):

The City of Austin works to enhance coordination through interdepartmental, interorganizational, and intergovernmental planning. The City collaborated with regional partners on the development of the 2019 Regional Analysis of Impediments to Fair Housing Choice, and 2019 Housing Market Analysis in order to develop a comprehensive and holistic long-range plan focused on the greatest needs in the region. The City of Austin continues to promote awareness that household affordability and community development challenges are regional, and do not respect geopolitical boundaries. Household affordability and unaddressed community development needs can directly or indirectly affect access to public services, education, health and human services, transportation, environmental sustainability, economic development, community vitality, arts and culture.

DRAFT

PR-15 Citizen Participation

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 five public hearings during the community needs assessment period, one before the Austin City Council, two before the Community Development Commission, and two additional hearings sponsored by organizations working with low- and moderate-income populations. The public hearings were conducted before the Community Development Commission on January 8, 2019 and February 12, 2019, the City Council on February 7, 2019, the Mayor's Committee for Persons with Disabilities and the Commission on Seniors annual joint meeting on February 8, 2019, and the Austin Area Comprehensive HIV Planning Council on February 25, 2019. Additionally, during the public comment period, the public had the opportunity to attend two additional public hearings: one held before Council on May 9, 2019 and one held before the Community Development Commission on May 14, 2019 to provide additional comments and feedback on the draft Consolidated Plan and Action Plan. Collectively, the City of Austin received 31 comments from the public hearings, and from oral and written comments received during the community needs assessment and public comment periods. A comprehensive list of all public comments received during the community needs assessment and public comment periods are included in *Appendix I*.

All comments were accepted and considered in the development of strategic goals to address needs. The comprehensive community member engagement plan, including a comprehensive listing of all stakeholder groups that participated in the community needs process, is featured in ES-05, *Outreach*. The table below displays more detailed information about the stakeholder focus groups and surveys for the 2019 Regional Analysis of Impediments (AI) and FY 2019-24 Consolidated Plan, and the public hearings conducted during the community needs assessment period.

Citizen Participation Outreach

#	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	Consolidated Plan community member survey	Non-targeted/ broad community	Over 2,300 unique responses received.	A wide range of comments focused on topics relating to housing accessibility, preventing homelessness, job training, mental health counseling, affordable child care, and housing for elderly and special needs were received.	All comments or views received were accepted.	http://austintexas.gov/five

2	Internet Outreach	Non-targeted/ broad community	The Con Plan/ Action Plan website received over 2,190 unique views to date.	Survey respondents were encouraged to provide written comments on their concerns. The majority of responses involved deep levels of affordability, Permanent Supportive Housing (PSH), the increasing cost of housing, transportation options, and housing for those with disabilities or special needs.	All comments or views received were accepted.	http://austintexas.gov/five
3	AI community member survey	Households most vulnerable to housing barriers and with disproportionate housing needs Regional	More than 3,000 households participated, including 400 extremely low-income households, 900 households with disabilities and 1,400 households with children.	Greatest disproportionate housing needs include: 1) gaps in homeownership for African American and Hispanic households; 2) a shortage of rental units for households earning $25,000 and less; 3) increasingly geographically limited areas where affordable housing can be found, leading to longer commutes; 4) displacement of low-and moderate-income renters due to rising rents.	All surveys were considered in the analysis of barriers and development of strategic goals to address needs.	http://www.centraltexasfairhousing.org/
4	Public Hearing	Community Development Commission	No community members provided testimony.	No public comments were received. NHCD staff provided a presentation and answered questions from Commissioners. The community needs assessment process was discussed, and members had an opportunity to ask questions or raise concerns about how the City's programs address the housing and economic needs of low- to moderate-income Austinites. Staff also promoted direct public outreach opportunities related to the Consolidated Plan.		http://austintx.swagit.com/play/01102019-907
5	Public Hearing	City Council	Four community members	Comments focused on deep levels of affordability, utility assistance, home repair,	All comments or views received	http://www.austintexas.gov/d

DRAFT

			provided testimony.	equitable distribution of affordable housing, early childcare education, job training, and the need for childcare assistance.	were accepted.	epartment/City-council/2019/20190207-reg.htm
6	Public Hearing	Mayor's Committee for People with Disabilities and Commission on Seniors Annual Joint Meeting	No community members provided testimony.	No public comments were received. NHCD staff provided a presentation and answered questions from Commissioners. The community needs assessment process was discussed, and members had an opportunity to ask questions or raise concerns about how the City's programs address the needs of persons with disabilities. Staff also promoted direct public outreach opportunities related to the Consolidated Plan.		http://austintx.swagit.com/play/02082019-677
7	Public Hearing	Community Development Commission	Thirteen community members provided testimony.	Comments focused on affordable housing, fair employment practices, workforce development, home repair programs, childcare vouchers, after school programs, gentrification, and homelessness.	All comments or views received were accepted.	https://austintx.swagit.com/play/02132019-1805
8	Public Hearing	Austin Area Comprehensive HIV Planning Council	No community members provided testimony.	No public comments were received. NHCD and APH staff provided a presentation and answered questions from Commissioners. The community needs assessment process was discussed, and members had an opportunity to ask questions or raise concerns about how the City's programs address the needs of persons living with HIV/AIDS. Staff also promoted direct public outreach opportunities related to the Consolidated Plan.		http://www.austintexas.gov/department/austin-area-comprehensive-hiv-planning-council

DRAFT

9	Public Hearing	City Council	Three community members provided testimony.	Comments focused on deep levels of affordability, equitable distribution of affordable housing, homelessness response, homeless veterans, and rental assistance.	All comments or views received were accepted.	http://austintx.swagit.com/play/05092019-703
10	Public Hearing	Community Development Commission	Three community members provided testimony.	Comments focused on the prioritization of federal programs, home repair programs, and homelessness prevention.	All comments or views received were accepted.	https://austintx.swagit.com/play/05142019-2018
11	Public meeting	Households most vulnerable to housing barriers and with disproportionate housing needs	Seventy-five low-and moderate-income and special needs households attended.	Comments primarily focused on the need for expanded housing affordability regionally, and better transportation options.	All comments were accepted and considered in the development of strategic goals to address needs.	http://centraltexasfairhousing.org/get-involved/
12	Focus Group	Stakeholders specializing in Broadband Access	Five attendees-all representing low-and moderate-income households without equal access to broadband or wireless services.	East Austin and rural Travis County have the lowest access to broadband. Challenges exist in wiring rural parts of Austin and Travis County because of the low population base. A multipronged approach is needed to improve digital inclusion: education/training on using free devices (Obama phones); expanded access to free/subsidized devices; and more reliable connectivity. (coordinating installation of wiring with other types of infrastructure development); better access for children whose schools rely on technology for homework.	All comments were accepted and considered in developing funding allocations and goal setting.	N/A
13	Focus Group	Stakeholders specializing in Disaster Recovery	Seven attendees- all representing low- to moderate-income	Disasters disproportionately impact low-and moderate-income households who are forced to locate in flood-prone areas for affordability. Education and trainings on	All comments were accepted and considered in developing funding	N/A

DRAFT

			households vulnerable or adversely affected by natural disasters.	the risks of natural disasters and what to do in case of a disaster are needed for households. Response is also complicated by lack of access to wireless and devices.	allocations and goal setting.	
14	Focus Group	Stakeholders specializing in Homelessness and Special Needs	Thirteen attendees representing organizations that serve extremely low-income households, at-risk of and experiencing homelessness; persons in recovery; and frail elderly.	The housing market is very challenging for people with special needs and those who are hard to house, including persons with criminal histories (crossover with homelessness and substance abuse challenges). Support services are critical for housing access and stability.	All comments were accepted and considered in developing funding allocations and goal setting.	N/A

Table 4 – Citizen Participation Outreach

DRAFT

Needs Assessment

NA-05 Overview

Needs Assessment Overview

When the last five-year Consolidated Plan was developed in 2014, the City of Austin was experiencing strong population growth, high demand for housing, and increasingly limited affordable housing opportunities. These trends have continued, spurred by the strengthening of the national and local economy, continued growth of the technology sector in Austin, and migration of college graduates, workers, and high-income households into the City.

To support the development of this Consolidated Plan and provide current data on needs, the City of Austin retained Root Policy Research to conduct a Housing Market Analysis. For this Consolidated Plan and Action Plan, tables have been amended with more current and comprehensive information where available.

The 2019 Housing Market Analysis and companion Regional Analysis of Impediments to Fair Housing Choice--which was completed in the nine months leading up to this Consolidated Plan--included a wide array of engagement opportunities for the public, diverse stakeholders, and community partners. The feedback from these sessions and community input provided during the Consolidated Plan needs assessment period, coupled with data analysis, informed the assessment of needs throughout this Consolidated Plan.

Root Policy Research has undertaken detailed analysis by developing a statistically sound model for analyzing both quantitative and qualitative data obtained from resources throughout the community. The geographic gaps analysis will help the City of Austin continually identify needs and establish goals. The gaps analysis will inform future policy and investment decisions on new affordable housing production, preservation of affordable housing, and revitalization of underserved communities. These goals are a critical part of the City's Comprehensive Plan, Imagine Austin, which outlines a priority program to "develop and maintain household affordability throughout Austin."

DRAFT

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The top housing needs for the City that were identified through the quantitative and qualitative analysis conducted for the 2019 Housing Market Analysis, and the development of the Regional Analysis of Impediments, include:

- A shortage of deeply affordable rental units (renting for less than $500/month) for renters earning less than $25,000 per year.
- Geographically limited housing opportunities: 1) affordable rentals are scarce west of I-35, and 2) homes to buy for $250,000 and less are increasingly concentrated in northeast, southwest and southeast Austin.
- A very limited geographic area where housing choice vouchers can be used. Currently, only neighborhoods in southeast Austin have market rents below or equivalent to the HUD Fair Market Rent (FMR).
- Rising housing costs in a handful of neighborhoods that are redeveloping, which could cause long-time Austinites to seek more affordable housing elsewhere. 16% of Austin households surveyed report experiencing displacement, with 43% of that displacement due to rents rising above what a household can afford.
- A gap in ownership rates of Non-Hispanic White and African American and Hispanic households. 52% of Non-Hispanic White households in Austin own their homes compared to 32% of African American households and 35% of Hispanic households.
- A growing need for affordable housing near transit and services—to enable seniors to age in place, to provide a wider array of housing choices for persons with disabilities, and to mitigate the financial impact of rising transportation costs.

HUD also requires a discussion of broadband needs of low- and moderate-income households based on an analysis of data.

The City of Austin evaluated broadband infrastructure and needs of low- and moderate-income households for this Consolidated Plan, and is in the process of developing a comprehensive strategy to address needs as part of the City's adopted Digital Inclusion Strategic Plan.

Federal Communications Commission (FCC) maps indicate the number of fixed residential broadband providers is high throughout the city (at least 4 providers in all neighborhoods). In other words, the city's broadband infrastructure is good. However, not all households are accessing that infrastructure in a meaningful way.

Citywide, 85 percent of households have a desktop or laptop computer and 91 percent have a smartphone. Seventy six percent of households have broadband access by cable, fiber, or DSL and 89 percent have some type of broadband access. However, Census data indicates that access is much lower for low- and

moderate-income households. In Austin just 3 percent of households earning $75,000 or more per year are without an internet subscription compared to 27 percent of households earning less than $20,000 per year and 13 percent of households earning between $20,000 and $75,000 per year.

Analysis of the Comprehensive Housing Affordability Strategy (CHAS) data, shown in the tables below, show:

- Households earning less than 30% of the Area Median Income (or AMI) and/or with no income have very high rates of housing problems: 60% have housing needs. For severe housing problems, renters most affected are extremely low-income (earning 30% of AMI and less).
- Owners, even very low-income owners, have relatively low levels of housing problems and severe problems. Interestingly, where cost burden is the highest for owners, it is in the 50-80 AMI% range, representing lower to medium wage workers who are stretching to afford homes to buy and/or have found their mortgage payment, taxes, and utilities challenging to manage.
- Extremely low-income renters, in contrast, have very high rates of severe cost burden (60-80% are burdened) across all household sizes and types.
- Overcrowding is highest for unrelated owners earning between 80 and 100% of the AMI and low-income renters earning up to 80% of AMI. According to the survey conducted for the AI, housing problems, including overcrowding, is much more common for renters with children than owners with children.

DRAFT

•

Demographics	Base Year: 2000	Most Recent Year: 2019/2017	% Change
Population	656,562	981,035 (2019)	49%
Households	269,320	376,609 (2017)	40%
Median Income	$42,689	$67,755	59%

Table 5 - Housing Needs Assessment Demographics

Alternate Data Source Name: City of Austin for population 2000 and 2019; Census 2000; ACS Estimates for 2017

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	50,940	40,815	61,235	50,940	40,815
Small Family Households	14,240	13,325	18,855	14,240	13,325
Large Family Households	4,525	3,885	4,490	4,525	3,885
Household contains at least one person 62-74 years of age	5,440	5,010	8,365	5,440	5,010
Household contains at least one person age 75 or older	3,285	2,855	3,645	3,285	2,855
Households with one or more children 6 years old or younger	10,435	7,494	8,495	10,435	7,494

Table 6 - Total Households Table

Data Source: 2011-2015 CHAS. Note, this table refers to Area Median Income as HAMFI and includes all households; it is not adjusted by family size.

DRAFT

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	755	485	495	265	2,000	145	155	115	20	435
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	1,900	915	1,085	390	4,290	80	195	145	80	500
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	2,700	1990	1,395	515	6,600	350	605	665	370	1,990
Housing cost burden greater than 50% of income (and none of the above problems)	27,390	10,575	2,365	185	40,515	5,395	3,780	3,420	1,030	13,625
Housing cost burden greater than 30% of income (and none of the above problems)	2,830	13,385	18,020	3,390	37,625	875	2,925	6,485	3,190	13,475
Zero/negative Income (and none of the above problems)	6,505	2,755	18,090	15,860	43,210	2,015	3,060	8,955	8,250	22,280

Table 7 – Housing Problems Table

DRAFT

Data Source: 2011-2015 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	32,740	13,965	5,335	1,350	53,390	5,970	4,730	4,345	1,495	16,540
Having none of four housing problems	5,115	16,135	36,115	19,250	76,615	1,760	5,985	15,440	11,440	34,625
Household has negative income, but none of the other housing problems	4,220	0	0	0	4,220	1,130	0	0	0	1,130

Table 8 – Housing Problems 2

Data Source: 2011-2015 CHAS

DRAFT

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,395	5,715	4,925	12,035	160	1,160	2,315	3,635
Large Related	700	1,415	580	2,695	140	725	810	1,675
Elderly	785	990	1,765	3,540	605	1,075	1,630	3,310
Other	1,060	7,235	11,355	19,650	100	470	1,885	2,455
Total need by income	3,940	15,355	18,625	37,920	1,005	3,430	6,640	11,075

Table 9-Cost Burden >30%

Data Source: 2011-2015 CHAS

DRAFT

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	9,095	2,955	565	12,615	1,360	1,110	990	3,460
Large Related	2,540	395	0	2,935	585	365	130	1,080
Elderly	2,575	1,265	525	4,365	2,010	1,155	990	4,155
Other	16,730	6,475	1,335	24,540	1,735	1,305	1,340	4,380
Total need by income	30,940	11,090	2,425	44,455	5,690	3,935	3,450	13,075

Table 10 – Cost Burden > 50%

Data Source: 2011-2015 CHAS

DRAFT

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**
NUMBER OF HOUSEHOLDS										
Single family households	4,095	2,430	2,100	670	9,295	335	640	450	245	1,670
Multiple, unrelated family households	415	455	185	190	1,245	85	155	370	185	795
Other, non-family households	195	90	230	65	580	8	0	0	20	28
Total need by income	4,705	2,975	2,515	925	11,120	428	795	820	450	2,493

Table 11 – Crowding Information –1/2

Data Source: 2011-2015 CHAS

	Renter				Owner			
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**Total**
Households with Children Present	16%	26%	41%	83%	3%	8%	29%	40%

Table 12 – Crowding Information – 2/2

Data Source Comments: 2018 survey conducted for the Regional AI. Proportions represent households with children with all housing problems including crowding.

DRAFT

Describe the number and type of single person households in need of housing assistance.

Estimating the needs of single person households in Austin is complicated by the City's large student population. Because their earnings are limited, students can make up a significant proportion of households living in poverty and facing housing challenges. This is usually a temporary hardship for most students, which improves upon graduation and gainful employment. In addition, many students rely on parents or guardians and/or rely on loans to assist with housing costs; these resources are not captured in typical data on housing needs. For these reasons, Census/CHAS data may overstate the number of single persons with housing needs.

According to the survey conducted for the AI, single person households living in Austin are a mix of young adults, middle aged adults, and elderly persons (median age is in the 45 to 54 range and 20% are elderly). One in five have household incomes less than $25,000. Needs according to this survey include:

- Nearly four in five (78%) single person households who rent worry about their rent increasing more than they can afford. A significant share wants to buy a home but cannot afford the down payment (57%).
- Among homeowners, one in four "can't pay their property taxes", and the share experiencing this housing challenge is lower among elderly (15%) than non-elderly (26%). This may reflect the ability of low-income seniors to reduce their property tax burden through the homestead exemption. In the past five years, eight% of elderly and 20% of non-elderly single person households participating in the survey experienced displacement—having to move when they did not want to move.
- Among elderly living alone, one in five experience difficulty with "inadequate sidewalks, street lights, drainage, or other infrastructure in my neighborhood", 14% can't get to public transit easily or safely, and 11% "need help taking care of myself/my home and can't find or afford to hire someone."
- One in four single person house holders under the age of 65 experience challenges with "inadequate sidewalks, street lights, drainage, or other infrastructure in my neighborhood", high crime in their neighborhood (16%), and 13% live in a home they consider to be in poor condition. Nearly one in five (18%) of non-elderly single person renters worry that if they request a repair, they will face a rent increase or eviction.

DRAFT

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Families in need of housing assistance with members with disabilities. According to CHAS tables provided by HUD, 58,255 households in the City of Austin have a member with a disability.

Of these:

- 25,600 have a hearing or vision impairment;
- 29,200 have an ambulatory limitation;
- 24,000 have a cognitive limitation; and
- 22,000 have a self-care or independent living limitation.
- Many residents have multiple types of disabilities.

The 2017 ACS reports that three in ten Austin children with a disability live in poverty.

Those individuals who have housing problems total nearly 47,000; some of these needs are duplicated. By income level and disability type, housing needs are the highest for 0-30% households:

HHs by Income	Hearing/Vision	Ambulatory	Cognitive	Self-care
0-30%	4,160	5,545	5,130	4,305
31-50%	2,805	3,350	2,975	2,250
51-80%	2,445	3,175	2,605	2,300
>80%	1,675	1,435	1,360	1,220
All Households	11,085	13,505	12,070	10,075

Among all Austin households that include a member with a disability of any type, one in five live in housing that does not meet the accessibility needs of the member with a disability. Among these respondents to the Central Texas Fair Housing Survey, two-thirds need grab bars installed in a bathroom, two in five require wider doorways, and one in three need ramps installed within or leading to the home. One in 10 of Austin's households that include a member with a disability report that they "can't afford the housing that has accessibility features".

In both the survey and focus groups conducted for the regional AI and used to support this Consolidated Plan, community members with disabilities, especially those reliant on disability income, report being cost burdened and fear their rent being increased beyond what they can afford to pay. In the past five years, one in four households that includes a member with a disability in Austin experienced displacement—

having to move when they did not want to move—based on responses to the Central Texas Fair Housing Survey.

Families in need of housing assistance who have experienced domestic violence.

The Centers for Disease Control estimate that as many as 50,000 community members have experienced Intimate Partner Violence (IPV), which includes domestic violence, data violence, sexual assault and/or stalking. Of these, about two percent, or approximately 7,800 will have a lifetime need for housing assistance, based on surveys of adults and families who have experienced IPV.

Among respondents to the Central Texas Fair Housing Survey, less than one percent report being displaced due to abusive situations. In a focus group with domestic violence survivors living in an Austin safe house, all were extremely concerned about their ability to afford housing in the private market and worry that they have lost their place on publicly supported housing waitlists because they are unable to receive mail at their prior addresses. Many of these women have large families, increasing the difficulty associated with finding housing once their time at the shelter expires.

What are the most common housing problems?

Housing cost burden is the most common housing problem in Austin. In particular, the most severe housing problem is for extremely cost burdened renters (those who spend in excess of 50% of their income on rent). Surveys of renters conducted for this study found their top challenge and worry is managing increasing rents.

A significant shortage of housing remains for renter households earning less than $25,000 per year. This is largely due to a shift of private rental units out of the lowest affordability ranges. The City has been successful in maintaining deeply subsidized housing units; however, voucher holders who rely on the private market for housing find options to be limited because units that are affordable to voucher holders are more likely to be located on the periphery of the City.

For ownership, affordable homes to buy are increasingly limited within the City. Low-and moderate-income households seeking ownership are moving into surrounding suburban areas, where homes are less expensive and ownership rates are much higher.

Are any populations/household types more affected than others by these problems?

Extremely low-income renters are disproportionately affected by extreme cost burden. Small family households and households with one or more children six years old or younger are identified in Table 6 as having the greatest numbers of households in this category. This is supported by U.S. Census data, which indicates children under the age of 18 have contributed to growth in the City of Austin's poverty rate more than any other age group.

Persons with poor credit histories and/or criminal backgrounds have been shown to be disproportionately impacted because of the tight rental housing market. Renters who rely on unearned income such as child support, social security, and disability income are also encountering barriers to finding rental housing due to the increasingly common practice for landlords to require three times the rent in earned income.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Respondents to the Central Texas Fair Housing Survey included households with incomes less than $25,000 who are precariously housed—couch-surfing or otherwise not included on a lease, staying in emergency shelters or living in transitional housing programs. Among these respondents, 25% live in households with five or more members (large families), 28% have children under 18, 35% are between the ages of 25 and 34, and 32% are ages 55 to 64. More than one in five (22%) are unemployed, 19% receive disability benefits, 17% are employed full time, and 17% perform temporary work or odd jobs.

Housing challenges among the precariously housed include: bad credit/history of eviction/foreclosure and can't find a place to rent (44%), "can't pay my utilities" (25%), not enough job opportunities in the area (17%), and "I have a felony/criminal record and can't find a place to rent" (17%).

Formerly homeless families and individuals receiving rapid rehousing assistance or nearing the termination of temporary assistance may have difficulty transitioning to self-sufficiency and providing for their families. It is important to maintain processes that help the family or individual identify their needs and prepare a short- and long-term plan of action. Rapid Rehousing service providers (funded by ESG, CoC, and the City) meet monthly to discuss strategies to address the needs of families and individuals they serve. The problem of families struggling after financial assistance is no longer available is addressed by working with clients to develop a plan for the time period that they are receiving assistance until after the assistance is no longer available. All programs utilize progressive engagement to continually assess and work with clients to determine the continuing needs for financial assistance and case management. Most agencies are able to continue providing case management post-housing placement with financial assistance available, if it is determined they need it. Rapid rehousing providers are working to develop standardized procedures across all funding sources in order to create community-wide best practices.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

"At-risk" is defined in the survey conducted for the AI, which categorized households as "precariously housed" based on a number of factors. At-risk persons include those with a prior history of eviction or

foreclosure, difficulty paying utilities or property taxes, poor credit history, criminal history, mental illness, prior episodes of homelessness, domestic assault, LGBTQ youth, and extremely low-income households. Overall, 3%, or 12,000 households in the City, are at-risk of homelessness due to their precariously housed situation.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The most fundamental characteristic shared by the homeless and at-risk populations is their extreme poverty. Among these households who are precariously housed and represented in the AI survey, 25% live in households with five or more members (large families), 28% have children under 18, 35% are between the ages of 25 and 34 and 32% are ages 55 to 64. More than one in five (22%) are unemployed, 19% receive disability benefits, 17% are employed full time and 17% perform temporary work or odd jobs.

Discussion

Access to affordable housing--particularly housing with supportive services for special needs populations--remains a significant challenge in the City. Both low- and moderate-income households are affected. The most significant housing challenges include:

- **A shortage of deeply affordable rental units (renting for less than $500/month) for renters earning less than $25,000 per year.** These rentals are scarce and are more commonly available only in certain areas of the City. Similarly, for voucher holders, only neighborhoods in southeast Austin have market rents below or equivalent to the HUD fair market rent (FMR). Households who are most affected by lack of rental affordability include large families, persons with disabilities, single parents, and persons with poor credit and/or a criminal history.
- **Homeownership, which is elusive for many who would like to own.** A gap remains in ownership rates of Non-Hispanic White, African American and Hispanic households. Homes to buy for $250,000 and less are increasingly concentrated in northeast, southwest and southeast Austin. Austin workers are choosing to buy in surrounding suburbs, which offer much more affordable ownership opportunities.
- **Concern about displacement and actual displacement, mostly for renters.** 16% of respondents surveyed report experiencing displacement, with 43% of that displacement due to rents rising above what a household can afford.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must provide an assessment of that specific need. For this purpose, disproportionately greater need exists when the percent of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percent of persons in the category as a whole. (Source: HUD Consolidated Planning: http:/archives.hud.gov/offices/cpd/about/conplan/conplan_narratives.doc)

According to HUD, a disproportionate need exists when a resident group has a rate of housing problems that is 10 percentage points higher than the jurisdiction overall. As a starting point in the disproportionately greater needs analysis, the pre-populated HUD tables in NA-15 were examined for differences in proportions using a custom Excel model. It is important to note that it is difficult to draw conclusions from the HUD data provided because some of the needs categories have a very small sample size.

According to the disproportionate needs analysis based on the numbers in the tables below, housing needs exist across all races, ethnicities, and incomes, with all types of households experiencing high rates of housing problems (barring one or two exceptions, which are due to small numbers of households represented by the data). At 0-30% of AMI, all races and ethnicities face housing problems at an incidence rate of 90%. Except for the proportion of households living in public housing, low-income renters are cost burdened and living in units in poor condition. The incidence of housing problems remains very high for households in the 30-50% AMI income range. At 50-80% AMI, between 40 and 60% of households experience housing problems. At 80-100% AMI, just one-third of households have housing problems, and these proportions remain relatively consistent across racial and ethnic groups.

The regional Analysis of Impediments that was conducted prior to this plan also examined disproportionate need and defined it more broadly as occurring when one or more population group has significantly different housing outcomes that negatively affect housing choice and access to economic opportunity. Based on an analysis of the data provided in tables below--which have been updated with current (2011-2015) CHAS data--and the disproportionate needs analysis in the AI, the greatest needs include:

1) **Homeownership rates.** The homeownership gap between Black/African American, Hispanic and Non-Hispanic White households is around 20 percentage points in Austin. African American homeownership rates have not increased nationally for more than 30 years, despite a variety of public and private efforts that focus on ownership. Hispanic homeownership has increased only

slightly. This continued gap suggests that more needs to be done to reverse the negative outcomes of decades of discriminatory treatment.

2) **Displacement**. African Americans report experiencing displacement at rates that are 20 percentage points higher than Non-Hispanic Whites. The difference for Hispanics is six percentage points.
3) **Rising housing cost and stagnant incomes.** The changes in home values and rents have exceeded changes in median incomes for all households, meaning that households have lost their housing "purchasing power." Home values have risen by 51% compared to income increases of 25% for African Americans, 21% for Hispanics, and 28% for Non-Hispanic Whites. Rent prices overall have risen by 35%.
4) **Limited options.** Due to rising rents, voucher holders have fewer options for using their vouchers than five years ago. The only areas in the region where the local rent is lower than or equivalent to what HUD will pay are in southeast Austin.
5) **Ability to access a mortgage loan.** Black/African American, Hispanic, and other non-Asian minorities face higher denial rates for mortgage loans, which can affect housing condition, property values, and neighborhood quality. Black/African American borrowers are denied loans 26% of the time, which is 15 percentage points higher than the rate for Non-Hispanic Whites. The difference for Hispanics is 10 percentage points (denial rate of 11%).

0%-30% of Area Median Income

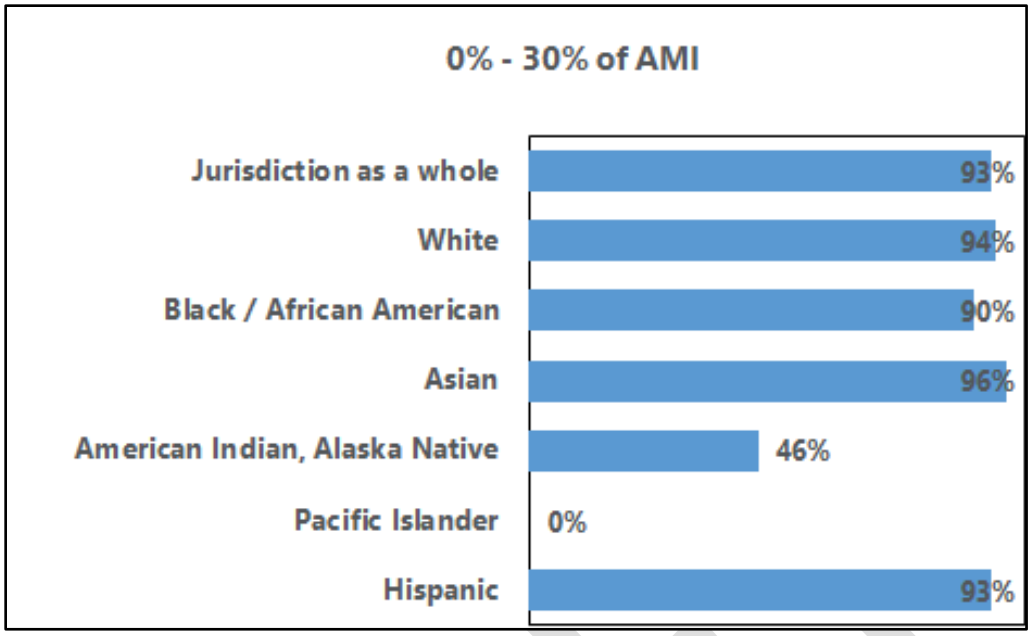
Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	42,415	3,170	5,350
White	16,305	1,045	2,205
Black / African American	5,080	585	665
Asian	2,640	105	840
American Indian, Alaska Native	60	70	15
Pacific Islander	0	0	0
Hispanic	17,015	1,260	1,460

Table 13 - Disproportionately Greater Need 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%



Graph of 0-30% AMI with Housing Problems by Racial/Ethnic Group

30%-50% of Area Median Income

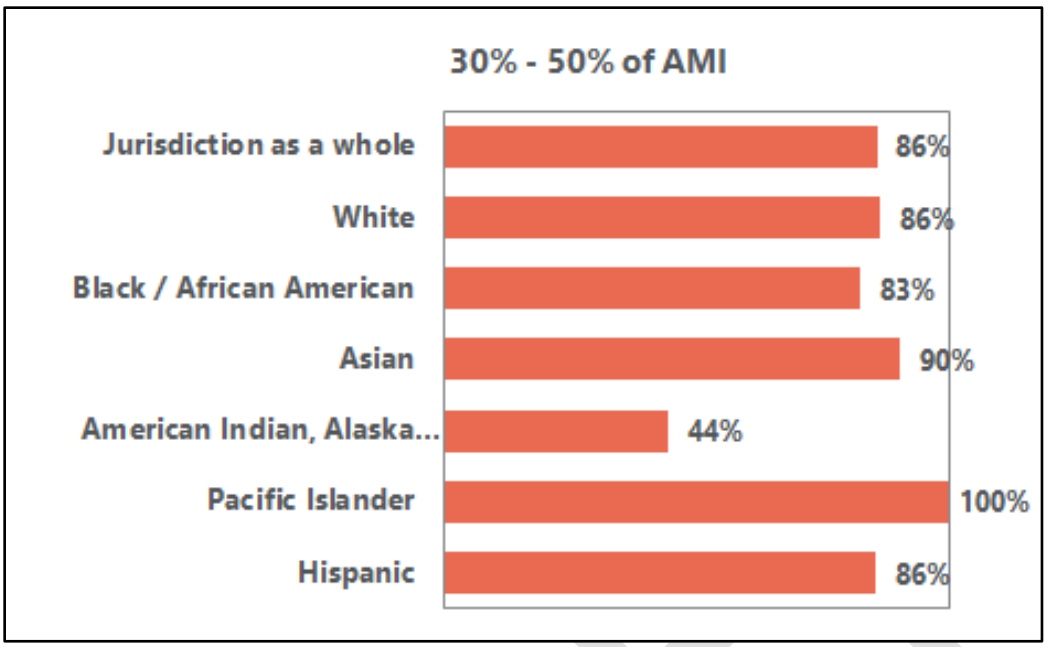
Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	35,000	5,815	0
White	14,595	2,280	0
Black / African American	3,515	745	0
Asian	2,005	215	0
American Indian, Alaska Native	20	25	0
Pacific Islander	25	0	0
Hispanic	14,285	2,420	0

Table 14 - Disproportionately Greater Need 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%



Graph of 30-50% AMI with Housing Problems by Racial/Ethnic Group

50%-80% of Area Median Income

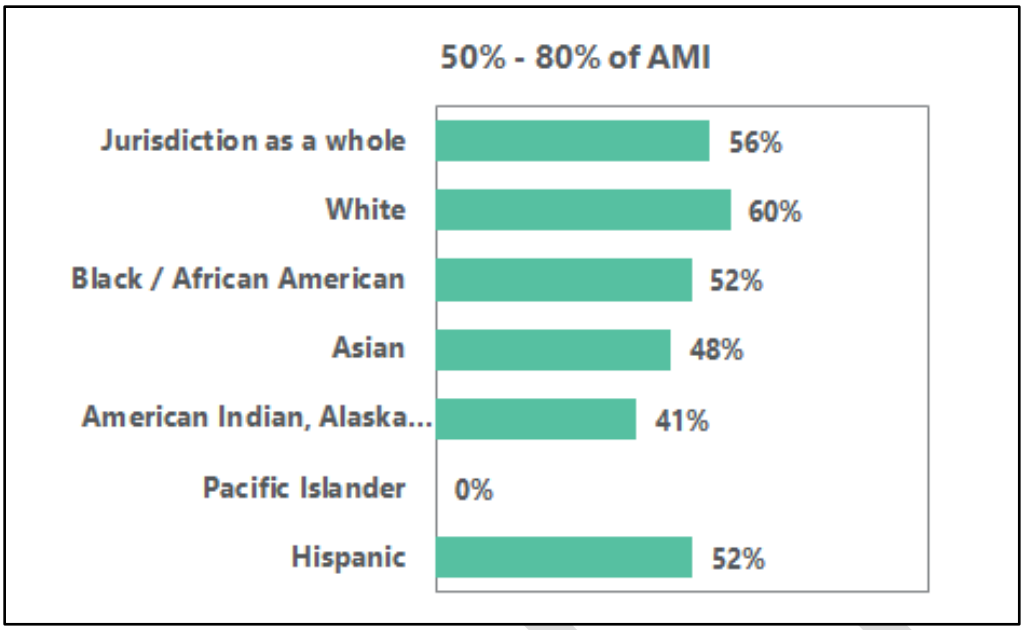
Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	34,190	27,045	0
White	19,125	12,845	0
Black / African American	3,125	2,895	0
Asian	1,095	1,190	0
American Indian, Alaska Native	55	80	0
Pacific Islander	0	0	0
Hispanic	10,110	9,210	0

Table 15 - Disproportionately Greater Need 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%



Graph of 50-80% AMI with Housing Problems by Racial/Ethnic Group

80%-100% of Area Median Income

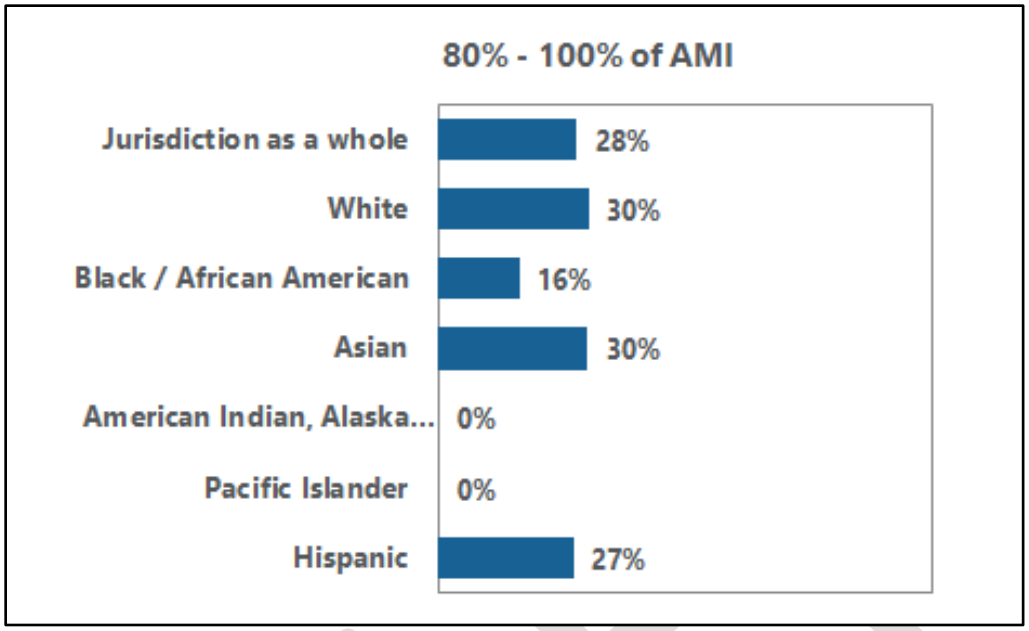
Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,425	24,110	0
White	5,935	13,575	0
Black / African American	480	2,435	0
Asian	405	935	0
American Indian, Alaska Native	0	45	0
Pacific Islander	0	25	0
Hispanic	2,465	6,585	0

Table 16 - Disproportionately Greater Need 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%



Graph of 80-100% AMI with Housing Problems by Racial/Ethnic Group

Discussion

According to the tables HUD provides for assessing disproportionate needs, housing needs exist across all races, ethnicities, and incomes, and with all types of households experiencing high rates of housing problems (barring one or two exceptions, which are due to small numbers of households represented by the data).

At 0-30% of AMI, all races and ethnicities face housing problems at an incidence rate of 90%. That is, except for the proportion of households living in public housing, low-income renters are cost burdened and living in units in poor condition.

The incidence of housing problems remains very high for households in the 30-50% AMI income range. At 50-80% AMI, between 40 and 60% of households experience housing problems.

At 80-100% AMI, just one-third of households have housing problems and these proportions remain relatively consistent across racial and ethnic groups.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must provide an assessment of that specific need. For this purpose, disproportionately greater need exists when the percent of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percent of persons in the category as a whole. It is difficult to draw conclusions from the data provided because some of these categories have a very small sample size. Source: HUD Consolidated Planning:
http:/archives.hud.gov/offices/cpd/about/conplan/conplan_narratives.doc

According to the data below, when converted to proportions, no differences in severe housing problems exist across incomes levels and race and ethnicity when compared to the jurisdiction as a whole and when compared against Non-Hispanic, White Austinites.

The Regional Analysis of Impediments to Fair Housing Choice, which included a survey of central Texans, found disparities in severe housing problems (defined by the survey) in low homeownership rates, high mortgage loan denials, and displacement due to rising rents. These needs are much greater for African American households than any other racial group and moderately greater for Hispanic households.

DRAFT

0%-30% of Area Median Income

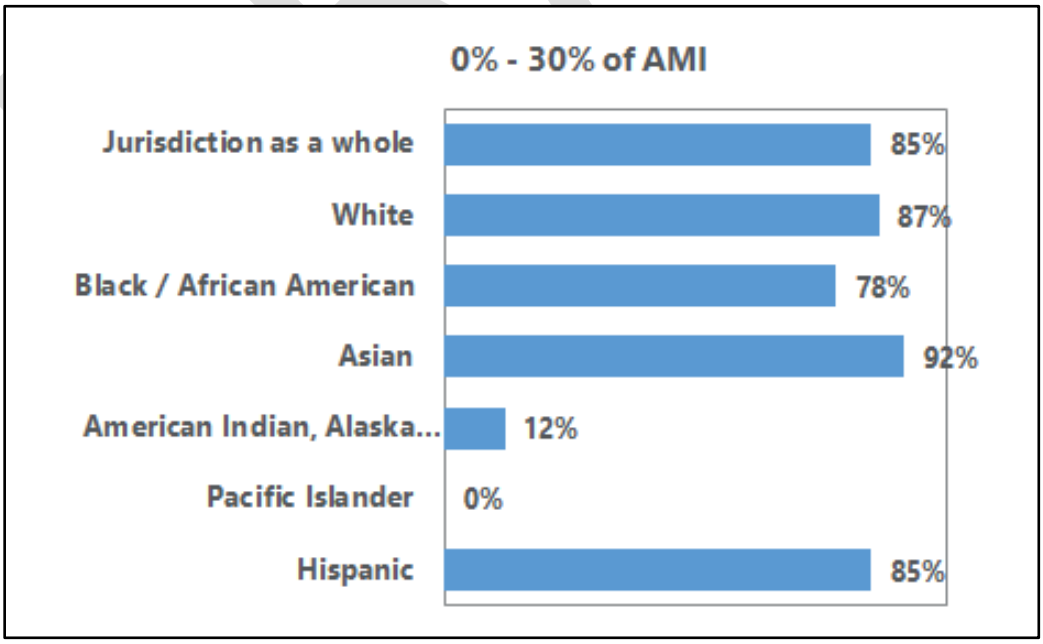
Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	38,710	6,875	5,350
White	15,015	2,335	2,205
Black / African American	4,410	1,250	665
Asian	2,515	230	840
American Indian, Alaska Native	15	110	15
Pacific Islander	0	0	0
Hispanic	15,535	2,740	1,460

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%



Graph of 0-30% AMI with Severe Housing Problems by Racial/Ethnic Group

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	18,695	22,120	0
White	8,040	8,830	0
Black / African American	1,430	2,820	0
Asian	1,240	980	0
American Indian, Alaska Native	0	45	0
Pacific Islander	0	25	0
Hispanic	7,645	9,055	0

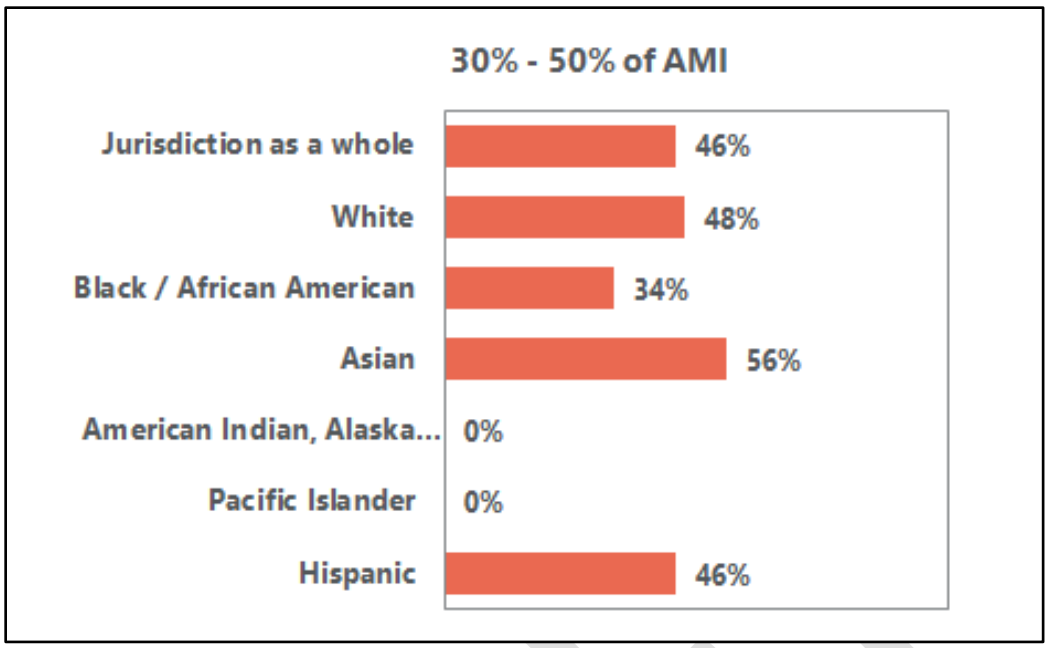
Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

DRAFT



Graph of 30-50% AMI with Severe Housing Problems by Racial/Ethnic Group

50%-80% of Area Median Income

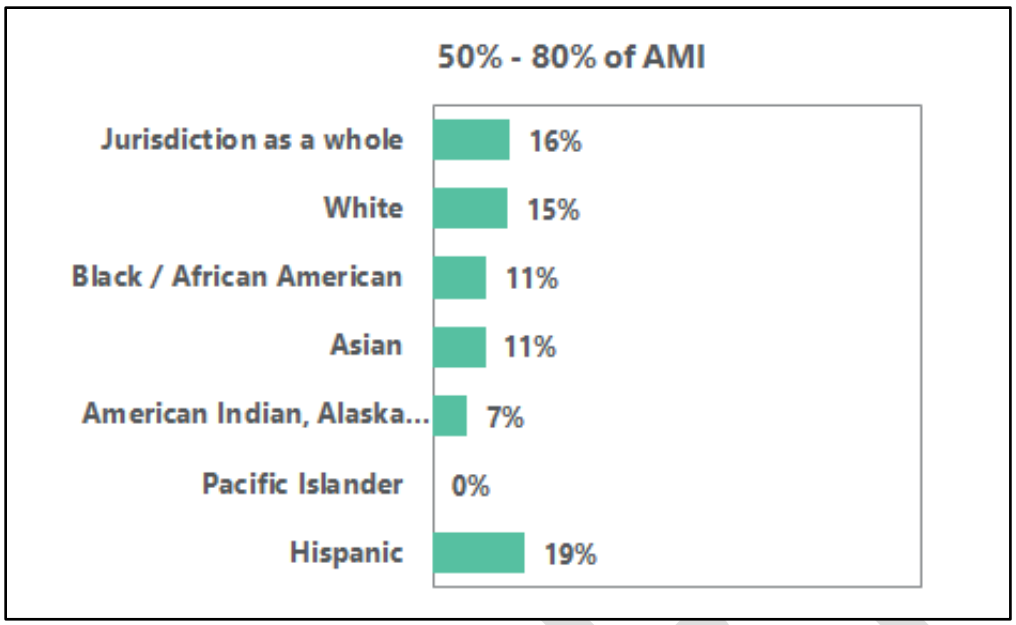
Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,680	51,555	0
White	4,915	27,060	0
Black / African American	655	5,365	0
Asian	245	2,030	0
American Indian, Alaska Native	10	130	0
Pacific Islander	0	0	0
Hispanic	3,670	15,655	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%



Graph of 50-80% AMI with Severe Housing Problems by Racial/Ethnic Group

80%-100% of Area Median Income

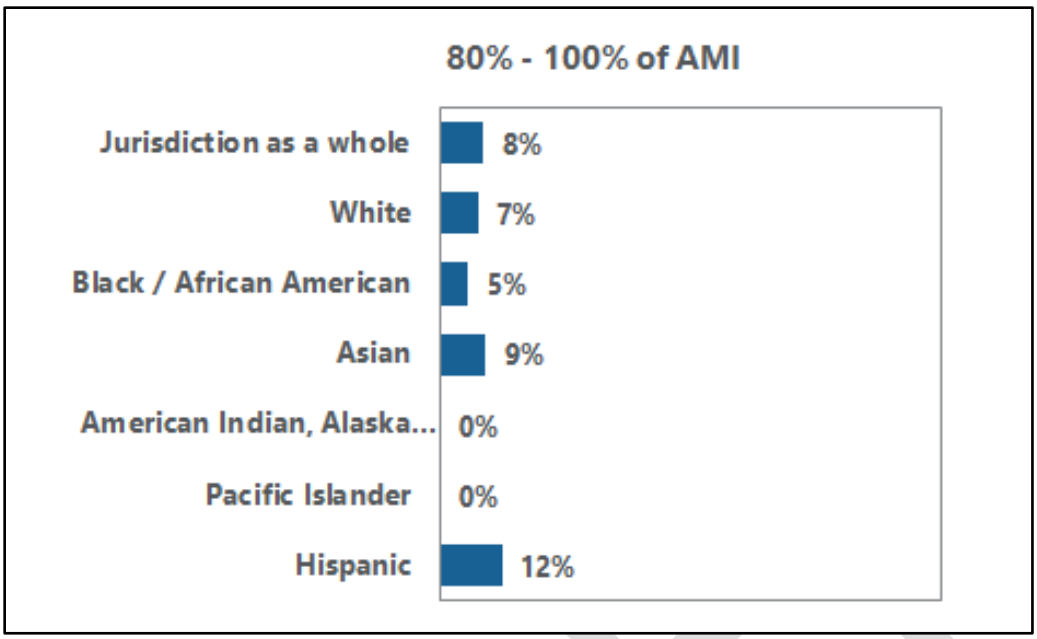
Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,845	30,690	0
White	1,440	18,075	0
Black / African American	160	2,755	0
Asian	120	1,220	0
American Indian, Alaska Native	0	45	0
Pacific Islander	0	25	0
Hispanic	1,105	7,940	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%



Graph of 80-100% AMI with Severe Housing Problems by Racial/Ethnic Group

Discussion

According to the HUD tables above, there are no disproportionate differences in severe housing needs among households when examined by race, ethnicity, and income.

DRAFT

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must provide an assessment of that specific need. For this purpose, disproportionately greater need exists when the percent of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percent of persons in the category as a whole. (Source: HUD Consolidated Planning: http:/archives.hud.gov/offices/cpd/about/conplan/conplan_narratives.doc)

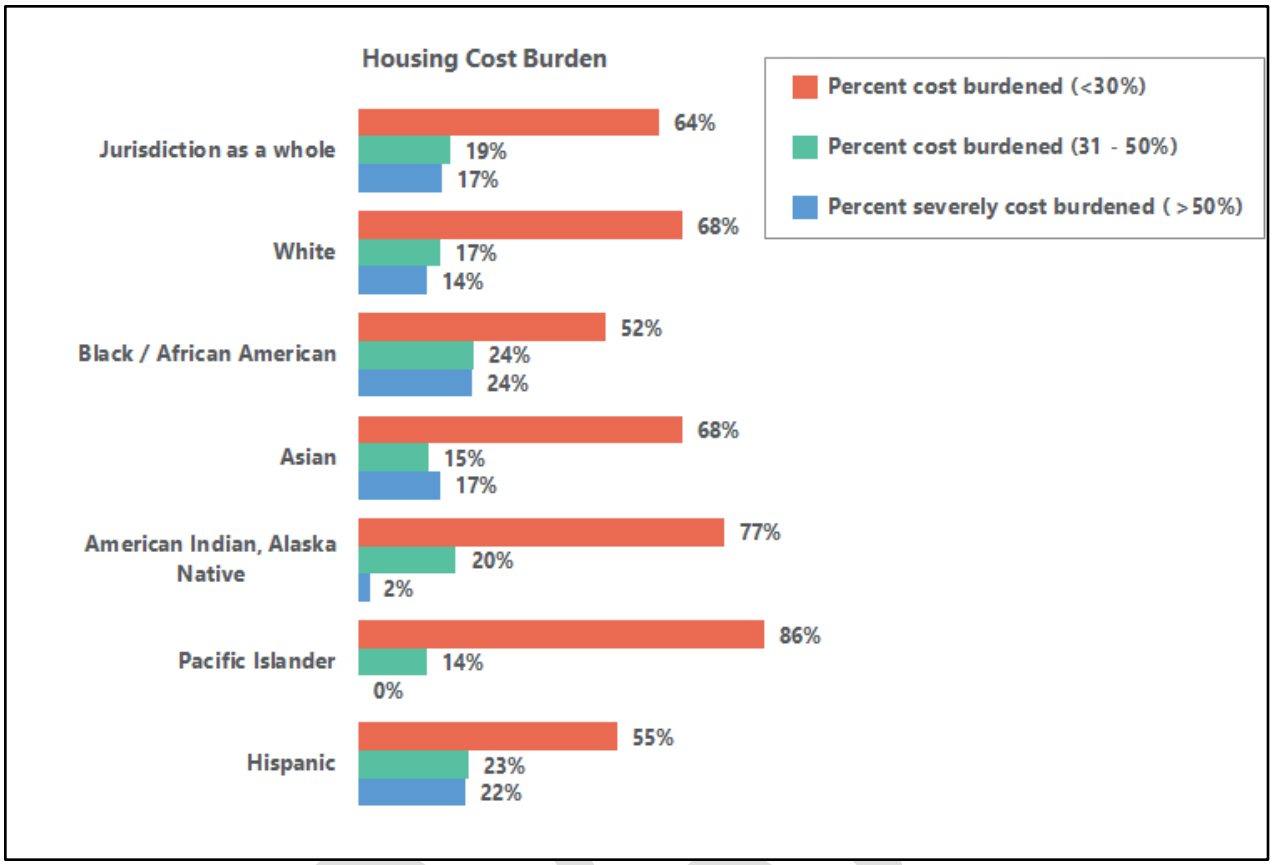
According to an analysis of disproportionately greater cost burden, few differences exist when racial and ethnic groups are compared to the region as a whole by income range. The largest variance is for African American households earning more than 50% of the Area Median Income (AMI), who face a difference in housing burden of six percentage points when compared to the region overall. The data indicate that Pacific Islanders in the less than 30% AMI income range have a large disproportionate need; however, this is based on very small numbers of households.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	219,370	65,980	60,085	5,765
White	138,255	34,925	28,925	2,300
Black / African American	13,035	6,050	5,990	745
Asian	14,610	3,165	3,640	855
American Indian, Alaska Native	490	130	15	15
Pacific Islander	150	25	0	0
Hispanic	48,570	20,440	19,835	1,680

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS



Graph of Housing Cost Burden by AMI and Racial/Ethnic Group

Data Source: 2011-2015 CHAS

Discussion:

According to an analysis of disproportionately greater cost burden, few differences exist when racial and ethnic groups are compared to the region as a whole by income range.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

According to HUD, a disproportionate need exists when a resident group has a rate of housing problems that is 10 percentage points higher than the jurisdiction overall. When examined across income categories, very few differences exist, except for Pacific Islanders, who have disproportionate high rates of burden. Therefore, the HUD CHAS data tables suggest that low-income households in Austin are equally burdened with housing problems.

The households with the greatest needs by far are those in the 0-30% AMI range. These households face cost burden at rates of:

- For the City overall, 65% are cost burdened;
- For Non-Hispanic White households, 70% are cost burdened;
- For African American households, 56% are cost burdened;
- For Asian households, 69% are cost burdened;
- For American Indian/Alaskan Native households, 70% are cost burdened;
- For Pacific Islander households, 86% are cost burdened; and
- For Hispanic households, 55% are cost burdened.

If they have needs not identified above, what are those needs?

The regional AI conducted prior to this plan examined disproportionate need and defined it more broadly as occurring when one or more population group has significantly different housing outcomes that negatively affect housing choice and access to economic opportunity.

Based on an evaluation of the disproportionate needs analysis in the AI, the greatest needs include:

1) Homeownership rates - The homeownership gap between Black/African American and Hispanic and Non-Hispanic White households is around 20 percentage points in Austin. African American homeownership rates have not increased nationally for more than 30 years, despite a variety of public and private efforts that focus on ownership. Hispanic homeownership has increased only slightly. This continued gap suggests that more needs to be done to reverse the negative outcomes of decades of discriminatory treatment.
2) Displacement - African Americans report experiencing displacement at rates that are 20 percentage points higher than Non-Hispanic Whites. The difference for Hispanics is six percentage points.

3) Rising housing cost and stagnant incomes. The changes in home values and rents have exceeded changes in median incomes for all households, meaning that households have lost their housing "purchasing power." Home values have risen by 51% compared to income increases of 25% for African Americans, 21% for Hispanics, and 28% for Non-Hispanic Whites. Rent prices overall have risen by 35%.
4) Due to rising rents, voucher holders have fewer options for using their vouchers than five years ago. The only areas in the region where the local rent is lower than or equivalent to what HUD will pay are in southeast Austin.
5) Ability to access a mortgage loan. Black/African American, Hispanic, and other non-Asian minorities face higher denial rates for mortgage loans, which can affect housing condition, property values, and neighborhood quality. Black/African American borrowers are denied loans 26% of the time, which is 15 percentage points higher than the rate for Non-Hispanic Whites. The difference for Hispanics is 10 percentage points (denial rate of 11%).

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

As discussed above, households in the 0-30% AMI range have the highest rates of housing cost burden. These households are categorized as living below the poverty level in Census data. In summation, these households are concentrated in southeast Austin, where affordable rentals remain.

DRAFT

NA-35 Public Housing – 91.205(b)

Introduction

The Housing Authority of the City of Austin (HACA) serves the community by providing Austinites with an affordable home and avenues to self-sufficiency.

Today, HACA has grown to 18 low-income subsidized housing developments, formerly public housing, with more than 1,800 units. Starting in 2013, HACA began converting its public housing units through the RAD Program (Rental Assistance Demonstration Program), in order to improve, modernize and/or redevelop aging housing stock. Although no longer called "public housing", these assets, funded under the Project-Based Rental Assistance Program, still serve the same population as under public housing. The agency also administers the Housing Choice Voucher (HCV) Program which provides housing for more than 5,600 low-income individuals and families. The tables below feature total units and vouchers, by type, and populated with the most recent data from HACA.

Clients of HACA are more likely to represent African American households, families with children, and persons with disabilities than households in the region overall. Specifically:

- Of households occupying PHA units, 17% are Non-Hispanic White, 33% African American, 48% Hispanic, 39% families with children, and 33% persons with disabilities.
- Of voucher holders, 18% are Non-Hispanic White, 54% African American, 27% Hispanic, 45% families with children, 26% persons with disabilities.
- Clients living in racially and ethnically concentrated areas (R/ECAPS) are more likely to be families with children than clients not living in R/ECAPs.

DRAFT

Totals in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
# of units vouchers in use	0	0	1,839	5,647		4,947	490	84	126

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition
Data Source Comments: Data provided by HACA

Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project -based	Tenant -based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	13,204	14,060	0	15,920	12,716	13,545
Average length of stay	0	0	5.2	6.0	0	10	3.6	4.4
Average Household size	0	0	2.3	3.4	0	3.6	2.1	4.4
# Homeless at admission	0	0	N/A	746	0	142	591	13
# of Elderly Program Participants (>62)	0	0	405	1508	0	1092	161	255
# of Disabled Families	0	0	1,176	2,660	0	2,325	320	15

DRAFT

# of Families requesting accessibility features	0	0	347	-	0	N/A	N/A	N/A
# of HIV/AIDS program participants	0	0	N/A	0	N/A	N/A	N/A	N/A
# of DV victims	0	0	N/A	0	N/A	N/A	64	N/A

Table 24 – Characteristics of Public Housing Residents by Program Type

Data Source Comments: Data provided by HACA

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
							Special Purpose Voucher		
				Total	Project -based	Tenant -based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
White	0	0	1,808	5,659	0	5,146	349	138	26
Black/ African American	0	0	1,369	7,268	0	6,838	236	118	76
Asian	0	0	688	106	0	104	2	0	0
American Indian/ Alaska Native	0	0	54	49	0	45	4	0	0
Pacific Islander	0	0	7	8	0	8	0	0	0
Other	0	0	711	0	0	0	0	0	0

Table 25 – Race of Public Housing Residents by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition
Data Source Comments: Data provided by HACA

DRAFT

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
Hispanic	0	0	1,978	8,201	0	7,958	110	119	14
Not Hispanic	0	0	2,039	4,889	0	4,183	481	137	88

Table 26 – Ethnicity of Public Housing Residents by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition
Data Source Comments: Data provided by HACA

DRAFT

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Since HACA grants preferences for families with an elderly or disabled head of household, co-head or spouse, the majority of the families drawn off the waiting list meet one of these two categories. Of those, about 40% express a need for some type of special accommodation.

Current low-income Subsidized Housing tenants and applicants have a wide range of accessibility needs. The following are the most common requested needs:

1. Apartments without stairs. This need includes both internal and external stairs. Many families have a family member for whom it is very difficult or impossible to navigate stairs on a regular basis.
2. Wheelchair accessible. This accessibility goes beyond simply no stairs in the apartment. This includes the need for ramps to the front door and lowered curbs to allow them to cross the street or access the management office. Doors need to be wide enough to allow for a wheelchair. Light switches, sinks and appliances need to be located at a height that would allow a wheelchair occupant to reach them. Roll-in showers or transfer showers with grab bars may also be necessary.
3. Specific bathtub / shower types and bathroom grab bars. The specifics of each case will vary. Some will need a walk-in or roll-in shower. Others will need a tub shower. Many need grab bars at the toilet or the bathtub /shower or both.
4. Flashing doorbell and flashing smoke detector. Family members may be hearing impaired and require these items as safety measures.
5. Live-in aide or caregiver. A family member may require the continual assistance of a caregiver to live independently.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of Public Housing and Housing Choice voucher holders

In low-income Subsidized Housing, there are currently 5,795 families on the waiting list, with an average of 2.3 members per household. Seventy-four percent of the heads of household are female, and 48% of the household members are children. HACA has four designated elderly and disabled apartment communities. At these properties, apartment units do not have any stairs; there is elevator access to each floor and wheelchair accessibility throughout the building. However, these four sites only have 1- and 2-bedroom apartments. For larger families that require 3- 4- or 5-bedroom units, HACA has very limited availability.

The Housing Choice Voucher waiting list has a total of 1,938 families, with an average of 2.4 members per household. Seventy-eight percent of the heads of household are female, and 49% of the household members are children. Households in the Housing Choice Voucher program have the advantage of more options throughout the City. However, with a 97% occupancy rate in Austin, first floor apartments,

apartments without stairs and wheelchair accessible apartments are limited. Among accessible apartments, many are 1- or 2-bedrooms.

How do these needs compare to the housing needs of the population at large

As discussed above, HACA clients are more likely to be families with children, African Americans, and persons with disabilities than individuals in the City overall. These household types have greater needs for larger unit sizes, housing in close proximity to schools, housing in close proximity to services, and good access to public transit. These housing qualities--particularly the locational qualities--are also in demand by other, higher-income persons, making affordable units for lower income households increasingly challenging to find. The data analysis conducted for the AI found very few areas of the region that are affordable to voucher holders except for southeast Austin and southeast Travis County.

An analysis of the needs of voucher holders conducted for the regional AI found that, compared to all households, voucher holders are much more likely to worry about being displaced from their current unit because their landlords may refuse to accept Section 8.

Discussion

Moreover, reporting from HACA staff and clients, NHCD survey respondents, community stakeholders and City leaders all serves to underscore the urgent need for affordable and safe, multi-bedroom housing designed to accommodate low-income families with children.

DRAFT

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The U.S. Department of Housing and Urban Development's definition of homelessness as described below.

An individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:

- Has 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;
- Is living in a supervised publicly or privately-operated shelter designated to provide temporary living arrangements (including hotels and motels paid for by Federal, State or local government programs for low-income individuals or by charitable organizations, congregate shelters, and transitional housing);
- Resided in a shelter or place not meant for human habitation and who is exiting an institution where he or she temporarily resided;
- Will imminently lose their housing [as evidenced by a court order resulting from an eviction action that notifies the individual or family that they must leave within 14 days, having a primary nighttime residence that is a room in a hotel or motel and where they lack the resources necessary to reside there for more than 14 days, or credible evidence indicating that the owner or renter of the housing will not allow the individual or family to stay for more than 14 days, and any oral statement from an individual or family seeking homeless assistance that is found to be credible shall be considered credible evidence for purposes of this clause]; has no subsequent residence identified; and lacks the resources or support networks needed to obtain other permanent housing; and
- Unaccompanied youth and homeless families with children and youth defined as homeless under other Federal statutes who have experienced a long-term period without living independently in permanent housing, have experienced persistent instability as measured by frequent moves over such period, and 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, the presence of a child or youth with a disability, or multiple barriers to employment.

There are a variety of contributing factors that can lead to homelessness. Often it is the breakdown of multiple systems and supports. Below is a list of the potential factors:

- Lack of affordable housing: The cost of living is rising and rent in Austin has only continued to increase.

- Employment factors: Unemployment, low wages, and limited job skills can all contribute to an individual experiencing homelessness.
- Poverty: 57% of individuals experiencing homelessness reported they do not have any income.
- Lack of access to services for mental health, substance abuse, and/or healthcare: 36% of individuals experiencing homelessness suffer from mental illness and 70% reported having experienced trauma or abuse in their lives. Lacking access to basic healthcare can lead to individuals or families only seeking help in emergencies, resulting in even larger medical bills.
- Domestic violence: 39% of individuals reported having experienced domestic violence in their lifetime.
- Racial inequality: African Americans are incarcerated and experience poverty at significantly higher rates compared to the general population. This disproportionate rate is also found in the homeless population. (Source: Ending Community Homelessness Coalition. Analysis of Coordinated Assessment Surveys of 4,717 Households. Homelessness Management Information System (HMIS) 29 January 2018).

Data Source: ECHO HMIS Coordinated Entry data through February 2019. Categories are not mutually exclusive.

DRAFT

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	541	13	1322	900	548	0
Persons in Households with Only Children	12	1	93	25	9	0
Persons in Households with Only Adults	616	1072	7027	2200	704	155 days (all HH types)
Chronically Homeless Individuals	183	325	2543	N/A	0	989 Days
Chronically Homeless Families	6	0	229	N/A	0	N/A
Veterans	107	37	955 (split between 355 CH and 600 non-CH)	50	225	N/A
Unaccompanied Child	12	1	85	25	6	N/A
Persons with HIV	13	25	57	N/A	N/A	N/A

Table 27 - Homeless Needs Assessment

Data Source: Annual Performance Report (APR), System Performance Measures (SysPMs)

DRAFT

Homeless Subpopulations

UNACCOMPANIED YOUTH HOUSEHOLDS (including SAFE)

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Total Number of Unaccompanied Youth Households	35	19	0	27	81
Total Number of Unacc Youth	35	19	0	27	81
Number of Unacc Youth (under 18)	12	0	0	1	13
Number of Unacc Youth (18 - 24)	23	19	0	26	68
Gender (unacc youth)					
Female	13	9	0	6	28
Male	21	8	0	20	49
Transgender	1	1	0	0	2
Gender Non-Conforming (i.e. not exclusively male or female)	0	1	0	1	2
Chronically Homeless (unacc youth)					
Total Number of Households	2		0	8	10
Total Number of Persons	2		0	8	10

Homeless Subpopulations (including SAFE)

	Sheltered			Sheltered Total	Unsheltered	Overall Total
	Emergency	Transitional	Safe Haven			
Adults with a Serious Mental Illness	225	35	9	269	108	377
Adults with a Substance Use Disorder	118	9	5	132	72	204
Adults with HIV/AIDS	12	1	0	13	5	18
Victims of Domestic Violence (Optional)	101	70	0	171	9	180

VETERAN HOUSEHOLDS ONLY

	Sheltered			Unsheltered	Total
Veteran Households without Children	Emergency	Transitional	Safe Haven		
Total Number of Households	57	34	13	35	139
Total Number of Persons	57	34	13	49	153
Total Number of Veterans	57	34	13	37	141
Gender (veterans only)					
Female	4	6	1	1	12
Male	53	28	12	36	129

Data Source: 2019 PIT and HIC Reports

Homeless Household Breakdowns with and without Children

Households with at least one Adult and one Child	2019 Sheltered Emergency	2019 Sheltered Transitional		2019 Unsheltered	2019 Total
Total Number of Households	638	133		939	1710
Total Number of Persons (Adults and Children)	849	307		1086	2242
Number of Children (Under Age 18)	210	162		4	376
Number of Young Adults (Age 18-24)	34	43		30	107
Number of Adults (Over Age 24)	605	102		1052	1759

Households without Children	2019 Sheltered Emergency	2019 Sheltered Transitional	Safe Haven	2019 Unsheltered	2019 Total
Total Number of Households	88	69	0	3	160
Total Number of Persons (Adults)	298	243	0	13	554
Number of Young Adults (Age 18-24)	198	162	0	3	363
Number of Adults (Over Age 24)	9	25	0	2	36

Households with Only Children (under age 18)	2019 Sheltered Emergency	2019 Sheltered Transitional		2019 Unsheltered	2019 Total
Total Number of Households	188	159		7	354
Total Number of Children (Under 18)	110	84		6	200

Data Source: 2019 PIT and HIC Reports

Indicate if the homeless population is rural: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth): See tables above

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	347	673
Black or African American	773	355
Asian	0	5
American Indian or Alaska Native	2	23
Pacific Islander	1	2
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	433	236
Not Hispanic	736	850

Data Source: 2019 PIT Report

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

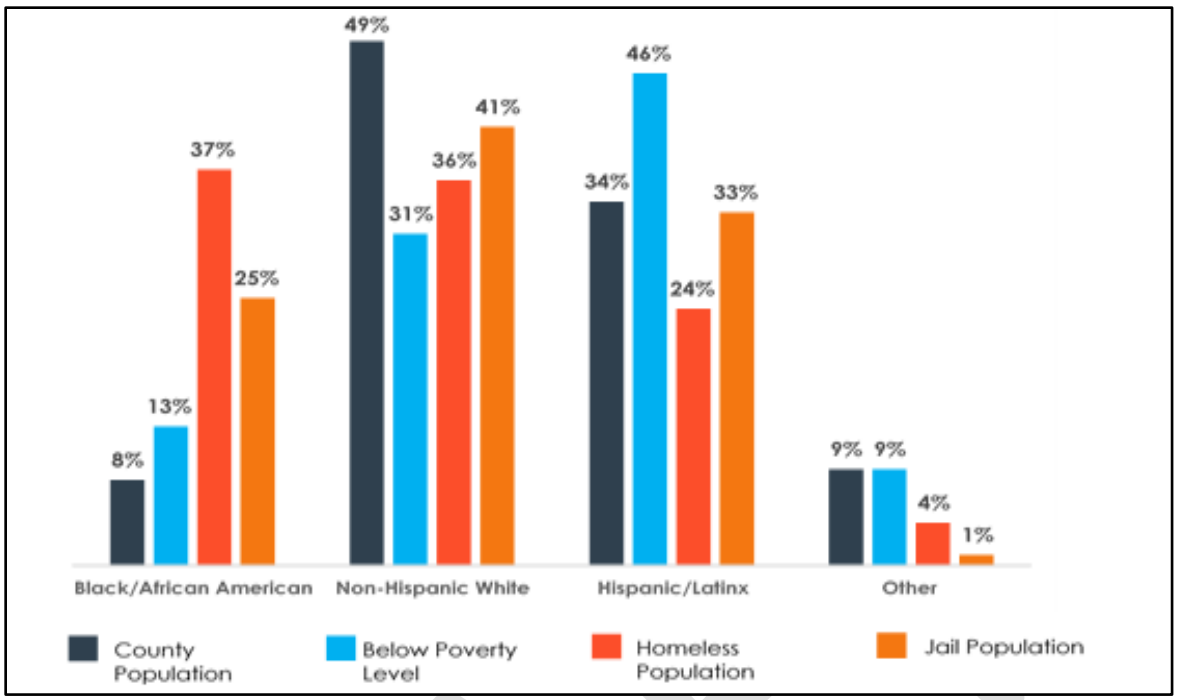
ECHO housed 263 veterans across all formal programs. These programs are: Veterans Affairs Supportive Housing (VASH), Front Steps Supportive Services Veterans Families (SSFV), Caritas SSVF, and Healthcare for Homeless Veterans, from April 1, 2018 to March 31, 2019. Thirteen of those households included minor children, but the vast majority were individuals or couples.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group

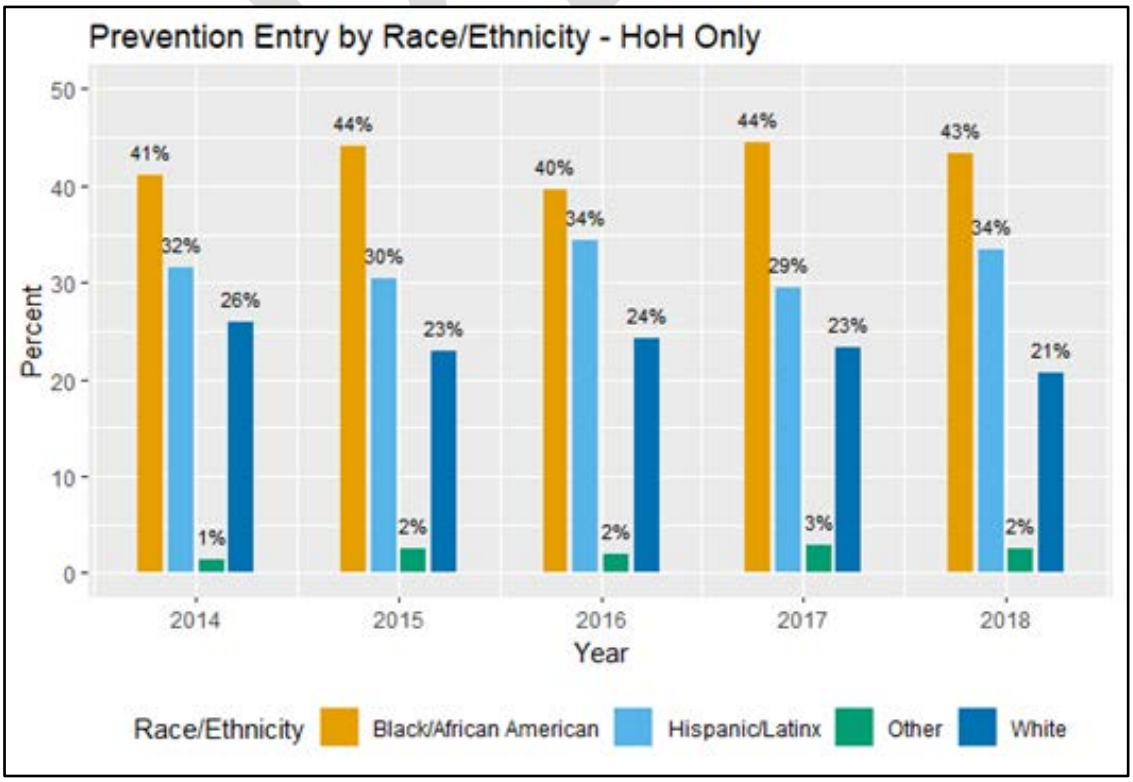
The following graphs summarize local data compiled by ECHO.

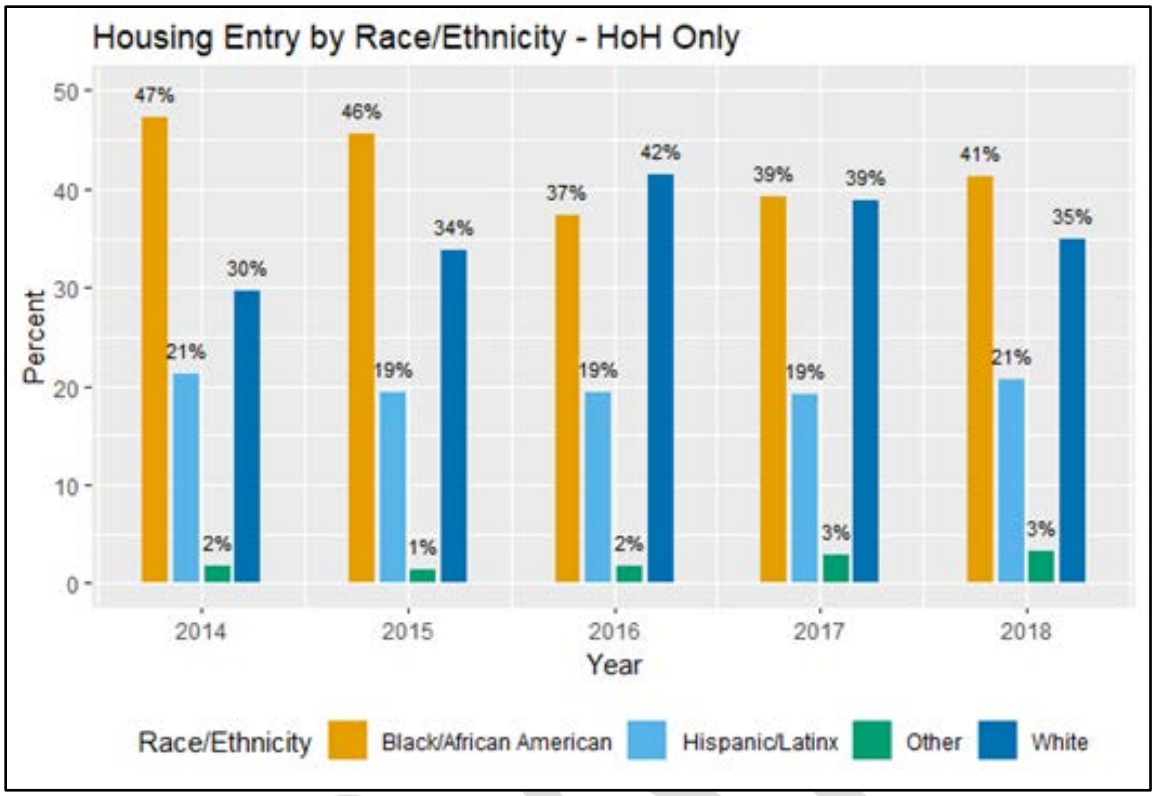
The bars in each category on the graphs below represent the percentage of the specific population each group represents. Black/African American individuals account for 8% of Travis County's total population, but 37% of the population experiencing homelessness are Black/African American. This is a dramatic overrepresentation and a key challenge facing our homelessness response system and the Austin/Travis County community generally.

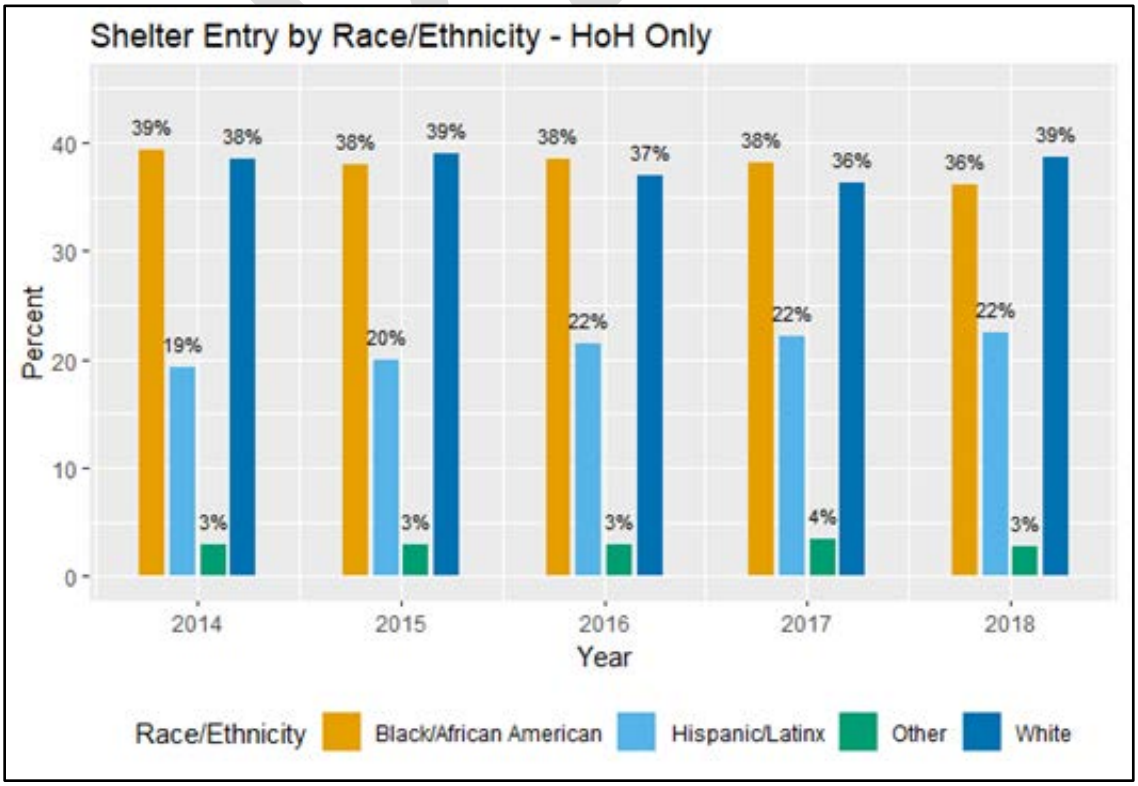
DRAFT



The following charts display program entry information for prevention, shelter, and housing programs. Apart from prevention programs, entry rates are roughly aligned with broad population percentage. Information is provided for head of household (HoH) members only. This data is from Austin/Travis County's Homeless Management Information System (HMIS). Data is current as of August 2018.




Housing Entry by Race/Ethnicity - HoH Only
Percent
Year
2014
2015
2016
2017
2018
47%
21%
2%
30%
46%
19%
1%
34%
37%
19%
2%
42%
39%
19%
3%
39%
41%
21%
3%
35%
Race/Ethnicity
Black/African American
Hispanic/Latinx
Other
White


Shelter Entry by Race/Ethnicity - HoH Only
Percent
Year
2014
2015
2016
2017
2018
39%
19%
3%
38%
38%
20%
3%
39%
38%
22%
3%
37%
38%
22%
4%
36%
36%
22%
3%
39%
Race/Ethnicity
Black/African American
Hispanic/Latinx
Other
White

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The 2019 Annual Point In Time (PIT) Count provided a snapshot of the Austin area homeless population, at a total of 2,255 homeless individuals. 52% (1,169) of these individuals were sheltered at the time of the count and 48% (1,086) were unsheltered. While there was a 5% overall increase in the unsheltered count this year, Austin saw an impressive 15% overall reduction in Veteran homelessness. Additionally, there was a 56% reduction in unsheltered homelessness among youth adults (18 -24). Austin also saw a significant rise in those who were unsheltered in unincorporated Travis County. It should be noted that there are individuals without permanent housing who do not fall within traditional definitions of homelessness and who may not be included in the PIT count (for example, families who have lost their homes but are residing with friends or relatives). Therefore, the PIT number only provides an indication of the size of the homeless population and may not demonstrate the extent of a community's homelessness needs.

Discussion:

The City of Austin, in partnership with numerous governmental and nongovernmental agencies, committed significant resources towards moving forward using best practices that aid in ending chronic homelessness for individuals and families. Austin City Council advanced a strategy that was instrumental in creating 350 new units of Permanent Supportive Housing (PSH) from 2010-2014, including units funded by the City and tenant-based vouchers in market-rate units. In 2014, the City made a strong commitment to the Housing First model of PSH, with the goal of lowering barriers to house those most vulnerable by setting a new 400 PSH unit goal with 200 being Housing First. In addition, the Austin Strategic Housing Blueprint calls for the City to support the production of 50 PSH units each year over a period of 10 years starting in 2017. With the $250 million Affordable Housing Bond passed by voters in 2018, dedicated revenue from a downtown density bonus program, and the new Pay for Success initiative, there is expected to be continued movement towards housing the chronically homeless population in Austin.

DRAFT

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Due to lower incomes and the need for supportive services, special needs groups are more likely than the general population to encounter difficulties finding and paying for adequate housing, and often require enhanced community services. The groups discussed in this section include:

- The Elderly and Frail Elderly
- Persons with Physical Disabilities
- Persons with Developmental Disabilities
- Persons with Severe and Persistent Mental Illness (SMI)
- Persons with Substance Abuse Disorders
- Persons living with HIV/AIDS
- At-Risk Children and Youth
- Victims of Domestic Violence
- Persons Experiencing Homelessness and at Risk of Homelessness
- Housing Authority Residents

HOPWA

Current HOPWA formula use:	
Cumulative cases of AIDS reported	6,514
Area incidence of AIDS	N/A
Number of new cases prior year (3 years of data)	323
Rate per population	N/A

Current HIV surveillance data:	
Number of Persons living with HIV (PLWH)	5,848
Area Prevalence (PLWH per population)	N/A
Number of PLWA (AIDS only)	3,058
Number of new HIV cases reported last year	290

Table 29 – HOPWA Data

Data Source: CDC HIV Surveillance 2017 Edition, Volume 29

DRAFT

HIV Housing Need (HOPWA Grantees Only)

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance	80
Short-term Rent, Mortgage, and Utility	85
Permanent Housing Placement	120

Table 30 – HIV Housing Need

Data Source: FY 2017-18 HOPWA CAPER

Describe the characteristics of special needs populations in your community:

According to the 2017 Age-friendly Action Plan, nearly 9 out of 10 Travis County seniors live independently, but still require some assistance with daily activities or home modifications. The elderly often have needs relating to: Substandard Housing, Physical Disabilities, Income Constraints, Transportation and Obtaining Resources. The migration toward digital services is particularly challenging for elderly who may not have access to wireless services and/or do not understand how the processes work. An estimated 22,725 seniors have housing needs in the City (based on CHAS data); this is expected to increase to 25,180 during the five-year period covered by this Consolidated Plan.

Persons with physical disabilities experience difficulties locating accessible and affordable rental housing. Transportation is also a challenge, and connections to high-quality public transportation that provides access to basic needs and services are critical.

Persons with developmental disabilities experience a wide range of difficulties. A combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration should be individually planned and coordinated.

Opportunities for employment can also be a challenge for persons with disabilities**.** In general, individuals with disabilities between the ages of 18 and 64 are twice as likely to live in poverty as their 18 to 64-year-old neighbors without disabilities. (source: Central Texas AI)

An estimated 58,255 individuals in the City have a disability, with 40% having some type of housing need. By disability type, housing needs include:

	No. of Residents	With Housing Needs	% with Housing Needs	5 Year Needs Estimate
Residents with hearing or vision impairment	25,610	11,085	43%	12,282
Ambulatory limitation	29,215	13,505	46%	14,964
Cognitive limitation	23,980	12,070	50%	13,374
Self-care or independent living limitation	21,995	10,075	46%	11,163

Data Source: CHAS Table 6

According to the housing survey conducted for the 2019 AI, one in five households that include a member with a disability live in a home that does not meet the needs of the person with a disability.

Mental health continues to be raised as a very pressing challenge within the community. According to the Community Health Improvement Plan, there is an overwhelming lack of resources for people with mental illnesses, including a shortage of psychiatrists and facilities to serve the community needs.

Substance abuse disorders and mental health issues can often be intricately intertwined. Resources and treatment facilities are available; however, they need to be improved to meet demand. Preventative efforts such as successful tobacco cessation campaigns in the area indicate that more work needs to be done to reach youth. According to the Substance Abuse and Mental Health Administration, an estimated 46,500 Austinites have substance abuse challenges.

Persons living with HIV/AIDS may have limited access to medical care and may be prone to homelessness due to income instability. By increasing access to supportive services, and temporary/emergency housing assistance, this vulnerable population can obtain a more stable living situation and reduce the risk of homelessness.

Persons under age 18 have higher rates of poverty, according to the 2018 Community Services Block Grant Community Needs Assessment Report. There is increasing awareness that efforts need to be coordinated to intervene in reducing childhood poverty. To reduce the likelihood of childhood obesity, poor nutrition and early onset diabetes, as well as limited educational and employment opportunities.

Victims of domestic violence require specialized housing, counseling and legal services. Given the hidden nature of domestic violence and the problems associated with self-reporting of such sensitive information,

reliable statistics on the number of persons in violent domestic situations are not available. Data from the Centers for Disease Control is used to estimate the number of people who have been affected by Intimate Partner Violence, or IPV. This number totals 40,500, with about 6,900 having lifetime housing needs.

Homelessness services. As housing costs continue to rise, resources will need to be directed to ensure households that are precariously housed are able to avoid homelessness through sustainable means.

Housing Authority Residents have access to several programs that promote pathways to achieve greater self-sufficiency. Service coordination and community partnerships help coordinate life skills training; adult basic education; workforce development/job training; job placement; financial literacy; housing counseling; parenting classes; health and wellness; childcare; and transportation.

What are the housing and supportive service needs of these populations and how are these needs determined?

Housing and supportive service needs of these vulnerable populations are evaluated through the short- and long-term planning process by analyzing program data over time and collecting community and service provider input. Trends are identified to anticipate future community needs that may evolve or arise. By developing a structure for effective coordination between staff and service providers, the capacity to address housing and supportive service needs has been enhanced, thereby increasing positive outcomes.

A focus group comprised of stakeholders who work with special needs populations was convened in support of identifying the community needs for this plan. According to these stakeholders, the greatest housing and supportive service needs of special populations include:

- Lack of tenant-based rental assistance and emergency assistance;
- Challenges finding communities of support;
- Systemic barriers associated with the intake process and licensing;
- Improved coordination among service providers;
- Better transportation; and
- Investments in central points of contact in rural areas that are increasingly providing affordable housing.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area (MSA):

For calendar year 2017, there were 6,217 persons diagnosed with HIV living in the five-county Metropolitan Statistical Area (Austin-Round Rock), including 288 new HIV diagnoses. An additional 1,459 HIV cases are estimated to be undiagnosed in the MSA, making the estimated HIV/AIDS prevalence to be 7,964. Most (86%) people living with HIV (PLWH) were males. Whites comprised 41% of PLWH, followed by Hispanics (33%). Over half (55%) of PLWH were 45 years of age or older. Incidence rates and annual numbers of new

diagnoses have stayed approximately the same over the past 5 years. However there has been a steady increase in the total number of PLWH in the MSA over the last five years.

Source: Texas Department of State Health Services

Discussion

Opioid Epidemic

Austin Public Health (APH) is part of a steering committee assessing the type of substance use disorder (SUD) treatment and services available in the community. APH has analyzed mortality and hospital discharge data to determine the impact of SUD within our community. APH has also led the effort to address Council Resolution. 20180524-038 on the opioid issue, with the purpose of assessing the variety of data collected on opioid and other substances and evaluating a variety of initiatives from several city departments and stakeholders. APH will continue to monitor the opioid epidemic and evaluate how best to allocate resources to this community need.

DRAFT

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The City of Austin provides a wide range of services to its citizens, including emergency response, recreational activities, and health services, all of which are housed in public facilities throughout the City. Additionally, the administrative and governing functions of the City are also housed in public buildings of varying age across the City. Many City departments have identified the need for capital projects to address building reliability and safety issues resulting from aging facilities and deferred maintenance, including component failures, technology upgrades, and major structural rehabilitation. In addition to the needs for the City's existing public facilities, there exists a demand for many new and/or expanded City facilities, driven in large part by the rapid population and economic growth the City has experienced over the past few decades. This increase in population drives the need for enhanced City services, as well as for the staff and facilities to provide them. In response, the City has developed a Strategic Facilities Governance process to look at how existing and new sites and facilities should be developed to address capacity issues, safety concerns, reduce overcrowding, improve operational logistics, reduce reliance on leased space, reduce transportation-based carbon footprints, and address future growth and space needs.

How were these needs determined?

The primary driver to identifying public facility needs (including rehabilitation and new facilities) are the various City departments that occupy these facilities. As with all infrastructure categories within the City, need is determined and guided generally by technical assessments of condition, acceptable levels of service, public input received through departments' planning efforts, cost-effective and coordinated capital project planning and project delivery, a balance of community priorities, the support of investments that reflect the Imagine Austin Comprehensive Plan and Strategic Direction 2023 vision and related policy directives, the promotion of sustainability and a high quality of life, and the alignment of the need with financial policies. Different from other infrastructure categories that make up the Capital Improvement Program (CIP), the City of Austin has Information Technology Governance and Facilities Governance teams that provide an additional assessment beyond the department-level assessment of need for information technology and facilities. For facility needs outside of a general rehabilitation, such as the expansion of a recreational center or the building of a new health facility, there is a substantial community engagement process as well in order to determine what best fits in the area of the investment.

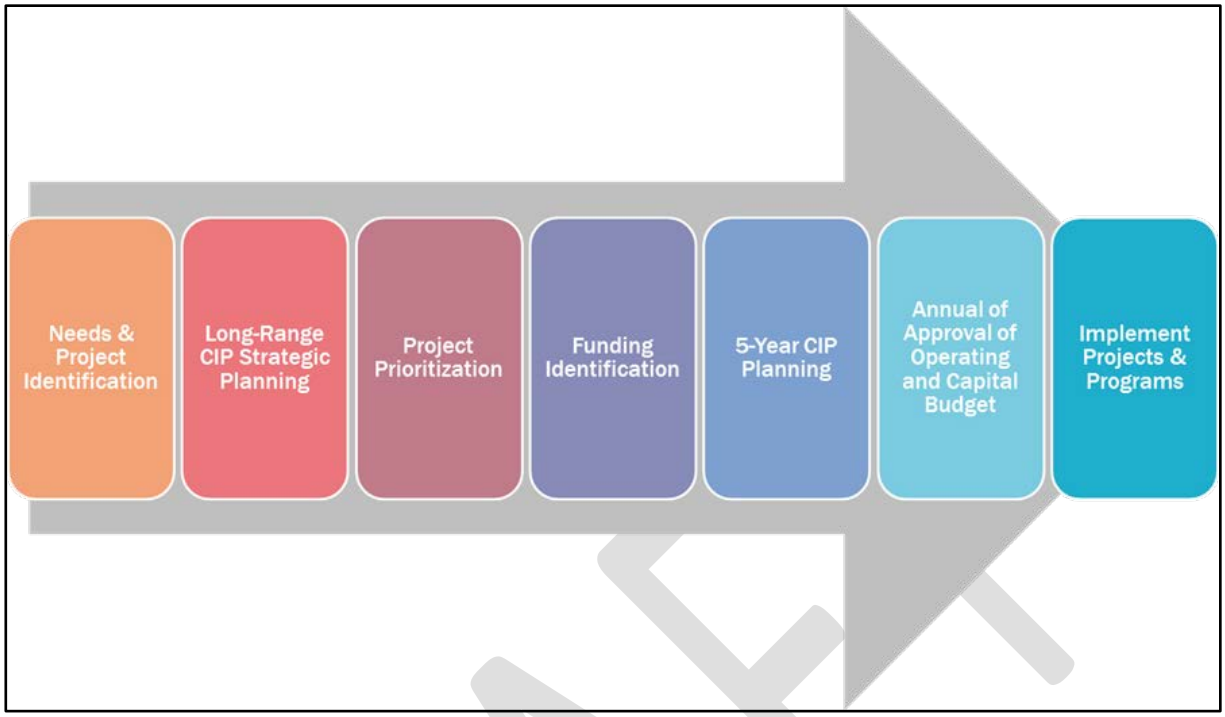
The Long-range CIP Strategic Plan (LRCSP) was created to further align the City's CIP investments with the Imagine Austin Comprehensive Plan and related City priorities. The LRCSP encompasses a 10-year planning horizon and provides the basis for identifying both ongoing capital improvement needs and strategic opportunities for CIP investment over the long term. The framework of the LRCSP includes a Comprehensive Infrastructure Assessment and a Strategic Investment Analysis that both inform the overall capital program needs, which are captured in the plan's Rolling Needs Assessment. The Rolling Needs Assessment is updated every two years and can be found at the end of the LRCSP.

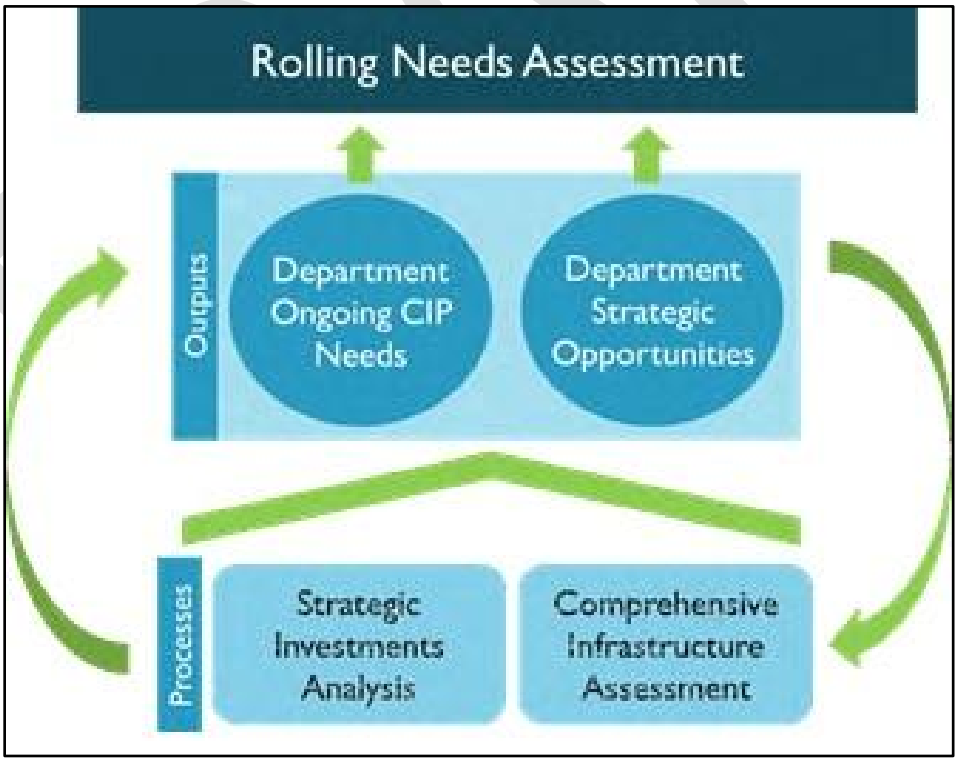
Describe the jurisdiction's need for Public Improvements:

A well functioning public infrastructure system is essential to the City of Austin's quality of life and economy. Approximately $5 billion in public improvement needs, including sidewalks, stormwater infrastructure, water and sanitary sewer, park improvements, and mobility improvements, were identified as part of the most recent (FY 2016-2017) LRCSP Needs Assessment. From this starting point of need and following an extensive bond development and community engagement process, $925 million was placed on the ballot and approved by voters as part of a 2018 Bond Package in order to address the infrastructure needs in the City. The bond package included funding for investments in: affordable housing; libraries, museums, and cultural arts facilities; parks and recreation; flood mitigation, open space and water quality protection; health and human services; public safety; and transportation. The investment in affordable housing in the 2018 bond was $250; prior to this, the citizens approved $65 million for affordable housing in 2013, and $55 million in 2006. However, bond programs are only able to address a portion of the infrastructure needs. As noted in the previous section, much of the current need within the CIP is for capital renewal of existing City facilities, and many departments' ongoing capital programs will need significant funding installments over the next 10 years to maintain acceptable levels of service for the City's basic infrastructure responsibilities and to meet growth demands of the City.

How were these needs determined?

Key drivers of CIP need in the City of Austin for public improvements are demographic changes, regional needs, information from the City's Facilities Governance process, the Imagine Austin Comprehensive Plan, climate preparedness and sustainability, and information technology advances. Public improvement needs were identified at the department and citywide level based on public engagement through various planning processes, analysis of future anticipated growth trends, and an analysis of the condition of our existing assets. In recent years, the City has completed several significant public planning efforts which have identified public improvement needs, including: the Austin Strategic Mobility Plan, the Watershed Protection Master Plan, and the Strategic Housing Blueprint. The City of Austin also works with the public to identify needed public improvements at the local level through its small area planning process, and through various boards and commissions including standing commissions focused on quality of life issues for particular communities (e.g. Hispanic Quality of Life Commission.) These needs are then funneled into the Long Range CIP Strategic Plan, which provides a framework for prioritizing across infrastructure types. The CIP and Rolling Needs processes are illustrated below.





Rolling Needs Assessment

Describe the jurisdiction's need for Public Services:

In 2017 Austin Public Health (APH) implemented the second iteration of their Community Health Assessment (CHA) and the Community Health Improvement Plan (CHIP) process. APH partnered with many agencies to lead a comprehensive community health planning initiative. Core agencies included Travis County Health and Human Services, Capital Metro, Central Health, Integral Care, St. David's Foundation, Seton Healthcare Facility, the University of Texas at Austin Dell Medical School, and the University of Texas Health Science Center at Houston School of Public Health Austin Regional Campus. The CHA process included examination of local health data and qualitative input from the community. The qualitative input in gather through conducting community meetings, key informational interviews, and focus groups. This input allows us to develop to gather a picture of the community's health and what is required to effectively address identified issues.

Key Findings of the CHA:

- The population of Austin/Travis County is ethnically and linguistically diverse, with wide variations in socioeconomic level, and is experiencing rapid growth, including demographic increases among the aging, Hispanic and Asian populations.
- The wide variations in demographic characteristics of Austin/Travis County result in geographic disparities across the region where residents lack access to services and resources. Community members cite affordability and physical access to health care as some of the most significant barriers to care.
- Although median income in Travis County has increased overall, the poverty rate is 16%, and over half of the overall income is earned by 20% of households. Low income has been associated with increased health risk factors such as smoking, physical inactivity, and low participation in health screenings and health insurance.
- It is evident that Blacks/African Americans and Latinos/Hispanics experience disproportionately higher rates of several negative health outcomes.
- Participants identified mental health and stress as priority issues, including considerations of homelessness, poverty, and immigration status.

The CHIP process provides a 3-5-year community lead plan to address health issues related to these key findings of the CHA. The plan's priority areas include vision focuses on improving access to healthcare for community members; reducing chronic disease through physical activity; preventing teenage pregnancies through sexual and reproductive health education and addressing mental health and substance abuse disorders.

Austin Public Health utilizes ESG and HOPWA funds primarily to prevent homelessness and to provide shelter and rapid rehousing for individuals and families, as well as persons living with HIV/AIDS, currently experiencing homelessness. The need for these programs is identified in Austin's Action Plan to End Homelessness.

This plan specifically outlines implementation of five elements that work together to end homelessness for individuals and families and make the community stronger for all. These components are 1) outreach services and shelters, 2) addressing disparities, 3) providing housing and support services, 4) strengthening our response system, and 5) building community commitment from both the public and private sectors. Ending homelessness does not mean that no individuals and families will ever again experience homelessness. Instead, it means that we as a community have a systematic response that can address immediate needs, quickly connect people to housing and provide services to ensure long-term stability. This Action Plan seeks to build on our success and mobilize public and private resources in the right order of magnitude overtime to address large unmet needs, to continue to implement strategies that work, think creatively, test new practices, and improve policies and programs.

How were these needs determined?

In February 2017, Mayor Steve Adler and Mayor Pro Tem Kathie Tovo partnered with ECHO to convene stakeholders to come up with concrete strategies to end homelessness. ECHO convened several meetings in the spring of 2017 where over 50 different organizations - including City of Austin and Travis County departments - participated sharing their ideas. In addition to these meetings, ECHO sought and received feedback from the National Alliance to End Homelessness (NAEH), and the United States Inter-Agency Council on Homelessness (USICH). The result was the development of Austin's Action Plan to End Community Homelessness.

Focus groups conducted to gather information on disproportionate needs for the Central Texas Regional Analysis of Impediments to Fair Housing Choice (AI) noted a need to expand critical services to growing neighborhoods, especially those with more affordable housing. As the distance to affordability grows, individuals who rely on programs or services to maintain their stability and independence are having to choose between affordability and accessing those critical supportive services. Affordable and reliable transportation was another top need, especially in low income and minority-concentrated neighborhoods that Austinites feel were disproportionately impacted by CapMetro's changes in services.

Focus groups were also conducted with community members recruited through trusted social service providers to discuss needs for services. These groups included:

- Spanish language focus group hosted by El Buen;
- Refugee focus group hosted by Caritas;
- Refugee focus group hosted by Refugee Services of Texas;
- Asian Indian focus group convened by SAAIVA and hosted at the Asian American Resource Center;
- Individuals with disabilities hosted by Disability Rights of Texas;
- Individuals with disabilities hosted by the ADAPT Access Club; and
- English and Spanish focus group with domestic violence survivors hosted by SAFE.

MA-05 Overview

Housing Market Analysis Overview:

The City of Austin's new five year 2019-2024 Consolidated Plan was informed by a Housing Market Analysis conducted in 2019, an update to the City's 2014 housing study, as well as a regional Analysis of Impediments to Fair Housing Choice (AI) conducted in 2018-19. This section discusses the primary findings from those needs assessments and research. Tables in this section are updated with current data from these analyses.

Primary findings. The City of Austin has made notable progress addressing many of the greatest unmet housing needs of households in the past five years. According to NHCD's Affordable Housing Inventory database, more than 4,900 affordable units have been created or preserved. Many of the new units created or preserved are targeted to individuals with special needs, who face some of the greatest obstacles in finding housing.

The greatest challenge to addressing needs is filling the gap between what households can afford and where the private market prices housing. During the course of the past two Consolidated Plans, home values in Austin have increased by 51% and rental costs have increased by 34%. By comparison, incomes for Non-Hispanic White Austinites rose 28%; African Americans, 25%; Asians, 34%; and Hispanic Austinites, just 21%. As a result, Austinites are spending more of their household incomes on housing costs.

Ten years ago, an estimated 37,600 renters earned less than $20,000 per year and could not find affordable rentals. As of the FY 2014-19 Consolidated Plan, that shortage was estimated to have grown to approximately 48,000 rental units and to include households earning up to $25,000 per year. Current data place this gap at 36,400 rental units for households earning less than $25,000 per year. The decline in the gap is largely due to a smaller number of low-income renters in the City. Renters earning less than $25,000 dropped by 12,000, due in part to the stabilization of affordable units to serve the City's lowest income renters, which has been accomplished through City investments.

DRAFT

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The largest share of housing units in the City is single family detached homes at 46% of all housing units. This has remained relatively level since the last Consolidated Plan, despite increased development in the City, when the single family detached share was 47% of all housing units.

Approximately 39% of housing units are mid- to large-sized multifamily complexes--a small shift upward from 2000, when the share was 37%.

Overall, there has been little change to the composition of the housing stock.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	193,304	46.25%
1-unit attached structure	22,336	5.34%
2-4 units	31,446	7.52%
5-19 units	74,780	17.89%
20 or more units	89,670	21.46%
Mobile Home, boat, RV, van, etc	6,403	1.53%
Total	417,939	100.00%

Table 31 – Residential Properties by Unit Number

Alternative Data Source: 2017 ACS 1-Year Estimates

DRAFT

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	1,088	0.64%	13,902	6.71%
1 bedroom	4,632	2.74%	77,849	37.57%
2 bedrooms	24,017	14.19%	76,000	36.68%
3 or more bedrooms	139,554	82.43%	39,467	19.05%
Total	139,554	100%	207,218	100%

Table 32 – Unit Size by Tenure

Alternative Data Source: 2017 ACS 1-Year Estimates

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The City of Austin is working together with the Housing Authority of City of Austin, Housing Authority Travis County, and Texas Department of Housing and Community Affairs to realize community goals set forth in the Austin Strategic Housing Blueprint. This includes the creation or preservation of 60,000 income-restricted affordable housing units that are affordable to households at or below 80% median family income, over the next 10 years.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The affordability periods of approximately 5,000 income-restricted units funded or incentivized by the City of Austin will expire between 2019 and 2024. The City of Austin expects to complete a comprehensive database of all income-restricted affordable units in Austin, and their affordability periods, by the end of 2019.

Does the availability of housing units meet the needs of the population?

The availability of housing units in Austin does not meet the needs of low-income households. Many Austin renters have difficulty finding affordable rental units. The comprehensive database (described above) indexes an Affordable Housing Search Tool designed to help those looking for income-restricted units that best meet their needs. The search tool will eventually include real-time availability so that prospective tenants can find units as soon as they are available.

Rental needs. In 2007, a comparison of low-income renters to affordable rental units found a shortage of 38,000 affordable units. This increased to 40,000 units in 2012. Today, the gap totals 36,400 affordable rentals for Austin households earning less than $25,000 per year.

The lower gap is due to a combination of lower income renters leaving the City and a stabilization of deeply subsidized rentals. The private market is providing fewer and fewer affordable rentals, requiring the public sector to do more to ensure that lower income households and core workers can remain in the City.

Homeowner needs. The prices of homes to buy in the City increased immediately after the Great Recession, yet overall homeownership affordability stayed strong due to falling interest rates. Since the last Consolidated Plan, interest rates have remained low, helping to soften increased prices of homes for sale. The main challenges are the lack of supply to accommodate the number of renters who would like to buy, and significant disparities in ownership for African American and Hispanic households. Since the last Consolidated Plan, the region has experienced substantial growth in people choosing to purchase homes in the surrounding suburbs of Austin, where minority ownership rates are relatively high.

Describe the need for specific types of housing:

The primary housing types needed in Austin are 1) permanently affordable, quality rentals for households earning less than $25,000 per year, 2) affordable homeownership options for households earning less than $50,000, 3) preservation and improvement of existing affordable rentals and homes in gentrifying neighborhoods, and 4) housing to serve the variety of housing needs and preferences of special needs populations, including a wide range of housing that accommodates the needs of persons with disabilities (e.g., homes accessible to hearing-impaired and homes that are wheelchair accessible).

Discussion

In 2017, the Austin City Council adopted the first ever Austin Strategic Housing Blueprint. The document helps align resources, ensures a unified strategic direction, and facilitates community partnerships to achieve this shared vision. The plan identifies funding mechanisms, potential regulations, and other creative approaches the City of Austin should utilize to achieve housing goals--including the creation of 60,000 affordable units over the coming decade for households earning approximately $60,000 or less per year--in line with Imagine Austin.

In 2019, Council will consider adopting more specific geographic affordable housing goals by both Council District and by 2016 Mobility Bond Corridors. These goals will help direct resources, revisions to program guidelines and other city policies to ensure affordable housing is created throughout Austin as articulated by the community in both the Housing Blueprint and Imagine Austin, the City's Comprehensive Plan.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

This section provides information on the cost of housing in Austin, including changes in housing costs since 2000.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2017	% Change
Median Home Value	120,800	216,700	79%
Median Contract Rent	633	950	50%

Table 33 – Cost of Housing

Alternative Data Source: ACS 2017 Estimates

Rent Paid	Number	%
Less than $500	8,127	4.00%
$500-999	68,771	33.82%
$1,000-1,499	82,000	40.32%
$1,500-1,999	30,576	15.03%
$2,000 or more	13,895	6.83%
Total	203,369	100.0%

Table 34 - Rent Paid

Alternative Data Source: 2017 ACS 1-Year

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	450	No Data
50% HAMFI	2,825	310
80% HAMFI	5,035	330
100% HAMFI	No Data	320
Total	8,310	960

Table 35 – Housing Affordability

Alternative Data Source: CHAS 2011-2015

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	931	1,086	1,315	1,754	2,099
High HOME Rent	752	806	967	1,118	1,247
Low HOME Rent	860	1,023	1,251	1,481	1,633

Table 36 – Monthly Rent

Alternative Data Source: 2018 HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

As discussed in MA-10, the City is lacking approximately 36,000 affordable rental subsidies for renters earning less than $25,000 per year. These renters—who represent 23% of all renters in the City—are cost burdened because only 5% of the City's rental units are affordable to them--which is a decline from 10% of units affordable to the City's lowest income renters in 2012. In sum, the private sector is providing fewer affordable rentals and, as a result, more than 12,000 low-income renters have left the City.

How is affordability of housing likely to change considering changes to home values and/or rents?

It is unlikely that demand to live in Austin will decline anytime soon. The City's strong employment base, recreational opportunities, and cultural and social amenities will continue to draw people from within the state, across the country and throughout the world.

For homeownership, increasing prices will further narrow the areas in the City where renters can afford to buy a starter home or where current owners can find homes to which they can downsize. As affordable alternatives in Austin decline, surrounding communities will continue to see increased demand for affordable homeownership.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The FMR and HOME rents listed in the Monthly Rent table above are consistent with rents reported in the American Community Survey (ACS) and lower than market rents, which is typical, as HUD rent surveys lag behind market increases.

The discrepancy between FMR and market rents does not change the City's existing strategies to address the needs for affordable rentals. The current strategy and investments have made preservation of existing affordable rentals a priority. Research conducted for the 2019 Housing Market Analysis provides more information about the geographic areas in the City that are at risk of losing privately provided affordable units and informs preservation activities.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

This section provides information about the condition of housing units in Austin. It is important to note that secondary data on housing condition is limited; much of the data in the MA-20 tables are based on Census data that only report units in the most severe condition (e.g., lacking complete plumbing).

The City does not currently maintain an inventory of units suitable for rehabilitation.

To supplement the Census data on condition of units, the City of Austin conducted a survey about housing needs for the Central Texas Analysis of Impediments to Fair Housing Choice, including the condition of their current housing units. According to that survey,

1) Of individuals who say their homes are in poor condition, 80% are renters.
2) Overall, 16% of Austinites report living in homes or apartments with condition challenges.
3) Just 6% of owners report condition challenges, where 21% of renters report condition challenges.
4) Condition challenges are the 7th most serious housing challenge for Austinites. Austinites ranked lack of affordable rentals, lack of affordable homes to buy, traffic and inadequate infrastructure, and crime and safety ahead of condition issues.

To address HUD's new rule on natural hazard risks to low- and moderate-income households due to climate change, the City of Austin examined areas with flood risk relative to areas of poverty concentration. Although areas with flood risk are not exclusively low- and moderate-income neighborhoods--many of the City's areas of risk are along waterways which are also higher-income neighborhoods--low-income households, in particular, are more likely to be vulnerable to natural disasters because they are:

- Less likely to have flood insurance
- More affected by power outages/work closures because work hourly jobs not salary jobs
- More affected by lapse in transit provision
- More likely to be displaced because more likely to be renters

Definitions

Definition of Substandard and Standard Housing

Chapter 25-12 of the Austin City Code establishes the following regulations for "standard" and "substandard" housing:

1. All new multi-family and commercial buildings must meet the requirements of Article 1, Division 1 (International Building Code and local amendments); Article 4 (Electrical Code); Article 5 (Mechanical Code); Article 6 (Plumbing Code); Article 7 (Fire Code); and Article 12 (Energy Code).

2. All existing multi-family and commercial buildings must be maintained in accordance with the requirements of Article 1, Division 1 (International Building Code and local amendments); Article 4 (Electrical Code); Article 5 (Mechanical Code); Article 6 (Plumbing Code); Article 7 (Fire Code); Article 9 (Housing Code); Article 10 (Dangerous Buildings Code); and Article 12 (Energy Code).

3. All new one- and two-family dwellings must meet the requirements of Article 11 (Residential Code); Article 4 (Electrical Code); Article 6 (Plumbing Code); and Article 12 (Energy Code).

4. All existing one- and two-family dwellings must be maintained in accordance with the requirements of Article 11 (Residential Codes); Article 4 (Electrical Code); Article 6 (Plumbing Code); Article 9 (Housing Code); Article 10 (Dangerous Buildings Code); and Article 12 (Energy Code).

5. Any single-family, two-family or multi-family dwelling not maintained in accordance with Article 9 (Housing Code) and Article 10 (Dangerous Buildings Code) is a "substandard building" as defined in Chapter 10 of the 1994 Uniform Housing Code published by the International Conference of Building Officials and adopted by the Austin City Council.

6. Any single-family, two-family, multi-family or commercial building not maintained in accordance with Article 10 (Dangerous Buildings Code) is a "dangerous building" as defined in Chapter 3 of the 1994 Uniform Code for the Abatement of Dangerous Buildings published by the International Conference of Building Officials and adopted by the Austin City Council.

In addition, for properties receiving U.S. Department of Housing and Urban Development funds provided through the City of Austin, the following clarification for definitions is provided:

Substandard Housing: Housing which does not meet the minimum standards contained in the City of Austin's Housing Code (i.e. does not provide shelter, endangers the health, safety or well-being of occupants). Jurisdictions may adopt more stringent local definitions of substandard housing.

Substandard Suitable for Rehabilitation: Substandard units which are structurally sound and for which the cost of rehabilitation is considered economically warranted.

Substandard Needs Replacement: Substandard units which are structurally unsound and for which the cost of rehabilitation is considered infeasible, such as instances where the majority of a unit has been damaged by fire.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	40,176	23.73%	87,149	42.06%
With two selected Conditions	828	0.49%	9,716	4.69%
With three selected Conditions	0	0.00%	386	0.19%
With four selected Conditions	0	0.00%	44	0.02%
No selected Conditions	128,287	75.78%	109,923	53.05%
Total	169,291	100.00%	207,218	100.00%

Table 37 - Condition of Units

Alternative Data Source: 2017 ACS 1-Year

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	46,396	27.41%	63,336	30.56%
1980-1999	57,990	34.25%	79,025	38.14%
1950-1979	54,012	31.90%	55,850	26.95%
Before 1950	10,893	6.43%	9,007	4.35%
Total	169,291	100.00%	207,218	100.00%

Table 38 – Year Unit Built

Alternative Data Source: 2017 ACS 1-Year

DRAFT

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	66,430	42.21%	67,490	34.82%
Housing Units built before 1980 with children present	9,179	5.83%	10,760	5.55%

Table 39 – Risk of Lead-Based Paint

Data Source: CHAS 2011-2015

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 40 - Vacant Units

Data Source: N/A

Need for Owner and Rental Rehabilitation

Overall, 9% of households who responded to the AI survey said their housing is in poor condition. The need is greater for renters than owners: 15% of renters said their rental units are in poor condition compared to 5% of owners.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

According to the HUD table above, as many as 9,000 units that are owner-occupied with children and 10,800 units that are renter-occupied with children are believed to be at-risk of lead-based paint hazards. These comprise 6% of owner-occupied and 5.5% of renter-occupied housing stock in the City.

Discussion

DRAFT

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Created in 1937, the Housing Authority of the City of Austin (HACA) is a major provider of affordable housing for low-income families, persons with disabilities and seniors in the Austin area. HACA owns, operates and maintains more than 1,800 low-income subsidized housing units at 18 properties throughout Austin and administers more than 5,600 Housing Choice Vouchers for rental subsidy in the private rental market, providing housing to over 17,000 individuals each day.

The characteristics of residents assisted include:

Public Housing Authority (PHA) Units: 17% Non-Hispanic White; 33% African American; 48% Hispanic; 39% Families with Children; 33% persons with disabilities

Vouchers: 18% Non-Hispanic White; 54% African American; 27% Hispanic; 45% Families with Children; 29% persons with disabilities

Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
# of units vouchers available	0		1,839	5,647		4,947	490	84	126
# of accessible units			75						

Table 41 – Total Number of Units by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: Data from HACA

Describe the supply of low-income subsidized housing developments:

HACA was one of the first three public housing authorities created in the United States as a result of the Housing Act of 1937. HACA's Low-Income Subsidized Housing portfolio is comprised of 18 housing developments with 1,838 units serving more than 4,000 Austinites. These units were previously public housing developments prior to HACA's Rental Assistance Demonstration (RAD) Program, which converted the public housing to Project Based Rental Assistance housing. This will ensure that the housing stock will have future funding to continue to serve low-income families.

Describe the number and physical condition of low-income subsidized housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Low-Income Subsidized Housing Condition (Project-Based Rental Assistance)

Public Housing Development	Average Inspection Score
Pathways at Booker T. Washington	99b
Pathways at Bouldin Oaks	93c
Pathways at Chalmers Courts	91c
Pathways at Coronado Hills	97b
Pathways at Gaston Place	99b
Pathways at Georgian Manor	99a
Pathways at Goodrich Place	99b
Pathways at Lakeside	90b
Pathways at Manchaca II	99b
Pathways at Manchaca Village	99b
Pathways at Meadowbrook	91c
Pathways at North Loop	99b
Pathways at Northgate	97b
Pathways at Rosewood	93b
Pathways at Salina	93b
Pathways at Santa Rita	95c
Pathways at Shadowbend	99b
Pathways at Thurmond Heights	95c

Table 42 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The U.S. Department of Housing and Urban Development (HUD) conducted physical inspections for each of HACA's public housing properties. Inspection scores are calculated utilizing Uniform Physical Condition Standards (UPCS) with a 100-point scale. HACA received high scores above 90%, indicating "high performer" status, thus reducing the frequency of the HUD required property inspections to every three years. HACA anticipates undergoing the HUD inspections for the FY 2019, targeted for completion in summer 2019. The scores provided above are from 2014-2016 inspections of properties.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Through the Rental Assistance Demonstration (RAD) Program, HACA will complete a full conversion of all 18 properties in the Public Housing program and Project Based Rental Assistance (PBRA) Program which is administered through HUD's Office of Multifamily Housing. This program continues to offer HUD subsidized housing to low-income families below 80% of the area median family income. This funding platform provides a more stable and predictable source of subsidy, having locked in the level of operating funds,

capital funds and energy improvement funds, and thus making them no longer subject to the fluctuations in the federal budgeting process. In addition, it allows HACA to find additional sources of financing to fund the improvements needed at each property. Housing assistance payments are locked in through 20-year contracts and mandatory 20-year renewal periods with HUD.

HACA began this conversion of properties through RAD in December 2016, wrapping up all conversions in 2019. HACA has leveraged this opportunity to make significant improvements at numerous properties, including complete redevelopment of Goodrich Place, and major rehabilitation work at Shadowbend, Manchaca Village, North Loop, Georgian Manor, Northgate and Gaston Place. The redevelopment and substantial rehabilitations were made feasible by layering the HUD subsidy with investment through the Low-Income Housing Tax Credit (LIHTC) program. Depending upon the needs identified at each property, improvements included new flooring, new appliances, the addition of washers/dryers, dishwashers and microwaves, new lighting, increased property security, playground covers and more. Each of these items had a significant impact on improving the quality of life for residents.

Through RAD conversion, HACA established a 20-year plan for replacement and improvements to ensure the property is kept in good condition for years to come. Additionally, during conversion, HACA placed funds into a "Reserve for Replacement" account to fund the 20-year plans. Each year, the property continues to add to that account while also using those funds to make repairs, improvements, and replacements as necessary. This process allows HACA to strategically plan and implement capital projects that will provide modern necessities for low-and moderate-income families.

Discussion:

In order to protect HUD and PHA investments and respond to the affordable rental housing demand, PHAs must address standard inventory improvements, modernize or replace obsolete units, and curtail the loss of stock from private sector partners choosing to opt-out of affordable housing programs. RAD is designed to preserve public and assisted housing by increasing access to private debt, equity capital and management techniques. Funding is used for the incremental cost of converting public and other assisted housing programs to an improved form of long-term, project-based Section 8 contracts called Project Based Rental Assistance (PBRA). The process helps to assure the physical and financial sustainability of properties, and enable owners to leverage private financing, address immediate and long-term capital needs, improve operations, and implement energy efficiency improvements.

To further meet the need for affordable housing, HACA's subsidiary, Austin Affordable Housing Corporation (AAHC), operates more than 5,500 affordable multifamily units at 25 properties in Austin, which are not federally subsidized. Of the 5,500 units, 2,533 are in various stages of construction. AAHC is working on new partnerships that could potentially increase units by more than 1,500 in the next year.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The following chart is based on the 2018 Housing Inventory Chart (HIC) count of the number of beds as of the date of the Point in Time Count (PIT) on January 26, 2019.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	274	40	271	229	0
Households with Only Adults	530	124	60	806	55
Chronically Homeless Households	0	0	0	956	55
Veterans	42	0	32	590	0
Unaccompanied Youth	20	0	33	0	0

Table 43 - Facilities and Housing Targeted to Homeless Households

Data Source: 2018 HIC Report

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

ECHO has a full-time staff person dedicated to coordinating local SSI/SSDI Outreach Assistance and Recovery (SOAR) activity. This staff member works to increase the number of households with access to mainstream benefits. ECHO also coordinates an employment and income workgroup that brings together community members to work on strategies for increasing employment and income for those experiencing homelessness. In addition, as part of the Performance Scorecard for Continuum of Care funded agencies, projects are evaluated on multiple factors, including increasing the income of their participants.

ECHO augments support services by advocating for other local, state and federal monies. ECHO partnered with Seton Healthcare and SAFE Alliance to create a navigation center/clinic that provides primary

DRAFT

healthcare, behavioral healthcare, housing assistance, and human trafficking prevention for highly vulnerable individuals experiencing chronic homelessness with multiple co-occurring high service needs.

Homeless service providers work closely with local agencies such as Integral Care (the local mental health authority) and CommUnityCare to ensure persons experiencing homelessness receive the services needed most. Integral Care staff are placed at the Austin Resource Center for the Homeless (ARCH) to ensure mental health services are accessible. Additionally, Goodwill employment specialists are located across the City, and have co-located staff on site at the ARCH and The Salvation Army and have partnered with other PSH programs. Providers also work closely with CommUnityCare Health Centers to provide services at 23 locations across the City and Travis County. CommUnityCare provides outpatient primary healthcare, dental care, limited specialty care, behavioral health services, and care for income-qualified individuals throughout the community.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Emergency Shelter can be defined as "any facility with overnight sleeping accommodations, the primary purpose of which is to provide temporary shelter for the homeless in general or for specific populations of homeless persons. The length of stay can range from one night up to three months." According to the 2018 homeless housing inventory, there were 804 emergency shelter beds in Austin/Travis County.

HUD defines transitional housing as "a project that is designed to provide housing and appropriate support services to homeless persons to facilitate movement to independent living within 24 months."

The Austin community has a wide variety of Permanent Supportive Housing (PSH) units serving the needs of the homeless and chronically homeless communities. According to the Ending Community Homelessness Coalition (ECHO), the total PSH inventory in the City is 1,090 units. By April 2019, a total of 327 PSH units funded or incentivized by the City were constructed or under development. There are also hundreds of additional PSH units that use tenant-based vouchers in market-rate units or were developed by other partners. Many of these PSH programs also include additional services that help to meet basic and critical needs, such as food and housing, as well as other services to assist the homeless population in becoming self-sufficient. Supportive services include assistance with health and substance abuse issues, employment, education, childcare, transportation, case management, and counseling in areas such as life skills and mental health. Outreach services including mortgage, rental and utilities assistance, counseling and advocacy, and legal assistance are also available. Many of these services are available to participants on the same site as their housing.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

The City of Austin continues to work with the Continuum of Care (CoC), Austin Public Health, Housing Authority of the City of Austin (HACA), Community Advancement Network (CAN), United Way and other community partners to identify gaps and needs for both special needs facilities and services.

HOPWA Assistance Baseline Table

Type of HOPWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	60
PH in facilities	0
STRMU	90
ST or TH facilities	40
PH placement	30

Table 44– HOPWA Assistance Baseline

Data Source: FY 2017-18 HOPWA CAPER

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Current and five-year estimates of the supportive housing needs for special populations--as well as all low- and moderate-income populations, consistent with HUD regulations--were estimated for this Consolidated Plan. These estimates are shown in the following table and are based on a combination of CHAS data, Census data, and national data on incidence rates. As the table demonstrates, the needs of households in the City are expected to continue to be large, particularly for extremely low-income renters, older individuals, large families, and persons with disabilities.

DRAFT

Current and Five-Year Needs Projections

	Current			Future
	Total Households	With Housing Needs	% Need	Housing Need in 5 years
Extremely low-income families	50,940	42,415	83%	46,997
low-income families	40,815	35,000	86%	38,781
Moderate income families	61,235	34,190	56%	37,883
Middle income families	33,535	9,425	28%	10,443
Renters	193,815	96,205	50%	106,597
Owners	157,380	40,255	26%	44,604
Elderly Households (HH contains at least one person 62+)	63,680	22,725	36%	25,180
Single person households	129,896	15,616	12%	17,303
Large families	25,715	15,035	58%	16,659
Limited English Proficiency (LEP) households	25,616	4,175	16%	4,626
Residents with hearing or vision impairment	25,610	11,085	43%	12,282
Residents with ambulatory limitation	29,215	13,505	46%	14,964
Residents with cognitive limitation	23,980	12,070	50%	13,374
Residents with self-care or independent living limitation	21,995	10,075	46%	11,163
Victims of domestic violence (includes rape, physical violence and/or stalking by an intimate partner)	40,508	6,188	15%	6,857

Data source: 2013-2017 ACS, Centers for Disease Control Intimate Partner Violence Survey, HUD CHAS

DRAFT

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Austin Public Health works with Ending Community Homelessness Coalition (ECHO) and Continuum of Care (CoC) leadership to develop strategies that align customized support services with PSH to optimize services for the chronically homeless and persons with mental and physical disabilities.

The Ending Community Homelessness Coalition (ECHO) coordinates the projects funded with Continuum of Care (CoC) dollars and prepares the annual CoC application required by HUD. ECHO works with the Austin/Travis County Reentry Roundtable, Travis County Criminal Justice Center, Central Health's Psychiatric Stakeholders, Integral Care leadership, and other community planning organizations. ECHO also convenes ongoing conversations that address discharge planning from hospitals, treatment facilities, and jails in order to connect persons leaving mental/physical health facilities with support services and housing, and persons with mental/physical health challenges leaving other institutions to do the same. Central Health, the local healthcare taxing agency, has identified Permanent Supportive Housing as a top 10 strategy for improving mental health in Travis County.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one year goals. 91.315(e)

Please see SP-25 for information on projects the City of Austin plans to undertake to address the service needs of persons who are not homeless but have other special needs.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one year goals. (91.220(2))

Please see SP-25 for information on activities the City of Austin plans to undertake during the next year to address the housing and supportive needs of community members.

DRAFT

MA-40 Barriers to Affordable Housing-91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

An analysis of barriers to the development of affordable housing and residential investment was conducted for the regional Analysis of Impediments to Fair Housing Choice (AI). This review was based on guidance from HUD's Fair Housing Planning Guide, Chapter 5, and focused on the types of regulations and policies in land development codes that are indicators of impediments. Building codes were reviewed to determine nationally recognized building codes that have been adopted, and the relationship of those codes to HUD-accepted codes (called "safe harbor" codes).

This review found the following potential barriers to affordable development in Austin:

1. In multifamily districts, the required site area is based on the number of bedrooms in each dwelling unit. This may limit the production of family-friendly dwelling units with two or more bedrooms.
2. Condominium residential is allowed in SF-5 and SF-6 but multifamily is not, prohibiting 3- and 4-unit buildings from these two zones.
3. The code has no definition of manufactured, modular, or industrial housing. Clarification is needed in the code to establish where manufactured and modular homes are allowed.
4. The code could be more flexible in accommodating emerging uses that facilitate affordable living environments, such as tiny home communities. Nonetheless, the code is very progressive in its definitions of family: dwelling unit occupancy limits range from three to six unrelated adults based on housing type, zone district, and date that use is established or building permit is issued. Ten (10) unrelated adults are allowed if the majority of them are 60 years of age or older, self-sufficient, and live as a single, nonprofit housekeeping unit.

Community members report that one of the most significant barriers is the requirement by landlords for renters to demonstrate they earn three times the rent in monthly income. Many landlords reportedly do not count unearned income, such as child support or federal disability payments, toward this threshold, creating barriers for renters who rely on such income (often single mothers and persons with disabilities) to assist with their rent.

The most critical barriers noted in the AI were related to state regulations that prohibit local solutions that have been shown to be effective in other high-cost communities, such as inclusionary zoning and source of income protections.

The following are some funding factors that impact affordable housing development in Austin:

• The State of Texas Low Income Housing Tax Credit (LIHTC) Program is one of the community's largest affordable housing funding tools for non-profit and for-profit developers, creating reliance on a program with strong competition.

• Compared to its peer cities Austin lacks sophisticated private lenders and philanthropic foundations that fund affordable housing. The City plans to continue to work with the lending community to educate and encourage funding of affordable housing.

• As the Housing Market Study highlights, land values in the City of Austin have rapidly appreciated particularly in the inner city, making geographic dispersion of affordable housing a challenge.

• Due to rising land and construction costs, more gap financing is required to make a project financially viable.

DRAFT

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

According to the US Census Bureau, the Austin area will continue to be the fastest growing large metro area of one million or more people for the eighth year in a row. The City of Austin's rapid population growth is coupled with job growth as a result of entrepreneurial activity, business relocations, and existing business growth. Austin continues to experience low unemployment, below that of the national average, but economic growth has not benefited all demographic populations equally. While overall economic growth remains positive, wages have not kept pace with job growth, particularly on the lower end of the pay scale. Average weekly wages in Travis County climbed from $1,040 in 2011 to $1,190 in 2017 year, a gain of slightly less than 15% (Texas Workforce Commission, 2017). Austin remains among the most economically prosperous communities in the nation, but the benefits of this prosperity have not been equitably distributed. As a result, the City and regional partners continue to sharpen the focus on economic growth and workforce development that will lead to a better alignment among the skills of area residents and the needs of business to ensure the region's success generates economic mobility for those most in need.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	4,350	4,357	0.79%	0.43%	-0.36%
Arts, Entertainment, Accommodations	62,081	122,506	11.27%	12.17%	0.90%
Construction	41,460	63,845	7.52%	6.34%	-1.18%
Education and Health Care Services	110,752	218,774	20.10%	21.73%	1.63%
Finance, Insurance, and Real Estate	39,006	60,643	7.08%	6.02%	-1.05%
Information	19,041	29,721	3.46%	2.95%	-0.50%
Manufacturing	41,586	58,500	7.55%	5.81%	-1.74%
Other Services	26,993	34,979	4.90%	3.47%	-1.42%
Professional, Scientific, Management Services	98,703	179,612	17.91%	17.84%	-0.07%
Public Administration	29,054	53,214	5.27%	5.29%	0.01%

Retail Trade	47,784	104,279	8.67%	10.36%	1.69%
Transportation and Warehousing	20,923	25,364	3.80%	2.52%	-1.28%
Wholesale Trade	9,351	50,928	1.70%	5.06%	3.36%
Total	551,084	1,006,722	100.00%	100.00%	

Table 45 - Business Activity

Data Source: 2017 ACS 1-Year and U.S. Census Bureau Quarterly Workforce Indicators (QWI), 4th Quarter 2017

Labor Force

Total Population in the Civilian Labor Force	571,294
Civilian Employed Population 16 years and over	551,084
Unemployment Rate	3.50%
Unemployment Rate for Ages 16-24	8.24%
Unemployment Rate for Ages 25-65	2.93%

Table 46 - Labor Force

Data Source: 2017 ACS 1-Year

Occupations by Sector	Number of People
Management, business and financial	106,249
Farming, fisheries and forestry occupations	604
Service	82,618
Sales and office	117,425
Construction, extraction, maintenance and repair	30,776
Production, transportation and material moving	35,719

Table 47 – Occupations by Sector

Data Source: 2017 ACS 1-Year

DRAFT

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	314,077	66.80%
30-59 Minutes	131,637	28.00%
60 or More Minutes	24,460	5.20%
Total	470,174	100%

Table 48 - Travel Time

Data Source: 2017 ACS 5-Year

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	36,849	2,564	12,986
High school graduate (includes equivalency)	71,865	2,944	22,364
Some college or Associate's degree	105,197	2,851	16,727
Bachelor's degree or higher	254,793	5,900	34,933

Table 49 - Educational Attainment by Employment Status

Data Source: 2017 ACS 1-Year

DRAFT

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	36,849	2,564	12,986	14,165	7,308
9th to 12th grade, no diploma	71,865	2,944	22,364	9,839	4,683
High school graduate, GED, or alternative	105,197	2,851	16,727	32,998	14,629
Some college, no degree	254,793	5,900	34,933	36,215	13,733
Associate's degree	2,731	10,378	7,157	11,322	3,527
Bachelor's degree	14,692	75,110	44,873	54,370	17,360
Graduate or professional degree	1,191	30,741	28,280	38,442	15,548

Table 50 - Educational Attainment by Age

Data Source: 2017 ACS 5-Year

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	23,870
High school graduate (includes equivalency)	30,030
Some college or Associate's degree	36,997
Bachelor's degree	54,303
Graduate or professional degree	72,070

Table 51 – Median Earnings in the Past 12 Months

Data Source: 2017 ACS 5-Year

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Based on the Business Activity table above, the major employment sectors in Austin are: Education and Health Care Services; Arts, Entertainment, Accommodations; Professional, Scientific, Management Services; and Retail Trade.

Describe the workforce and infrastructure needs of the business community:

The rapid growth of the region continues to increase the demand for a skilled labor force that can meet the needs of the one the fastest growing economies in the country and the accompanying construction boom in infrastructure, commercial and residential building. The business community continues to experience workforce and infrastructure needs in economic development; transportation; education, workforce and talent development; energy; water; and healthcare. Workforce needs in the science and technology sector are poised to continue as growth in the healthcare sector is spurred by the development of the University of Texas at Austin Dell Medical School and growing biotech sector (Austin Chamber of Commerce).

Among the most critical ongoing infrastructure need of Austin's business community is to improve the transportation infrastructure. Traffic congestion is frequently cited among the top concerns within the business community, and congestion is expected to increase as Austin's population grows. Planning for and providing alternative modes of transportation, including sidewalks, bike lanes, increased bus service, and mass transit is part of the City's strategy to help residents commute from their homes to educational opportunities and job centers.

Traditional roadway infrastructure alone will not be able to alleviate economic constraints on businesses and residents. Housing, particularly affordable housing, cannot be ignored as part of the regions needs to supply business with labor and in turn balance wages with cost of living. The region's Comprehensive Economic Development Strategy 2018 Update notes that while positive job growth in so many different sectors reflects the diversity of the economy in the Capital Area, affordability challenges have worsened. One driver of this is the low average wage paid by several large sectors of the economy, notably Retail Trade as well as Accommodation and Food Services. Pressure on wages to match the pace of rising housing costs is an issue for many workers, as well as for businesses that struggle to attract workers to travel long distances for lower-wage jobs.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

As indicated, transportation is a top concern for the area. In 2016, Austin voters approved $720 million in general obligation bonds for transportation and mobility improvements throughout the city. Over the next several years the City will be delivering mobility infrastructure improvements across the city. Similarly, regional transportation agencies are busy with numerous projects planned and underway from Capital Metropolitan Transportation Authority, the Central Texas Regional Mobility Authority and the Texas Department of Transportation. The investment from these many short- and long-term projects will continue to drive economic activity and demand for labor in the sector.

Private sector investment continues to fuel further growth in the region as the area's assets and reputation attract unprecedented figures for business expansions, relocations and the accompanying construction. Austin led Texas in venture capital investment for 2018, totaling over $1.3 billion in funding. Significant private sector investment will continue to push growth in jobs across many sectors while inducing further activity in commercial and residential building. In 2018, Austin had the highest level of per capita housing permit activity among the top 50 U.S. metros (Greater Austin Chamber of Commerce). On the commercial side, job growth feeds demand for office space with the area currently developing a record 5.6 million square feet of office space. The high-tech sector continues to drive strong investment and job growth with over 6,500 high-tech employers in the metro area representing over 14% of all jobs. The sector has announced a number of large-scale expansions that will further expand construction and hiring in the area.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

A comparison of job requirements and educational attainment in the region demonstrates continued misalignment across various skill levels. A significant portion of jobs, over 42%, require a high school diploma or less, while only 19% of adults over 25 years of age in the region hold a high school diploma as their highest educational attainment, while another 10% attained less than a high school diploma. The corresponding poverty rates for high school graduate (or equivalency) attainment, and less than a high school diploma, are 12% and 25% respectively, despite the number of available jobs.

In the middle skill space, which includes jobs that require more than a high school diploma but less than a bachelor's degree, there is continued opportunity to better align the skills of individuals with the needs of employers. In 2016, over 31% of jobs were middle skill jobs. This compares with only 6% of people with an associate degree; however, another 21% of the population over 25 years of age has attended some college without earning a degree, presenting a compelling opportunity for alignment towards jobs with improved likelihood of providing a living wage. Poverty rates among those with some college or an associate degree were 7.7%.

For jobs that require a bachelor's degree or greater, almost a full 43% of workers 25 and older meet that requirement, while only 26% of jobs aligned with this description. This equates to a difference of over 300,000 individuals, and yet many employers report difficulty in filling some of these positions locally, indicating misalignment in the specific types of degrees desired by the local market.
Source: BLS 2016, ACS 2017 5-year estimates, Austin-Round Rock MSA.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

In 2018, WFS Capital Area, the City of Austin, Travis County, Austin Community College and the Greater Austin Chamber of Commerce all endorsed or adopted the Austin Area Master Community Workforce Plan (Workforce Master Plan). By 2021, the Austin Metro Area is projected to have more than 60,000 job

openings that require more than a high school diploma, but less than a bachelor's degree. The first priority of the Austin Area Master Community Workforce Plan is to improve economically disadvantaged residents' access to these middle-skill jobs. The goal of the plan is to make living in Austin more affordable by improving economically disadvantaged residents' access to better economic opportunities, with an objective to help 10,000 residents living at or below 200% of poverty to secure middle-skill jobs by 2021. The implementation of strategies employs a sector-based approach, beginning with three of the Austin Metro Area's key economic drivers: Healthcare, Information Technology, and Skilled Trades/Manufacturing. At the same time, the systems change described in the Workforce Master Plan is not be exclusive to these three industries, and alignment of the workforce system overall will benefit all participating employers and residents. Workforce Solutions Capital Area Workforce Board (WFS Capital Area) is the leader and governing body for the regional workforce system, responsible for the planning, oversight, and evaluation of workforce development activities in the Austin/Travis County area. As such WFS Capital area serves as the backbone coordinating body for the implementation and tracking of the Workforce Master Plan.

The Workforce and Education Readiness Continuum (WERC) is funded collaboratively between the City and County, and administered by Workforce Solutions Capital Area, to create a network of 10 community partners working to help prepare Austin-area residents to enter or reenter today's competitive job market. Designed to seamlessly provide services ranging from GED, ESL, job-readiness instruction, and occupational training, WERC connects 38 provider locations for workforce and education services. As clients progress along the continuum, they are equipped with the tools and support they need to achieve self-sufficiency. WERC participants are eligible to receive a number of education and training services including English as a Second Language (ESL) training, adult basic education, GED preparation, financial and computer literacy, job readiness, training and employment. Austin/Travis County residents at or below 200% of federal poverty income guidelines are eligible to participate in the WERC program.
Source: http://www.wfscapitalarea.com/AboutUs/SpecialInitiatives

City of Austin oversees more than $3 million in workforce development contracts with means-tested eligibility requirements for both short and long-term training programs. In 2017 and 2018, the City led an extended effort to revise the economic incentive policies and programs. This included an 18-month public engagement effort with stakeholders, business and residents to identify roles and community priorities. Workforce development and retention of skilled workers was among the top four identified community priorities. As such, the new policies now reflect incentives for employers to work with job training and assistance programs to strengthen the connection between employers, job training and targeted hiring demographics.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City of Austin participates in the Capital Area Council of Government's (CAPCOG) Comprehensive Economic Development Strategy (CEDS) for the Capital Area Economic Development District. The Capital Area consists of ten counties in central Texas, including the Austin-Round Rock Metropolitan Statistical Area (MSA). The Austin Metropolitan Region is a collection of cities, suburbs, and rural areas that are becoming increasing interdependent economically; Census data show 46% of workers in this region cross a county line to get to their jobs. Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2015).

The CEDS has four strategic directions: workforce development, entrepreneurship & growth acceleration, economic resilience, and place-building. Programs CAPCOG is currently undertaking include providing venues for peer-to-peer learning about economic development for cities and counties, including Economic Development 101 workshops for elected officials; publishing data and reports to inform policymakers regarding issues related to regional economic competitiveness, working with local communities to link disaster preparedness and economic planning, and assisting communities with funding applications to the Economic Development Administration. Source: CAPCOG CEDS 2015-2020 (2018 Update)

Discussion

Demand for talent is expected to continue to grow over the next five years amidst a tight labor market, demonstrated by today's low unemployment totals. The Austin area is projected to generate 121,000 new jobs by 2021, while 132,000 replacement jobs are expected to require filling over the same time span. Source: JobsEQ; Austin Area Master Community Workforce Plan

This projected employment demand represents a significant opportunity for Austinites. Ensuring that the benefits of employment opportunities extend to the region's disadvantaged households and those in poverty will require planning and investment to provide the training and assistance needed to align skills with the needs of the market, and provide pathways to employment. Over 60,000 of these jobs are projected to be middle skill jobs, those that require more than a high school diploma, but less than a four-year degree. Source: JobsEQ; Austin Area Master Community Workforce Plan

Attainment of middle skill jobs represents a path to prosperity for many workers to increase their employment and income. Meeting the projected needs of employers will support the economic growth of the region, reduce the need for employers to seek talent from outside the region, and potentially stem further pressure on housing availability and affordability.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

For the purposes of this section, neighborhood concentration is based on two definitions commonly used by HUD: 1) a concentration exists when a particular resident group represents 20 percentage points more than their representative proportion for the City overall (2x disproportionate need); and 2) an area that is racially, ethnically and high poverty concentrated. For this measure, racial and ethnic concentrations are more than 50% of a neighborhood population, and high poverty exists when it is 40% and greater. Housing problem concentration is measured by cost burden.

The 2019 Regional AI shows concentration of individuals by race and ethnicity, and people of color overall, national origin, Limited English Proficiency (LEP) status, disability, poverty, and cost burden. Neighborhoods where cost burden is concentrated are located within the broad area known as the Eastern Crescent. Of these cost-burdened areas, about half are also areas of concentrated poverty, and contain racial and ethnic concentrations; most are areas of high poverty.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Please refer to the definition of concentration above. Low-income families live in North Austin and Southeast Austin, primarily. All but one racially and ethnically concentrated area of poverty (R/ECAP) is located in Southeast Austin, yet there are many neighborhoods that are on the “edge” of being a R/ECAP. These areas have racial and ethnic concentrations and poverty rates that are 80% of the R/ECAP threshold (32% poverty; the threshold is 40%). The threshold neighborhoods are not concentrated with persons with disabilities; however, they are the same neighborhoods with the highest concentrations of foreign-born, LEP, and, to a lesser extent, Hispanic Austinites.

What are the characteristics of the market in these areas/neighborhoods?

The concentrated areas were historically the only areas in the City where African Americans were allowed to live due to racial zoning under Austin’s 1928 Master Plan, redlining, and racially restrictive covenants. Until recently, these were also some of the most affordable areas in the City. However, as demand for living close to downtown Austin has increased, housing costs have also risen considerably, and the neighborhoods closest to downtown have experienced dramatic changes. In the urban core, old homes have been razed and replaced with luxury condos and aging commercial properties are now high-end restaurants and bars.

Community reports, such as the University of Texas Uprooted Report, identify vulnerable households, demographic changes and housing market changes to categorize gentrifying neighborhoods. Of 200 Austin

neighborhoods, six were identified as “continued loss” (high value areas that have experienced demographic change), four were identified as “late” (newly high value areas still with vulnerable populations), 12 were identified as “dynamic” (exhibiting demographic change indicative of gentrification), 13 were identified as “early type 1” (experiencing appreciation, still with low/moderate home values), and 23 were identified as “susceptible” (near high value/high appreciation areas. Not yet experiencing demographic change).

Are there any community assets in these areas/neighborhoods?

One of the greatest community assets in the R/ECAP areas is the culture and network of support amongst Austinites. Historic churches, local businesses, and neighborhood schools have typically anchored these communities. Close proximity to employment centers--in downtown Austin, north Austin, and in the northern suburbs--as well as access to the airport, and the natural environment are also community benefits. These areas are more in need of preservation than intervention to spur redevelopment.

Are there other strategic opportunities in any of these areas?

The most critical needs in the concentrated areas where strategies should be focused include: 1) expanded access to healthy food choices; 2) access to recreation; 3) expanded mental health choices; 4) improvements in school quality; and 5) expanded and affordable public transportation options. The asset mapping completed for the regional AI revealed that East Austin is experiencing the largest disparities in economic opportunity in these five areas.

DRAFT

Strategic Plan

SP-05 Overview

Strategic Plan Overview

Austin's strategic plan is based on the City's assessment of community needs as identified in this Consolidated Plan, and in related plans and policy documents. Successful implementation depends upon the ability to leverage funds identified in the Consolidated Plan, or to combine funding sources to meet the identified needs.

To the greatest extent possible, targeted funds will be utilized for their intended purpose, while discretionary resources will be used to address other needs. For instance, while the development of affordable housing is a critical issue for Austin, not all Consolidated Plan funds will be used for the creation or preservation of affordable housing.

DRAFT

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

1	**Area Name:**	Throughout the City of Austin
	Area Type:	Citywide
	Other Target Area Description:	Citywide
	HUD Approval Date:	
	Percent of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	N/A
	Include specific housing and commercial characteristics of this target area.	N/A
	How did your consultation and community member participation process help you to identify this neighborhood as a target area?	N/A
	Identify the needs in this target area.	N/A
	What are the opportunities for improvement in this target area?	N/A
	Are there barriers to improvement in this target area?	N/A

Table 52 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City of Austin encourages production and preservation of affordable housing throughout the City to maximize choice for low-income households. NHCD promotes the development of project locations that afford low-income households the greatest access to opportunities such as jobs, quality education, parks and open space, and services.

NHCD encourages housing developments that support focused community development investments designed to improve the quality of life in low-income communities, and developments in locations where revitalization trends are leading to the displacement of low-income households. The goal is to enable Austinites to stay in their neighborhoods. Access to transit is also an urgent priority, as transportation costs are second only to housing costs for a majority of low-income households, and many low-income households do not own a car.

The City of Austin offers a range of development incentives, including density bonus programs which provide modifications and waivers to site development regulations in exchange for providing affordable

housing. The majority of these policies apply to specific geographic areas throughout the City, including high opportunity areas which refer to neighborhoods with access to amenities or community attributes that can increase economic mobility for their residents. The City is proposing opportunities to further expand density bonuses as part of the ongoing comprehensive revision to the Land Development Code.

Responsive to Resolution No. 20181018-039, the City is monitoring Opportunity Zone regulations, researching best practices, and evaluating how they may be leveraged as a tool to develop affordable housing.

DRAFT

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

1	**Priority Need Name**	**Homeless Assistance**
	Priority Level	High
	Population	Extremely Low-Income Low-income Chronic Homelessness Individuals Mentally Ill Chronic Substance Abuse Veterans Victims of Domestic Violence Unaccompanied Youth Persons with HIV/AIDS Other
	Geographic Areas Affected	Citywide
	Associated Goals	Homeless Assistance
	Description	Homeless Assistance provides services to the City's most vulnerable populations, including persons experiencing homelessness, persons living with HIV/AIDS, victims of domestic violence, persons experiencing mental illness, unaccompanied youth, persons with chronic substance abuse, and veterans.
	Basis for Relative Priority	Persons experiencing homelessness are Austin's most vulnerable populations and therefore are a high priority for the Consolidated Plan. This decision was made based on feedback from the public engagement process, including stakeholder meetings comprised of homeless needs providers, public hearings, and the Consolidated Plan survey.
2	**Priority Need Name**	**Special Needs Assistance**
	Priority Level	High
	Population	Extremely Low-Income Low-income Elderly Individuals Families with Children Frail Elderly Youth Other
	Geographic Areas Affected	Citywide

DRAFT

	Associated Goals	Special Needs Assistance
	Description	Special Needs activities will assist low- to moderate-income Austinites by providing mental health services for at-risk youth, childcare services, and services for seniors.
	Basis for Relative Priority	Persons experiencing homelessness or with special needs are among Austin's most vulnerable populations and therefore are a high priority for the Consolidated Plan. This decision was made based on feedback from the public process, including stakeholder meetings comprised of homeless and special needs providers, public hearings, and a Consolidated Plan survey.
3	**Priority Need Name**	**Renter Assistance**
	Priority Level	High
	Population	Extremely Low-Income Low-income Families with Children Victims of Domestic Violence Unaccompanied Youth Persons with Mental Disabilities Persons with Physical Disabilities Other
	Geographic Areas Affected	Citywide
	Associated Goals	Renter Assistance
	Description	Renter Assistance activities will provide assistance that can make rent more affordable, tenants' rights services, and financial assistance for necessary rehabilitation to make homes accessible.
	Basis for Relative Priority	The City of Austin's update of the 2019 Comprehensive Housing Market Analysis, which was underway during the development of this Consolidated Plan, 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. Therefore, renter assistance is a high priority in the Consolidated Plan.
4	**Priority Need Name**	**Homebuyer Assistance**
	Priority Level	High
	Population	Low-income Moderate-income
	Geographic Areas Affected	Citywide

DRAFT

	Associated Goals	Homebuyer Assistance
	Description	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.
	Basis for Relative Priority	The City identified assistance to homebuyers as a high priority in the Consolidated Plan. The 2019 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.
5	**Priority Need Name**	**Homeowner Assistance**
	Priority Level	High
	Population	Extremely Low-income Low-income Moderate-income Families with Children Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	Citywide
	Associated Goals	Homeowner Assistance
	Description	Homeowner Assistance provides services for low- and moderate-income individuals who own their homes, but need assistance to make them safe, functional, and/or accessible.
	Basis for Relative Priority	Preserving the safety and livability of the housing of low-income homeowners, allowing owners to stay in their homes, improving the City's aging housing stock, and repairing the lives of existing homeowners were highlighted by stakeholders and community members as high priority needs. Homeowner assistance is a high priority in the Consolidated Plan.
6	**Priority Need Name**	**Housing Development Assistance**
	Priority Level	High
	Population	Extremely Low-income Low-income Moderate-income Chronic Homelessness
	Geographic Areas Affected	Citywide

DRAFT

	Associated Goals	Housing Development Assistance
	Description	Housing Development Assistance includes NHCD programs that offer assistance to nonprofit and for-profit developers to build affordable housing for low- and moderate-income households.
	Basis for Relative Priority	The need for affordable housing for low- to-moderate-income renters, including special needs populations, and homebuyers, was reflected in the 2019 Housing Market Analysis and in public input received from the community. The City's main tool to create affordable housing is through providing financing to nonprofit and for-profit developers. In addition, the City encourages the development of affordable housing through developer incentives. The City has established Housing Development Assistance as a high priority for the Consolidated Plan. Because the voters approved a $250M affordable housing bond, the City can focus federal spending on other community values that ranked high on the Consolidated Plan survey.
7	**Priority Need Name**	**Other Community Development Assistance**
	Priority Level	High
	Population	Extremely Low-income Low-income Moderate-income
	Geographic Areas Affected	Citywide
	Associated Goals	Nonprofit Capacity Building for Workforce Development Small Business Assistance CHDO Operating Expense Grants Community Development Bank
	Description	Other Community Development Assistance includes activities that provide capacity building for nonprofit organizations that are focused on affordable housing development and workforce development, as well as support for small business development.
	Basis for Relative Priority	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 Consolidated Plan survey identified job creation as one of the highest community development needs.

Table 53 – Priority Needs Summary

DRAFT

Narrative (Optional)

The federal programs that comprise the City of Austin's FY 2019-24 community development and housing portfolio offers an array of affordable housing, small business development programs, and public services through seven priority categories which serve very low-, low-, and moderate-income households- all of which meet the definition of addressing obstacles to meet underserved needs. These programs are:

- Homeless Assistance
- Special Needs Assistance
- Renter Assistance
- Homebuyer Assistance
- Homeowner Assistance
- Housing Development Assistance
- Other Community Development Assistance

DRAFT

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Historically low rental vacancy rates, and household incomes which are not keeping up with rising rents, high demand for Section 8 vouchers and little increase in federal funding to address demand, a gap of approximately 36,000 affordable rental units to meet need for renters earning less than $25,000/year
TBRA for Non-Homeless Special Needs	Historically low rental vacancy rates, and household incomes which are not keeping up with rising rents, high demand for Section 8 vouchers and no increase in federal funding to address demand, a gap of approximately 36,000 affordable rental units to meet need for renters earning less than $25,000/year
New Unit Production	A significant decline in the proportion of affordable rental units for households earning less than $25,000 per year (5% of all rentals now versus 10% in 2012), continued rapid population growth and demand for housing in Austin, continued rapid housing absorption rates
Rehabilitation	In the City's historically low-income areas, increasing property taxes and other costs associated with homeownership have negatively affected vulnerable owners, those with stagnant incomes who are low-income, the elderly and those with special needs. The tight lending market makes home improvement financing particularly difficult for these households and drives the need for owner occupied home rehabilitation programs. Disparities continue to exist for households of color in accessing mortgage-backed home improvement loans.
Acquisition, including preservation	Rapidly rising land values, rents and homeownership costs. Coordination around capital improvement projects may put additional pressure on the retention of affordable housing opportunities.

Table 54 – Influence of Market Conditions

DRAFT

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

In addition to HUD funding, the City of Austin allocates revenue to the Neighborhood Housing and Community Development Department for affordable housing and community development activities. HUD's guidance regarding the inclusion of non-federal funding sources in the Consolidated 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 2019-20 City of Austin budget is expected to be approved by City Council in September 2019. See Exhibit 1 in ES-05, *Executive Summary* for a visual depiction of the federal and local allocation process.

Anticipated Resources

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	Federal	Acquisition Homebuyer Assistance Homeowner Rehabilitation Multifamily Rental New Construction Multifamily Rental Rehabilitation New Construction for Ownership Tenant Based Rental Assistance (TBRA)	$3,031,606	$900,000	$0	$3,931,606	$15,278,454	The three objectives of the HOME Program are: Expand the supply of decent, safe, sanitary, and affordable housing to very low and low-income individuals; Mobilize and strengthen the ability of state and local governments to provide decent, safe, sanitary, and affordable housing to very low- and low-income individuals;

DRAFT

		Administration and Planning						Leverage private sector participation and expand the capacity of nonprofit housing providers.
CDBG	Federal	Acquisition Administration and Planning Economic Development Housing Public Improvement Public Services	$7,772,037	$195,000	$0	$7,967,037	$30,719,697	The primary objective of CDBG is the development of viable communities by: Providing decent housing; Providing a suitable living environment; Expanding economic opportunities. 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.
HOPWA	Federal	Housing Case Management Permanent Housing Placement Short Term Supportive or Transitional	$1,659,729	0	0		$7,168,209	The Housing Opportunity for Persons with AIDS (HOPWA) Program was established by the U.S. Department of Housing and Urban Development

DRAFT

		Housing Short Term Rent, Mortgage, Utility Assistance (STRMU) Supportive Services Tenant Based Rental Assistance (TBRA) Administration						(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 nonprofit organizations. HOPWA funds provide housing assistance and related supportive services in partnership with communities and neighborhoods.
ESG	Federal	Emergency Shelter Rapid Rehousing (with Rental Assistance) HMIS Administration	$669,980	0	0	$669,980	$2,679,920	Emergency Solutions Grants (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.
Section 108	Federal	Jobs Created/ Retained Businesses Assisted	$1,000,000	$86,549	0	$1,086,549	$4,973,990	Section 108 offers state and local governments the ability to transform a

DRAFT

								small portion of their (CDBG) funds into federally guaranteed loans large enough to pursue physical and economic revitalization projects
Other	Public - local	Land Acquisition Housing Development Assistance Homeowner Rehabilitation Housing New Construction for Ownership	$59,000,000	0	0		$149,000,000	In 2018 Austin voters approved $250 million in general obligation bonds for affordable housing. These funds will be utilized for construction, renovation, and improvements to housing for low-income persons and families, acquiring land interest in land and property necessary to do so; and funding affordable housing programs.

Table 55 - Anticipated Resources

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

The City of Austin will satisfy its matching requirements for HOME and CDBG funding through General Obligation (G.O.) Bond Funding and Capital Improvement Program (CIP) Funds. Austin Public Health matches the ESG grant dollar-for-dollar with general fund dollars that are allocated to homeless services provided to subrecipients.

DRAFT

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

There are several publicly owned parcels that may be utilized to address the needs identified in the FY 2019-20 Action Plan:

- 208.16 Acres on Loyola Lane (Colony Park) - Site of the HUD Community Challenge Planning Grant. The site has been master planned and zoned as a Planned Unit Development. The City is in negotiations with the selected developer to enter into a formal Master Development Agreement for the development of the site. The site will include long-term affordability on a minimum of 20% of the total residential units constructed.

- 5.15 Acres on Tillery Street and Henninger Street - this property will be developed through a Request for Proposal process and will include long-term affordability.

- 6 Acres on Levander Loop/Gardner Road - this property will be developed through a Request for Proposal process and will include long-term affordability.

- 1.3 Acres at Doris Drive and Hathaway Drive - this property was purchased from Austin Independent School District and is currently in the design phase. The property will include four single-family homes to be sold to households at or below 80% median family income as part of AHFC's community land trust. The development will also include two duplex units that will be offered for rent to households at or below 60% median family income.

- 8.92 acres at Tannehill Lane and Jackie Robinson Street - purchased from Austin Independent School District, this property will be developed through a Request for Proposal process and will include long-term affordability.

Discussion

DRAFT

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, nonprofit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
AIDS Services of Austin	Nonprofit organizations	Non-homeless Special needs Public services	Jurisdiction
Any Baby Can	Nonprofit organizations	Non-homeless Special needs Public services	Jurisdiction
Austin Public Health Communicable Disease Unit	Government	Homeless special needs	Jurisdiction
Austin Home Repair Coalition	Nonprofit organizations	Non-homeless Special needs Ownership Rental Neighborhood improvements Public services	Jurisdiction
Austin Housing Coalition	Nonprofit organizations	Ownership Rental	Jurisdiction
Austin Independent School District (AISD)	Other	Non-homeless Special needs Planning Public facilities Public services	Jurisdiction
Austin Area Urban League	Nonprofit organizations	Non-homeless Special needs Ownership Rental Neighborhood improvements Public services	Jurisdiction
Austin Tenants' Council	Nonprofit organizations	Public services	Jurisdiction
Austin Travis County Integral Care (ATCIC)	Public institution	Non-homeless Special needs Homeless special needs Public services	Jurisdiction
Capital Metro	Other	Planning	Jurisdiction

DRAFT

Caritas of Austin	Nonprofit organizations	Non-homeless Special needs Homelessness Rental Public services	Jurisdiction
Casa Marianella	Nonprofit organizations	Homelessness Rental Public services	Jurisdiction
Catholic Charities of Central Texas	Nonprofit organizations	Public services	Jurisdiction
Central Texas Veterans Healthcare System	Departments and agencies	Non-homeless Special needs Public services	Jurisdiction
Child, Inc.	Nonprofit organizations	Non-homeless Special needs	Jurisdiction
Downtown Austin Community Court	Government	Non-homeless Special needs Homelessness Rental Public services	Jurisdiction
Ending Community Homelessness Coalition (ECHO)	Nonprofit organizations	Homelessness Planning	Jurisdiction
Economic Development Department (City of Austin)	Government	Businesses Assisted Jobs Created/Retained	Jurisdiction
Family Eldercare	Nonprofit organizations	Non-homeless Special needs Homelessness Rental Public services	Jurisdiction
Front Steps	Nonprofit organizations	Homelessness Rental Public services	Jurisdiction
Foundation Communities, Inc.	Nonprofit organizations	Non-homeless Special needs Ownership Rental Public services	Jurisdiction
Foundation for the Homeless	Nonprofit organizations	Non-homeless Special needs Homelessness Rental Public services	Jurisdiction
Goodwill of Central Texas	Nonprofit organizations	Non-homeless Special needs Public services	Jurisdiction

DRAFT

Greendoors	Nonprofit organizations	Non-homeless Special needs Ownership Public services	Jurisdiction
Housing Authority of the City of Austin (HACA)	PHA	Non-homeless Special needs Planning Rental Public services	Jurisdiction
HousingWorks Austin	Nonprofit organizations	Ownership Planning Rental	Jurisdiction
PeopleFund	Nonprofit organizations	Businesses Assisted	Jurisdiction
Meals on Wheels and More, Inc.	Nonprofit organizations	Non-homeless Special needs Public services	Jurisdiction
Project Transitions	Nonprofit organizations	Non-homeless Special needs Public services	Jurisdiction
SafePlace	Nonprofit organizations	Non-homeless Special needs Homeless special needs Rental Public services	Jurisdiction
Salvation Army	Nonprofit organizations	Homelessness Non-homeless Special needs Rental Public services	Region
St. Louise House	Nonprofit organizations	Non-homeless Special needs Rental Public services	Jurisdiction
The Arc of the Capital Area	Nonprofit organizations	Non-homeless Special needs Public services	Jurisdiction
Trinity Center	Nonprofit organizations	Non-homeless Special needs Homelessness Public services	Jurisdiction
Travis County Housing Authority	PHA	Non-homeless Special needs Planning Public Housing Public services	Jurisdiction

DRAFT

Wright House Wellness Center	Nonprofit organizations	Non-homeless Special needs Public services	Jurisdiction
Youth and Family Services DBA LifeWorks	Nonprofit organizations	Non-homeless Special needs Homelessness Rental Public facilities Public services	Jurisdiction
YWCA	Nonprofit organizations	Non-homeless Special needs Public services	Jurisdiction

Table 56 - Institutional Delivery Structure

Assessment of Strengths and Gaps in the Institutional Delivery System

The Austin institutional delivery system is very lean, running at capacity, and employs formal partnerships to ensure continued extensive collaboration. Medicaid reform connects healthcare and social services; transition planning from jail and prison connects law enforcement to social services; and coordinated assessments provide a bridge between all housing-related nonprofits. Duplication of efforts is prevented through a coordinated assessment approach to housing stability administered by ECHO. The SAFE Alliance provides services for persons affected by domestic violence and abuse, with shelters for domestic violence and a children's shelter. LifeWorks provides shelter and services to at-risk youth, homeless youth, youth in care and those aging out of foster care. Front Steps provides shelter to single men downtown. Salvation Army has two shelters - one is downtown and serves all populations, and the other serves women and families. The faith-based community supports both basic needs and provides shelter and has been developing more extensive housing opportunities. There are many efforts to coordinate medical, mental health, behavioral health and housing services through outreach teams and housing navigators for the homeless, and to provide services for formerly homeless individuals in Permanent Supportive Housing.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to Persons with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X		X
Mortgage Assistance	X		X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X

Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	X

Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	
Education	X		X
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X		X

Table 57 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The Emergency Solutions Grant program funds Austin's downtown shelter that serves many chronically homeless individuals. Rapid rehousing programs funded by ESG receive clients from referrals through Coordinated Assessment. Austin Public Health Communicable Disease Unit provides medical case management and uses Emergency Solutions Grant funds to provide rapid rehousing to individuals who are HIV positive. Other City funding supports homelessness prevention, rapid rehousing, counseling and other supportive services for people who are homeless or at risk of homelessness. The City also provides health services at clinics targeted for the homeless, mental health and substance abuse services, and other supportive services listed above.

The HOPWA program focuses efforts on persons living with HIV/AIDS who are homeless or are at-risk of becoming homeless.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

As with most urban areas, the demand for services outweighs the supply of supportive services for people who are homeless and at risk of becoming homeless. City-funded programs have been successful, but there are more people needing services than can be accommodated. The Ending Community Homelessness Coalition (ECHO) administers the coordinated entry system which triages those in greatest need and reduces the number of clients going to inappropriate referrals. The system allows staff at different agencies

to review the eligibility requirements of the different programs and make targeted referrals. Prioritization of those in greatest need focuses services on those who are the most vulnerable and facing the most housing barriers. Many of these individuals are chronically homeless and have disabilities. The other key gap in our system is the lack of affordable housing for all incomes. The City is working on strategies discussed elsewhere in the plan to address this gap.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Pursuant to HUD guidelines outlined in the HEARTH Act, ECHO administers the Coordinated Entry System which triages the most in need and reduces the number of clients going to inappropriate referrals. Currently the homeless services system is fragmented and can be difficult to navigate. For persons in housing crisis who are seeking services, finding the program that best meets their needs, whether prevention services, emergency shelter, transitional housing, rapid re-housing, permanent supportive housing, affordable housing, or other services for which they are eligible, is a challenging task. Many programs have unique and complicated eligibility requirements to program entry as well.

The Coordinated Entry process works to remedy many of the challenges that consumers face when seeking access to the homeless services system by providing consumers with front door information regarding the most appropriate housing intervention and services that best meet their needs, the program(s) for which they are eligible, as well as timely referrals and placements. An effective Coordinated Entry System allows the community to improve strategies for systems changes based on quality data collection, evidence-based best practices, and a thorough analysis of consumer need. Client services are evaluated using a universal assessment that prioritizes the most vulnerable, chronically homeless first, instead of the traditional “first come, first served” method. This triage approach allows the community to use data to identify the number of individuals in need of the different types of housing interventions. The system also helps providers determine which clients may be ready to exit PSH, thereby increasing capacity.

DRAFT

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

#	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeless Assistance	2019	2024	Homeless Assistance	Throughout the City of Austin	Homelessness	ESG: $3,349,900 Home: $6,565,043 CDBG: $2,258,739	**Rapid Rehousing:** 590 Households Assisted **Homeless Person Overnight Shelter:** 5,200 Persons Assisted **TBRA/Rapid Re-housing:** 640 Households Assisted **Public Facility:** 1
2	Special Needs Assistance	2019	2024	Special Needs Assistance	Throughout the City of Austin	Special Needs	HOPWA: $8,827,938 CDBG: $923,487	**Homelessness Prevention** (STRMU): 465 Persons Assisted **Tenant Based Rental Assistance/Rapid Rehousing:** 410 Persons Assisted **Other** (Short-Term Supported Housing and Transitional Housing)**:** 832 Households Assisted **Public service activities other than Low/Moderate Income Housing Benefit** (including HOPWA Supportive Services, Permanent Housing Placement, Housing Case Management)**:** 3,523 Persons Assisted

DRAFT

								(2,545 CDBG + 978 HOPWA) Persons Assisted
2	Renter Assistance	2019	2024	Affordable Housing	Throughout the City of Austin	Renter Assistance	CDBG: $2,883,834	**Rental units rehabilitated:** 35 Household Housing Unit **Public service activities other than Low/Moderate Income Housing Benefit:** 2,690 Persons Assisted
3	Homebuyer Assistance	2019	2024	Affordable Housing	Throughout the City of Austin	Homebuyer Assistance	HOME: $7,615,598	**Direct Financial Assistance to Homebuyers:** 125 Households Assisted
4	Homeowner Assistance	2019	2024	Affordable Housing	Throughout the City of Austin	Homeowner Assistance	CDBG: $19,037,453 HOME: $1,000,000 General Obligation Bonds: $26,000,000	**Homeowner Housing Rehabilitated (federal):** 1,505 Household Housing Unit
5	Housing Development Assistance	2019	2024	Affordable Housing Homeless	Throughout the City of Austin	Housing Development Assistance	CDBG: $275,000 HOME: $3,297,419 General Obligation Bonds: $182,000,000	**Rental units constructed (federal)**: 79 Household Housing Unit **Homeowner Housing Added (federal)**: 42 Household Housing Unit **Other (CHDO)**: 33 Other
6	Other Community	2019	2024	Non-	Throughout the City of Austin	Nonprofit Capacity Building	HOME: $732,000	**Jobs created/retained (federal)**: 151

DRAFT

	Development Assistance			Housing Community Development		Organizations Assisted Businesses Assisted Jobs Created/ Retained	CDBG: $9,471,679 Section 108: $5,973,990	**Businesses assisted (federal)**: 20 **Other:** 8 **(Organizations Assisted) (federal)**: **Other (CHDO Operating Expense):** 10

Table 58 – Goals Summary

DRAFT

Goal Descriptions

1	**Goal Name**	**Homeless Assistance**
	Goal Description	Persons experiencing homelessness are Austin's most vulnerable population and therefore are a high priority for the Consolidated Plan. This decision was made based on feedback from the public process, including stakeholder meetings that included homeless needs providers, public hearings, and the Consolidated Plan survey. Homeless Assistance provides services to persons experiencing homelessness, persons living with HIV/AIDS, victims of domestic violence, persons experiencing mental illness, unaccompanied youth, persons with chronic substance abuse, and veterans.
2	**Goal Name**	**Special Needs Assistance**
	Goal Description	Special Needs activities will assist low- to moderate-income Austinites by providing mental health services for at-risk youth, childcare services, and services for seniors. This decision was made based on feedback from the public process, including stakeholder meetings that included homeless and special needs providers, public hearings, and the Consolidated Plan survey.
3	**Goal Name**	**Renter Assistance**
	Goal Description	The City of Austin's update of the 2019 Comprehensive Housing Market Analysis identifies the 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, therefore, is a high priority for the City. Renter Assistance activities will provide supports that can make rent more affordable, as well as tenants' rights services, and financial assistance for necessary rehabilitation to make rental units accessible.
4	**Goal Name**	**Homebuyer Assistance**
	Goal Description	The City identified assistance to homebuyers as a high priority in the Consolidated Plan. The 2019 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. Homebuyer Assistance provides counseling to renters wishing to become homebuyers. 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.
5	**Goal Name**	**Homeowner Assistance**

	Goal Description	Preserving the safety and livability of the housing of low-income homeowners, allowing owners to stay in their homes, improving the City's aging housing stock, and repairing homes for existing homeowners were highlighted as high priority needs by stakeholders and community members. Homeowner assistance is a high priority in the Consolidated Plan.
6	**Goal Name**	**Housing Development Assistance**
	Goal Description	The need for affordable housing for low- to moderate-income renters, including special needs populations, and homebuyers, was reflected in the 2019 Housing Market Analysis and public input received from the community. The City's main tool to create affordable housing is through financing to nonprofit and for-profit developers. In addition, the City encourages the development of affordable housing through developer incentives. The City has established Housing Development Assistance as a high priority for the Consolidated Plan.
7	**Goal Name**	**Other Community Development**
	Goal Description	Other Community Development Assistance includes activities that provide capacity building for nonprofit organizations that are focused on affordable housing development and workforce development, as well as support for small business development.

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 91.315(b)(2)

Homeless: Tenant Based Rental Assistance: 320

Extremely low-income households: 270
Low-income households: 210
Moderate-income households: 160

Totals include the expected number of persons or households that will receive affordable housing services for all HOME financed programs: Down Payment Assistance (DPA), Tenant Based Rental Assistance (TBRA), Homeowner Rehabilitation Loan Program (HRLP), Rental Housing Development Assistance (RHDA) and Ownership Housing Development Assistance (OHDA). Estimates for Tenant Based Rental Assistance for persons experiencing homelessness are projected figures for FYs 2019-24. Estimates for extremely low-income, low-income, and moderate-income households are based on FY 2017-18 data reflecting the percentage of households served by income category and projected for FYs 2019-24.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

HACA is not required to increase the number of accessible units under a Section 504 Voluntary Compliance Agreement.

Currently HACA has 75 fully accessible low-income subsidized housing units under Section 504, with many more units having some accessibility features. Additionally, HACA provides reasonable accommodations for households upon request. Low-Income subsidized housing individuals with disabilities may request that accessibility modifications be made to their assigned unit, should those accommodations be deemed necessary and reasonable. For individuals with disabilities, HACA provided grab bars, built entry ramps, lowered cabinets, modified doors and handles, and installed flashing doorbells and smoke detectors. In addition, HACA approved assistance animals, and made provisions to conduct annual eligibility and in-home re-examination appointments under extenuating circumstances. Individuals with disabilities are now able to mail in required documents should someone not have access to Special Transportation Services through Capital Metro. Individuals with disabilities may also be eligible for upgrades in unit size based on specific medical and accessibility needs. Finally, all of HACA's low-income subsidized housing Property Managers and Housing Choice Voucher Inspectors maintain specific information on accessible units and their unique accommodations.

Activities to Increase Resident Involvements

Each of HACA's low-income subsidized housing properties has an active Resident Council that serves as the voice of the households at that development. Each council has elected officers including a President, Vice-President, Secretary and Treasurer; however, all people are considered members. Most organize social events, participate in property safety programs including Apartment Residents on Watch (AROW) with the Austin Police Department, and assist with senior and youth activities. HACA brings together the President and Vice-President of each Resident Council to comprise the City-Wide Advisory Board (CWAB), an independent 501(c)3 nonprofit organization. The purpose of the CWAB is to:

- Encourage improvement in the economic, educational, social, and cultural life of HACA low-income subsidized housing communities
- Foster and develop leadership skills among residents
- Promote the safety and security of all individuals at each property
- Promote a better understanding of how to work together toward building a healthy community
- Encourage and assist households to become civically engaged and utilize available resources
- Promote programming to assist with resident employment and education
- Provide a forum for the consideration of issues that affect HACA public housing communities
- Serve as a liaison between public housing communities and HACA administration

HACA implements three programs designed to assist households with achieving self-sufficiency. The Family Self-Sufficiency (FSS) program provides service coordination to households and fosters community partnerships. Services coordinated include: life skills training, adult basic education, workforce development/job training, job placement, financial literacy, housing counseling, parenting classes, health and wellness, childcare, and transportation. Households in the FSS program maintain an escrow account that accrues funds when the individual has an increase in earned income. Upon successful completion of the FSS participant's five-year contract of participation, the funds are disbursed to the graduate and can be used toward education, homeownership, debt repayment or other self-sufficiency goals. HACA's Resident Opportunity and Self-Sufficiency (ROSS) program is a stepping stone for the FSS program that provides connection to similar services and allows participants to complete individual goals through modules that build upon one another. The third program is Jobs Plus ATX. Jobs Plus is working intensively with households at Booker T. Washington and Chalmers Courts in Central East Austin. Over 300 adults are enrolled and receive support for job training, job readiness, job search, and job placement, as well as financial literacy and support with childcare costs and transportation to school and work. Jobs Plus ATX participants who go to work receive a discount on their rent, allowing them to retain more of their earnings and build savings for the future. Youth and adults serve as Community Liaisons, acting as role models and helping their neighbors access Jobs Plus ATX services and programs. Ten Austin nonprofit partner organizations are participants of the support network for Jobs Plus ATX families.

HACA remains committed to providing high quality services at each property. HACA recognizes the need for all families, and particularly low-income families, to have access to information and resources through access to the internet and technology. HACA's "Unlocking the Connection" is an industry-leading initiative that works to bridge the digital divide. Through this program, HACA brings high speed internet, computer skills training and electronic devices (computers, tablets, laptops, etc.) to households to help them connect with various resources in the community.

The Involved Dad Achieving Developing and Succeeding (i-DADS) program is a fatherhood program serving fathers and father figures of HACA youth. Dads are supported, encouraged, and trained with the evidence-based 24/7 Dads curriculum. i-DADS who complete the program become better equipped to be great men, responsible dads, and community members. The i-DAD program creates stronger families and makes HACA communities a better place to live.

HACA's Youth Educational Success (YES) Program is an umbrella of programs to keep children in school and help them develop social skills and support networks. Programming includes on-site tutoring at HACA communities, in-school case management, and quality after-school programs to ensure youth are engaged in healthy and meaningful activities. HACA also offers an academic incentive program to reward students who have made the A/B honor roll and/or have perfect attendance during the school year.

Finally, HACA's Board established the HACA Resident Scholarship Fund (now dba Austin Pathways) in 2001 to help HACA households achieve their dreams of self-sufficiency through education. Today, Austin Pathways has awarded more than 639 HACA scholarships, totaling nearly $1.2 million to HACA households.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

N/A

DRAFT

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

In the nine months leading up to the development of the Consolidated Plan, the City of Austin participated in a regional Analysis of Impediments to Fair Housing Choice (AI). This analysis identified barriers to housing choice at both the regional and local level, in addition to the factors that led to the barriers and groups that are disproportionately impacted.

Housing Barriers and Contributing Factors

The primary housing barriers identified in the research conducted for the AI—and the factors that contributed to those barriers—are described below. Where protected classes are disproportionately impacted, this is noted.

Barrier: City and county capacity for addressing fair housing challenges is limited.

Contributing factor: The growing housing crisis throughout the region is taxing City, county, and housing authority staff and resources, as they work to implement new programs and policy changes to address housing needs. Implementing the type of ambitious plan that is needed will require additional capacity.

Barrier: The harm caused by segregation is manifested in disproportionate housing needs and differences in economic opportunity.

Contributing factors: Past actions that denied housing opportunities and perpetuated segregation have long limited opportunities for many members of protected classes. This continues to be evident in differences in poverty rates, as well as disparities in homeownership, and access to housing throughout the region.

Disproportionate impact: Differences in poverty rates are highest in areas where early policies limited where people of different races and ethnicities could live: e.g., in Austin, Taylor, and Travis County. African American and Hispanic families in these areas have poverty rates averaging 17 percentage points greater than Non-Hispanic White and Asian families. The homeownership gap between Black and Non-Hispanic White households is close to 20 percentage points in many jurisdictions.

Barrier: Affordable rental options in the region are increasingly limited.

Contributing factors: Population growth in the region—particularly as it impacts demand for rental housing—has increasingly limited the areas where low-income households can live affordably. This perpetuates the limited economic opportunity that began with segregation. For Housing Choice Voucher holders, the state law that prohibits cities and counties from including Source of Income as a protected class is also a contributing factor. Voucher holders have fewer options for using their vouchers than they

did five years ago, and landlords have no requirement or incentive to accept voucher holders; voucher holders also report the highest levels of segregation in the region. The only areas in the region where the local rent is lower than or equivalent to what a voucher will pay are in Southeast Austin, Taylor, Georgetown, and parts of rural Williamson County.

Disproportionate impact: Housing choice is increasingly limited for voucher holders, many of whom are persons of color. In addition, limitations are greater for households that are dependent on public transportation or need housing in specific areas in order to access jobs, schools, and services. These households often include very low-income households, refugees, and individuals with disabilities.

Barrier: Stricter rental policies further limit options.

Contributing factors and disproportionate impacts: The requirement to have three times the rent for rental units have a disproportionate effect on persons with disabilities whose incomes are primarily Social Security and Disability Insurance (SSDI), as well as renters who receive income from unearned sources such as child support. Criminal look-back periods that do not take into account severity of a crime, or time period in which it is was committed, disproportionately impact persons of color and persons in recovery. Finally, state laws that prohibit cities and counties from including source of income as a protected class prevent units of local government from allowing renters to claim legal unearned income as eligible for the three times rent income threshold.

Barrier: Disparities in the ability to access homeownership.

Contributing factors: Past policies such as reluctance to lend in lower income neighborhoods populated largely by people of color, have contributed to greatly limited access to mortgage loans, and limited economic opportunities for homebuyers of color.

Disproportionate impact: Denial rates for Black/African American applicants (24%), Hispanic applicants (20%) and other non-Asian minorities (17%) are significantly higher than for Non-Hispanic White applicants (11%) and Asian applicants (11%).

Barrier: State regulations and zoning and land use limit housing choice.

Contributing factors: State regulations prohibit or limit the power of local governments to implement zoning (counties) and inclusionary zoning (cities and counties) that could increase the supply of affordable housing, benefiting the protected classes that have disproportionate housing needs.

Some local units of government have vague regulations regarding treatment of group homes and do not allow a wide variety of densities that could facilitate affordable housing options. Although the analysis in this report did not find local limits to be significant barriers to housing for protected classes, regulations could be improved to increase transparency and expand housing choice.

Barrier: Educational inequities persist in the region. In the City and the region, African American children are significantly overrepresented in failing high schools, and Hispanic children have largest disparities in school quality across K-12 schools.

Contributing factors: School district boundaries that are neighborhood-driven and do not truly accommodate open choice, drive up housing prices in quality school neighborhoods.

Barrier: Public transportation access has not kept up with growth.

Contributing factors: In addition to lack of affordable housing, lack of public transportation was the most common barrier to economic opportunity mentioned by participants in the outreach conducted for the AI. Lack of resources to address demand for better transportation in outlying areas is a contributing factor, as is the decline in affordable options in areas of the region where jobs are clustered. The lack of transportation options affects all types of Austinites who must commute, and especially people who cannot drive or afford to own a car—people with disabilities and refugees, as well as households living in outlying areas.

Summary Findings for Austin

Positives: Despite the barriers to housing choice discussed above, there are affordable housing options available -- both publicly subsidized rentals, and rentals affordable to Housing Choice Voucher holders. The City also has a very strong toolkit for meeting needs, including significant local funding. Austin's Strategic Housing Blueprint aspires to be a national model, incorporating a variety of best practices from other cities, and promoting transparency in how funds are used to address emerging and critical needs.

Could improve: The City should take steps to: reduce levels of African American and Hispanic segregation; continue to address housing affordability challenges related to market demand, especially in highly desirable neighborhoods where affordable housing is lacking; mitigate displacement; and narrow the gap in mortgage loan denials among minorities.

DRAFT

SP-60 Homelessness Strategy – 91.215(d)

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

Please see AP-65 for information on the Homelessness Strategy

Addressing the emergency and transitional housing needs of homeless persons

Please see AP-65 for information on the Homelessness Strategy

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.

Please see AP-65 for information on the Homelessness Strategy

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Please see AP-65 for information on the Homelessness Strategy

DRAFT

SP-65 lead-based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City of Austin does not have a lead-based paint program. However, the City addresses lead abatement through multiple programs and funding sources, including NHCD's home repair programs and rehabilitations funded through NHCD's Rental Housing Development Assistance program. Eligible Austinites that reside in a home built prior to 1978 will have their homes tested for the presence of lead-based paint and remediated, if necessary, as part of the scope of work for each program.

How are the actions listed above related to the extent of lead poisoning and hazards?

The City of Austin will remediate lead-based hazards in low- to moderate-income homes and address other household health and safety hazards such as mold, carbon monoxide, fire, tripping hazards and pest management. This more holistic approach to remediating household hazards allows community members to remain in their homes and benefit from a healthier environment. The City will continue testing properties built before 1978 for lead-based paint.

How are the actions listed above integrated into housing policies and procedures?

The City of Austin's housing policies and procedures are program specific. Monitoring is completed per the City of Austin's Monitoring Plan, see *Appendix III*. The City's housing programs procedurally operate as a "one-stop shop;" if an applicant qualifies for one program, their housing will be evaluated to ensure other risk factors are addressed, such as the presence of lead-based paint.

DRAFT

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

A coordinated strategy with outcome-driven goals is key to reducing poverty in the community. The following programs are part of the City's anti-poverty strategy.

Pay for Success Project

People who are chronically homeless face complex challenges, often resulting in jail time, emergency medical treatment, and the frequent utilization of other costly public services. A proven solution to chronic homelessness is Permanent Supportive Housing (PSH), which ends homelessness by connecting people to affordable living arrangements and the support services they need to stay in their homes. PSH will become a reality for 250 chronically homeless people in Austin (located in Travis County) as part of a Pay for Success Project designed to help alleviate escalating costs in correctional, health, and emergency services through a collaboration among the City and county's health, criminal justice, and homeless service systems. Using the Pay for Success model, private investors and donors will advance money for Citywide housing and mental health services, targeting Austin's most vulnerable. The City of Austin and other entities will reimburse these investors, but only if the programs are successful. City leaders are hoping to raise $16 million for the five-year program.

Austin Strategic Housing Blueprint

In October 2014, Council continued their commitment to PSH and approved a resolution, setting a new goal of creating 400 additional PSH units within four years, which include 200 Housing First units. As of April 2019, the City reached 94% of its goal with 374 PSH units realized. In April 2017, City Council adopted the Austin Strategic Housing Blueprint which calls for the production of 50 PSH units each year over a period of 10 years starting in 2017. The 2018 Affordable Housing Bond for $250 million will help accomplish this goal.

1115 Medicaid Waiver Partnership

The City continues to administer a successful project which started through the Medicaid 1115 Waiver and serves residents of permanent supportive housing. The program offers assertive community treatment (ACT) team services, or 24/7 access to wrap-around services such as intensive case management, nursing services, mental health services, peer support, access to primary and specialty medical care, benefits assistance, housing stability supports, and other wellness services. Program participants have experienced chronic homelessness and have been diagnosed with co-morbid or tri-morbid conditions.

DRAFT

Housing Development Assistance

To qualify for Housing Development Assistance, applications must meet a minimum threshold score which is based upon the achievement of the goals outlined in the Strategic Housing Blueprint. Such goals include geographic dispersion, deep levels of affordability, long affordability periods, and provision of Continuum of Care units (formerly known as PSH). Points awarded for Continuum of Care units are often important for applications achieving the minimum threshold score. To access these points, an application must secure a memorandum of understanding with ECHO.

In response to HUD's 2017 Broadband rule, developments funded with federal dollars will include the provision which requires installation of broadband infrastructure at the time of new construction or substantial rehabilitation of multifamily rental housing that is funded or supported by HUD as part of loan documents.

Dedicated Revenue for Permanent Supportive Housing (PSH) - Downtown Density Bonus Program (DDB)

Developments constructed in the central business district of downtown Austin may access a density bonus and choose to either provide onsite affordable units or pay a fee in lieu of affordable housing. The City of Austin dedicates 100% of the fees collected from the DDB program to Housing First, low-barrier PSH.

Homelessness Contracts

The City has a contract with the Ending Community Homelessness Coalition (ECHO) to create more PSH units. ECHO works with income-restricted and market-rate housing developers to remove barriers and increase the number of PSH units in development across Austin.

Renter Assistance

The City continues to encourage affordable housing development. Short-term Tenant-Based Rental Assistance (TBRA) programs are also available to help low-income families move from homelessness to self-sufficiency, by providing rental subsidies and case management support services.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The following policies are part of the City's anti-poverty strategy.

Increase the supply of affordable housing available to very low-income households.

Public input and the Housing Market Analysis clearly demonstrate the need for affordable housing for very low-income households. The 2019 Housing Market Analysis revealed a gap of approximately 36,000 rental units for households making less than $25,000 annually. The number of rental units affordable to

households at this extremely low-income level declined since the last five-year plan from 10% of all rental units to 5% currently.

Provide support services to low-income households to achieve self-sufficiency: child care, youth services, and elderly services.

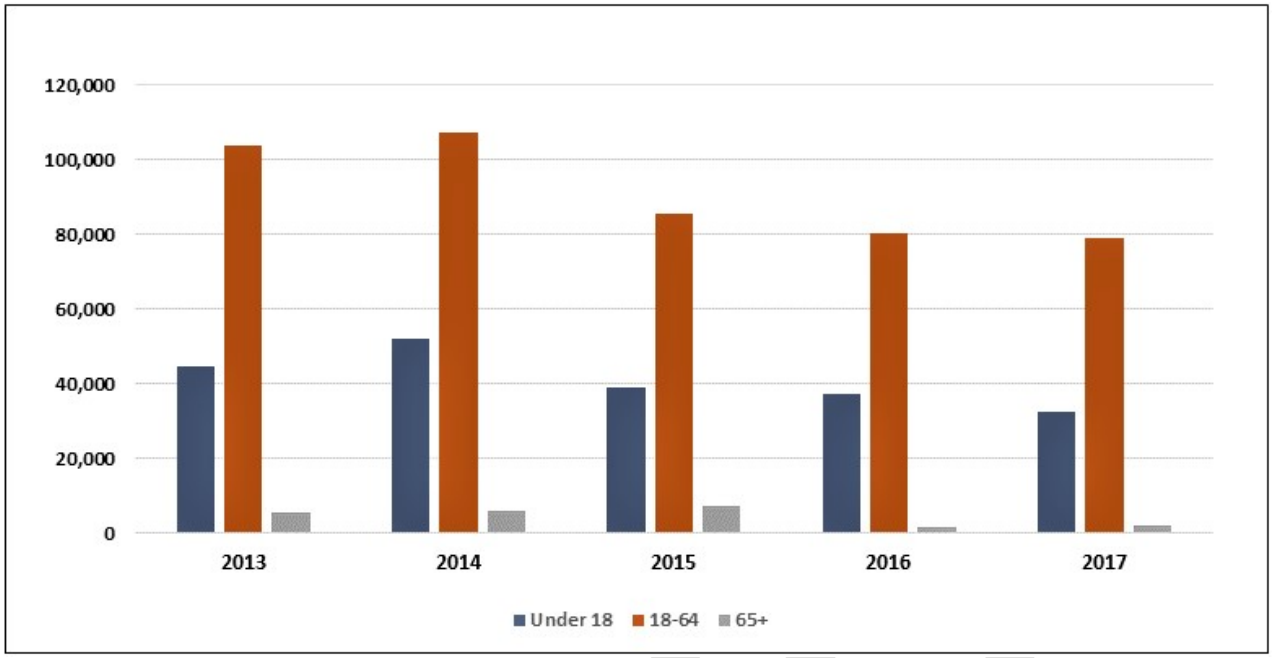
Support services for vulnerable populations continue to be a priority for the City. The Austin Public Health Department provides a wide range of supportive services, primarily funded by the City's general fund. In addition, this Consolidated Plan utilizes nearly 15% (the maximum amount of CDBG funding allowed) for public services to provide support services for these vulnerable populations.

Reduce concentration of poverty through geographic dispersion of affordable housing.

The Housing Development Assistance program provides financial assistance for affordable housing developments that help the City achieve the goals in the Strategic Housing Blueprint, including proximity to Imagine Austin activity centers and corridors; access to public transit; and geographic dispersion of affordable housing throughout the City. The Housing Development Assistance application has a geographic-based point system, assigning more points for areas near transit, in areas identified for development, and high opportunity areas. Areas where an application is able to garner more points would likely have greater access to high-speed internet. This effort to achieve geographic dispersion provides more opportunities for low- and moderate-income households to locate near public amenities, employment opportunities, transportation options, and quality schools.

Regional Collaboration

The City of Austin continues to collaborate regionally. Data from the Brookings Institute has indicated Austin Metropolitan Area has one of the fastest suburban poverty growth rates in the country. Households in outlying areas of the City and unincorporated areas may have limited access to public services, which are largely concentrated within the urban core. This includes access to broadband/wireless services, which are becoming increasingly necessary for basic household operations, as well as for children to complete homework. These households are also highly automobile dependent, which contributes to higher transportation costs--typically a household's second largest expense after housing. Service providers are also being faced with financial pressure as costs rise to maintain centralized locations.



Poverty Rate for Individuals in the City of Austin

Data Source: 2013-2017 ACS 1-Year Estimates

DRAFT

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

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, as well as current program guidelines such as affordability periods. 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 *Appendix III*.

The Neighborhood Housing and Community Development Department's procurement process aligns with the City's Small and Minority Business Resources (SMBR) Department's mission to promote and encourage minority, women, and disadvantaged business owners to participate in business opportunities with the City. The SMBR Department administers the Minority-Owned, Women-Owned, and Disadvantaged Business Enterprise Procurement Programs for the City of Austin. SMBR also provides developmental opportunities and resources for small (for-profit) businesses so that they can have affirmative access to City procurement opportunities and show productive growth.

SMBR revised their rules effective March 4, 2019, including program exemptions for City of Austin contracts. NHCD uses these exemptions, where applicable, for certain contracts.

DRAFT

Expected Resources

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

Introduction

In addition to HUD funding, the City of Austin allocates revenue to the Neighborhood Housing and Community Development (NHCD) Department 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 2019-20 City of Austin budget is expected to be approved by Austin City Council in September 2019. See Exhibit 1 for a visual depiction of the federal and local allocation process.

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 effects 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 Austin City Council; reviews and determinations under environmental and related laws; and results of bidding and contracting processes.

Anticipated Resources

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	Federal	Acquisition Homebuyer Assistance Homeowner Rehabilitation Multifamily Rental	$3,031,606	$900,000	$0	$3,931,606	$15,278,454	The three objectives of the HOME Program are to: expand the supply of decent, safe, sanitary, and affordable housing to very low and low-income

		New Construction Multifamily Rental Rehabilitation New Construction for Ownership Tenant Based Rental Assistance Administration and Planning						individuals; mobilize and strengthen the ability of state and local governments to provide decent, safe, sanitary, and affordable housing to very low- and low-income individuals; and leverage private sector participation and expand the capacity of nonprofit housing providers.
CDBG	Federal	Acquisition Administration and Planning Economic Development Housing Public Improvement Public Services	$7,772,037	$195,000	$0	$7,967,037	$30,719,697	The primary objective of CDBG is the development of viable communities by: providing decent housing; providing a suitable living environment; and expanding economic opportunities. Any activity funded by CDBG must meet one of three national objectives: benefit low- and moderate-income persons; aid in the prevention of slums or blight; or meet a particular urgent need .

DRAFT

HOPWA	Federal	Housing Case Management Permanent Housing Placement Short Term Supportive or Transitional Housing Short Term Rent, Mortgage, Utility Assistance Supportive Services Tenant Based Rental Assistance Administration	$1,659,729	0	0		$7,168,209	The Housing Opportunity for Persons with AIDS (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 nonprofit organizations. HOPWA funds provide housing assistance and related supportive services in partnership with communities and neighborhoods.
ESG	Federal	Emergency Shelter Rapid Rehousing (with Rental Assistance) HMIS Administration	$669,980	0	0	$669,980	$2,679,920	The Emergency Solutions Grants (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.

DRAFT

Section 108	Federal	Jobs Created/ Retained Businesses Assisted	$1,000,000	$86,549	0	$1,086,549	$4,973,990	Section 108 offers state and local governments the ability to transform a small portion of their (CDBG) funds into federally guaranteed loans large enough to pursue physical and economic revitalization projects
Other	Public - local	Land Acquisition Housing Development Assistance Homeowner Rehabilitation Housing New Construction for Ownership	$59,000,000	0	0		$149,000,000	In 2018 Austin voters approved $250 million in general obligation bonds for affordable housing. These funds will be utilized for construction, renovation, and improvements to housing for low-income persons and families, acquiring land interest in land and property necessary to do so; and funding affordable housing programs.

Table 59 - 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

The City will satisfy its matching requirements for HOME and CDBG funding through General Obligation (G.O.) Bond Funding and Capital Improvement Program (CIP) Funds. Austin Public Health matches the ESG funding dollar for dollar, with general fund dollars that are allocated to homeless services provided to

subrecipients.

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

There are several publicly owned parcels that may be utilized to address the needs identified in the FY 2019-20 Action Plan:

- 208.16 Acres on Loyola Lane (Colony Park) - Site of the HUD Community Challenge Planning Grant. The site has been master planned and zoned as a Planned Unit Development. The City is in negotiations with the selected developer to enter into a formal Master Development Agreement for the development of the site. The site will include long-term affordability on a minimum of 20% of the total residential units constructed.
- 5.15 Acres on Tillery Street and Henninger Street - this property will be developed through a Request for Proposal process and will include long-term affordability.
- 6 Acres on Levander Loop/Gardner Road - this property will be developed through a Request for Proposal process and will include long-term affordability.
- 1.3 Acres at Doris Drive and Hathaway Drive - this property was purchased from Austin Independent School District and is currently in design. The property will include four single-family homes to be sold to households at or below 80% median family income as part of AHFC's community land trust. The development will also include two duplex units that will be offered for rent to households at or below 50% median family income.
- 8.92 acres at Tannehill Lane and Jackie Robinson Street - this property was purchased from Austin Independent School District and will be developed through a Request for Proposal process and will include long-term affordability.

Discussion

See above

DRAFT

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

#	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeless Assistance	2019	2020	Homeless	Throughout the City of Austin	Homeless	ESG: $669,980 Home: $1,386,765 CDBG: $2,258,739	**Rapid Rehousing:** 118 Households Assisted **Homeless Person Overnight Shelter:** 1,200 Persons Assisted **TBRA/Rapid Re-housing:** 136 Households Assisted **Public Facility**: 1
2	Special Needs Assistance	2019	2020	Special Needs Assistance	Throughout the City of Austin	Special Needs	HOPWA: $1,659,729 CDBG: $980,959	**Homelessness Prevention** (STRMU): Persons Assisted **Tenant Based Rental Assistance/Rapid Rehousing:** Persons Assisted **Other** (Short-Term Supported Housing and Transitional Housing)**:** Households Assisted **Public service activities other than Low/Moderate**

DRAFT

								Income Housing Benefit (includes HOPWA Supportive Services, Permanent Housing Placement, Housing Case Management)**:** 687 (493 CDBG +194 HOPWA) Persons Assisted
3	Renter Assistance	2019	2020	Affordable Housing	Throughout the City of Austin	Renter Assistance	CDBG: $587,257	**Rental units rehabilitated:** 7 Household Housing Unit **Public service activities other than Low/Moderate Income Housing Benefit:** 527 Persons Assisted
4	Homebuyer Assistance	2019	2020	Affordable Housing	Throughout the City of Austin	Homebuyer Assistance	HOME: $1,521,918	**Direct Financial Assistance to Homebuyers:** 25 Households Assisted
5	Homeowner Assistance	2019	2020	Affordable Housing	Throughout the City of Austin	Homeowner Assistance	CDBG: $3,807,341 HOME: $200,000 General Obligation Bonds: $5,000,000	**Homeowner Housing Rehabilitated (federal):** 289 Household Housing Unit
6	Housing Development Assistance	2019	2020	Affordable Housing Homeless	Throughout the City of Austin	Housing Development Assistance	CDBG: $55,000	**Rental units constructed (federal)**: 33 Household Housing Unit **Homeowner Housing Added**

DRAFT

							HOME: $672,923 General Obligation Bonds: $54,000,000	**(federal)**: 14 Household Housing Unit **Other (CHDO)**: 7 Other
7	Other Community Development Assistance	2019	2020	Other Community Development Assistance	Throughout the City of Austin	Businesses Assisted Jobs Created/ Retained	HOME: $150,000 CDBG: $277,741 Section 108: $1,000,000	**Jobs created/retained (federal)**: 35 **Businesses assisted (federal)**: 4 **Other (CHDO):** 2

Table 60 – Goals Summary

DRAFT

Goal Descriptions

1	**Goal Name**	**Homeless Assistance**
	Goal Description	Persons experiencing homelessness are Austin's most vulnerable population, and therefore are a high priority for the Consolidated Plan. This decision was made based on feedback from the public process, including stakeholder input from homeless needs providers, public hearings, and the Consolidated Plan survey. Homeless Assistance provides services to persons experiencing homelessness, persons living with HIV/AIDS, victims of domestic violence, persons experiencing mental illness, unaccompanied youth, persons with chronic substance abuse, and veterans.
2	**Goal Name**	**Special Needs Assistance**
	Goal Description	Special Needs activities will assist low- to moderate-income Austinites by providing mental health services for at-risk youth, childcare services and services for seniors. This decision was made based on feedback from the public process, including stakeholder input from homeless and special needs providers, public hearings, and the Consolidated Plan survey.
3	**Goal Name**	**Renter Assistance**
	Goal Description	The City of Austin's update of the 2019 Comprehensive Housing Market Analysis identifies the 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, therefore, is a high priority for the City. Renter Assistance activities will provide: assistance that can make rent more affordable; tenants' rights services; and financial assistance for necessary rehabilitation to make rental units accessible.
4	**Goal Name**	**Homebuyer Assistance**
	Goal Description	The City identified assistance to homebuyers as a high priority in the Consolidated Plan. The 2019 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. Homebuyer Assistance provides counseling to renters wishing to become homebuyers. 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.
5	**Goal Name**	**Homeowner Assistance**

	Goal Description	Homeowner Assistance is designed to: preserve the safety and livability of the housing of low-income homeowners, allowing owners to stay in their homes; improve the City's aging housing stock; and repair homes for existing homeowners. These activities were identified as high priorities by stakeholders and community members. Overall, Homeowner Assistance is a high priority in the Consolidated Plan.
6	**Goal Name**	**Housing Development Assistance**
	Goal Description	The need for affordable housing for low- to moderate-income renters, including special needs populations, and homebuyers, was reflected in the 2019 Housing Market Analysis and public input received from the community. The City's main tool to create affordable housing is through financing to nonprofit and for-profit developers. In addition, the City encourages the development of affordable housing through developer incentives. The City has established Housing Development Assistance as a high priority for the Consolidated Plan.
7	**Goal Name**	**Other Community Development Assistance**
	Goal Description	Other Community Development Assistance includes capacity-building activities for nonprofit organizations that are focused on affordable housing development and workforce development, as well as support for small business development.

DRAFT

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Austin's planned projects are based on the City's assessment of community needs as identified in this Consolidated Plan, in related plans and policy documents, and on the ability of funds identified in the Consolidated Plan to be leveraged or combined with other funds to meet the identified needs.

To the greatest extent possible, targeted funds will be used while resources with more discretionary latitude will be used to address needs and activities that lack their own targeted funding source. For instance, while the development of affordable housing is a critical issue for Austin, not all Consolidated Plan funds will be used for the creation or preservation of affordable housing.

CDBG funds will therefore be used to address this need since its relative flexibility makes its use in other program areas more valuable.

Additionally, in 2018-19 Austin Public Health completed the shelter agreement for the Austin Resource Center for the Homeless (ARCH) and is working with National Alliance to End Homelessness (NAEH) to redesign the shelter programs. This shift will result in a reduction of shelter beds from 160 to 130; Day Resource Center services will only be available to shelter clients, while housing-focused case management will be made available to all shelter clients. These changes came after an in-depth, year-long community input and consultation process. The City will require a high level of data quality, increased outcomes for persons exiting to permanent housing, and a shortened length of stay. NAEH is contracting with OrgCode Consulting to work with the shelter administrator to address shelter client workflow, data quality, staffing changes, and housing case management for all shelter clients, and to ensure that all client services are housing-focused with a rapid exit from shelter.

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

<u>Objectives</u>

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

<u>Outcomes</u>

1. Availability/Accessibility
2. Affordability
3. Sustainability

The City of Austin plans to undertake the following projects throughout FY 2019-20:

#	Project Name
1	Child Care Services
2	Senior Services
3	Mental Health Services
4	ESG: Shelter, Rapid Re-housing, HMIS and Administration
5	HOPWA: AIDS Services of Austin
6	HOPWA: Project Transitions
7	HOPWA: Administration
8	Tenant-Based Rental Assistance-Homeless Assistance
9	Tenant-Based Rental Assistance
10	Public Facilities
11	Architectural Barrier Removal (ABR) - Renter
12	Tenants' Rights Assistance
13	Down Payment Assistance (DPA)
14	Architectural Barrier Removal (ABR) - Owner
15	Minor Home Repair Program
16	Homeowner Rehabilitation Loan Program (HRLP)
17	GO Repair! Program
18	Rental Housing Development Assistance (RHDA)
19	Ownership Housing Development Assistance (OHDA)
20	CHDO Operating Expense Grants
21	Community Development Bank
22	Family Business Loan Program (FBLP)
23	CDBG Administration
24	HOME Administration

Table 61 – Project Information

DRAFT

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

Allocation priorities are based on feedback received during the community needs assessment period, the 2019 Housing Market Analysis, and guidance from City Council. The top affordable housing and community development priorities identified by the community via the Consolidated Plan survey were: availability of affordable housing, services to prevent homelessness, job training and/or job opportunities, mental health care and counseling, and affordable childcare. These priorities identified by the community echo the top housing needs identified in the 2019 Housing Market Analysis. See *Appendix I* for a summary of the public comments received.

DRAFT

AP-38 Project Summary

Project Summary Information

1	**Project Name**	Child Care Services
	Target Area	Throughout the City of Austin
	Goals Supported	Special Needs
	Needs Addressed	Special Needs
	Funding	CDBG: $474,561
	Description	The City of Austin contracts with childcare providers for services that increase the supply of quality childcare, and with a social service agency that provides a childcare 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% of Federal Poverty Guidelines who reside within the Austin City limits.
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than Low/Moderate Income Housing Benefit: 179 Persons Assisted
	Location Description	Throughout the City of Austin
	Planned Activities	Child Care Services will increase the supply of childcare for low-income families. Social service contracts through APH will provide: 1) childcare vouchers for families in crisis, including homeless and near homeless families, and parents enrolled in self-sufficiency programs; 2) direct childcare services for teen parents who are attending school; and 3) direct childcare services through the Early Head Start child development program.
2	**Project Name**	Senior Services
	Target Area	Throughout the City of Austin
	Goals Supported	Special Needs
	Needs Addressed	Special Needs
	Funding	CDBG: $122,691
	Description	The City of Austin contracts with a sub-recipient to provide 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.

DRAFT

	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than Low/Moderate Income Housing Benefit: 155 Persons Assisted
	Location Description	Throughout the City of Austin
	Planned Activities	Senior Services will provide legal protection for low-income seniors who are at risk of abusive, neglectful, or financially exploitative situations.
3	**Project Name**	Mental Health Services
	Target Area	Throughout the City of Austin
	Goals Supported	Special Needs
	Needs Addressed	Special Needs
	Funding	CDBG: $186,507
	Description	The Mental Health Services program provides access to holistic, wraparound services and support to youth designated as at-risk, and their families. The program's three components provide different levels of intervention: school-based intensive wraparound services, community-based wraparound services, and summer camps. The program, in partnership with the youth and their families, addresses the needs and challenges of each youth's situation to improve his or her functioning in school, the community, and at home.
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than Low/Moderate Income Housing Benefit: 159 Persons Assisted
	Location Description	Throughout the City of Austin
	Planned Activities	
4	**Project Name**	ESG: 1) Rapid Rehousing Relocation & Stabilization Services; 2) ARCH Shelter Operations & Maintenance; 3) HMIS; and 4) ESG Administration
	Target Area	Throughout the City of Austin
	Goals Supported	Homeless
	Needs Addressed	Homeless
	Funding	Emergency Solutions Grant: $669,980

DRAFT

	Description	**ARCH Shelter Operating and Maintenance:** APH contracts with a private nonprofit organization to operate the Austin Resource Center for the Homeless (ARCH.) All clients served in the ARCH FY 2019-20 Action Plan have low- to moderate-incomes and are at or below 50% of MFI. Emergency Solutions Grant (ESG) funds are used to provide maintenance and operations for this program. In 2018-19 APH competed the ARCH shelter agreement and is working with National Alliance to End Homelessness to redesign the shelter programs, which will result in reduction of shelter beds from 160 to 130. Also, the Day Resource Center services will only be available to shelter clients. The ARCH provides emergency shelter, case management, and day resource services to homeless adult males. In addition, ARCH houses a Health Clinic through CommUnity Care. **Rapid Rehousing programs:** There are three ESG-funded rapid rehousing programs connecting homeless individuals referred through Coordinated Entry system with safe and stable housing: 1) Communicable Disease Unit of Austin Public Health (targeted to homeless persons with HIV/AIDS); 2) Downtown Austin Community Court; and 3) Front Steps. **HMIS** funding will support HMIS licenses at all three ESG-funded programs: Communicable Disease Unit, Downtown Austin Community Court and Front Steps. This project also includes funding for administration.
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Homeless Person Overnight Shelter: 1,200 Persons Assisted Tenant-based rental assistance/Rapid Re-housing: 118 Households Assisted
	Location Description	Throughout the City of Austin
	Planned Activities	**ARCH Shelter Operating and Maintenance:** The ARCH will serve individuals with its Night Sleeping and Day Resource Program. All clients will be entered into the Homeless Management Information Systems database. **The Rapid Re-Housing program** 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. **HMIS** funding will support 42 HMIS licenses at all three ESG-funded programs: Communicable Disease Unit, Downtown Austin Community Court and Front Steps ARCH. **Administration** all of the above.
	Project Name	AIDS Services of Austin
	Target Area	Throughout the City of Austin

DRAFT

5	**Goals Supported**	Special Needs
	Needs Addressed	Special Needs
	Funding	HOPWA: $1,156,903
	Description	The City of Austin contracts with AIDS Services of Austin to deliver services for the HOPWA program. The goal of the HOPWA program is to prevent homelessness and to support independent living of persons living with HIV/AIDS. AIDS Services of Austin work with a collaborative of housing and HIV/AIDS service providers to achieve this goal.
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Public Service Activities other than Low/Moderate Income Housing Benefit (Permanent Housing Placement): 39 Persons Assisted Public Service Activities other than Low/Moderate Income Housing Benefit (Housing Case Management): 70 Persons Assisted Tenant Based Rental Assistance/Rapid Rehousing: 70 Households Assisted Homelessness Prevention: 90 Persons Assisted Other (Short-Term Supported Housing): 80 Households Assisted
	Location Description	Throughout the City of Austin
	Planned Activities	AIDS Services of Austin will provide Housing Case Management, Tenant Based Rental Assistance, Permanent Housing Placement Services, Short-Term Supported Housing, and Short-Term Rent, Mortgage and Utility Assistance.
6	**Project Name**	Project Transitions
	Target Area	Throughout the City of Austin
	Goals Supported	Special Needs
	Needs Addressed	Special Needs
	Funding	HOPWA: $453,035
	Description	The City of Austin contracts with Project Transitions to deliver services for the HOPWA program. The goal of the HOPWA program is to prevent homelessness and to support independent living of persons living with HIV/AIDS. Project Transitions has 30 apartments located in two agency-owned facilities and other apartments are leased throughout the community.
	Target Date	9/30/2020

DRAFT

	Estimate the number and type of families that will benefit from the proposed activities	Tenant Based Rental Assistance: 12 Households Assisted Other (Transitional Housing): 85 Households Assisted Public Service Activities other than Low/Moderate Income Housing Benefit (Supportive Services): 85 Persons Assisted
	Location Description	Throughout the City of Austin
	Planned Activities	Project Transitions will provide Tenant Based Rental Assistance, Transitional Housing, and Supportive Services.
7	**Project Name**	HOPWA Administration
	Target Area	Throughout the City of Austin
	Goals Supported	Special Needs
	Needs Addressed	Special Needs
	Funding	HOPWA: $49,791
	Description	Funds provide administrative costs for program
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	N/A- Administration
	Location Description	Throughout the City of Austin
	Planned Activities	Administration of federal programs
8	**Project Name**	Tenant-Based Rental Assistance-Homeless Assistance
	Target Area	Throughout the City of Austin
	Goals Supported	Renter Assistance
	Needs Addressed	Renter Assistance
	Funding	HOME: $626,954

DRAFT

	Description	The Tenant-Based Rental Assistance (TBRA) program provides rental-housing subsidies and security deposits to eligible individuals and families experiencing homelessness. NHCD worked with ECHO (Continuum of Care for the City of Austin) to create a TBRA program that will serve individuals and families who have been identified through the CoC process and are part of the HMIS system. These individuals and families have been screened for eligibility and are prioritized based on vulnerability. HACA will administer the TBRA program. ECHO will identify the clients through the CoC/HMIS system. NHCD will provide the rental housing subsidy through TBRA.
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Tenant-based rental assistance/Rapid Rehousing: 68 Households Assisted
	Location Description	Throughout the City of Austin
	Planned Activities	The Austin Housing Finance Corporation (AHFC) will oversee the TBRA program and will contract with The Housing Authority of the City of Austin (HACA) to administer the program.
9	**Project Name**	Tenant-Based Rental Assistance
	Target Area	Throughout the City of Austin
	Goals Supported	Renter Assistance
	Needs Addressed	Renter Assistance
	Funding	HOME: $547,000
	Description	The Tenant-Based Rental Assistance (TBRA) program provides rental-housing subsidies and security deposits to eligible case-managed families working toward self-sufficiency. The City funds the TBRA program due to the lack of affordable rental housing identified in the Housing Market Analysis.
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Tenant-based rental assistance/Rapid Rehousing: 68 Households Assisted
	Location Description	Throughout the City of Austin

DRAFT

	Planned Activities	The Austin Housing Finance Corporation (AHFC) oversees the TBRA program and contracts with The Housing Authority of the City of Austin (HACA) and the Salvation Army to administer program services.
10	**Project Name**	Public Facilities
	Target Area	Throughout the City of Austin
	Goals Supported	Homeless Assistance
	Needs Addressed	Homeless Assistance
	Funding	CDBG: $1,804,669
	Description	The public facility project will provide funding for property or a shelter for persons experiencing homelessness.
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	1 Public Facility
	Location Description	Throughout the City of Austin
	Planned Activities	This activity would be used for property or a facility; not for any programming or services.
11	**Project Name**	Architectural Barrier Removal (ABR) - Renter
	Target Area	Throughout the City of Austin
	Goals Supported	Renter Assistance
	Needs Addressed	Renter Assistance
	Funding	CDBG: $185,000
	Description	The Architectural Barrier Removal (ABR) program for renters - The ABR program for renters modifies or retrofits the living quarters of eligible, low-income elderly and disabled renters. ABR increases the accessibility of the residences through the removal of architectural barriers in their homes. ABR modifications will allow clients to remain in their homes and increase self-sufficiency.
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Rental units rehabilitated: 7 Household Units

DRAFT

	Location Description	Throughout the City of Austin
	Planned Activities	The ABR program for rentals - Physical improvements in rental housing units that are limited to those improvements designed to remove the material and architectural barriers that restrict mobility and accessibility, and that are considered to be part of the structure and permanently fixed such as wheelchair ramps, handrails and more.
12	**Project Name**	Tenants' Rights Assistance
	Target Area	Throughout the City of Austin
	Goals Supported	Renter Assistance
	Needs Addressed	Renter Assistance
	Funding	CDBG: $284,202
	Description	Tenants' Rights Assistance provides services to tenants residing within 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.
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than Low/Moderate Income Housing Benefit: 527 Persons Assisted
	Location Description	Throughout the City of Austin
	Planned Activities	This program will provide mediation, counseling, public information, and assistance to help the community identify fair housing complaints. The program also furthers fair housing in the elimination of discrimination, including the present effects of past discrimination, and the elimination of de facto residential segregation.
	Project Name	Down Payment Assistance (DPA)
	Target Area	Throughout the City of Austin

DRAFT

13	**Goals Supported**	Homebuyer Assistance
	Needs Addressed	Homebuyer Assistance
	Funding	HOME: $1,349,750
	Description	The purpose of the Down Payment Assistance (DPA) program is to assist low- and moderate-income first-time homebuyers by providing them with down payment and closing cost assistance. The program increases housing opportunities to eligible households. Eligible income is at or below 80% of MFI.
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Direct Financial Assistance to Homebuyers: 25 Households Assisted
	Location Description	Throughout the City of Austin
	Planned Activities	The DPA program provides a Standard DPA in the form of a 0% interest, deferred-forgivable loan in an amount no less than $1,000 and up to a maximum amount of $14,999, with a minimum affordability period of five years. Shared Equity DPA provides assistance of no less than $15,000 and up to a maximum amount of $40,000, with a minimum affordability period of 10 years. The shared-equity portion of the loan will be forgiven at 10 years, and the borrower will still be responsible for paying the original assistance amount. A lien will be placed on the property to ensure repayment. Shared equity loans include three components: shared equity, a purchase option, and right of first refusal.
14	**Project Name**	Architectural Barrier Removal (ABR) - Owner
	Target Area	Throughout the City of Austin
	Goals Supported	Homeowner Assistance
	Needs Addressed	Homeowner Assistance
	Funding	CDBG: $1,510,000

DRAFT

	Description	The Architectural Barrier Removal (ABR) program for owners - The ABR program for owners modifies or retrofits the living quarters of eligible, low-income elderly and disabled homeowners. The program increases the accessibility of the residences through the removal of architectural barriers to mobility. ABR modifications allow clients to remain in their homes and increase self-sufficiency. No more than $15,000 per home per year can be provided to a single home through the program. Eligible income is at or below 80% of MFI.
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Homeowner Housing Rehabilitated: 80 Household Housing Units
	Location Description	Throughout the City of Austin
	Planned Activities	The ABR program for owners funds physical improvements in housing units; funded activities are limited to those improvements designed to remove architectural barriers that restrict mobility and accessibility, and that are considered to be part of the structure and permanently affixed, such as wheelchair ramps, handrails and more.
15	**Project Name**	Minor Home Repair
	Target Area	Throughout the City of Austin
	Goals Supported	Homeowner Assistance
	Needs Addressed	Homeowner Assistance
	Funding	CDBG: $900,000
	Description	The Minor Home Repair Program makes repairs to alleviate life-threatening living conditions, and health and safety hazards for low- to moderate-income homeowners. Households residing within Austin City limits and with incomes at or below 80% of MFI are eligible. Eligible households can receive up to $5,000 for home repairs per year.
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Homeowner Housing Rehabilitated: 200 Household Housing Units

DRAFT

	Location Description	Throughout the City of Austin
	Planned Activities	The program provides minor home rehabilitation activities related to maintaining a healthy, safe, affordable and sustainable housing stock for low- to moderate-income homeowners. Eligible program services include electrical, plumbing, roof, heating/cooling systems, structural carpentry, and other interior and exterior minor home repairs.
16	**Project Name**	Homeowner Rehabilitation Loan Program (HRLP)
	Target Area	Throughout the City of Austin
	Goals Supported	Homeowner Assistance
	Needs Addressed	Homeowner Assistance
	Funding	CDBG: $640,000 HOME: $200,000
	Description	The purpose of the Homeowner Rehabilitation Loan Program (HRLP) is to assist low- and moderate-income homeowners with bringing their homes up to building code standards, with repairs to the foundation, roof, plumbing, HVAC system, electrical system, and other major interior and exterior repairs. The property must be located within the City limits of Austin. The program provides financial assistance to address substandard housing conditions that exist on a homeowner's property. The result is that decent, safe and sanitary housing is restored. Eligible income is at or below 80% of MFI.
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Homeowner Housing Rehabilitated: 9 Household Housing Units
	Location Description	Throughout the City of Austin
	Planned Activities	The HRLP provides assistance in the form of a 0% interest, deferred-forgivable loan, in an amount not less than $5,000 and up to a maximum of $75,000 for rehabilitation, and $100,000, for historical preservation. If it is determined that it is economically infeasible to rehabilitate a property, reconstruction is necessary. For reconstruction, assistance is provided up to a maximum amount of $130,000 or 125% loan-to-value based on the after-reconstruction appraised market value. Liens will be placed on properties assisted. For reconstruction, there will be a shared equity, purchase option, and right of first refusal component.
	Project Name	GO Repair! Program

DRAFT

17	**Target Area**	Throughout the City of Austin
	Goals Supported	Homeowner Assistance
	Needs Addressed	Homeowner Assistance
	Funding	General Obligation Bonds: $5,000,000
	Description	The GO Repair! program addresses substandard housing conditions for low- and moderate-income homeowners residing within Austin City limits. The program provides financial assistance to make repairs that will eliminate health and safety hazards and/or provide improved accessibility.
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	N/A- fund source is local
	Location Description	Throughout the City of Austin
	Planned Activities	The program will provide up to $15,000 per home for repairs
18	**Project Name**	Rental Housing Development Assistance (RHDA)
	Target Area	Throughout the City of Austin
	Goals Supported	Housing Development Assistance
	Needs Addressed	Housing Development Assistance
	Funding	CDBG: $0 HOME: $218,182 HOME CHDO: $227,371 General Obligation Bonds: $18,000,000

DRAFT

	Description	The Rental Housing Development Assistance (RHDA) program provides opportunities to create and retain affordable rental units for low- and moderate-income households, and low-income persons with special needs. RHDA provides below-market-rate financing to nonprofit and for-profit developers for the acquisition, new construction, or rehabilitation of affordable rental housing. RHDA serves households at or below 50% of MFI with a target of serving households at or below 30% of MFI. The City of Austin currently has four certified CHDOs developing rental housing through the use of HOME CHDO funds. Blackland CDC operates multiple single-family units for rent to households below 50% MFI and continues to find ways to develop in an increasingly constrained area. AHA! recently broke ground on a new 27-unit development targeted for mobility-impaired individuals. Blackshear NDC was recently certified as a CHDO and has submitted an application for rehabilitation of two rental units. Guadalupe NDC has continued to expand its rental properties through the construction of multiple accessory dwelling units on properties currently in their Community Land Trust.
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Rental units constructed: 38 Housing Units with federal funds
	Location Description	Throughout the City of Austin
	Planned Activities	RHDA will increase the supply of affordable rental units for income-eligible households. 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, and chronically homeless persons, including chronically homeless veterans.
19	**Project Name**	Ownership Housing Development Assistance (OHDA)
	Target Area	Throughout the City of Austin
	Goals Supported	Housing Development Assistance
	Needs Addressed	Housing Development Assistance
	Funding	CDBG: $55,000 HOME CHDO: $227,370 General Obligation Bonds: $6,000,000

DRAFT

	Description	The Ownership Housing Development Assistance (OHDA) program works with lenders, and nonprofit and for-profit developers, to leverage City and federal funds to increase homeownership opportunities for low- to moderate-income buyers. Activities include: 1) the acquisition and development of land; 2) the acquisition and rehabilitation of residential structures; 3) the acquisition of new or existing housing units; and 4) the construction of new housing, all for sale to income-eligible households at or below 80% of MFI. Of the four operable CHDOs in Austin, only Guadalupe NDC has developed an ownership model coupled with a dedicated Community Land Trust. Recently, GNDC was awarded HOME CHDO funds for the development of 10 new units in the Guadalupe Saldana Net Zero Subdivision. GNDC previous developed 12 units in this subdivision with the assistance of HOME CHDO funds.
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Homeowner Housing Added: 16 Housing Units with federal funds
	Location Description	Throughout the City of Austin
	Planned Activities	OHDA will increase the supply of affordable homeownership units for income-eligible households. OHDA 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 OHDA activities using HOME funds that provide funding to a developer, the "resale" method will be used to ensure affordability throughout the affordability period.
20	**Project Name**	CHDO Operating Expense Grants
	Target Area	Throughout the City of Austin
	Goals Supported	Housing Development Assistance
	Needs Addressed	Housing Development Assistance
	Funding	HOME: $150,000
	Description	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.

DRAFT

	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Other: 2
	Location Description	Throughout the City of Austin
	Planned Activities	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. 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.
21	**Project Name**	Community Development Bank
	Target Area	Throughout the City of Austin
	Goals Supported	Small Business Assistance
	Needs Addressed	Small Business Assistance
	Funding	CDBG: $150,000
	Description	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.
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Jobs created/retained: 6 Jobs
	Location Description	Throughout the City of Austin
	Planned Activities	The program will create or retain jobs for low- to moderate-income individuals.
	Project Name	Family Business Loan Program (FBLP)

DRAFT

24	**Target Area**	Throughout the City of Austin
	Goals Supported	Small Business Assistance
	Needs Addressed	Small Business Assistance
	Funding	No New Funding
	Description	The FBLP is a public-private partnership between the City of Austin, U.S. Small Business Administration (SBA) certified community lenders, and private banks.
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Jobs created/retained: 29 (Source: Austin Economic Development Department) Businesses assisted: 4 (Source: Austin Economic Development Department)
	Location Description	Throughout the City of Austin
	Planned Activities	The Family Business Loan Program (FBLP) makes low-interest loans to qualified Austin small business owners who are ready to expand their businesses and create jobs.
26	**Project Name**	CDBG Administration
	Target Area	Throughout the City of Austin
	Goals Supported	Special Needs Renter Assistance Homebuyer Assistance Homeowner Assistance Housing Development Assistance Small Business Assistance
	Needs Addressed	Special Needs Renter Assistance Homebuyer Assistance Homeowner Assistance Housing Development Assistance Small Business Assistance
	Funding	CDBG: $1,554,407
	Description	Funds provide administrative costs for programs
	Target Date	9/30/2020

DRAFT

	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Throughout the City of Austin
	Planned Activities	Administration of Federal Programs
27	**Project Name**	HOME Administration
	Target Area	Throughout the City of Austin
	Goals Supported	Homebuyer Assistance Homeowner Assistance Housing Development Assistance
	Needs Addressed	Homebuyer Assistance Homeowner Assistance Housing Development Assistance
	Funding	HOME: $303,161
	Description	Funds provide administrative costs for programs
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Throughout the City of Austin
	Planned Activities	Funds provide administrative costs for programs

DRAFT

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 62 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Austin does not currently direct its investments in specific geographic 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, deconcentrating poverty, and providing for more economic opportunities for low-income households. The City's Neighborhood Housing and Community Development (NHCD) Department provides funding preference through a scoring matrix system which awards points 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.

In 2019, Council will consider adopting geographic affordable housing goals by both Council District and by 2016 Mobility Bond Corridors. These goals will help direct resources, revisions to program guidelines and other city policies to ensure affordable housing is created throughout Austin as articulated by the community in both the Housing Blueprint and Imagine Austin, the City's Comprehensive Plan.

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 is evident in the 2019 Housing Market Analysis and in public input received from the community. Feedback received during the FY 2019-24 Consolidated Plan community needs assessment period makes clear that this is still a need in Austin. Housing affordability in Austin has continued to decline among many segments of the population but particularly among very low-income households making between 30% and 50% MFI, and extremely low-income households making between 0% and 30% MFI. Many service providers cited the lack of affordable housing as having a ripple effect, negatively impacting the ability to provide a stable foundation of opportunity for the clients they serve.

The 2019 Housing Market Analysis showed a gap of approximately 36,000 units of affordable housing units for renter households making less than $25,000 annually.

The analysis identified top housing needs as:

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

The Action Plan must specify goals for the number of homeless, non-homeless, and special needs households to be provided with affordable housing within the program year. The plan must also indicate the number of affordable housing units that will be provided by program type, including rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units. For the purpose of this section, the term "affordable housing" is defined in the HOME regulations at 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership.

The goals in the following tables reflect federally funded projects that do not include the provisions of emergency shelter, transitional shelter, or social services and that meet the definition of households provided affordable housing units within the program year. In accordance with guidance from HUD, units must be brought up to standard in order to be counted in the tables below. Therefore, programs that only offer services for each of the categories below, but do not bring a unit up to standard, are not counted in this section.

One-Year Goals for the Number of Households to be Supported	
Homeless	150
Non-Homeless	156
Special-Needs	90
Total	396

Table 64 - One Year Goals for Affordable Housing by Support Requirement

One-Year Goals for the Number of Households Supported Through:	
Rental Assistance	308
The Production of New Units	54
Rehab of Existing Units	9
Acquisition of Existing Units	25
Total	396

Table 65 - One-Year Goals for Affordable Housing by Support Type

The following is a breakdown of the values featured in Table 64– Number of Households

Homeless	
Tenant Based Rental Assistance- Homeless Assistance (HOME and HOPWA)	150
Subtotal	150
Non-Homeless	
Tenant-Based Rental Assistance (HOME)	68
Rental Housing Development Assistance (CDBG & HOME)	38
Ownership Housing Development Assistance (HOME)	16
Home Rehabilitation Loan Program (CDBG & HOME)	9
Down Payment Assistance (HOME)	25
Subtotal	156
Special Needs	
Short Term Rent, Mortgage and Utility Assistance	90
Subtotal	90
Grand Total	396

DRAFT

The following is a breakdown of the values featured in Table 65– Number of Households Supported

Rental Assistance	
Tenant-Based Rental Assistance (HOME and HOPWA)	218
Short Term Rent, Mortgage and Utility Assistance	90
Subtotal	308
Production of New Units	
Rental Housing Development Assistance (CDBG & HOME)	38
Ownership Housing Development Assistance (HOME)	16
Subtotal	54
Rehab of Existing Units	
Home Rehabilitation Loan Program (CDBG & HOME)	9
Rental Housing Development Assistance - Rehab (HOME)	0
Subtotal	9
Acquisition of Existing Units	
Down Payment Assistance (HOME)	25
Subtotal	25
Grand Total	396

DRAFT

Discussion

Long-term Affordability

The City of Austin, through the activities of Neighborhood Housing and Community Development (NHCD) and Austin Housing Finance Corporation (AHFC), uses shared equity tools to preserve affordable housing. The shared equity model allows income-eligible homebuyers and homeowners to obtain substantial mortgage assistance or housing reconstruction services, in exchange for two provisions that preserve affordability in Austin by recapturing funds to assist another subsequent low- to moderate-income buyer to purchase the home.

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

A tax-exempt public entity, AHFC receives a **100% property tax exemption** on all land it owns. AHFC occasionally chooses to partner with an affordable housing developer through purchase of the land and a long-term leasehold deed of trust held by AHFC. The benefit of AHFC's property tax exemption helps sustain the project's viability and affordability. This structure is typically used when the affordable housing development meets several key criteria, among them: location on/near a transit-oriented development or core transit corridor, proximity to critical services and amenities, placement in a high-opportunity area, and a commitment to serve low-income households.

Preservation of Affordable Housing

NHCD regularly examines the loss of existing affordable housing stock in the community. NHCD recently joined the newly-created Texas Affordable Housing Preservation Coalition and anticipates being an active participant in this informal group.

The City will continue to follow recommendations of the most current reports by:

- Developing and sharing data to strengthen intergovernmental coordination, and to increase opportunities for preservation in high opportunity areas (which refer to neighborhoods with access to amenities or community attributes that can increase economic mobility for their residents)
- Maximizing the use of partnerships to promote existing programs and services, and to preserve existing affordable housing stock
- Exploring educational and outreach initiatives to help ensure low-income households have reasonable avenues through education to remain in affordable housing
- Pursuing new strategies to bring forward alternative resources and incentives, and to increase

long-term, permanent affordability

- Developing data regarding the condition of Austin's housing units, including unit counts for subsidized properties

Neighborhood Housing and Community Development (NHCD) is actively working to produce a comprehensive strategy to preserve affordability. NHCD coordinates with local partners, including Affordable Central Texas (ACT), to identify and preserve affordable housing. ACT is a 501(c)(3) organization that manages an open-ended social impact private equity fund for investment in moderate and middle-income housing affordability. ACT's mission is to purchase and preserve multifamily properties to maintain affordable rental rates for the Austin workforce, including teachers, first responders, medical professionals, and others vital to Austin's day-to-day livability and success. According to ACT, in 2018, they acquired three properties totaling nearly 800 units of naturally occurring (unrestricted) affordable housing.

Geographic Dispersion

The City balances investment in gentrifying areas with the need for creating affordable housing in high opportunity areas (which refer to neighborhoods with access to amenities or community attributes that can increase economic mobility for their residents). This is a strategy recommended in the recently released report on gentrification and displacement in Austin, Uprooted: Residential Displacement in Austin's Gentrifying Neighborhoods and What Can be Done About It. Investment in affordable housing in areas outside of low-income neighborhoods is being prioritized, with the goal of reducing racial and ethnic segregation, deconcentrating poverty, and providing more economic opportunities for low-income households.

The City of Austin offers development incentives which provide modifications and waivers to site development regulations in exchange for providing affordable housing. The majority of these policies apply to specific geographic areas throughout the City including within high opportunity areas, which refer to neighborhoods with access to amenities or community attributes that can increase economic mobility for their residents. The City is considering opportunities to further expand density bonuses as part of the ongoing comprehensive revision to the Land Development Code.

Additionally, responsive to Resolution No. 20181018-039, the City is monitoring Opportunity Zone regulations, researching best practices, and evaluating how they may be leveraged as a tool to attract private investment to fund affordable housing.

Deeper Levels of Affordability

The 2019 Comprehensive Housing Market Analysis estimated that there is a gap of 36,000 units of affordable housing for households making less than $25,000 a year. To assist in closing that gap, the City continues to prioritize resources to affordable housing projects that serve very low-income households.

Other Initiatives

In 2018, responsive to Resolution No. 20170413-024 and Resolution No. 20170413-25 a draft Blueprint Implementation Resource Guide and a companion Atlas of Existing and Historical Conditions was released. In 2019, Council will consider adopting geographic affordable housing goals by both Council District and by 2016 Mobility Bond Corridors. These goals will help direct resources, revisions to program guidelines and other city policies to ensure affordable housing is created throughout Austin as articulated by the community in both the Housing Blueprint and Imagine Austin, the City's Comprehensive Plan.

DRAFT

AP-60 Public Housing – 91.220(h)

Introduction

The City of Austin's jurisdiction is served by two Public Housing Authorities (PHAs): the Housing Authority of the City of Austin (HACA) and the Housing Authority of Travis County (HATC). These 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.

As one of two PHAs serving the City of Austin boundaries, input from and coordination with HACA is valuable to address community needs efficiently. HACA is a partnering agency in the development of the Regional Analysis of Impediments, Housing Market Analysis, and Consolidated Plan. HACA was consulted in order to provide information on its activities and needs relating to public housing to develop these regional plans, on an ongoing basis.

During the community needs assessment period, NHCD encouraged HACA to share the community needs survey with all their tenants to ensure City housing programs are responsive and linked to the needs of public housing households. In response to feedback received during the community needs assessment period, the City will expand the scope of the tenant based rental assistance (TBRA) program in FYs 2019-24 to provide vouchers for HACA households experiencing homelessness. The new voucher program is in addition to the existing TBRA program funded by NHCD and administered by HACA. This additional program will serve the most vulnerable population of people experiencing homelessness, as prioritized by ECHO's Coordinated Assessment.

The City will partner with HACA in FYs 2019-24 to provide HousingSmarts classes to public housing households in support of HACA's down payment assistance program. HousingSmarts is a free training that helps potential homebuyers qualify for down payment assistance and provides valuable education such as money management techniques, understanding credit and budgeting, and one-on-one counseling for HousingSmarts graduates.

HACA's PHA Annual and Five-Year Plan provides comprehensive information on actions that HACA has planned or considered for implementation in the next year to address the need for low-income subsidized housing. HACA's Public Housing 2019 Annual and Five-Year plan can be found on the Housing Authority of the City of Austin's website at:
https://www.hacanet.org/wp-content/uploads/2018/10/2019-PHA-Annual-Plan.pdf

DRAFT

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

Housing Authority of the City of Austin (HACA)

The Housing Authority of the City of Austin (HACA) continues to be successful in moving families toward self-sufficiency; to date, 109 families have become homeowners through its down payment assistance program. The program provides qualified families participating in the Public Housing or Housing Choice Voucher 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. Started in 2011, HACA's subsidiary, Austin Affordable Housing Corporation (AAHC) has also successfully implemented its own Community Land Trust. This program provides HACA's public housing households the ability to purchase a home at an extremely affordable price while the land is held by the trust.

HACA closed on its first CLT Home in April of 2013. Through AAHC, 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 households 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 skills and to work toward goals that will support sustainable economic and housing self-sufficiency, and ultimately, homeownership.

Each of HACA's 18 low-income subsidized housing properties maintains a Resident Council that serves as the voice of the households at that development. All property residents are considered members of their Resident Council and are encouraged to participate in meetings and decision-making at their properties. The opportunity to become leaders at their properties, voice concerns about program operations, and advocate for necessary changes often serves as a springboard for households to become further involved in the community and plan specific goals for achieving economic and housing self-sufficiency.

Housing Authority of Travis County (HATC)

HATC administers eight housing services programs, the largest of which is 566 units of Housing Choice Vouchers; approximately 800 individuals and families are currently on the 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; inter-local agreements with two neighboring counties also allow for services in those areas. HATC is a partner in the Permanent Supportive Housing (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 its support of partnerships and efforts that will improve public housing and resident initiatives and will continue coordinating with both HACA and HATC in FY 2019-20 to inform public housing residents of affordable housing programs and opportunities.

On March 7, 2019, the Austin Housing Finance Corporation approved a $1 million loan to HATC for the rehabilitation of one of its public housing properties, Eastern Oaks. The 30-unit multifamily property was

built in 1982 and was in need of substantial rehabilitation. AHFC provided $900,000 in CDBG funding and $100,000 in local Housing Trust Fund dollars, as part of HATC's $3.25 million rehabilitation project. All 30 units will be affordable to households at or below 30% MFI for 99 years.

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 responsive and linked to the needs of public housing households. As previously noted, each of HACA's 18 low-income subsidized housing properties maintains a Resident Council designed to directly involve individuals in their community's management and decision-making process. Participation in community management and operations prepares and empowers households to become further involved in their communities, and to plan specific goals for achieving economic and housing self-sufficiency.

The Housing Authority of the City of Austin (HACA) continues to move families toward self-sufficiency. HACA's down payment assistance program provides qualified families participating in the Public Housing or Housing Choice Voucher 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 subsidiary, Austin Affordable Housing Corporation (AAHC) has also successfully implemented its own Community Land Trust. 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 its first CLT home in April of 2013. Through AAHC, 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 households 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 skills and work toward goals that will support sustainable economic and housing self-sufficiency and ultimately homeownership.

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.

Discussion

N/A

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 primarily serve the downtown single adult homeless population, many of whom are chronically homeless. ESG funds provide emergency shelter and rapid rehousing (including Housing Location, Housing Stabilization Case Management, and Direct Financial Assistance), as well as funding for user licenses for the Homeless Management Information System (HMIS) and administration for the program.

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 Point In Time (PIT) count and survey (a HUD requirement for CoC funding), as well as the Homeless Management Information System (HMIS). The City of Austin allocates general fund dollars to support ECHO staff and programs, and NHCD has a tradition of volunteer participation in the organization's annual PIT count.

ECHO is the lead agency for the CoC's Coordinated Entry System (CE) – a comprehensive, standardized, community-wide intake and assessment process. This system consolidates and simplifies the process by which clients request ESG and COC assistance, as well as additional community resources. By administering community resources, ECHO has voluntarily agreed to apply the same minimum standards and best practices as those required by ESG and COC. The system also creates a concrete and comprehensive list of resource shortfalls so that the community can advocate for increased funding in the most efficient and specific manner possible.

In 2010, Austin City Council passed a resolution to create 350 new PSH units in the City by 2014, a goal the City accomplished. In 2014, the City set a new goal of completing 400 PSH units, with 200 of those being Housing First, by 2018. The City is close to reaching this goal and anticipates achieving it by 2020. The City dedicated a planner position to work with ECHO in promoting this PSH goal and other Continuum of Care (CoC) initiatives. In addition, the City endorsed the CoC's Action Plan to End Homelessness, a community-wide vision of meeting needs and closing resource gaps across the community, with the end goal of making homelessness in Austin/Travis County rare, brief, and nonrecurring. To this end, the City recently endorsed the Pay for Success Initiative, an innovative funding model projected to create 250 new Permanent Supportive Housing units in the community over the course of two years. Finally, the Austin Strategic Housing Blueprint supports the production of 50 PSH units each year, with half of those being Housing First units funded by the City.

The Action Plan to End Homelessness identifies specific objectives and strategies to address homelessness in Austin/Travis County. The approach is a focus on systematic coordination that is client centered, provider informed, data driven, and funder led. In order for Austin to be effective in addressing homelessness, all

programs and agencies work together efficiently, contributing to the overall goal of reducing homelessness in Travis County; all programs across the system perform well, achieving performance benchmarks; staff working to end homelessness have all the tools to succeed in their jobs; prevention programs target resources to households that would become homeless if assistance would not be provided; and persons in transitional housing rapidly exit into permanent housing within six months.

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 partners with more than twenty different Street Outreach teams, Navigation Centers, and local emergency shelters through the CoC's Coordinated Entry System (CE) and the shared, open Homeless Management Information (HMIS) database. The common goal across all of these interventions is to identify and engage anyone experiencing homelessness in the Austin/Travis County area, so housing needs can be quickly identified and efficiently met.

Street Outreach teams, Navigation Center staff, and Emergency Shelter staff are trained to administer the CE eligibility and assessment to add clients to a shared community By Name List for further engagement towards specific housing program openings. One of these street outreach teams is the City-funded Homeless Outreach Street Team (HOST), an interdisciplinary outreach collaborative comprised of representatives from law enforcement, mental health, and the court system, and dedicated to engaging the highest-need clients in the downtown area. Housing resources are prioritized based upon vulnerability, and the CoC has developed a CE system that uses Street Outreach teams to proactively document eligibility and keep households engaged while accessing services. The CoC provides assessment staff on a supplemental and temporary basis to close assessment need gaps while partners are developing internal assessment capacity.

A number of outreach and shelter programs are dedicated to hard-to-reach populations such as unsheltered families, chronically homeless veterans, unaccompanied youth, persons with HIV/AIDS, refugees/asylees, and clients with mental health needs. Austin also coordinates with diverse community partners to identify homeless individuals, such as libraries, community centers, schools, clinics, hospitals, law enforcement, and the local mental health authority. When necessary, Street Outreach teams complete the CE assessment directly in the field using mobile technology, and they can request help from other Street Outreach teams if an area of high need is identified. These teams meet monthly at a CoC-wide coordination meeting to discuss coverage areas, frequency, emerging practices and concerns, and individual cases.

Austin's Action Plan to End Homelessness has identified several objectives regarding outreach and shelter. They include: 1) Outreach programs engage all persons experiencing unsheltered homelessness and connect them to crisis services as well as to stable housing, 2) All persons in unsheltered situations can access crisis services and can end their homelessness, and 3) Persons in unsheltered situations can meet their basic daily survival needs (i.e. a comfortable and safe place to be during the day including services to

end their homelessness, access to showers and bathrooms during the day, and access to 24 hour storage space).

Addressing the emergency shelter and transitional housing needs of homeless persons

Austin Public Health (APH) funds a private nonprofit organization, Front Steps, to operate the Austin Resource Center for the Homeless (ARCH). While the City also funds other shelters, transitional housing and homeless services, and 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% of MFI. Emergency Solutions Grant (ESG) funds are used to provide maintenance and operations for this program.

In 2018-19 APH competed the Austin Resource Center for the Homeless (ARCH) shelter agreement and is working with the National Alliance to End Homelessness (NAEH) to redesign the shelter programs, which will result in reduction of shelter beds from 160 to 130; Day Resource Center services will only be available to shelter clients, while housing-focused case management will be made available to all shelter clients. 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 houses the Healthcare for the Homeless clinic operated by CommunityCare/Central Health.

The changes in shelter programs came after an in-depth, year-long community input and consultation process. The City will require a high level of data quality, increased outcomes for persons exiting to permanent housing, and a shortened length of stay. NAEH is contracting with OrgCode Consulting to work with the shelter administrator to address shelter client workflow, data quality, staffing changes, housing case management for all shelter clients, and to ensure that all client services are housing-focused with a rapid exit from shelter.

In addition to the emergency shelter services directly funded by ESG, the City and CoC have collaborated to create common strategies and systems to document unmet emergency shelter needs and to expedite the exit from emergency shelter to housing. These strategies include:

- Using the Coordinated Entry System (CE) to assist all shelter residents in applying for all possible housing programs
- Leading shelter transformation toward the housing-focused model
- Increasing documentation of exit data in HMIS for all projects, including emergency shelters where there are high rates of missing exit destination information
- Monitoring project performance by housing outcomes
- Partnering with landlords for prompt access to units that become available
- Training case managers to implement best practices that promote housing attainment and retention

The City and CoC are also collaborating to create common shelter success metrics based on housing outcomes, such as successful exits to housing, to better identify and document the implementation of best practices across the community.

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's Downtown Austin Community Court, and Austin Public Health's Communicable Disease Unit will all administer ESG Rapid Rehousing funds in coordination to move homeless individuals, particularly those who are chronically homeless, from the streets and shelters into permanent housing. Many of these program clients are chronically homeless and the hardest to serve. This program brings together housing location, financial assistance, and housing stability case management, and leverages other funding sources like City of Austin General Fund dollars, to bring housing resources to this hard-to-serve population.

In conjunction with the CoC, the City uses two primary strategies to rehouse clients as quickly as possible:

- Rapid identification and assessment through the Coordinated Entry System (CE)
- Rapid matching of RRH households with service-enriched housing programs (driven by active household choice in determining which combination of options is best suited to meet clients' needs).

CES creates a real-time, by-name list of homeless families using HMIS data, including date first homeless, and this information is used to affirmatively target households for engagement and housing. The CoC adopted common housing intervention standards in 2016 to prioritize highest need and longest unhoused households for all permanent housing programs. These standards expanded housing location efforts using a Housing First approach to minimize time spent homeless and locating housing. Upon housing, these programs utilize a progressive engagement approach to ensure that households with higher needs receive more intensive services if needed to stabilize them. The CoC has established formal CE partnerships for needs such as mental health, substance use, HIV/AIDS, veteran services, SSI/SSDI SOAR applications, representative payee services, employment training, and medical care (through MAP, a locally funded indigent health program). CE and CoC project staff also market services such as subsidized childcare (through the local Workforce Solutions system), education services, SNAP, TANF, WIC, subsidized housing waitlists, and Medicaid. Permanent Supportive Housing 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 City accomplished its goal set in 2010 to create 350 new PSH units by 2014 and is close to reaching the 400 PSH unit goal set in 2014.

The Action Plan to End Homelessness recognizes that Austin's high occupancy and high cost rental market prove challenging when locating affordable, low barrier units. Housing objectives include for persons experiencing homelessness having immediate access to existing rental housing units that are affordable, low barrier, and geographically dispersed including high opportunity areas; all persons who have exited homelessness can maintain housing stability; persons experiencing homelessness have access to recovery services, mental healthcare and other healthcare services and increase access to meaningful and sustainable employment for people experiencing or most at risk of homelessness.

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

The Ending Community Homelessness Coalition (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 also convenes ongoing conversations addressing 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 Emergency Solutions Grant funds are not allocated to homelessness prevention. However, the ESG rapid rehousing 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 Austin Public Health Department uses City general fund dollars for a centralized homelessness prevention program called Best Single Source Plus. This program provides financial assistance and case management to families who are at risk of homelessness due to acute housing crisis or chronic risk factors. This program funds a collaboration of 12 different community organizations targeting populations at highest risk of homelessness, including individuals with HIV/AIDS, families with minor children, elderly households, and transition-aged youth.

As part of the joint work through the CoC, Austin/Travis County was also selected in 2017 as one of the first ten communities to participate in the Youth Homelessness Demonstration Project, a newly funded initiative from HUD intended to test new and innovative housing interventions targeting unaccompanied, transition-aged youth experiencing homelessness. Austin/Travis County was awarded an initial, two-year, renewable grant of $5.2 million in programmatic funding, and a portion of this grant has been assigned to a "Deeper Diversion" program intended to prevent youth from entering homelessness from the Foster

Care/Department of Family and Protective Services System, the Juvenile Justice system, and the Austin Independent School District system. These services are coordinated through partnerships with each of the respective agencies, and services comprise a combination of individualized case management, minimal financial assistance, and family-based mediation and counseling services.

DRAFT

AP-70 HOPWA Goals - 91.220 (l)(3)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	90
Tenant-based rental assistance	82
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 (Short term Supported Housing Assistance and Transitional Housing)	165
Total	337

DRAFT

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

Introduction:

The City of Austin has a number of initiatives in place that aim to remove barriers to affordable housing. Those initiatives were recently examined and bolstered as part of the regional Analysis of Impediments to Fair Housing Choice (AI), which was updated during the nine months leading up to the preparation of the Consolidated Plan, in conformance with the requirement established by the Assessment of Fair Housing (AFH). The following matrix summarizes the impediments identified in the AI at the regional and jurisdictional level, and specifies the actions that will be taken by the City and its regional partners to affirmatively further fair housing choices and overcome the effects of these impediments.

	FAIR HOUSING PLAN			
	FAIR HOUSING ACTIONS	FAIR HOUSING ISSUES/IMPEDIMENTS	RESPONSIBLE PARTY	METRICS AND MILESTONES
	Regional Action Items			
1	**Establish a Central Texas Regional Fair Housing Working Group (Working Group) made up of staff from each of the 10 entities to collaborate and coordinate on regional fair housing goals and affordable housing interests. This group would be facilitated by a Travis County Health and Human Services employee team. The group will meet quarterly and be governed by a group charter and 5-year work plan that would be established to guide the work of the Group and align it with regional fair housing goals and affordable housing interests.**	Capacity limitations to implement fair housing action items that are impactful and long-lasting	Lead: Travis County HHS. Membership from all Central Texas Regional AI participating partners, including COA, and Regional Affordability Committee	0-3 months - identify members; 3-6 months - hold first meeting and establish work plan; 1-5 years - achieve short term goals outlined in this Fair Housing Plan

DRAFT

2	**Create a regional resource network for downpayment assistance programs that are affirmatively marketed to under-represented homeowners.**	Past government actions that denied equal access to homeownership Existing disparities in ownership by race and ethnicity Existing disparities in mortgage loan approvals Gaps in information about housing opportunities	Part of working group work plan (see above)	As part of Working Group work plan, improve active marketing and uniformity of downpayment assistance program information. Develop an affirmative marketing plan, and plan to provide homeowner assistance with forms/applications targeting underrepresented Austinites. In 3 years, have a pilot program in operation.
3	**Working with foundations and private partners, create a regional multifamily rehabilitation and accessibility improvement program to provide an incentive for landlords to rent to persons with disabilities, refugees and others with similar limited rental histories or unearned sources of income, voucher holders, and/or individuals with criminal history.**	• Disparities in housing cost burden, displacement, increasingly limited neighborhoods in which to use Housing Choice Vouchers, and availability of rental housing to accommodate needs associated with disability, language access, national origin, and rental history • Lack of source of income protection (prohibited by the State) and disparate impact of 3x rent rule on certain households	Part of Working Group work plan (see above)	As part of Working Group work plan, convene focus groups with small landlords to explore an incentive package. Determine interest and level of funding required. Develop a proposal to funders. In two years, have a pilot program in operation.
4	**Through a public-private partnership with area marketing firms, establish a replicable affirmative marketing program and guiding principles for developers of rental housing, leasing agents and property managers, homebuilders, and real estate agents. Require that these plans be used in developments**	Disparities in housing cost burden, increasingly limited neighborhoods in which to use Housing Choice Vouchers	Part of Working Group work plan (see above)	As part of Working Group work plan, convene a meeting with area funders/foundations and marketing firms to discuss best practices for affirmative marketing. Sponsor a workshop with developers benefiting from public subsidies (including density bonuses, fee

	receiving public funds and/or development incentives.			waivers, rezoning) to discuss affirmative marketing practices. Roll out a model affirmative marketing plan for use by jurisdictions in two years.
	City of Austin Action Items			
1	**Raise awareness at the state level about the negative impacts of 3x rent (ability to pay) rules on persons reliant on unearned income that is not counted toward this rule by landlords. Monitor growing support for Source of Income protections at the federal level and among like-minded states.**	Disparities in housing cost burden, displacement Increasingly limited neighborhoods in which to use Housing Choice Vouchers, and availability of rental housing to accommodate needs associated with disability, language access, national origin, and rental history	City of Austin, raise awareness through Intergovernmental Relations Office	Ongoing
2	**Implement Displacement Mitigation Strategies and Strategic Housing Blueprint action items that are related to Disproportionate Housing Needs identified in this AI. Continue to direct resources to addressing disproportionate needs.**	Displacement, which disproportionately affects: African Americans, persons of Hispanic descent, Native Americans, persons with disabilities, and large families.	City of Austin	Metrics and milestones will align with the City's strategic housing blueprint and displacement mitigation strategies. Specific strategies that will address disproportionate housing barriers will include: 1) prioritize City-subsidized affordable units that are appropriately sized for households at risk or experiencing displacement; 2) increase participation of communities of color in funding investment recommendations; 3) incorporate robust tenant protections in City-supported housing; 4) expand density bonus programs to serve < 60% AMI households; 5)

DRAFT

				affirmatively market NHCD-subsidized properties to people of color in gentrifying areas; and 6) through the Office of Innovation, pilot a neighborhood-based process to mitigate displacement by better connecting people of color to an affordable unit database, connecting eligible homeowners with property tax exemptions, connecting tenants facing displacement with assistance, expanding home repair programs in gentrifying areas, supporting assistance to tenants facing eviction, land banking in gentrifying areas, and increasing fair housing enforcement and education.
3	**Through the Working Group, provide leadership and technical assistance to regional partners as they explore similar approaches.**	Capacity limitations to implement fair housing action items that are impactful and long-lasting	City of Austin	To be determined

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

In summer of 2018, the City of Austin discontinued the rewrite of its land development code, known as CodeNEXT. The City Manager provided direction in spring 2019 regarding initiating a new process to update the City's land development code, which has not been comprehensively updated since 1984.

There are also other efforts to revise sections of the code, such as an initiative called Affordability Unlocked, which will waive certain standards or regulatory barriers for affordable housing developments. To qualify, developments must have at least three units and reserve at least half the units for renters at, or below, 60% MFI or homeowners at, or below, 80% MFI.

AP-85 Other Actions – 91.220(k)

Introduction:

Federal regulations require that participating jurisdictions 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 2019-20, to meet the specific directive.

Actions planned to address obstacles to meeting underserved needs

Affordable housing remains an underserved need within the City of Austin. The 2019 Housing Market Analysis showed a gap of approximately 36,000 units of affordable housing units for renter households making less than $25,000 annually. To assist in closing that gap, the City will continue to prioritize resources to affordable housing projects. Through the City of Austin's Housing Development Assistance (HDA) programs, NHCD has partnered with various nonprofit and for-profit developers to increase and preserve the supply of affordable rental and homeownership opportunities that will benefit low- and moderate-income households. In 2018, Austin voters approved $250 million in affordable housing bonds. Approximately half of this total has been directed toward the HDA programs. As this is a competitive process, developers are incentivized to provide deeper affordability levels and more affordable units that will help to meet the identified need.

Actions planned to foster and maintain affordable housing

Community Housing Development Organizations (CHDOs) are nonprofit 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. The City provides CHDO Operating Expenses Grants to help increase organizational capacity and will continue to work closely with CHDOs in FY 2019-20 to increase opportunities that will foster and maintain affordable housing.

NHCD administers a range of home repair programs, including Architectural Barrier Removal (ABR) - Rental and Owner, Minor Home Repair Program (formerly known as Emergency Home Repair), Homeowner Rehabilitation Loan Program (HRLP), and the G.O. Repair! Program. The Minor Home Repair program provides up to $5,000 in home repair assistance, and is administered by the City's subrecipient, Austin Area Urban League. The G.O. Repair! Program is funded with general obligation bonds and provides up to $20,000 in home repair assistance. This program is administered by the City's nonprofit partners who comprise the Austin Housing Repair Coalition. The remaining programs, ABR Owner, ABR Renter, and HRLP, are administered by AHFC staff. All home repair programs serve households at or below 80% MFI.

In addition to providing direct assistance to low- and moderate-income homeowners, NHCD collaborates

with Austin Energy, Austin Water Utility and the City's Code Compliance department to offer comprehensive services promoting healthier homes. All of these City departments participate in the Austin Housing Repair Coalition and are actively involved in cross-departmental referrals and collaboration.

NHCD is actively working to produce a comprehensive strategy to preserve affordability. NHCD coordinates with local partners, including Affordable Central Texas (ACT), to identify and preserve affordable housing. ACT is a 501(c)(3) organization that manages an open-ended social impact private equity fund for investment in moderate and middle-income housing affordability. ACT's mission is to purchase and preserve multifamily properties to maintain affordable rental rates for the Austin workforce, including teachers, first responders, medical professionals and others vital to Austin's day-to-day livability and success. According to ACT, in 2018, they acquired three properties totaling nearly 800 units of naturally occurring (unrestricted) affordable housing. Households in ACT's properties average less than 80% MFI. NHCD is working with ACT to determine whether NHCD could subsidize deeper affordability in future acquisition and preservation transactions.

Actions planned to reduce lead-based paint hazards

The City of Austin does not have a lead-based paint program. However, the City addresses lead abatement through multiple programs and fund sources, including NHCD's home repair programs and rehabilitations funded through NHCD's Rental Housing Development Assistance program. Eligible Austinites that reside in a home that was built prior to 1978 will have their homes tested for the presence of lead-based paint and remediated, if necessary, as part of the scope of work for each program.

The City of Austin will remediate lead-based hazards in low- to moderate-income homes and address other household health and safety hazards such as mold, carbon monoxide, fire, tripping hazards and pest management. This more holistic approach to remediating household hazards allows community members to remain in their homes and benefit from a healthier environment. The City will continue testing properties built before 1978 for lead-based paint.

Actions planned to reduce the number of poverty-level families

All programs administered by the City of Austin aim to address critical needs of eligible households, including those in poverty, through housing, community development, and public services designed to 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 2019-24 Consolidated Plan.

Housing Opportunities for Persons with AIDS (HOPWA) Activities Austin Public Health (APH) 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. These programs ensure clients have improved access to primary medical care and other supportive services.

Emergency Solutions Grant (ESG) Activities Austin Public Health administers all ESG activities for the City of Austin. These programs are 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 can also assist with the operational costs of the shelter facility, and for the administration of the grant.

Public Service Activities Neighborhood Housing and Community Development administers the public services contracts funded with CDBG funds. Public services offer supportive services to households with gross incomes less than 200% of Federal Poverty Guidelines. Childcare Services provides childcare vouchers for homeless and near-homeless families and directs childcare services for teen parents who are attending school. Youth Services provides access to holistic, wraparound services and support to youth and their families designated as at-risk. Senior Services offers services that prevent and protect seniors from 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. APH provides housing support and related support services to Austinites living with HIV/AIDS, and their families, through the use of HOPWA grant funds. APH also provides assistance to help clients quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness using Emergency Solutions Grant (ESG) funds. 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). Additionally, beginning in FY 2020-21, the Global Business Recruitment and Expansion division of the Economic Development Department will use CDBG funds to provide capacity-building support of partnered nonprofit organizations that provide skilling and training opportunities to low-income households in support of the region’s workforce development strategies and goals. 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, Code Compliance Department, Contract and Land Management Department, Government Relations, Law Department, Office of Sustainability, Parks and Recreation Department, Planning and Zoning, Public Works, Solid Waste Services, and Watershed Protection Review.

Below are initiatives and programs that require interdepartmental coordination and that will be underway in FY 2019-20:

- East 11th and 12th Streets Revitalization
- Imagine Austin Comprehensive Plan, Household Affordability Priority Program and implementation
- Strategic Direction 2023 Economic Opportunity and Affordability Strategic Outcomes
- Implementation of Strategic Housing Blueprint

Development Incentive Programs - The following regulating activities provide incentives for the inclusion of affordable housing or community/economic development.

- 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 that include affordable housing as a community benefit
- AHFC Land Acquisition and Disposition Program
- AHFC Community Land Trust and long-term Affordability Program

Home Repair and Other Initiatives

- Austin Energy developed a referral tool for weatherization that will enable both NHCD and Austin Energy to coordinate leads and referrals for home repair services targeted to low- and moderate-income households.
- Austin Water Utility provides funding for plumbing repairs and Private Lateral repairs/replacement for low- and moderate-income homeowners. NHCD administers the Private Lateral grant program, utilizing funding from Austin Water Utility. NHCD layered Austin Water Utility's funding for plumbing repairs onto the G.O. Repair program, which is administered by seven nonprofit partners.
- Code Compliance utilizes a referral system to identify and address homes needing substantial and costly repairs.
- Austin Public Health, Ending Community Homelessness Coalition (ECHO) and other key agencies collaborate on activities that support the Community Plan to End Homelessness

City of Austin Interdepartmental Partnership: Austin Water Utility

P-Lat Private Lateral Program – 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: African American Resource Advisory Commission (AARAC), Community Development Commission (CDC), Community Advancement Network (CAN), Community Housing Development Organizations (CHDOs), 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 (NALHFA) and the Texas Association of Local Housing Finance Agency (TALHFA), to connect with other agencies whose missions address critical housing needs.

In FY 2019-20, NHCD will continue to utilize Opportunity360 methodology to conduct opportunity mapping. Opportunity mapping 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: housing stability, education, health and well-being, economic security, and mobility. As NHCD moves forward in implementing a geographic dispersion/siting policy ensuring affordable housing in all parts of Austin, staff anticipates utilizing the Opportunity360 methodology to further the City's housing and community development goals.

Discussion:

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

The purpose of the Family Business Loan Program (FBLP) is to make low-interest loans to qualified Austin small business owners who are ready to expand their business and create jobs. The FBLP is a public-private partnership between the City of Austin, U.S. Small Business Administration (SBA) certified community lenders, and private banks. The City's portion of the funding is provided by a U.S. Department of Housing and Urban Development (HUD) Section 108 loan guarantee.

During FY 2012, the Economic Development Department (EDD) developed the FBLP program guidelines, and the guidelines were approved by HUD, the Texas Attorney General's Office, and the Austin City Council. The Austin City Council and Texas Attorney General's Office also approved acceptance of a $3 million

Section 108 HUD loan guarantee to provide funding for the FBLP. In 2017 EDD accepted the remaining $5 million of a $8 million HUD Section 108 loan request from 2011. This funding in addition to the re-programming of $3 million formerly the neighborhood commercial management program (NCMP) administered by NHCD bring the total FBLP funding to $11 Million.

EDD made extensive efforts to inform businesses about the FBLP during FY 2012. EDD staff has met with individual business owners, and presentations were given to the Greater Austin Hispanic Chamber of Commerce, the Capital City African American Chamber of Commerce, and the Austin Gay and Lesbian Chamber of Commerce. FBLP presentations were also provided to the City of Austin's Community Development Commission, the African American Resource Commission, and to eleven neighborhood and community associations that represent East Austin.

EDD received Council approval for the first FBLP loan in May 2013, which created 12 new low- to moderate-income jobs in the Plaza Saltillo neighborhood. Since 2013, EDD has funded 22 loans totaling approximately $4.9 million, and leveraged over $29 million in private lender financing and can report 230 newly created or retained full-time equivalent jobs benefiting low- to-moderate-income persons. Minority and women owned businesses comprise a majority (68%) of these loans. EDD has expanded the program City-wide to better serve all 10 newly approved Council districts and will continue to reach out to underserved communities in the Austin area.

DRAFT

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

Introduction:

The following information is being included in response to the Annual Action Plan Review Checklist provided by HUD. Additional program-related information can be found in *Appendix III*.

Monitoring

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. 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 *Appendix III*.

20% CDBG Administrative Cap

- CDBG Entitlement: $7,772,037
- Admin. Expense: $1,554,407 = **20.00%**

15% CDBG Public Service Cap

- CDBG Entitlement: $7,772,037
- Public Service Expense: $1,165,805 = **15.00%**

10% HOME Administrative Cap

- HOME Entitlement: $3,031,606
- Expense: $303,160 = **10.00%**

15% CHDO Set Aside

- HOME Entitlement: $3,031,606
- CHDO Set Aside: $454,740 = **15.00%**

3% HOPWA Administrative Cap

- HOPWA Entitlement: $1,659,729
- HOPWA Administrative Expense: $49,791= **3.00%**

7.5% ESG Administrative Cap

- ESG Entitlement: $669,980
- ESG Administrative Expense: $50,248 =**7.5%**

Selection of Project Sponsors

Austin Public Health 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 and have been the subrecipients since August of 2002. 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.

DRAFT

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(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 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
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0

2. The estimated percent 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.	70.00%

DRAFT

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(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 *Appendix III-A*.

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 program guidelines: Down Payment Assistance (DPA), Homeowner Rehabilitation Loan Program (HRLP), and the Ownership Housing Development Assistance (OHDA).

   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 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 regarding 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 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; participating jurisdictions can decide what

proportion of net proceeds from sale, if any, will go to the homebuyer and what proceeds will go to the participating jurisdiction. 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 *Appendix III*.

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.

DRAFT

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 attached in Appendix III-B.

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, the lead agency for both the Continuum of Care (CoC) and the Homelessness Management Information System (HMIS) Database, has taken the lead on the implementation of the CoC's Coordinated Entry System (CE). The system was first opened in November of 2014, and the CoC Membership Council adopted CE standards in January 2018 that meet all CE requirements established by HUD CPD-17-01. All CoC and ESG programs participate in this system, in compliance with 2012 CoC Program interim rule (24 CFR 578) and the 2011 Emergency Solutions Grants (ESG) interim rule (24 CFR 576).

The CE system consolidates and simplifies the process by which clients can request ESG and COC assistance, as well as additional community resources which have voluntarily agreed to the same minimum standards and practices as these two funding sources. The system also creates a concrete and comprehensive list of resource shortfalls so that the community can advocate for increased funding in the most efficient and specific manner possible.

In order to affirmatively engage clients in the greatest need with the CE system, the CoC has developed an integrated Outreach, Navigation, and Emergency Shelter system that actively engages and assesses individuals in the greatest need, then proactively documents eligibility and keeps households engaged. Street Outreach teams, Navigation Center staff, and Emergency Shelter staff are trained to administer the CE eligibility and vulnerability assessment to add clients to a shared community By Name List for further engagement towards specific housing program openings. The CoC provides assessment staff on a supplemental and temporary basis to close assessment need gaps, while partners develop internal assessment capacity. The CoC prioritizes all permanent housing resources based upon the vulnerabilities captured by this common vulnerability and eligibility assessment system.

To further ensure the system reaches people least likely to apply unassisted, dedicated walk-in locations are co-located with complementary services such as career services, family medical services, and drop-in day resources. The CoC also publishes a public web portal which includes a direct contact section where clients or community members can request a phone appointment or a personalized location appointment. Many of the street outreach and community partner organizations are specifically dedicated to hard-to-reach populations such as unsheltered families, chronically homeless veterans, unaccompanied youth, HIV/AIDS, refugees/asylees, and individuals with mental health challenges.

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).**

There has been no competition for the ESG Rapid Rehousing and ESG HMIS Agreements funds since 2012, when the rapid rehousing funding was competed. In 2018-2019 APH competed the Austin Resource Center for the Homeless (ARCH) Shelter Agreement and is working with National Alliance to End Homelessness (NAEH) to redesign the shelter programs, which will result in reduction of shelter beds from 160 to 130; Day Resource Center services will only be available to shelter clients, and housing-focused case management made available to all shelter clients. 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.

These changes came after an in-depth, year-long community input and consultation process. The City will require a high level of data quality, increased outcomes for persons exiting to permanent housing, and a shortened length of stay. NAEH is contracting with OrgCode Consulting to work with the shelter administrator to address shelter client workflow, data quality, staffing changes, housing case management for all shelter clients, and ensuring that all client services are housing-focused with a rapid exit from shelter.

See the ESG Subawards table at the end of this section for details on all programs.

Please see the ESG Program Standards for the Grant Subaward Process.

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.**

APH works with the Ending Community Homelessness Coalition (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.

Please also see attached ESG Program Standards in *Appendix III-B*.

ESG Sub-Awards

FY 2019-20 Programs

Agency	Program	New Contract, Renewal or Competitive Process
Front Steps	ARCH Shelter	New - Competition 2019
Front Steps	Rapid Rehousing	Renewal
APH Communicable Disease Unit	Rapid Rehousing	Renewal
Downtown Austin Community Court	Rapid Rehousing	Renewal
Front Steps	HMIS	Renewal
APH	Administration	N/A

DRAFT

Appendix - Alternate/Local Data Sources

1	**List the name of the organization or individual who originated the data set.** Housing Authority for the City of Austin (HACA)
	Provide a brief summary of the data set. This was data provided that was different from what was provided from HUD Sources
	What was the purpose for developing this data set? Regularly maintained
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? HACA maintains the data for their properties
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? Current
	What is the status of the data set (complete, in progress, or planned)? Complete, current as of the date of the plan
2	**Data Source Name** ACS 2017 Estimates
	List the name of the organization or individual who originated the data set. U.S. Census Bureau
	Provide a brief summary of the data set. See www.census.gov - due to Austin's rapid population growth we are encouraged by stakeholders, community members, and partners to utilize the most current reliable data available.
	What was the purpose for developing this data set? Purposes defined by the Federal Government
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Comprehensive
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? Estimate for 2017 and, where one year estimates are not available, the five-year estimates are used (2013-2017)
	What is the status of the data set (complete, in progress, or planned)? Complete, just updated data to most current available.

DRAFT

3	**Data Source Name** 2019 Root Policy Research Gaps Analysis
	List the name of the organization or individual who originated the data set. Root Policy Research as part of the Housing Market Analysis conducted for the City
	Provide a brief summary of the data set. Data from the ACS and primary sources (MLS, multifamily surveys) were provided to estimate housing affordability gaps
	What was the purpose for developing this data set? To inform effective, efficient policy based on sound data, based on estimates for the City of Austin
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2017-2018
	What is the status of the data set (complete, in progress, or planned)? Complete
	Data Source Name Central Texas Regional AI Survey
	List the name of the organization or individual who originated the data set. Root Policy Research for AI community engagement
	Provide a brief summary of the data set. Survey of more than 3,000 individuals living in the City of Austin. Representative samples of low-income renters, low-income owners, persons with disabilities, racial and ethnic groups, large families, families with children
	What was the purpose for developing this data set? To collect current data on housing and economic opportunity challenges and needs, allowing calculation of disproportionate needs. Survey findings were also used to inform the action items in the Analysis of Impediments.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? The data are representative of the City of Austin overall with representative samples of low-income renters, low-income owners, persons with disabilities, racial and ethnic groups, large families, families with children
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2018
	What is the status of the data set (complete, in progress, or planned)? Complete
4	**Data Source Name** 2019 HUD FMR and HOME Rents
	List the name of the organization or individual who originated the data set. U.S. Department of Housing and Urban Development
	Provide a brief summary of the data set. Released 2019 Fair Market and HOME Rents

DRAFT

	What was the purpose for developing this data set? Fair Market Rent is a term in real estate that indicates the amount of money that a given property would command, if it were open for leasing at the moment. Fair market rent is an important concept both in the Housing and Urban Development's ability to determine how much of the rent is covered by the government for those tenants who are part of Section 8, as well as by other governmental institutions.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? The Austin-Round Rock-San Marcos MSA is using the revised Office of Management and Budget (OMB) area definitions that were first issued in 2003 along with HUD Metro Fair Market Rent Area (HMFAs) as described in the FMR documentation, which can be found at (Austin-Round Rock-San Marcos, TX MSA FY 2011 FMR Documentation system) https://www.huduser.gov/portal/datasets/fmr.html
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2019 estimates
	What is the status of the data set (complete, in progress, or planned)? Complete

DRAFT

Attachment I A: Citizen Participation Plan

CITY OF AUSTIN
NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT (NHCD) DEPARTMENT

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 community members to participate in the development of the City's federal reports: Assessment of Fair Housing (AFH), 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 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 six areas of planning for the use of affordable housing, community and economic development made possible through HUD funding:

1) Assessment of Fair Housing (AFH);

2) The Consolidated Plan;

3) The annual Action Plan;

4) The Consolidated Annual Performance and Evaluation Report (CAPER);

5) Substantial amendments to a Consolidated Plan and/or annual Action Plan; and

6) 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 community members 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 six 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. <u>LEAD AGENCY</u>

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 Public Health (APH) to administer the HOPWA and ESG programs.

As the lead agency for HUD, NHCD is responsible for developing the Consolidated, annual Action Plans, and the Consolidated Annual Performance and Evaluation Report (CAPER). NHCD coordinates with APH, 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 APH in consultation with community agencies.

D. PLANNING ACTIVITIES SUBJECT TO CITIZEN PARTICIPATION PLAN

ACTIVITY 1 – ASSESSMENT OF FAIR HOUSING. The Assessment of Fair Housing (AFH) is a planning document prepared in accordance with HUD regulations at 24 CFR 91.105 and 24 CFR 5.150 through 5.166, which became effective June 30, 2015. This AFH includes an analysis of fair housing data, assesses fair housing issues and contributing factors, and identifies the City's fair housing priorities and goals for affirmatively furthering fair housing.

1. **Stakeholder Consultation and Outreach.** In the development of the AFH, the City will consult with other public and private agencies including, but not limited to, the following:
   - Local public housing authorities
   - Other assisted housing providers
   - Social service providers including those focusing on services to minorities, families with children, the elderly, persons with disabilities, persons with HIV/AIDS and their families, homeless persons, and other protected classes
   - Community-based and regionally-based organizations that represent protected class members and organizations that enforce fair housing laws
   - Regional government agencies involved in metropolitan-wide planning and transportation responsibilities
   - Financial and lending sector partners

   A variety of mechanisms may be utilized to solicit input from these entities. These could include telephone or personal interviews, mail surveys, internet-based feedback and surveys, focus groups, and/or consultation workshops.

2. ***Publishing Data***. City staff shall make any proposed analysis and the relevant documents, including the HUD-provided data and any other data to be included in the AFH, available to the public in a manner that affords diverse residents and others the opportunity to examine the content.

3. ***Public Hearing***. To obtain the views of the general public on AFH-related data and affirmatively furthering fair housing in the City's housing and community development programs, the City will conduct at least one public hearing before the Community Development Commission (CDC) during the development of the AFH.

4. ***Public Display and Comment Period***. The draft AFH will be placed on display in physical and online form for a period of no less than 30 calendar days to encourage public review and comment. The public notice shall include a brief summary of the content and purpose of the draft AFH, the dates of the public display and comment period, the locations where copies of the proposed document can be examined, how comments will be accepted, and

the anticipated submission date to HUD. The Draft AFH 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). In addition, upon request, federal reports will be provided in a form accessible to persons with disabilities.

5. ***Comments Received on the Draft Assessment of Fair Housing.*** Comments will be accepted by the City Contact Person, or a designee, during the 30-day public display and comment period. The City will consider any comments or views received in writing, or orally at the public hearing, in preparing the final AFH. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons why, will be attached to the final AFH for submission to HUD.

6. ***Submission to HUD***. All written or oral testimony provided will be considered in preparing the final AFH. The AFH will be submitted to HUD 270 days before the Consolidated Plan is due.

7. ***Revisions to AFH.*** A HUD accepted AFH must be revised and submitted to HUD for review when either of the following situations occurs:

   a. A material change occurs. A material change is one that both;

   i) impacts the circumstances in the City which may include natural disasters, significant demographic changes, new significant contributing factors, and civil rights findings and

   ii) causes alterations to the AFH's analyses, contributing factors, priorities, and/or goals.

   b. The City receives a written notification from HUD specifying a material change.

   Whenever a Revision to the Assessment of Fair Housing is proposed, it will be available for public comment for a period of thirty (30) days before submission to HUD. A Revision to the Assessment of Fair Housing will not be implemented until the conclusion of the 30-day public comment period. A summary of all comments or views received in writing, or orally, during the comment period, will be attached to the Revision upon submission to HUD.

ACTIVITY 2 –CONSOLIDATED PLAN. The City of Austin's 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.

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

6. ***Final Action on the Consolidated Plan***. All written or oral testimony provided will be considered in preparing the final 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 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 Consolidated Plan will be submitted to HUD, no later than August 15 each year.

ACTIVITY 3 – 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 Consolidated Plan.

1. NHCD staff will gather input from community members and consultations to prepare the draft Action Plan and report progress on Fair Housing Action Plan. There shall be two public hearings: one before the Community Development Commission (CDC) and one before the City Council to receive community member 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 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 4– SUBSTANTIAL AMENDMENTS TO CONSOLIDATED/ACTION PLAN. Recognizing that changes during the year may be necessary to the 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 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 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-daywritten 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 5 – 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 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 6 – 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 community members, 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 community members' 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 Assessment of Fair Housing, 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), Assessment of Fair Housing, Consolidated Plan, annual Action Plan, and the Consolidated Annual Performance and Evaluation Report (CAPER), will be available to the public upon request. Community members 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.) 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 community members, public agencies, and other interested parties reasonable and timely access to information and records relating to the Citizen Participation Plan (CPP), Assessment of Fair Housing, 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. COMMUNITY MEMBERS' 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 with 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 Department
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 community members 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; NHCD, 1000 E. 11th 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

Neighborhood Housing and Community Development Department
Notice of Public Hearings on Community Needs
Fiscal Year 2019-2023 Consolidated Plan and Fiscal Year 2019-2020 Action Plan

The City of Austin expects to receive continued federal funding through four U.S. Department of Housing and Urban Development (HUD) entitlement grants: Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA). In order to receive these grants, the City of Austin must submit a 5-year Consolidated Plan and an annual Action Plan that provides the community needs, resources, priorities, and proposed activities with regard to housing, community development, economic development, and public services. The City has begun planning the FY 2019-2023 Consolidated Plan, and Fiscal Year 2019-20 Action Plan, which are both due to HUD by August 15, 2019.

As required by the City's Citizen Participation Plan and Texas Local Government Code, Chapter 373, the steps for public participation includes five public hearings on community needs: one public hearing before the Austin City Council, two public hearings before the Community Development Commission (CDC), and two additional public hearings before organizations working with low- and moderate-income populations.

Public Hearings on Community Needs

The public is invited to attend the following public hearings:

- **6:30 PM Tuesday, January 8, 2019:** Before the Community Development Commission, Austin Energy, Town Lake Center, 721 Barton Springs Road
- **4:00 PM Thursday, February 7, 2019:** Before the Austin City Council at City Hall, 301 W. Second Street
- **6:30 PM Tuesday, February 12, 2019:** Before the Community Development Commission, Neighborhood Housing and Community Development Offices, 1000 E. 11th Street
- **Date, Time, Location TBD:** Before the Mayor's Committee for Persons with Disabilities
- **Date, Time, Location TBD:** Before the Austin Area Comprehensive HIV Planning Council

Written Comments

Written comments may be submitted until 5 PM on March 29, 2019. Please include a name, address, and phone number.

Mail to:
Neighborhood Housing and Community Development Department
Attn: Consolidated Plan
P.O. Box 1088
Austin, Texas 78767
Email: NHCD@austintexas.gov

For more information concerning the Fiscal Year 2019-2023 Consolidated Plan and 2019-20 Action Plan process call (512) 974-3100 (voice) or (512) 974-3102 (TDD) Monday through Friday, 8 AM to 5 PM.

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

For assistance please call (512) 974-2210 OR (512) 974-2445 TDD.

Departamento de Vivienda y Desarrollo Comunitario
Audiencia Pública de las Necesidades de la Comunidad
Año Fiscal 2019-2023 Plan Consolidado y del Año Fiscal 2019-2020 Plan de Acción

La Ciudad de Austin espera recibir fundos federales a través de cuatro programas del Departamento de Vivienda y Desarrollo Urbano de los E.E.U.U. (HUD): Subvención Bloque Para el Desarrollo Comunitario (CDBG), Sociedades de Inversiones para el Hogar (HOME), Subsidio para Refugios de Emergencia (ESG), Oportunidades de Vivienda para Personas con SIDA (HOPWA). Para recibir estos subsidios de HUD, la Ciudad de Austin debe presentar un plan consolidado de 5 años y un plan de acción anual a HUD, que describa las necesidades, recursos, prioridades y actividades propuestas para la comunidad con respeto a la vivienda, desarrollo de la comunidad, desarrollo económico, y servicios públicos. La Ciudad ha comenzado a desarrollar de su año fiscal 2019-2023 Plan Consolidado, debido a HUD en o antes del 15 de agosto 2019.

Como es requerido por el Plan de Participación Ciudadana de la Ciudad y Tejas Código de Gobierno Local, en el capítulo 373 de los pasos para la participación del público incluye cuatro audiencias públicas sobre las necesidades comunitarias: una audiencia pública ante el Concejo Municipal de Austin, una audiencia pública ante la Comisión de Desarrollo Comunitario (CDC), y dos audiencias públicas adicionales antes de organizaciones que trabajan con poblaciones de bajos y moderados ingresos.

Audiencias Públicas sobre Necesidades de la Comunidad

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

- **6:30 PM martes, 8 de enero, 2019:** Ante la Comisión de Desarrollo Comunitario, Austin Energy, Town Lake Center, 721 Barton Springs Road
- **4:00 PM jueves, 7 de febrero, 2019:** Ante el Concejo Municipal de Austin, City Hall, City Council Chambers, 301 W. Second Street
- **6:30 PM martes, 12 de febrero, 2019**: Ante la Comisión de Desarrollo Comunitario, Austin Energy, Town Lake Center, 721 Barton Springs Road
- **Fecha, Tiempo, Ubicación por determinar**: Ante el Comité del Alcalde para Personas con Discapacidades
- **Fecha, Tiempo, Ubicación por determinar:** Ante el Concejo de Planificación Integral del VIH de Austin

Comentarios por Escrito

El público puede someter comentarios por escrito a la siguiente dirección hasta 5 PM el 29 de marzo, 2019. Por favor incluye su nombre, dirección, y número de teléfono:

Envíelos por correo a:
Neighborhood Housing and Community Development Department
Attn: Plan Consolidado
P.O. Box 1088
Austin, Texas 78767
Email: NHCD@austintexas.gov

Para obtener más información sobre el Año Fiscal 2019-2023 Plan Consolidado y 2019-2020 Plan de Acción llame al 512-974-3100 (voz) o al 512-974-3102 (TDD) de lunes a viernes, de 8 AM a 5 PM.

La Ciudad de Austin está comprometida a cumplir con el Decreto sobre Americanos con Discapacidades. Se proveerán razonables modificaciones e igual acceso a comunicaciones cuando éstas sean solicitadas. Para obtener asistencia, llame 512-974-2210 O 512-974-2445 TDD.

Public Notices

The City Clerk posts a variety of public notices, including Election Notices, and Firefighters', Police Officers' and EMS Personnel Civil Service Commission Notices.

View **Land Development Rules Notices** posted on or after January 1, 2016.

- Neighborhood Housing and Community Development Department Notice of Public Hearings on Community Needs (Received 12/20/2018)
- Aviso de audiencias públicas sobre las necesidades de la comunidad del Departamento de Vivienda y Desarrollo Comunitario del Vecindario (Received 12/20/2018)
- REVISED Source Materials List for the Rank of Fire Lieutenant (Received 12/18/2018)
- Notice of Proposed Rule - Special Events Ordinance Rules (Received 12/18/2018)
- Source Materials List for the Rank of Fire Lieutenant (Received 12/18/2018)
- Raw Scores List for December Sergeant Exam - Austin Police Department (Received 12/17/2018)
- Raw Scores List for December Captain - Communications Exam (Received 12/13/2018)
- Notice of Emergency Rule Adoption - Rule No. R161-19.08e (Received 12/10/2018)
- UPDATED Exam Notice & Source Materials Posting - Clinical Specialist - Field (Received 11/30/2018)
- Exam Notice & Source Materials Posting - Commander - Field (Received 11/29/2018)
- Exam Notice & Source Materials Posting - Clinical Specialist - Field (Received 11/29/2018)
- Exam Notice & Source Materials Posting - Clinical Specialist - Communications (Received 11/29/2018)
- Notice of Rule Adoption - Vehicle Immobilization Services Enforcement -Transportation Department (Received 11/19/2018)
- REVISED - Notice of Written Exam and Source Materials List for the Rank of Police Commander (Received 11/19/2018)
- Exam Notice & Source Materials List for the Rank of Clinical Specialist - Communications (Received 11/14/2018)
- Notice of Rule Adoption - Rule No. R161-18.09 (Received 11/9/2018)
- Notice - Aviso De Una Elección General Municipal Y Elección Especial - 6 de noviembre, 2018 (Received 9/24/2018)
- Notice - A Municipal General and Special Election - November 6, 2018 (Received 9/24/2018)
- Impact of the City of Austin's Ordinance No. 20180911-012 on Electric Ratepayer Classes (Received 9/21/2018)
- Exam Notice & Source Materials List for the Rank of Commander - Field (Received 8/10/2018)
- Notice of Written Exam and Source Materials List for the Rank of Police Commander (Received 7/6/2018)
- Notice of Written Exam and Source Materials List for the Rank of Police Sergeant (Received 6/29/2018)
- Notice of Impounded Livestock - A764430 (Received 1/8/2018)
- Notice of Impounded Livestock - A628023 (Received 1/8/2018)

Page updated: 12/20/2018, 10:13am Central

CITY OF AUSTIN

FOR IMMEDIATE RELEASE
Release Date: Dec. 20, 2018
Contact: Jeff Patterson 512-974-3172 Email

INPUT SOUGHT ON PROGRAMS TO SERVE LOW- AND MODERATE-INCOME AUSTINITES

Each year, the City receives federal funding from the U.S. Department of Housing and Urban Development (HUD) for programs and services that support low- and moderate-income families, persons with disabilities, seniors and youth. The City is seeking your input regarding the affordable housing, job creation and public services needs of these community members.

The City of Austin will hold a number of public hearings on the *FY 2019-23 Five-Year Federal Funding Plan* to gather information on community needs from community members. Ultimately, this process is intended to foster community partnerships, cultivate emerging leadership around affordable housing, and facilitate an ongoing dialogue to brainstorm opportunities.

The first three hearings will be held:

January 8, 2019 at 6:30 pm
City's Community Development Commission
Town Lake Center, 721 Barton Springs Road

February 7, 2019 at 4 pm
Austin City Council
Austin City Hall 301 West Second Street

February 12, 2019 at 6:30 pm
City's Community Development Commission
Street-Jones Building, 1000 East 11th Street Room 400A

For more information, please contact NHCD at (512) 974-3100 or visit the Five-year Funding Plan website: www.austintexas.gov/five.

CITY OF AUSTIN

FOR IMMEDIATE RELEASE
Release Date: Jan. 08, 2019
Contact: Jeff Patterson 5129743172 Email

HEARINGS SET FOR PUBLIC INPUT ON PROGRAMS FOR LOW- AND MODERATE-INCOME AUSTINITES

The City of Austin is scheduling public hearings to gather community input to draft the ***FY 2019-23 Five-Year Federal Funding Plan***, which supports programs to address affordable housing, job creation, and public services for low- to moderate-income households.

The City develops the ***Funding Plan*** to document the needs and proposals for grant funding from the U.S. Department of Housing and Urban Development (HUD) to support low- and moderate-income families, persons with disabilities, seniors, and youth with necessary programs and services. Ultimately, this process is intended to foster community partnerships, cultivate emerging leadership around affordable housing, and facilitate an ongoing dialogue to brainstorm opportunities.

The first three hearings will be held:

January 8, 2019 at 6:30 pm
City's Community Development Commission
Town Lake Center, 721 Barton Springs Road

February 7, 2019 at 4 pm
Austin City Council
Austin City Hall 301 West Second Street

February 12, 2019 at 6:30 pm
City's Community Development Commission
Street-Jones Building, 1000 East 11th Street Room 400A

For more information, please contact NHCD at (512) 974-3100 or visit the Five-year Funding Plan website: www.austintexas.gov/five.

Public Hearing – Community Development Commission
FY 2019-23 Consolidated Plan - Community Needs Assessment
Date: 8 January 2019

No speakers signed up to speak for the public hearing.

Public Hearing - Austin City Council
FY 2019-23 Consolidated Plan - Community Needs Assessment
Date: 7 February 2019

Four speakers participated in the Public Hearing before the Austin City Council on 26 April 2018:

-Stuart Hersh
-David King
-Hannah Gourgey
-Jeannie Nelson

The following reflects excerpts from the transcript of public testimony. The complete meeting transcript and video are available at
http://www.austintexas.gov/department/city-council/2019/20190207-reg.htm

Stuart Hersh: *"Mayor, members of the council, Stu from district 2. I'm recommending home repairs and child care vouchers be included as highest priority items in the 2019 needs assessment for the consolidated plan priorities for the next five years. Many low-income homeowners don't have sufficient resources to pay their bills and keep their homes safe and sanitary and accessible. The strategic house blueprint approved by the city council in 2017 set a goal of 600 home repairs a year for the next ten years so the need in this needs assessment is for 3,000 home repairs over the next five years. I also recommend that housing vouchers and child care vouchers be included as highest priority in the 2019 consolidated plan. This is particularly important as the city council considers a resolution later this month that could change land use regulations to promote housing affordability. We're just learning about this this week, but this clearly connects to what you're gonna talk about on the 21st in my judgment. Many low-income renters don't have sufficient resources to pay their rent, utility bills, and also pay for early child care development for their young children. While the strategic housing blueprint approved by council in 2015 set goals for treating and preserving rental housing for the poorest among us it will be difficult to achieve these goals for the next ten years unless there's funding for vouchers for family for rent and child care if the income of these families is at 30% or 50% of Austin's median family income. I've included for you a chart that talks about what do we mean by loam in the --low-income in the state of Texas and Austin Round Rock area and a second chart that describes what do we mean by affordable rent for people are low-income. Everybody always asks what do you mean by low-income and affordable rent so I thought I'd give you a copy of what the state says about that because those are the rules and what we get monitored to. I wanted to include that in your packet so I hope when the staff drafts the five-year plan it will take these highest priorities into account. Thank you very much."*

David King: *"Thank you, mayor, mayor pro tem, and councilmembers. My name is David king and I'm speaking as a resident of Austin. The following three key points from the university of Texas gentrification study of central Austin should inform the city's consolidated and annual action plans.*

Number 1, absent major interventions by the city of Austin and other stakeholders, these residents who are largely low-income persons of color will be pushed out farther away from opportunity and dislocated from their communities. In the process, neighborhoods that have historically been home to African-American and hispanic residents will lose their cultural character and become enclaves for largely white and wealthier residents. Number 2, efforts that are equally distributed throughout the city will likely fail to operate at a sufficient intensity to meaningfully offset displacement pressures in neighborhoods that are being swept by rising tide of gentrification. And number 3, meaningfully reducing displacement will require an iron clad and sustained concentration of efforts and resources in the places that need them most. I believe that displacement of communities of color in Austin is immoral. The city has a moral obligation to use every tool and all resources necessary to stop this displacement. Therefore, I urge the council to expeditiously, number 1, prioritize anti-displacement, stay in place and community-based stabilization policies above market-driven housing and development policies. Number 2, create an office of housing and small business stability, focused on helping residents and small local businesses in gentrifying neighborhoods. Number 3, create a public website and establish a 24-hour hot line to help these residences and businesses find and access stay in place and anti-displacement resources. Number 4, encourage local high-tech companies to voluntarily provide $500 million in immediate funding and $10 million in annual funding to help these residents and small local businesses. Microsoft recently provided $500 million to Seattle to help offset the inflationary impact of its high income employees on housing costs in Seattle. Austin's high-tech companies, including Google, Apple, Oracle, Amazon, Facebook, Samsung, and Intel should do the same thing for Austin. All such funding from these companies should go directly to community-based nonprofits with historic ties to communities in east Austin such as Montopolis and Guadalupe development corporations to purchase land and build income-restricted family friendly housing in their communities. Incentives to companies that negatively impact housing costs for low and middle income familiarize in Austin should be eliminated. Austin's high-tech industry. Has received over $100 million in taxpayer incentives over the past few decades. Thank you."

Hannah Gourgey: "*Thank you for the opportunity to talk to you today. My name is Hannah Gourgey and I'm here to offer recommendations for the next five-year federal funding plan. I have a 20 year career in education and workforce development, including regional planning, research and data, could go on about it. But what I wanted to talk to you today about was that the data here in Travis county is fairly sobering in estimated one in three children live with single parents, most of whom are moms, single moms. Across the state, four in ten of these single moms live below the federal poverty level, and we know how low that really is, particularly for those who struggle to live here in the Austin area. We know Austin is facing a crisis of housing affordability. This is not news to anyone. And I'm sure that addressing housing inequities will be a priority for this plan, which I heartily approve. But the typical housing subsidies can only address the tip of the iceberg, as will the focus on mixed development. I think we just heard some of the ideas from this gentleman before me, you know, really emphasize that. In general one of the key challenges that we face is a lack of coordination among the service organizations, and it limits the potential of these organizations to act in a capacity beyond that of just a safety net. This challenge is that we know it helps the vulnerable from falling, but nets as we know are kind of hard to climb out of and the result is that we really are finding that many of the most vulnerable are not necessarily thriving, they're just sort of getting by if they get by at all and they don't get pushed out. Instead of safety nets we need to create springboards for the entire family, make the leap from vulnerable --so they can make the leap from vulnerable to thriving. One of the best strategies proven nationwide is 2-generation partnerships that can incorporate and create access, opportunity and strong foundations for the parent,*

for the child, and as is the case in many of these families, for their grandchildren as well. Given the work that I do I'm privileged to know that throughout Travis County there are cutting-edge examples of these kinds of 2-gen programs whose foundations and whole family approach let them act as proverbial springboards. The beauty of these programs is that their local partnerships that offer place-based supports for critical inflection points that can serve as gateways or gatekeepers for these families, colliding housing, early childhood education, education and job skills, employment or earn while you learn options, guidance and support in building parenting skills, life skills and in building personal empowerment. I encourage the planning committee to highly prioritize these types of two generation programs and partnerships with special attention to the challenges single parents face in not only seeking to improve their lives but raise their children. Thank you."

Jeanie Nelson: *"Good afternoon, mayor, councilmembers. My name is Jeanie Nelson, executive director of Austin Tenants Council, and I am a resident of district 2. I'm here to talk to you today about the five-year consolidated plan and to encourage you to prioritize services for Austin's tenants. As I'm sure you know, more than half of Austin residents are renters, and there's a shortage of affordable housing. While I believe that prioritizing affordable housing is important, I don't want us to forget that one of the most affordable ways that we can keep renters housed is to fund programs that provide education, resources and services to assist tenants in maintaining their housing by helping them understand their rights and responsibilities. Because we do have a shortage of housing here in Austin right now, affordable units are in high demand and landlords have little incentive to work with tenants sometimes when disputes arise. Often when we talk with tenants they're really ill-prepared to negotiate for themselves without education and resources they make decisions that can jeopardize their housing. Examples of this are things like breaking a lease because it seems hopeless that a repair will never be made. Withholding rent because the tenant thinks that that will encourage the landlord to make a repair and not understanding that might lead to an eviction and not fighting an eviction where the tenant was not given proper notice. In every one of these cases ill informed decision cans lead to costly consequences that can lead to homelessness and keep the tenant from securing housing in the future. Funding services like tenant education, counseling, repair and emergency mediation services, eviction intervention programming and programs to negotiate down housing debt is a relatively cost effective way to keep Austin's renters --in stable and safe and decent housing and I ask as you're developing this plan that you prioritize services and funding for tenants' rights programming. Thank you."*

Public Hearing – Mayor's Committee for People with Disabilities and Commission on Seniors Annual Joint Meeting
FY 2019-23 Consolidated Plan - Community Needs Assessment
Date: 8 February 2019

No speakers signed up to speak for the public hearing.

Public Hearing – Community Development Commission
FY 2019-23 Consolidated Plan - Community Needs Assessment
Date: 12 February 2019

13 speakers participated in the Public Hearing before the Community Development Commission:

-Angelica Razo
-Angela Bandidas-Garza
-Elisa Montoya
-Rick Luna
-Cynthia Vazquez
-Jeffery Dalba
-Jared Brackenridge
-Larry Delgado
-Travis Watson
-Hannah Gourgey
-Stuart Hersh
-Anju Mahendroo
-Marie Delgado

The broad categories discussed were: affordable housing, fair employment practices, workforce development, home repair programs, childcare vouchers, after school programs, gentrification, and homelessness. The complete meeting audio and materials are available at http://austintexas.gov/cityclerk/boards_commissions/meetings/20_1.htm

Public Hearing – Austin Area HIV Planning Council
FY 2019-23 Consolidated Plan - Community Needs Assessment
Date: 25 February 2019

No speakers signed up to speak for the public hearing.

Oral Statement
FY 2019-23 Consolidated Plan - Community Needs Assessment
Date: 13 March 2019

Behram Adashban: ***"****Make the total cost of rental units be based on square footage per person."*

NEEDS ASSESSMENT 2019 TESTIMONY HOUSING AND CHILDCARE VOUCHERS

Stuart Harry Hersh [redacted]@austin.rr.com

I recommend that housing vouchers and child care vouchers be included as HIGHEST PRIORITY in the 2019 Needs Assessment on CONSOLIDATED PLAN priorities for the next 5 years. This is particularly important as the City Council considers a resolution later this month that could change land use regulations to promote housing affordability.

Many low income renters don't have sufficient resources to pay their rent, utility bills, and also pay for early childhood development for their young children. While the Strategic Housing Blueprint approved by the City Council in 2017 sets goals for creating and preserving rental housing for the poorest among us, it will be difficult to achieve these goals for the next 10 years unless there is funding for vouchers for families for rent and childcare if the income of these families is at 30% or 50% of Austin's Median Family Income.

The organizations I work with offer affordable housing and/or early childhood development opportunities for lower income families. Families who earn less than 30% Median Family Income could have more opportunities over the next 10 years if housing vouchers and child care vouchers become more available.

The Housing Authority of the City of Austin and the Travis County Housing Authority have been limited in the number of Housing Choice Vouchers (formerly known as Section 8 Vouchers), and their waiting list is long and often closed to new applicants.

Federal and local funds could be used to help underwrite greater opportunities for the moms and children we serve over the next 5 years. Please give us the opportunity to collaborate with you on creative solutions to the housing voucher and childcare voucher challenge.

Please make rental housing vouchers and child development vouchers a highest priority for funding in the 5 year Consolidated Plan.

NEEDS ASSESSMENT 2019 TESTIMONY ON REPAIRS

Stuart Harry Hersh [redacted]@austin.rr.com

Stu from District 2 recommending that home repairs, housing vouchers, and child care vouchers be included as Highest Priority in the 2019 Needs Assessment on CONSOLIDATED PLAN priorities for the next 5 years.

Many low income homeowners don't have sufficient resources to pay their bills and keep their home safe and sanitary and accessible. The Strategic Housing Blueprint approved by the City Council in 2017 set a goal of 600 home repairs a year for the next 10 years. So the need is for 3,000 home repairs over the next 5 years.

Not-for-profit organizations I work with can repair 600 homes a year if sufficient funding is available. If the maximum repair per home is $15,000 based on what homeowners need, then 600 home repairs would cost $9,000,000. These funds could be federal and local, including recently approved General Obligation Bonds.

Home repair not only makes people's homes more safe and sanitary, it also helps mitigate gentrification pressures in neighborhoods where some low income homeowners have lived for decades.

Please make Home Repair a highest priority for funding.

NEEDS ASSESSMENT 2019 TESTIMONY HOUSING AND CHILDCARE VOUCHERS

Stuart Harry Hersh [redacted]@austin.rr.com

I recommend that housing vouchers and child care vouchers be included as HIGHEST PRIORITY in the 2019 Needs Assessment on CONSOLIDATED PLAN priorities for the next 5 years. This is particularly important as the City Council considers a resolution later this month that could change land use regulations to promote housing affordability.

Many low income renters don't have sufficient resources to pay their rent, utility bills, and also pay for early childhood development for their young children. While the Strategic Housing Blueprint approved by the City Council in 2017 sets goals for creating and preserving rental housing for the poorest among us, it will be difficult to achieve these goals for the next 10 years unless there is funding for vouchers for families for rent and childcare if the income of these families is at 30% or 50% of Austin's Median Family Income.

The organizations I work with offer affordable housing and/or early childhood development opportunities for lower income families. Families who earn less than 30% Median Family Income could have more opportunities over the next 10 years if housing vouchers and child care vouchers become more available.

The Housing Authority of the City of Austin and the Travis County Housing Authority have been limited in the number of Housing Choice Vouchers (formerly known as Section 8 Vouchers), and their waiting list is long and often closed to new applicants.

Federal and local funds could be used to help underwrite greater opportunities for the moms and children we serve over the next 5 years. Please give us the opportunity to collaborate with you on creative solutions to the housing voucher and childcare voucher challenge.

Please make rental housing vouchers and child development vouchers a highest priority for funding in the 5 year Consolidated Plan.

NEEDS ASSESSMENT 2019 CONSOLIDATED PLAN

Stuart Harry Hersh [redacted]@austin.rr.com [redacted]

The need for public funds (federal and local) to assist low income homeowners in repairing their homes was established in 2017 with the Strategic Housing Blueprint amendments to Imagine Austin approved by the City Council.

While the goals for housing the homeless; increasing homeownership opportunities for first time homebuyers; and increasing opportunities for low income renters can be impacted by amendments to the current Land Development Code, the goal of repairing 600 homes annually is not impacted by adoption of amendments discussed during the Code Next deliberations.

The 2019 Consolidated Plan should align with Blueprint goals and result in 600 home repairs annually and 3,000 home repairs over the five year Consolidated Plan. The capacity of not-for-profit organizations would allow repairs to occur sooner rather than later, and waiting lists for income-eligible families could become shorter.

Every home repaired should be equipped with smoke detectors, carbon monoxide detectors, and screens if the home lacks air conditioning. Only income eligible households should be served. If fees are waived for these home repairs and repair permit applications are processed in an expedited manner, unsanitary and unsafe conditions could be eliminated sooner rather than later.

Home repair also aligns with goals established by gentrification task forces and reports.

Please make home repair for low income homeowners a highest priority in the Consolidated Plan.

U.S. DEPARTMENT OF HUD
STATE: TEXAS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
		2018 ADJUSTED HOME INCOME LIMITS							
Abilene, TX MSA									
	30% LIMITS	13150	15000	16900	18750	20250	21750	23250	24750
	VERY LOW INCOME	21900	25000	28150	31250	33750	36250	38750	41250
	60% LIMITS	26280	30000	33780	37500	40500	43500	46500	49500
	LOW INCOME	35000	40000	45000	50000	54000	58000	62000	66000
Amarillo, TX HUD Metro FMR Area									
	30% LIMITS	14000	16000	18000	19950	21550	23150	24750	26350
	VERY LOW INCOME	23300	26600	29950	33250	35950	38600	41250	43900
	60% LIMITS	27960	31920	35940	39900	43140	46320	49500	52680
	LOW INCOME	37250	42600	47900	53200	57500	61750	66000	70250
Oldham County, TX HUD Metro FMR Area									
	30% LIMITS	14700	16800	18900	20950	22650	24350	26000	27700
	VERY LOW INCOME	24500	28000	31500	34950	37750	40550	43350	46150
	60% LIMITS	29400	33600	37800	41940	45300	48660	52020	55380
	LOW INCOME	39150	44750	50350	55900	60400	64850	69350	73800
Austin-Round Rock, TX MSA									
	30% LIMITS	18100	20650	23250	25800	27900	29950	32000	34100
	VERY LOW INCOME	30100	34400	38700	43000	46450	49900	53350	56800
	60% LIMITS	36120	41280	46440	51600	55740	59880	64020	68160
	LOW INCOME	48200	55050	61950	68800	74350	79850	85350	90850
Beaumont-Port Arthur, TX HUD Metro FMR Area									
	30% LIMITS	13000	14850	16700	18550	20050	21550	23050	24500
	VERY LOW INCOME	21650	24750	27850	30900	33400	35850	38350	40800
	60% LIMITS	25980	29700	33420	37080	40080	43020	46020	48960
	LOW INCOME	34650	39600	44550	49450	53450	57400	61350	65300
Newton County, TX HUD Metro FMR Area									
	30% LIMITS	11900	13600	15300	16950	18350	19700	21050	22400
	VERY LOW INCOME	19800	22600	25450	28250	30550	32800	35050	37300
	60% LIMITS	23760	27120	30540	33900	36660	39360	42060	44760
	LOW INCOME	31650	36200	40700	45200	48850	52450	56050	59700
Brownsville-Harlingen, TX MSA									
	30% LIMITS	11900	13600	15300	16950	18350	19700	21050	22400
	VERY LOW INCOME	19800	22600	25450	28250	30550	32800	35050	37300
	60% LIMITS	23760	27120	30540	33900	36660	39360	42060	44760
	LOW INCOME	31650	36200	40700	45200	48850	52450	56050	59700

U.S. DEPARTMENT OF HUD
STATE: TEXAS

	PROGRAM	2018 HOME PROGRAM RENTS EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Abilene, TX MSA								
	LOW HOME RENT LIMIT	547	586	703	812	906	1000	1093
	HIGH HOME RENT LIMIT	565	605	805	1018	1123	1220	1317
	For Information Only:							
	FAIR MARKET RENT	565	605	805	1018	1324	1523	1721
	50% RENT LIMIT	547	586	703	812	906	1000	1093
	65% RENT LIMIT	693	743	893	1024	1123	1220	1317
Amarillo, TX HUD Metro FMR Area								
	LOW HOME RENT LIMIT	514	616	748	865	965	1064	1163
	HIGH HOME RENT LIMIT	514	616	806	1070	1231	1340	1448
	For Information Only:							
	FAIR MARKET RENT	514	616	806	1070	1231	1416	1600
	50% RENT LIMIT	582	623	748	865	965	1064	1163
	65% RENT LIMIT	758	813	978	1121	1231	1340	1448
Oldham County, TX HUD Metro FMR Area								
	LOW HOME RENT LIMIT	552	656	787	908	1013	1118	1223
	HIGH HOME RENT LIMIT	552	662	865	1112	1296	1411	1527
	For Information Only:							
	FAIR MARKET RENT	552	662	865	1112	1322	1520	1719
	50% RENT LIMIT	612	656	787	908	1013	1118	1223
	65% RENT LIMIT	798	856	1028	1179	1296	1411	1527
Austin-Round Rock, TX MSA								
	LOW HOME RENT LIMIT	752	806	967	1118	1247	1376	1505
	HIGH HOME RENT LIMIT	860	1023	1251	1481	1633	1782	1933
	For Information Only:							
	FAIR MARKET RENT	860	1023	1251	1679	2018	2321	2623
	50% RENT LIMIT	752	806	967	1118	1247	1376	1505
	65% RENT LIMIT	1000	1073	1289	1481	1633	1782	1933
Beaumont-Port Arthur, TX HUD Metro FMR Area								
	LOW HOME RENT LIMIT	541	580	696	803	896	989	1081
	HIGH HOME RENT LIMIT	575	699	856	1010	1108	1203	1299
	For Information Only:							
	FAIR MARKET RENT	575	699	856	1101	1209	1390	1572
	50% RENT LIMIT	541	580	696	803	896	989	1081
	65% RENT LIMIT	684	734	882	1010	1108	1203	1299
Newton County, TX HUD Metro FMR Area								
	LOW HOME RENT LIMIT	470	530	636	735	820	904	988
	HIGH HOME RENT LIMIT	470	571	697	974	979	1126	1250
	For Information Only:							
	FAIR MARKET RENT	470	571	697	975	979	1126	1273
	50% RENT LIMIT	495	530	636	735	820	904	988
	65% RENT LIMIT	659	707	851	974	1066	1158	1250

For all HOME projects, the maximum allowable rent is the HUD calculated High HOME Rent Limit and/or Low HOME Rent Limit.

Public Testimony for the upcoming Neighborhood Community and Development Commission's Five Year Plan

Hannah Gourgey, District 10

Thank you for the opportunity to talk to you today. My name is Hannah Gourgey and I am here to recommend that the committee prioritize place-based 2 Gen approaches in their 5 year plan.

I have a 20-year career working in Travis County in education and workforce development including program execution, regional planning and collaboration, and research and data. I am currently consulting with a statewide agency for an education initiative in Houston.

Data from Kids Count show that in Travis County, an estimated 1 in 3 children live with their single parents. Most of these children live with their single mothers.
https://datacenter.kidscount.org/data#TX/5/0/char/0

Statewide, 4 in 10 of single mothers live in poverty and the ratios become more dire for our Hispanic and African American single moms. About half of all Central Texas Kindergartners enter school ready, but fewer than 1 in 3 low income kindergartners are school ready. These gaps have been shown to persist through elementary school years. But, 4 year olds participating in high quality pre-k are almost twice as likely to be school ready (regardless of income).
https://data.e3alliance.org/kready/

Austin is facing a crisis of housing affordability. This is not news to anyone and I am sure that addressing housing inequities to help preserve the cultural, ethnic and economic diversity of the city will be a top priority in this plan. Of which I heartily approve.

One of the best strategies proven to be a national best practice is supporting two-generation housing partnerships that can incorporate creating access, opportunity and strong foundations for both parent and child, and in many cases throughout the city, grandchildren. (Aspen, "Place Matters: 2 Generation approach to Housing: https://ascend.aspeninstitute.org/resources/place-matters-a-two-generation-approach-to-housing/)

Given the work that I do, I am privileged to know that throughout Travis County there are cutting-edge examples of these types programs with strong and proven whole family approaches. These programs are local, built on partnerships that offer place-based supports for critical inflection points that can serve as gateways or gatekeeper for these families, including housing, early childhood education, education and job skills, employment or earn while you learn options, guidance and support in building parenting, life skills and personal empowerment.

I encourage the planning committee to prioritize these types of two-generation programs and partnerships with special attention to the challenges single parents face in not only seeking to improve their own lives but raise their children to thrive not only here and now, but in the Austin of tomorrow.

Thank you for inviting the public to be part of this process.

What am I here for:
My name is Anju Mahendroo, District 10. I am here to present the importance of place-based two-generation (2 Gen) approaches to fighting poverty in our city of Austin.

Key Problem:
Existing policies and programs designed to fight poverty are proving to be ineffective in moving families out of the cycle of poverty. These programs (both public and private) are too disjointed in that they either focus on the parents or the children or housing, instead of all three at the same time to improve opportunities for success for the whole family.

Examples of these disjointed programs include affordable housing, early childhood education, mental health and empowerment, workforce development, college aid and affordable childcare.

Solution Recommendations:
A) **2 Gen solution** approach draws from data and findings that wellbeing of a parent results in emotionally, socially and economically healthy kids. At the same time a parent's success in college or workplace is based on their kids thriving in an affordable high quality early childhood care, after-school care or a summer program.

Therefore, 2 Gen approaches such as pairing higher education and workforce development programs with childcare and early education with integrated affordable housing are resulting in better outcomes in poverty elimination than the traditional disjointed approaches. The single-generation programs ignore the responsibilities and dependencies of parent-child relationships.

In states like Colorado, Utah, Connecticut legislators are playing an important role in calling state agencies partnerships and championing and coordinating the funding related to poverty eradication.

B) **Place-based** programs that look at human capital and infrastructure together to preserve ethnic and economic diversity and prosperity of the city. A stable quality housing is crucial to a family's well being.

Conclusion:
In conclusion I am advising this honorable council to please consider integrated approaches such as place-based 2 Gen programs, when implementing and funding poverty elimination programs to serve the community in Austin. A strong economy requires a thriving family and vice versa.

Resources:

- Ascend at the Aspen Institute, Colorado as a case study for Policymakers; 2 Gen Playbook;
- Annie E. Casey Foundation, Advancing 2 Gen approaches
- National council of state legislatures, 2 Gen strategy toolkit
- Kimberley Meinert/Hannah Matthews, Parents and Children thriving together; The role of state agencies in crafting statewide 2 Gen strategy
- Jennifer Brooks/Sharon McGroder/Alexandra Cawthorne, Tackling Intergeneration Poverty; How Governors can advance coordinated services for low-income parents and children.

ANJU MAHENDROO
[redacted]
[redacted]
AUSTIN TX 78703

CITY OF AUSTIN

FOR IMMEDIATE RELEASE
Release Date: Jan. 18, 2019
Contact: Jeff Patterson 5129743172 Email

CITY OF AUSTIN SEEKING FEEDBACK ON FEDERAL FUNDING FOR HOUSING AND PUBLIC SERVICES

Online Survey and invitation to meet with Neighborhood/Community Groups to get input about Austin's future needs

The City of Austin's Neighborhood Housing and Community Development Department (NHCD) is launching a public engagement campaign—including an online survey—to gather community feedback on the *Five-Year Federal Funding Plan* for nearly $11 million in annual grant funding from the U.S. Department of Housing and Urban Development (HUD).

The initiative encourages Austinites to share their thoughts about priorities and programs addressing affordable housing, job creation, and public service needs for low- and moderate-income families, persons with disabilities, seniors, and youth. The survey will run through the middle of March 2019, and is looking for responses from people of all backgrounds.

Austinites have **FOUR WAYS** they can participate in this dialogue and provide input about the priorities and goals:

Take the Five-Year Federal Funding Online Survey

Participants can take online survey in either English and Spanish to rank community priorities, identify areas of need, and make their own suggestions.

Provide Written Survey/Comments via Email/Mail

Participants can provide written comments or download and complete a PDF or Word version of the survey (also in Spanish) to submit by 5 pm, March 15, 2019 to:

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

Email: NHCD@austintexas.gov

Request A Community Presentation

Community groups can request by email: NHCD@austintexas.gov to have a NHCD Community Ambassador attend a meeting to discuss community needs.

Attend a Public Hearing or Presentation on Community Needs

Community members may also attend public hearings and community meetings to discuss the *Five-Year Funding Plan* at events scheduled across the city. Meeting dates and locations are available here.

Background

Every five years, the City of Austin submits a *Five-Year Federal Funding Plan* (also known as a *Consolidated Plan*) to the U.S. Department of Housing and Urban Development (HUD). The *Funding Plan* provides a framework for identifying priorities and programs to address affordable housing, job creation, and public services for low- and moderate-income families, persons with disabilities, seniors, and youth. Funding is provided through block grant programs such as Community Development Block Grant (CDBG) Program, HOME Investment Partnerships (HOME) Program, Emergency Solutions Grants (ESG) Program, and Housing Opportunities for Persons With AIDS (HOPWA) Program.

Each year the City submits 1) an *Annual Action Plan* that summarizes how federal funds will be used to address specific goals, and 2) *a Consolidated Annual Performance and Evaluation Report* (CAPER) that provides metrics on each year's achievements. Ultimately, this process fosters community partnerships, cultivates leadership, and facilitates an ongoing community dialogue.

For more information, please feel free to visit www.austintexas.gov/five or by phone at 512-974-3100.

Home
About
Services
Programs
Divisions
Media
Locations
FAQ

CITY OF AUSTIN

FOR IMMEDIATE RELEASE
Release Date: Feb. 09, 2019
Contact: Jeff Patterson 5129743172 Email

PUBLIC HEARING ASKS AUSTINITES TO SET FEDERAL FUND PRIORITIES FOR HOUSING AND PUBLIC SERVICES

Austinites have an opportunity to share their thoughts for setting federal grant funding priorities for affordable housing, job creation, and public service needs for low- and moderate-income families, persons with disabilities, and seniors at a public hearing for the FY 2019-23 Five-Year Federal Funding Plan.

The public hearing is scheduled before the City's Community Development Commission on February 12, 2019 at 6:30 pm in the Neighborhood Housing and Community Development (NHCD) office in the Street-Jones Building, 1000 East 11th Street, Room 400A.

Public input is essential as the City develops the Funding Plan to document the needs and proposals for grant funding from the U.S. Department of Housing and Urban Development (HUD) to support low- and moderate-income families, persons with disabilities, seniors, and youth with necessary programs and services. Ultimately, this process is intended to foster community partnerships, cultivate emerging leadership around affordable housing, and facilitate an ongoing dialogue to brainstorm opportunities.

For more information, visit the Five-year Funding Plan website: www.austintexas.gov/five. You may also please contact NHCD at (512) 974-3100 or via email at NHCD@austintexas.gov.

From: City of Austin Communications
To: CitySource
Subject: CitySource Today, February 20, 2019
Date: Wednesday, February 20, 2019 3:59:01 PM
Attachments: image001.png

In this week's CitySource Today

- 1095-C Tax Forms
- Weigh in on Federal Funding
- Turn Around, Don't Drown Poster Contest
- Court Amnesty Program
- 2020 Budget Time
- What to Know About Secondary Employment
- Sustainability Corner: Be a Better Driver

New CityView Episode

Spring Cleaning
Manchaca Court Closes
Honoring Former Council Member
Youth Career Fest

Read CitySource Today at http://citysource.ci.austin.tx.us/

CitySource Today will be published each Tuesday. Deadline for submissions is 5 p.m. Thursday before the Tuesday of publication. Submit information to coadigital@austintexas.gov. Information about TRAIN courses should be submitted at least two weeks in advance; please include the training's sponsoring department.

WEIGH IN ON FEDERAL FUNDING FOR COMMUNITY NEEDS

The City is asking for input about community needs for affordable housing, job creation, and public service needs for low- and moderate-income families, persons with disabilities, seniors, and youth. This input will be used to help develop the City's Five-Year Federal Funding Plan for nearly $11 million in annual grant funding from the U.S. Department of Housing and Urban Development (HUD).

Take the online survey here.

More information.

View this email in your browser

HOUSING MATTERS

February 27, 2019

City of Austin | Neighborhood Housing and Community Development

ONLINE SURVEY: Help Austin Set Community Priorities for Federal Grant Funding

There is still time for you to help. The City of Austin is asking residents to fill out a two-minute online survey to share their thoughts about priorities for addressing affordable housing, job creation, and public service needs for low- and moderate-income families, persons with disabilities, and seniors.

The survey is available in both English and Spanish, and asks Austinites to rank their community priorities, identify areas of need, and even offer their own suggestions of needs and potential programming.

Managed by the Neighborhood Housing and Community Development Department (NHCD), the survey will help decide where to spend nearly $13 million in annual grant funding from the U.S. Department of Housing and Urban Development (HUD) for the next five years. Vulnerable communities and populations are especially encouraged to participate.

Five years is a long time. We must be sure that our residents—*all our residents*—have a say about where the money for public services and programs is going.

For more information, please feel free to visit http://www.austintexas.gov/five or by phone at 512-974-3100.

AUSTIN UTILITIES NOW

INFORMATION ABOUT YOUR CITY SERVICES

March 2019

Reduce your waste as a way to get a rebate

A recent study showed that 46 percent of what goes into our landfills is made of organic — or compostable — material. The City of Austin wants to help do something about that. The City offers free home composting and chicken keeping classes, and qualifying Austinites can even apply for a $75 rebate for the purchase of a home composting system or chicken coop.

Composting at home can keep an average of 280 pounds of waste out of your trash cart each year while also providing you with nutrient-rich soil for your lawn or garden. The average chicken can eat close to seven pounds of food scraps a week and can provide you with eggs, fertilize your grass and eat bugs in your yard.

To learn more about classes, rebates and how to reduce your waste at home, visit **austinrecycles.com**.

What ECAD is all about

Buying, selling or renting a home or apartment? Austin's Energy Conservation Audit and Disclosure (ECAD) ordinance can help you make a smart decision.

Sellers with homes that are older than 10 years, within the city limits, and served by Austin Energy are required to have an energy audit and to disclose the results to potential home buyers. This gives home buyers a clearer picture of the costs they can expect for energy usage and home maintenance. The audit is also an opportunity for sellers to spotlight the desirable energy-efficient features of their homes.

Multifamily property owners are also required to post their annual Energy Utilization Index scores. The results compare average tenant use to the average in Austin, giving renters an idea of possible energy costs.

For details on the ECAD ordinance, visit **austinenergy.com/go/ECAD**.

Free household document shredding

Saturday, April 27 from 8 a.m.–1:30 p.m.
Shred-It, 4129 Commercial Center Drive
(entrance to event on St. Elmo Road)

Because of the threat of identity theft, it is important to carefully dispose of personal records including financial and medical records. Austin ARMA, along with Shred-It, are sponsoring the 16th Annual Free Spring Shred Day.

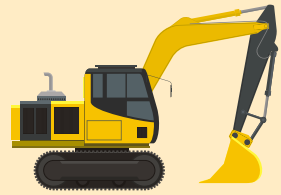
Only dry paper packed in cardboard boxes no larger than 24 x 24 x 36 inches with fitting lids or securely closed box flaps are accepted. Do not bring plastics of any kind, electronic media, batteries, or three-ring binders. All shredded material is recycled.

Please do not arrive before 8 a.m. You will be turned away until the event begins. Monetary donations will be accepted with proceeds split evenly between Austin ARMA and the Central Texas Food Bank.

For more information, please visit **austinarma.com/shred-day** or leave a message with Austin ARMA at **512-937-3347**.

SAFETY TIP!

Call Before You Dig



Do you know what could be under your yard? This is the kind of mystery that is better solved before you dig. Call Before You Dig is a free service that locates your underground utilities. Your property could be hiding electric cables, gas lines, water lines and wastewater lines. One call to 8-1-1 and all your utilities will be marked. For more information, visit **austinenergy.com/go/811**.

Doing good in the neighborhood

Do you and your neighbors wish you had a community garden, new playground, sidewalks, public art or bike lanes? The City of Austin's Neighborhood Partnering Program is an award-winning cost share program that pairs community groups with resources and expertise to make these dreams a reality! NPP has successfully partnered with communities across Austin on a range of diverse projects. Here are some things NPP can do for you:

- **Fund community projects up to $500,000 on City-owned property, including parkland**
- **Fund 30-50 percent of the community cost-share portion through volunteer hours valued at $25.11 per volunteer hour, in-kind, cash and professional service donations**
- **Help you through the application process with assistance from community outreach specialists**

If this sounds like something you'd be interested in, you can get more information by visiting **austintexas.gov/neighborhoodpartnering**, emailing **PWDNeighborhoodPartnering@austintexas.gov** or calling **512-974-6439**.

Every Austinite deserves the opportunity to build today for our communities of tomorrow.

Green your yard this spring

Want to create and maintain a beautiful landscape or garden? Whether you already have a green thumb or have never picked up a garden tool, **growgreen.org** can help! Learn how to pick the best plants for your yard, keep bugs at bay in the least-toxic way and much more. You'll also find rebates and free items offered for water conservation and other landscape improvements.

Join us for our next free homeowners' training the evening of May 9 at Zilker Botanical Garden. You can find more upcoming events at **austintexas.gov/watershed**, and you can sign up for email alerts about Grow Green classes at **eepurl.com/wrw_9**.

Input sought on programs to serve low- and moderate-income Austinites

The City is seeking your input regarding the affordable housing, job creation and public services needs of these community members. Each year, the City of Austin receives federal funding from the U.S. Department of Housing and Urban Development for programs and services that support low- and moderate-income families, persons with disabilities, seniors and youth.

Please provide your input to the Neighborhood Housing and Community Development Department through March by participating in public hearings or by giving feedback in writing or online.

To learn more, call **512-974-3100**, email **nhcd@austintexas.gov**, or visit **austintexas.gov/five**.

DON'T BLOW IT!...into the street

Leaves and grass clippings blown into the street wash into and clog storm drains, leading to increased flooding. The foliage that does get through ends up in Austin's creeks and lakes. As this material decomposes, it can reduce the amount of oxygen in the water and kill fish. Here's what you can do:

- **Blow clippings from walkways back to your yard – keep grass clippings on the lawn and use the leaves as mulch in gardens**
- **Add clippings to your backyard compost pile**
- **Place clippings into paper lawn bags or compost carts for the City to pick up**

Visit **austintexas.gov/what-do-i-do** for more information. To learn more about the Watershed Protection Department's pollution prevention and reduction program, visit **austintexas.gov/pollutionprevention**.

Si gusta recibir este folleto en español, llame a los Servicios Públicos de la Ciudad de Austin al 512-972-9523.

Customer Service Phone: 512-494-9400
24-Hour Power Outage Reporting: 512-322-9100 | **24-Hour Emergency Water Service:** 512-972-1000
North Austin Utility Customer Service Center (Walk-in Center): 8716 Research Blvd., Ste. 115
Rosewood-Zaragosa Neighborhood Center (Walk-in Center): 2800 Webberville Road, Ste. 110

© 2019 City of Austin. All rights reserved.
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. TDD 512-974-3256, Relay Texas 7-1-1. MAR-45382

AUSTIN UTILITIES NOW

INFORMACIÓN SOBRE SUS SERVICIOS DE LA CIUDAD

Marzo de 2019

Reduzca su basura y reciba un reembolso

Un estudio reciente demostró que 46 por ciento de lo que va a los vertederos está hecho de material orgánico o se puede convertir en compost. La Ciudad de Austin quiere ayudar a hacer algo al respecto. La Ciudad ofrece clases gratis para hacer compost y para criar gallinas en casa, y los residentes de Austin que califiquen pueden incluso solicitar un reembolso de $75 por la compra de un sistema de compostaje doméstico o corral de gallinas.

Hacer compost en casa puede evitar que 280 libras de desperdicios en promedio lleguen al bote de basura cada año a la vez que le provee tierra rica en nutrientes para su césped o jardín. La gallina promedio puede comerse cerca de siete libras de restos de alimentos a la semana y puede proveerle huevos, fertilizar su césped y comerse los insectos del jardín.

Para aprender más sobre estas clases, los reembolsos y cómo reducir los desperdicios en su casa, visite **austinrecycles.com**.

¿De qué se trata ECAD?

¿Está comprando, vendiendo o rentando una casa o apartamento? La Ordenanza de Auditoría y Divulgación de Conservación de Energía (ECAD, por sus siglas en inglés) de Austin Energy puede ayudarle a tomar la decisión correcta.

Las personas que están vendiendo casas de más de 10 años de construidas, dentro de los límites de la ciudad, y que reciben servicios de Austin Energy tienen que proveerles los resultados de la auditoría de energía a los posibles compradores. Esto les da a los compradores una idea más clara de los costos que pueden esperar por el uso de energía y mantenimiento de la casa. La auditoría también es una oportunidad para los vendedores de resaltar la eficiencia de energía de sus casas.

Los propietarios de viviendas multifamiliares también tienen que publicar su calificación anual del Índice de Utilización de Energía. Los resultados comparan el uso promedio del inquilino con el promedio de Austin, para darles una idea de los posibles costos de energía.

Para detalles sobre la ordenanza ECAD, visite **austinenergy.com/go/ECAD**.

Destrucción gratis de documentos

Sábado 27 de abril de 8 a.m. a 1:30 p.m.
Shred-It, 4129 Commercial Center Drive
(entrada al evento por la calle St. Elmo Road)

Debido a la posibilidad de robo de identidad, es importante deshacerse con cuidado de los registros personales, incluyendo los registros financieros y médicos. Austin ARMA, junto con Shred-It, está patrocinando el 16to Día Anual de Destrucción Gratis de Documentos en la Primavera.

Solo se aceptará papel seco empacado en cajas de cartón de menos de 24 x 24 x 36 pulgadas con tapas que se ajusten bien o cajas con lengüetas que estén bien cerradas.

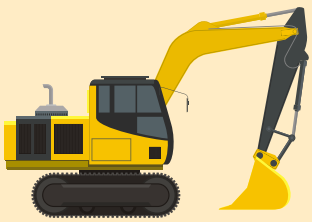
No traiga plásticos de ningún tipo, medios electrónicos, baterías ni carpetas de tres anillos. Todos los materiales destruidos serán reciclados.

Por favor no llegue antes de las 8 a.m., o se le pedirá que regrese más tarde cuando comience el evento. Se aceptarán donaciones monetarias, con los fondos divididos entre Austin ARMA y el Banco de Alimentos del Centro de Texas.

Para más información, por favor visite **austinarma.com/shred-day** o deje un mensaje en Austin Arma a través del **512-937-3347**.

¡CONSEJO DE SEGURIDAD!

Llame antes de excavar



¿Sabe qué puede haber debajo de su jardín? Ese es el tipo de misterio que mejor lo resuelve antes de comenzar a excavar. Llame Antes de Excavar es un servicio gratis que localiza los servicios públicos que están bajo tierra. Su propiedad podría tener escondidos cables eléctricos, tuberías de gas, de agua y de agua residual. Una llamada al 8-1-1 y marcaremos todos sus servicios públicos. Para más información, visite **austinenergy.com/go/811**.

Haciendo el bien en la comunidad

¿Quisieran usted y sus vecinos tener un jardín comunitario, un parque nuevo, aceras, arte público o carriles para bicicletas? ¡El Programa de Sociedad con los Vecindarios de la Ciudad de Austin es un programa galardonado de costos compartidos que conecta a los grupos comunitarios con los recursos y expertos que pueden hacer esos sueños realidad! NPP, como se conoce el programa por sus siglas en inglés, se ha asociado exitosamente con varias comunidades en Austin en una variedad de proyectos diversos. Estas son algunas de las cosas que NPP puede hacer por usted:

- **Financiar proyectos comunitarios de hasta $500,000 en propiedades de la Ciudad, incluyendo zonas verdes**
- **Financiar 30-50 por ciento de la parte que le corresponde a la comunidad a través de horas de trabajo voluntario valoradas a $25.11 por hora de voluntariado, donaciones en especie, efectivo y servicios profesionales**
- **Ayuda durante el proceso de solicitud con la asistencia de especialistas de promoción comunitaria**

Si esto le interesa, puede obtener más información visitando **austintexas.gov/neighborhoodpartnering**, enviando un correo electrónico a

PWDNeighborhoodPartnering@austintexas.gov o llamando al **512-974-6439**.

Cada residente de Austin se merece la oportunidad de construir hoy nuestras comunidades de mañana.

Un jardín verde esta primavera

¿Le gustaría crear y mantener un jardín hermoso? Ya sea que le guste la jardinería o nunca haya utilizado una herramienta para el jardín, ¡**growgreen.org** puede ayudar! Aprenda cómo escoger las mejores plantas para su jardín, mantener a los insectos alejados de la manera menos tóxica y mucho más. También encontrará reembolsos y artículos gratis para la conservación de agua y otras mejoras para el jardín.

Acompáñenos en nuestra próxima clase gratis para propietarios la tarde del 9 de mayo en el Jardín Botánico Zilker. Puede encontrar más eventos futuros en **austintexas.gov/watershed**, y puede inscribirse para recibir alertas por correo electrónico sobre las clases de Grow Green en **eepurl.com/wrw_9**.

¡NO SOPLE!... hacia la calle

Las hojas y recortes del jardín que sopla hacia la calle se van por los drenajes de agua de lluvia y los tapan, causando más inundaciones. Las hojas que logran pasar terminan en los riachuelos y lagos de Austin. A medida que este material se descompone, puede reducir la cantidad de oxígeno en el agua y matar a los peces. Esto es lo que usted puede hacer:

- **Sople los recortes del jardín de la acera nuevamente hacia su jardín, deje los recortes en el césped y use las hojas como mantillo orgánico (mulch) en el jardín**
- **Agregue los recortes a la pila de compost de su jardín**
- **Coloque los recortes en bolsas de papel o en el bote de compost para que la Ciudad los recoja**

Visite **austintexas.gov/what-do-i-do** para más información. Para aprender más sobre el programa de prevención y reducción de contaminación del Departamento de Protección de Cuencas, visite **austintexas.gov/pollutionprevention**.

Se busca opiniones y comentarios sobre los programas al servicio de las personas de recursos bajos a moderados en Austin

La Ciudad desea conocer su opinión sobre las necesidades de vivienda económica, creación de empleos y servicios públicos para estos miembros de la comunidad. Todos los años, la Ciudad de Austin recibe fondos federales del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos para programas y servicios que apoyan a las familias con ingresos de bajos a moderados, personas con discapacidades, adultos mayores y jóvenes.

Por favor provea su opinión al Departamento de Vivienda y Desarrollo Comunitario hasta el mes de marzo participando en las audiencias públicas o enviando sus comentarios por escrito o por Internet.

Para conocer más, llame al **512-974-3100**, envíe un correo electrónico a **nhcd@austintexas.gov**, o visite **austintexas.gov/five**.

Número de teléfono de Servicio al Cliente: 512-494-9400
Reporte una avería en el sistema eléctrico disponible las 24 horas: 512-322-9100
Emergencia del servicio de agua disponible las 24 horas: 512-972-1000
North Austin Utility Customer Service Center (centro de servicio en persona): 8716 Research Blvd., Ste. 115
Centro Comunitario Rosewood-Zaragosa (centro de servicio en persona): 2800 Webberville Road, Ste. 110

© 2019 City of Austin. Todos los derechos reservados.
City of Austin se compromete a cumplir con el Decreto para Americanos Discapacitados. Modificaciones razonables e igual acceso a comunicaciones se proveerán, al solicitarlo. TDD 512-974-3256, Relay Texas 7-1-1

HOUSING MATTERS March 26, 2019

City of Austin | Neighborhood Housing and Community Development

Nominees Sought to Serve on City of Austin Community Development Commission

The City of Austin is seeking community leaders interested in serving on the Community Development Commission (CDC) and advising City Council when creating programs for low- and moderate-income families, persons with disabilities, and seniors, with an emphasis on federally funded programs.

Supported by the Neighborhood Housing and Community Development and Austin Public Health Departments, the CDC is comprised of members from eight distinct areas of the city (listed below) and seven additional appointed members. To be eligible, nominees must be 18 years of age or older, live within the geographic area of the commission district, and attend the meetings in person.

Commission candidates can nominate themselves or be nominated by someone else by registering with the City Clerk's Office or making the nomination during the regional meetings. Members are then elected by those attending the respective regional meetings for terms of two years.

Designated Geographic Areas Meeting Times and accompanying flyers:

Montopolis Neighborhood Association: Monday, March, 25, 6:30 pm
Montopolis Recreation Center, 1200 Montopolis Drive
Flyers in English and Spanish

Rosewood-Zaragosa/Blackland – Rosewood /Blackland Advisory Board: Tuesday, March 26, 4:30 pm
Rosewood Zaragosa Neighborhood Center, 2800 Webberville Road
Flyers in English and Spanish

North Austin District – Austin Voices for Education and Youth: Tuesday, April 2, 6:00 pm
Dobie Middle School, 1200 E. Rundberg Lane
Flyers in English and Spanish

Dove Springs District - River City Youth Foundation: Monday, April 8, 7:00 pm
Southeast Branch Library, 5803 Nuckols Crossing Road
Flyers in English and Spanish

South Austin District – Dawson Neighborhood Association: Monday, April 8, 6:30 pm
Dawson Middle School, 3001 S. 1st. Street
Flyers in English and Spanish

Colony Park District - Colony Park Neighborhood Association: Monday, April 15, 6:30 pm
Turner-Roberts Recreation Center 7201 Colony Loop Drive
Flyers in English and Spanish

St. John's District – St. John Neighborhood Association: Tuesday, April 16, 6:30 pm
St. John Community Center, 7500 Blessing Ave
Flyers in English and Spanish

East Austin District – East Cesar Chavez Neighborhood Contact Team: Thursday, April 18, 6:00 pm
Fiesta Gardens, 2101 Jesse E. Segovia Street
Flyers in English and Spanish

ONLINE SURVEY: Time Running Out to Help Austin Set Community Priorities for Federal Grant Funding

There is still time for you to take a two-minute online survey to help the City of Austin set priorities for addressing affordable housing, job creation, and public service needs for low- and moderate-income families, persons with disabilities, and seniors over the next five years.

The survey is available in both English and Spanish, and asks Austinites to rank their community priorities, identify areas of need, and even offer their own suggestions of needs and potential programming.

Managed by the Neighborhood Housing and Community Development Department (NHCD), the survey will help decide where to spend nearly $13 million in annual grant funding from the U.S. Department of Housing and Urban Development (HUD) for the next five years. Vulnerable communities and populations are especially encouraged to participate.

For more information, please feel free to visit http://www.austintexas.gov/five or by phone at 512-974-3100.

Copyright © 2018 Neighborhood Housing and Community Development, the City of Austin, All rights reserved.

Our mailing address is:
WWW.AUSTINTEXAS.GOV/HOUSING

Want to change how you receive these emails?
You can update your preferences or unsubscribe from this list.

CITY OF AUSTIN

FOR IMMEDIATE RELEASE
Release Date: Mar. 28, 2019
Contact: Jeff Patterson 5129743172 Email

ONLINE SURVEY: ONLY FEW DAYS LEFT TO HELP SET PROGRAM PRIORITIES TO ASSIST AUSTINITES

Share your voice. Take this quick online survey.

Do not miss the chance to take a quick, two-minute online survey to help the City of Austin decide how to spend nearly $13 million a year in grant funding from the U.S. Department of Housing and Urban Development (HUD). These funds support projects targeting affordable housing, job creation, and public services for low- and moderate-income families, persons with disabilities, and seniors.

The survey is available in both English and Spanish, and asks Austinites to rank their community priorities, identify areas of need, and even offer their own suggestions of needs and potential programming. The survey is currently scheduled to close on Friday, April 5, 2019.

Managed by the Neighborhood Housing and Community Development Department (NHCD), the survey will help inform the types of programs available to Austinites for the next five years. Vulnerable communities and populations are especially encouraged to participate.

For more information, please feel free to visit http://www.austintexas.gov/five or contact us by phone at 512-974-3100.

Current Timeline

January-March	April	May	June
-Community Meetings Designed to Gather Highest Priorities and Community Input -Public Hearings to Hear Community Needs	**April 15**: Draft Consolidated Plan is released for Public Review and Comment **April 16**: Housing and Planning Committee Briefing about Draft Consolidated Plan	**May 9**: Public Hearing Before City Council on Draft Consolidated Plan **May 14**: Public Hearing at Community Development Commission on Draft Consolidated Plan **May 17**: Public Comment Period Ends	**June 6:** Final Consolidated Plan is Presented to City Council for Approval

For More Information:

www.austintexas.gov/five

Or Call Us At:

512-974-3100

Or Email Us At:

NHCD@austintexas.gov

City of Austin

Neighborhood Housing and Community Development

FY 2019-23 Five-Year Federal Funding

The City of Austin's current Five-Year Federal Funding Plan decides how to distribute nearly $13 million in annual grant funding from the U.S. Department of Housing and Urban Development (HUD).

The public services and programs from this grant address things like affordable housing, job creation, and public service needs for low- and moderate-income families, persons with disabilities, and seniors.

Every five years, local jurisdictions are asked to assess affordable housing and community development needs and market conditions and then create a framework for identifying housing and community development needs. Without it, the City would be in eligible for federal funding from the Department of Housing and Urban Development (HUD).

As part of our discussion, it is important that we recognize that we have finite resources by which to identify key priorities through the *HUD Five-Year Funding Plan*, the *Austin Strategic Housing Blueprint*, the Austin Housing Market Analysis, and promote synergies with community needs and priorities.

Current Investment Categories

The current priority goals for the FY 2014-19 Five-Year Federal Funding Plan.

Housing Development Assistance
- Rental Housing Development Assistance
- Acquisition and Development
- Community Housing Developer Organization (CHDO) Operating Expenses Grants
- Developer Incentive-Based Programs

Neighborhood & Commercial Revitalization
- East 11th and 12th Streets Revitalization
- Colony Park Sustainable Community Initiative

Small Business Assistance
- Community Development Bank
- Microenterprise Technical Assistance

Financial Empowerment
- Individual Development Accounts
- HousingSmarts Counseling and Financial Literacy Education

Homeless & Special Needs Assistance
- Emergency Solutions Grant (ESG) programs
- Housing Opportunities for Persons with AIDS (HOPWA) programs
- Child Care Services
- Senior Services
- Youth Services

Renter Assistance
- Tenant-Based Rental Assistance
- Architectural Barrier Removal – Rental
- Tenants' Rights Assistance

Homebuyer Assistance
- HousingSmarts Counseling and Financial Literacy Education
- Down Payment Assistance

Homeowner Assistance
- Architectural Barrier Removal – Owner
- Emergency Home Repair
- Homeowner Rehabilitation Loan Program
- GO Repair! Program
- Holly Good Neighbor
- LeadSmart

We Need To Hear From *YOU!*

The City of Austin is working to ensure that equity and inclusion is informs every aspect of our work and our service to all residents.

NHCD is redoubling our efforts to expand our outreach and engage ALL Austinites for input about community programs addressing affordable housing, job creation, and public service needs for low- and moderate-income families, persons with disabilities, seniors, and youth.

To be certain that we are meeting the needs and priorities of EVERY Austinite, NHCD has launched an online survey and is scheduling meetings (just like this one) across the entire city.

The suggestions and recommendation you provide today will be used to help develop the City of Austin's *Five-Year Federal Funding Plan* for nearly $13 million in annual grant funding from the U.S. Department of Housing and Urban Development (HUD).

However, this is not just an isolated opportunity. We want this to be the first on an ongoing discussion to listen to, and work with, all of Austin's complex and dynamic identities and communities

Consolidated Plan Online Survey
www.austintexas.gov/five

Request a Staff Speaker for Your Group
www.austintexas.gov/five

Attend a Public Meeting
www.austintexas.gov/five

Public Comments via Email
Submitted to
NHCD@austintexas.gov

Comments via Mail
Neighborhood Housing and Community Development
P.O. Box 1088
Austin, Texas 78767

Our Priority Needs Survey

These are the some of the potential priorities and community needs for programs addressing affordable housing, job creation, and public service needs for low- and moderate-income families, persons with disabilities, seniors, and youth. Public input on these—or perhaps other priority areas—will be used to help develop the City of Austin's Five-Year Federal Funding Plan for nearly $11 million in annual grant funding from the U.S. Department of Housing and Urban Development (HUD).

__ Availability of affordable housing

__ Mental Health and Counseling

__ Emergency help for utilities, rent, or food

__ Temporary or transitional housing

__ Job training, job opportunities, living wage

__ Services to prevent homelessness

__ Help avoiding discrimination in renting or purchasing housing

__ Home repair / Accessibility improvements

__ Learn how to buy a home

__ Increased energy efficiency for housing

__ Help avoiding eviction

__ Help small business

__ Domestic violence prevention and services

__ Housing for elderly residents

__ Early childhood education (preschool)

__ Housing for physically disabled residents

__ Affordable child care (after school care)

__ Housing for residents with special needs

__ Banking services

ECHO Austin/Travis County Membership Council

Chair

Virginia A. Brown

Co-Chair

Christy D. Moffett

Members

Peggy Davis Braun
Steve Brothers
Yvonne Camarena
Kathleen Casey
Lisa Garcia
Kali Gossett
Esther Johnson
Vella Karman
Chris Laguna
Cecil Lockwood
Todd Marvin
Greg McCormack
Susan McDowell
Jessie Metcalf
Steven James Potter
Kathleen Ridings
Josh Rudow
Dylan Shubitz
Jennifer Stephenson
Ann Teich
Laura Ward
Lyric Wardlow
Kimberly Weinberg
Erin Whelan
Kelly White
Alex Zapata

Advisory Members

Awais Azhar
Bill Brice
Paul Caudero
Sarah Cook
Thomas Visco
Adelita Winchester

Executive Director

Ann Howard

The City of Austin
Neighborhood Housing and Community Development (NHCD) Office
Attn: Consolidated Plan Feedback
P.O. Box 1088
Austin, Texas 78767

March 14, 2019

Re: Consolidated Plan for Federal Funding: FY 19-23

To the City of Austin,

This letter is to provide public comment on the FY 2019-23 Consolidated Plan from the ECHO Membership Council. The Membership Council is elected by the larger Coalition of providers and stakeholders working to end homelessness in the Austin/Travis County community. The Membership Council commends the City of Austin for its continued commitment to provide funding for housing programs and supportive service programs that serve people experiencing homelessness. We encourage the City to take this opportunity to prioritize federal dollars to ending homelessness.

Our recommendations are not focused on specific funding sources; but instead, lay out general policy and funding recommendations, with the expectation that the City will determine how the Consolidated Planning dollars will fit into these ideas. Our comments are meant to encourage accountability and transparency.

The primary purpose of the Homeless Emergency Assistance and Rapid Transition to Housing Act more common known as the HEARTH Act is "to consolidate homeless assistance programs, codify the continuum of care planning process, and establish a goal of ensuring that families who become homeless return to permanent housing within 30 days" (National Alliance to End Homelessness). To swiftly end homelessness in our community, the City, and other funders, must align local programs to work as a unified system in support of the HEARTH Act.

City Council and ECHO's Membership Council have both adopted the Action Plan to End Homelessness as the roadmap for our work. We encourage the City to prioritize and fund the activities and strategies identified in the Action Plan.

In addition, the Membership Council (in the vote: 15 yes, 5 no, 3 abstain) specifically recommends the following actions:

- **We strongly encourage NHCD to create a threshold requirement for any RHDA-funded development specifying inclusion of a certain amount of CoC units**. We appreciate the recent work by NHCD to prioritize the creation of Continuum of Care (CoC) units in the Rental Housing Development Assistance (RHDA) program. CoC units leverage the ability

of all providers who serve people experiencing homelessness to house more households. Without access to CoC units, households experiencing homelessness frequently wait months or years to receive housing assistance and/or exit homelessness.

- **We encourage the City to work with ECHO and other Community Partners to create Shelter Standards, that are evidence-informed, for use across all Emergency Shelters in Austin, regardless of funding source.** We commend the City for committing to working with Front Steps and the National Alliance to End Homelessness to make emergency shelter more effective. The community should right-size emergency shelter with adequate funding for case management of all clients, safe environments, and supportive services for the most vulnerable.

- **The City, ECHO, and other Community Funders should come together to create an Environmental Scan of all funding for housing and services for people experiencing homelessness.** A comprehensive understanding of all current funding amounts and their uses will reveal opportunities for streamlining, highlight funding gaps, and taking effective programs to scale.

- **We encourage the City to align all programs, and policies, by program type (i.e. Rapid Rehousing, Permanent Supportive Housing, Transitional Housing, and Emergency Shelter), related to homelessness with community standards, using evidence-informed best practices.** Austin has created community standards and consistent expectations for programs serving people experiencing homelessness. These standards ensure all programs work effectively and collaboratively to end homelessness. Currently, the City does not always require recipients of funding for homeless services to be consistent with these community standards, which are informed by federal guidelines.

  Specific recommendations related to community standards include:

  - **We recommend that all City-managed Permanent Housing programs (i.e. Rapid Rehousing and Permanent Supportive Housing) serving people experiencing homelessness should follow community Coordinated Entry prioritization guidelines.** While HUD has encouraged all communities to create coordinated entry systems that prioritize the most vulnerable, there is now an awareness that coordinated entry should be used to facilitate move-ins to permanent housing across the continuum of vulnerability to shorten the wait for housing. ECHO and partners can iterate the local coordinated entry process to accommodate the need. Despite the City's investment in the Coordinated Entry process and HMIS, the City does not require participation in local coordination entry system for some of their programs, which lessens the impact of the process.

- **We recommend all Rapid Rehousing (RRH) programs should have sufficient direct financial assistance resources dedicated to be able to provide a minimum of at least 3 months of rental assistance up to Fair Market Rent in line with HUD best practices.** Without adequate RRH funding, community partners are forced to layer CoC and City funding to serve single

  households and are often forced to serve higher income households at the expense of more vulnerable clients.

- **We recommend that the City and ECHO work together to create consistent outcome measures that fund the same program type, with emphasis on using HUD System Performance Measures.** This would streamline everyone's work and allow our community to measure progress toward the common goal of ending homelessness and bring us into alignment with the overall goals outlined in the HEARTH Act.

Thank you for your on-going commitment and efforts to ending homelessness in our community.

Sincerely,

Virginia A. Brown

Dr. Virginia A. Brown, Chair

ECHO, Membership Council

AUSTIN TENANTS COUNCIL
Safe • Decent • Fair • Housing for All

1124 S. IH 35
Austin, TX 78704

512.474.7006
housing-rights.org

Subject: Five Year Federal Funding Plan

To: City of Austin Neighborhood Housing and Community Development

As the City of Austin's Department of Neighborhood Housing and Community Development (NHCD) sets priorities for the 2019-2023 Five Year Federal Funding Plan, Austin Tenants Council respectfully requests that the following factors be taken into consideration:

- While building affordable housing and providing direct services to Austin's homeless population is critically important, it is *as* important to ensure that Austin's low-income tenants remain stably housed.
- More than half of Austin residents are renters. The shortage of housing/affordable housing, leaves landlords with little incentive to negotiate with tenants when a dispute arises.
- Many renters do not understand their rights according to the Texas Property Code. There are very few resources which make this information available to vulnerable tenants. Often, when tenants are faced with a dispute with a landlord, they are ill prepared to negotiate for themselves. Without focused education and resources, tenants often make decisions that jeopardize their housing. Examples of this include:
    - Breaking a lease because it seems hopeless that needed repairs will be made
    - Breaching the lease agreement by withholding rent because a repair has not been made
    - Not understanding the eviction process and/or not fighting an unfair eviction

  In all of these cases, ill-informed decisions can lead to financial consequences that can cause homelessness and create barriers to future housing.

- Tenant education and counseling, repairing and emergency mediations, debt negotiation, and eviction intervention are services that *prevent* homelessness. These services are very cost effective when compared to the cumulative cost of services necessary to remedy displacement and homelessness.

Austin Tenants Council urges NHCD and the City of Austin to prioritize homelessness prevention by funding programs that will keep Austin tenants in safe and stable housing.

Sincerely,

Jeannie Nelson

Jeannie Nelson
Executive Director

From:	NHCD
To:	Sommers, Angela
Cc:	Leak, Erica; Tomko, Jonathan
Subject:	FW: Needed Improvements for Low Income Residents
Date:	Saturday, March 16, 2019 10:09:39 AM

From: [redacted]@aol.com [mailto:[redacted]@aol.com]
Sent: Thursday, March 14, 2019 12:53 PM
To: NHCD <NHCD@austintexas.gov>
Subject: Needed Improvements for Low Income Residents

I volunteer for St Vincent de Paul and have witnessed energy and water consumption needs for low income renters for some time. The following are some ideas for your team. Perhaps some can find government funding to move them along.

Energy Consumption
Low Income
1. Require LED light bulbs in all new housing, and within three years for all other housing
2. Require air conditioning system upgrades
    a. establish a monthly target bill/use level based on apartment square feet with a new system
    b. If building does not meet target within five years, cap the bill of tenants to to target amount and bill building owner for difference
    c. Cap energy late payments to the amount billed by COA.
    d. Install smart thermostats in apartments that lower energy use when vacant, use temperature profile history and outside
        temperature to set temperature levels by time of day and occupancy
    e. Make attaining the target performance levels mandatory within one year of taking ownership of/establishing a tenancy
3. Require energy batteries to be installed in buildings to reduce/eliminate peak hour energy from the grid
4. Provide tax relief for owners that spend capital dollars to make energy savings changes
5. Require owners to install EV charging stations in all rental facilities within five years. Better yet develop system to deliver energy to assigned parking spots for EV charging.
6. Require apartment owners to install meters by apartment, i.e. eliminate calculated billing by apartment via a shared meter across multiple apartments
7. Create system at COA Energy to monitor use, billing vs square footage so COA can monitor energy by owner, location, apartment
8. Direct bill all COA Energy users by apartment. This will eliminate the owner practice of using unpaid COA charges in combination with late fees to evict tenants.

Homeless
1. Make available Solar charging bedrolls that heat, are insulated and are water repellant to protect homeless from extreme cold
2. In the facilities for homeless described below, provide speed-charging of solar batteries for bedrolls/other solar power items.

Water Consumption
Low Income
1. Require low water use toilets in all tenancies.
2. Provide tax relief to owners that install solar water heating systems to supplement gas water heating
3. Require water delivery settings at apartment/room sinks to a low pressure level equal to city code.
4. Allow tenants to be billed only for water they use. Require water use for property upkeep to be billed to ownership.
5. As above, require meters to measure water consumption by individual apartment.

6. Require all apartments with rental rates above $900/m to have a clothes washer that is designed to work at low water levels.
7. Provide tax relief to owners making capital changes to meet requirements
8. When water use spikes above typical use, establish program to determine whether spike is due to water leak (owner is billed) or over use (tenant is billed). Eliminate auto tenant billing for spikes.
9. As above, establish a system within City of Austin Water to monitor water use by owner, property, apartment and size of apartment to monitor performance of water use/conservation. Use the system to update goals and ensure owner/tenant compliance with use code.
10. As above, direct bill all water use bills by apartment tenant.

Homeless
1. Establish Homeless centers in more highly homeless-occupied areas that contain outside access to water and porto-potty facilities and which could be opened to provide shelter in cold weather.

Thank you for asking ....
Ned Ahearn
[redacted]
Austin TX 78730

BOARD/COMMISSION RECOMMENDATION

Early Childhood Council

Recommendation Number: 20190410-6bi2:
Relating to the Development of the City of Austin 2019-2023 Consolidated Plan

WHEREAS the **Imagine Austin Comprehensive Plan** states:

- Economically mixed and diverse neighborhoods across all parts of the city have a range of affordable housing options. [Austin is Livable, pg. 84]
- People across all parts of the city and of all ages and income levels live in safe, stable neighborhoods with a variety of affordable and accessible homes with access to healthy food, economic opportunity, healthcare, education and transportation. [Austin Values and Respects its People, pg. 87]; and

WHEREAS **Strategic Direction 2023** adopted by the Austin City Council in March 2018 includes the following strategies in the Economic Opportunity & Affordability outcome areas:

- Developing and acting on recommendations to reduce the number of households and businesses displaced from Austin due to unaffordability. [pg. 6]; and

WHEREAS the stated values in the **Austin Strategic Housing Blueprint** include:

- Preventing households from being priced out of Austin. [pg. 20];
- Helping Austinites reduce their households costs. [pg. 36]; and

WHEREAS the **Anti-Displacement Task Force Report** suggests:

- Placing an equal emphasis on the preservation of affordable housing as is given to new construction of affordable units [pg. 5];
- Adopting and implementing a "right to remain and right to return" policy and programs to support its execution [pg. 8];
- Developing an Office of Housing Stability to: integrate all assistance programs, simplify processes and develop a targeted outreach program to ensure seniors, low-income homeowners, long-time homeowners and disabled homeowners in neighborhoods at risk of displacement. [pg. 9]; and

WHEREAS the goals of the **Austin/Travis County 2-Generation Strategic Plan** include:

- Developing programs and systems that support families with low income are coordinated and aligned, creating an ecosystem of support to meet the needs of both generations [pg . 17];
- Families achieve educational success through....adult education and job training leading to the potential of employment with a family-sustaining wage. [pg. 19]

NOW, THEREFORE, BE IT RESOLVED that the **Early Childhood Council** encourages the Austin City Council to include in the **2019-2023 Consolidated Plan** being developed by the Neighborhood Housing and Community Development Office a strategy for promoting "Family Stability" that includes establishment of a "Family Stability Fund" that:

- Helps to assess the needs of low-income individuals and families at risk of displacement and stabilize their situation by alleviating the impact of the largest cost drivers in their household budget; and
- Provides funding for transportation, quality child care and other obstacles to accessing adult education and job training opportunities that can lead to financial stability and success.

NOW, THEREFORE, BE IT RESOLVED that the Early Childhood Council encourages the Austin City Council to develop an office or program that is charged with proactively informing families at risk of displacement about programs and resources that can help provide financial stability and expand economic opportunity.

Date of Approval: April 10, 2019

Record of the vote: 9-0

Attest: Rachel Farley

Neighborhood Housing and Community Development Department
Notice of Public Hearings and 30-Day Public Comment Period on the Draft FY 2019-24 Consolidated Plan and FY 2019-20 Action Plan

In accordance with the City of Austin's Citizen Participation Plan and the Texas Local Government Code, Chapter 373, the City's Neighborhood Housing and Community Development Department announces public hearings and a 30-day public comment period to receive public input on the Draft FY 2019-24 Consolidated Plan and FY 2019-20 Action Plan.

The Neighborhood Housing and Community Development Department has prepared a draft FY 2019-24 Consolidated Plan and FY 2019-20 Action Plan, which describes community needs, resources, and priorities for the City's housing, community development and economic development activities. These activities are funded primarily through four grant programs received from the U.S. Department of Housing and Urban Development (HUD): Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA).

In developing the draft FY 2019-24 Consolidated Plan and FY 2019-20 Action Plan, community feedback was instrumental in setting priorities for funds through the Community Needs Assessment process. Public input was received and considered while outlining the draft report through public hearings before: the Community Development Commission (CDC) on January 8, 2019 and February 12, 2019, Austin City Council on February 7, 2019, The Mayor's Committee for People with Disabilities and the Commission on Seniors annual joint meeting on February 8, 2019, and the Austin Area Comprehensive HIV Planning Council on February 25, 2019. Feedback and input opportunities were received by email at NHCD@austintexas.gov, phone 512-974-3100, and postal mail were offered as sources of input which was reviewed and considered in preparation of the report.

Public Hearings on Draft FY 2019-24 Consolidated Plan and FY 2019-20 Action Plan
The public is invited to provide input at the following public hearings:

- Thursday, May 9, 2019: Before the Austin City Council at City Hall, City Council Chambers, 301 W. Second Street
- Tuesday, May 14, 2019, 6:30 PM: Before the Community Development Commission (CDC), City Hall Boards and Commissions Room, 301 W. Second Street

View the Report

The public is invited to review the draft FY 2019-24 Consolidated Plan and FY 2019-20 Action Plan from Tuesday, April 16 through Friday, May 17, 2019 on the City's website at www.austintexas.gov/five or at the following community locations:

- Austin Central Public Library, 710 West Cesar Chavez Street (Central)
- Austin Resource Center for the Homeless, 500 East 7th Street (Central)

- East Austin Neighborhood Center, 211 Comal Street (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 Avenue (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 Street (South)
- Pleasant Hill Library Branch, 211 East William Cannon Road (South)

Written Comments

Written comments may be submitted until 5:00 PM on May 17, 2019. Please include a name, address, and phone number.

Mail to:
Neighborhood Housing and Community Development Office Attn: Action Plan
PO Box 1088
Austin, Texas 78767
Email: NHCD@austintexas.gov

For more information concerning the FY 2019-24 Consolidated Plan and FY 2019-20 Action Plan process and public hearings, and 30-day comment period, City of Austin staff may be reached at 512-974-3100 (voice) Monday through Friday, 8:00 AM to 5:00 PM.

The City of Austin is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. For assistance please call 512-974-3100; TTY users route through Relay Texas at 711.

Departamento de Vivienda Comunitaria y Desarrollo Comunitario
Aviso de audiencias públicas y período de comentarios públicos de 30 días sobre el borrador del plan consolidado FY 2019-24 y el plan de acción FY 2019-20

De acuerdo con el Plan de Participación Ciudadana de la Ciudad de Austin y el Código del Gobierno Local de Texas, Capítulo 373, el Departamento de Desarrollo Comunitario y de Viviendas del Vecindario de la Ciudad anuncia audiencias públicas y un período de comentarios públicos de 30 días para recibir comentarios del público sobre el Borrador del año fiscal 2019-24 Plan consolidado y Plan de acción FY 2019-20.

El Departamento de Vivienda Comunitaria y Desarrollo Comunitario ha preparado un borrador del Plan Consolidado FY 2019-24 y el Plan de Acción FY 2019-20, que describe las necesidades, los recursos y las prioridades de la comunidad para las actividades de vivienda, desarrollo comunitario y desarrollo económico de la Ciudad. Estas actividades se financian principalmente a través de cuatro programas de subsidios recibidos del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD): Subsidio global para el desarrollo comunitario (CDBG), Asociaciones de inversión de HOME (HOME), Subsidio de soluciones de emergencia (ESG) y Oportunidades de vivienda para personas con SIDA (HOPWA).

Al desarrollar el borrador del Plan Consolidado FY 2019-24 y el Plan de Acción FY 2019-20, la retroalimentación de la comunidad fue fundamental para establecer prioridades para los fondos a través del proceso de Evaluación de Necesidades de la Comunidad. Los comentarios del público fueron recibidos y considerados al esbozar el borrador del informe a través de audiencias públicas anteriores: la Comisión de Desarrollo Comunitario (CDC) el 8 de enero de 2019 y el 12 de febrero de 2019, el Consejo de la Ciudad de Austin el 7 de febrero de 2019, el Comité de la Alcaldía para Personas con Discapacidades y la Comisión de la personas mayores, febrero 8 2019 y el Consejo de Planificación Integral del VIH del Área de Austin el 25 de febrero de 2019. Se recibieron sugerencias y comentarios por correo electrónico a NHCD@austintexas.gov, teléfono 512-974-3100. y el correo postal se ofreció como fuente de información que se revisó y consideró en la preparación del informe.

Audiencias públicas sobre el borrador del Plan Consolidado FY 2019-24 y el Plan de Acción FY 2019-20

Se invita al público a proporcionar su opinión en las siguientes audiencias públicas:

• Jueves 9 de mayo de 2019: ante el Concejo Municipal de Austin en el Ayuntamiento, Salas del Concejo Municipal, 301 W. Second Street

• Martes, 14 de mayo de 2019, 6:30 PM: ante la Comisión de Desarrollo Comunitario (CDC), Juntas de Ayuntamiento y Sala de Comisiones, 301 W. Second Street

---

Ver el informe

Se invita al público a revisar el borrador del Plan Consolidado FY 2019-24 y el Plan de Acción FY 2019-20 desde el martes 16 de abril hasta el viernes 17 de mayo de 2019 en el sitio web de la Ciudad en http://www.austintexas.gov/five en la siguiente comunidad ubicaciones:

- Biblioteca pública central de Austin, 710 West Cesar Chavez Street (Central)
- Austin Resource Center for the Homeless, 500 East 7th Street (Central)
- East Austin Neighborhood Center, 211 Comal Street (este)
- Departamento de vivienda y desarrollo comunitario, 1000 East 11th Street, Suite 200 (East)
- Centro Vecinal de Rosewood-Zaragosa, 2800 Webberville Road (Este)
- Sucursal de la biblioteca de St. John, 7500 Blessing Avenue (noreste)
- Servicios de SIDA de Austin, 7215 Cameron Road (Norte)
- Autoridad de Vivienda de la Ciudad de Austin, 1124 S IH 35 (Sur)
- South Austin Neighborhood Center, 2508 Durwood Street (sur)
- Rama de la biblioteca de Pleasant Hill, 211 East William Cannon Road (sur)

Comentarios escritos
Los comentarios por escrito se pueden enviar hasta las 5:00 PM del 17 de mayo de 2019. Incluya un nombre, dirección y número de teléfono.

Correo a:
Oficina de Desarrollo Comunitario y Viviendas Vecinales A la atención: Plan de Acción
Apartado de correos 1088
Austin, Texas 78767
Correo electrónico: NHCD@austintexas.gov

Para obtener más información sobre el Plan Consolidado FY 2019-24 y el proceso del Plan de Acción FY 2019-20 y las audiencias públicas y el período de comentarios de 30 días, se puede contactar al personal de la Ciudad de Austin al 512-974-3100 (voz) de lunes a viernes, 8:00 a.m. a 5:00 p.m.

CITY OF AUSTIN

FOR IMMEDIATE RELEASE
Release Date: Apr. 17, 2019
Contact: Jeff Patterson 512-974-3172 Email

PUBLIC COMMENT SOUGHT FOR DRAFT FY 2019-24 CONSOLIDATED PLAN AND FY 2019-20 ACTION PLAN

In accordance with the City of Austin's Citizen Participation Plan and the Texas Local Government Code, Chapter 373, the City's Neighborhood Housing and Community Development Department announces public hearings and a 30-day public comment period to receive public input on the Draft FY 2019-24 Consolidated Plan and FY 2019-20 Action Plan.

The Neighborhood Housing and Community Development Department has prepared a draft FY 2019-24 Consolidated Plan and FY 2019-20 Action Plan, which describes community needs, resources, and priorities for the City's housing, community development and economic development activities. These activities are funded primarily through four grant programs received from the U.S. Department of Housing and Urban Development (HUD): Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA).

In developing the draft FY 2019-24 Consolidated Plan and FY 2019-20 Action Plan, community feedback was instrumental in setting priorities for funds through the Community Needs Assessment process. Public input was received and considered while outlining the draft report through public hearings before: the Community Development Commission (CDC) on January 8, 2019 and February 12, 2019, Austin City Council on February 7, 2019, The Mayor's Committee for People with Disabilities and the Commission on Seniors annual joint meeting on February 8, 2019, and the Austin Area Comprehensive HIV Planning Council on February 25, 2019. Feedback and input opportunities were received by email at NHCD@austintexas.gov, phone 512-974-3100, and postal mail were offered as sources of input which was reviewed and considered in preparation of the report.

Public Hearings on Draft FY 2019-24 Consolidated Plan and FY 2019-20 Action Plan

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

- Thursday, May 9, 2019: Before the Austin City Council at City Hall, City Council Chambers, 301 W. Second Street
- Tuesday, May 14, 2019, 6:30 PM: Before the Community Development Commission (CDC), City Hall Boards and Commissions Room, 301 W. Second Street

View the Report
The public is invited to review the draft FY 2019-24 Consolidated Plan and FY 2019-20 Action Plan from Tuesday, April 16 through Friday, May 17, 2019 on the City's website at www.austintexas.gov/five or at the following community locations:

- Austin Central Public Library, 710 West Cesar Chavez Street (Central)
- Austin Resource Center for the Homeless, 500 East 7th Street (Central)
- East Austin Neighborhood Center, 211 Comal Street (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 Avenue (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 Street (South)
- Pleasant Hill Library Branch, 211 East William Cannon Road (South)

Written Comments
Written comments may be submitted until 5:00 PM on May 17, 2019. Please include a name, address, and phone number.

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

Email: NHCD@austintexas.gov

For more information concerning the FY 2019-24 Consolidated Plan and FY 2019-20 Action Plan process and public hearings, and 30-day comment period, City of Austin staff may be reached at 512-974-3100 (voice) Monday through Friday, 8:00 AM to 5:00 PM.

The City of Austin is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. For assistance please call 512-974-3100; TTY users route through Relay Texas at 711.

From: NHCD
To: Tomko, Jonathan; Sommers, Angela
Subject: FW: Comments on Consolidated Plan
Date: Tuesday, April 23, 2019 9:53:38 AM

From: [redacted]austin.rr.com [mailto:[redacted]@austin.rr.com]
Sent: Tuesday, April 23, 2019 9:44 AM
To: NHCD <NHCD@austintexas.gov>
Subject: Comments on Consolidated Plan

The draft Consolidated Plan for 2019 will establish goals for housing affordability and child development center affordability for the next 5 years.

The draft under review needs to be more aggressive in achieving the goal of 60,000 net income restricted dwelling units over ten years. Here are recommended changes to achieve a goal of 30,000 units over the next 5 years:
1. Recognition that all federal investment in the form of Community Development Block Grant and HOME funds in the last century has expired affordability periods so that formerly affordable housing developments will likely become market rate and not income restricted.
2. Recognition that all Mueller affordable rental and homeownership housing will have expired affordability periods unless there was additional investment in the form of General Obligation Bonds and/or tax credits.
3. No S.M.A.R.T. Housing will be created at the Triangle, Seaholm, or Green despite the fact that the S.M.A.R.T. Housing policy adopted on April 20, 2000 and state legislation created opportunities for strategic use of surplus property to promote housing affordability goals.
4. Rental units currently available to achieve housing affordability goals may be lost to short term rental if pending state legislation is adopted in 2019 or in future legislative sessions.
5. Affordable rental units in the University Neighborhood Overlay will begin expiration of 15 year affordability periods beginning in 2020 as the first UNO housing was completed in 2015. New UNO units have 40 year affordability periods.
6. Council decisions on increased entitlements linked to housing affordability goals can increase the likelihood that 30,000 net income restricted housing units will be completed in the next 5 years.
7. Council decisions on Land Development Code changes will determine whether at least 135,000 net housing units will be completed over the next 10 years.
8. Council decisions on Land Development Code changes will determine whether there is increased opportunity for affordable child development centers and after school programs.

From: NHCD
To: Tomko, Jonathan; Sommers, Angela
Subject: FW: draft consolidated plan comments from Lisa Hinely
Date: Wednesday, April 24, 2019 2:34:43 PM

-----Original Message-----
From: Hinely, Lisa - BC
Sent: Wednesday, April 24, 2019 2:12 PM
To: NHCD <NHCD@austintexas.gov>
Subject: draft consolidated plan comments

Thanks for your work!

For several questions, HUD asks specifically about disproportionality for racial/ethnic groups, that is, not by national origin. However, the discussion for those items should include the note that some groups, notably hispanic/latino, are disproportionately affected when program funding comes with constraints related to immigration or citizenship status. Additionally, recent federal policies and proposed policies (eg public charge) have likely disproportionately deterred certain groups from seeking government assistance that they are entitled to. There notably are impacts when LIHTC funding, with stricter requirements for residents' documentation status, is layered on topic of more open programs.

Describing the characteristics of special needs populations should include the note of barriers related to language and immigration or citizenship status. Austin has relatively a lot of people in categories, and, whether the federal government likes it or not, has committed to polices such as Welcoming City which will continue a high portion of such people. (Much of the same language used for "jurisdiction's need for public services".)

I feel doubt that hispanic is the most useful category for our monitoring, because of our high rate of latin immigrants. Arguably, "Hispanic-american" (sic, but as comparable to "African-american" as native, english speakers) is one useful category, and "latin-immigrant" is another. HUD doesn't specifically ask to make that useful distinction, but that doesn't mean we can't make it. It's useful to be able to understand where generational poverty, driven by systematic bias, is distinct from situational poverty, someone who just showed up with the clothes on their back and not a word of english. The longterm needs of those groups to advance economically may be different. And to accurately track the success of HUD-funded programs we need to track differently things separately. For example - if immigration went to 0, probably after a few years all the Hispanic categories would show improvement, not because any specific person advanced, but because as a class, we stopped adding new people at the very economic bottom. Is that a win?

"Negative Effects of Public Policies on Affordable Housing and Residential Investment". Focusing on land development code policies, over which Austin has control, is not bad. But we need to note the state and local policies which affect Austin's population negatively.

"The concentrated areas were historically the only areas in the City where African Americans were allowed to live due to racial zoning."
This is not true. The concentrated areas in north and southeast of what is now City of Austin were historically out in the county, with no zoning. As suburbs north of the city were annexed and developed in the 50s and 60s, there was a decent racial/ethnic mix of homeowners (somewhat blacker to the east and whiter towards IBM, possibly due to lending practices, but not zoning). The apartments that now house most of the low-income population in north austin were built in the 70s and 80s, thoroughly in the context of Fair Housing. There's no evidence of racial zoning being a factor at all.

"The neighborhoods that remain affordable ... lack the direct transit routes that central neighborhoods provide. "
This is not true. North Austin sits squarely on the North Lamar and Rundberg high frequency transit routes.

" The greatest community asset in the R/ECAP areas is the culture and network of support among residents. Historic churches, local businesses, and neighborhood schools have typically anchored these communities. Close proximity to employment centers--in downtown Austin, north Austin, and in the northern suburbs--as well as access to the airport, and the natural environment are also community benefits. These areas are more in need of preservation than intervention to spur redevelopment. "

This is not true. North Austin has seen an astoundingly rapid shift in demographics, from a racially/ethnically mixed area of primarily native-born native english speakers, to an intense concentration of Hispanic, immigrant, spanish-speakers. Our current residents lack a historic connection to anchoring institutions such as faith communities, locally-owned businesses, and neighborhood schools. The strength that should be noted here is our immigrant vigor - our willingness to work hard for longterm goals, our openness to new experiences and new neighbors, our belief that our children will have a better life than we do.
As well, data I am familiar with shows a mismatch between north austin residents and local jobs - while 58 does have job centers, they are positions that are filled by people who live further north and west. 53 is one of the zip codes with the highest portion of people working downtown, likely cooking and cleaning rather than in highrise offices.

"describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan"
Is there a reason this list doesn't include the former Home Depot in St John or the Austin Energy Justin Ln property in north Austin?

" Housing Barriers and Contributing Factors"
No mention of national origin.

" How are the actions listed above related to the extent of lead poisoning and hazards?"
This is a good example of a program with intense disparities correlated to national origin.

" AP-38 Project Summary"
With target service areas of 'Throughout the City of Austin', it's not clear how/if protected classes will be fairly served. In the current 5-year cycle, NHCD has been able to provide limited data related to protected classes access of programs. What little monitoring has been made available consistently shows geographic disparities, but more worrisome disparities as to race/ethnicity. As well, the city auditor has issued a report on the disparity of access to neighborhood service centers, which serve as the vehicle for program delivery and outreach. The population served should be proportionate to the eligible population across all protected classes. The consolidated plan should say how we are going to achieve that.

" 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."
Discussion should address dispersion of every other program, not just housing.
Previously in the consolidated plan, you've claimed historic patterns of segregation, and the AI documents current patterns of concentrated poverty and race/ethnicity. The consolidated plan should be addressing those issues, either by targeting investments or providing a compelling discussion of why you aren't.

" AP-60 Public Housing – 91.220(h)"
Should you note the Marble Falls folks?

Lisa Hinely
Community Development Commission, North Austin, lame duck

Lisa Hinely
Boards and Commissions

Scheduled Meeting Disclosure Information: Written disclosure is required by visitors when attending a scheduled meeting with a City Official regarding a municipal question for compensation on behalf of another person. Anyone scheduling or accepting a meeting invitation with a City Official must either acknowledge that the disclosure requirement does not apply or respond to the following survey: https://www.surveymonkey.com/r/BCVisitorLog

---

IMPORTANT NOTICE: The City of Austin provides e-mail addresses for members of its boards and commissions for their use as board members. This address should not be used for private or personal messages. The views expressed in e-mail messages reflect the views of the authors alone, and do not necessarily reflect the views of any board or commission of which the author may be a member. In particular, the views expressed here do not necessarily reflect those of the City of Austin, or any of its departments, employees or officials. E-mail messages may be subject to required public disclosure under the Texas Public Information Act.

Home
About
Services
Programs

Committees of Council
Council Corporations
Intergovernmental Entities
Boards and Commissions
Associated Entities

Public Notices

The City Clerk posts a variety of public notices, including Election Notices, and Firefighters', Police Officers' and EMS Personnel Civil Service Commission Notices.

View **Land Development Rules Notices** posted on or after January 1, 2016.

- Notice of Public Hearings and 30-Day Public Comment Period on the Draft FY 2019-24 Consolidated Plan and FY 2019-20 Action Plan - Neighborhood Housing and Community Development Department (NHCD) (Received 5/8/2019)
- Aviso de audiencias públicas y período de comentarios públicos de 30 días sobre el borrador del plan consolidado FY 2019-24 y el plan de acción FY 2019-20 - Departamento de Vivienda Comunitaria y Desarrollo Comunitario (Received 5/8/2019)
- EXTENSION - Order of Watercraft Ban, May 6-May 10, 2019 (Received 5/6/2019)
- Order of Watercraft Ban, May 4-May 6, 2019 (Received 5/4/2019)
- Public Meeting Notice and Agenda - City of Austin Emergency Operations Plan Meeting - May 17, 2019 (Received 4/26/2019)
- Notice of Rule Adoption - Receipt of Electronic Solicitation Responses (Received 4/26/2019)
- Notice of Decision on Appeal of Adopted Rule - Special Events Ordinance (Received 4/26/2019)
- Exam Notice & Source Materials Posting for Clinical Specialist-Communications (Received 4/19/2019)
- Exam Notice & Source Materials Posting for Clinical Specialist-Field (Received 4/19/2019)
- Notice of Source Materials List for the Rank of Battalion Chief (Received 4/17/2019)
- Notice of Renewal of Emergency Rule Adoption - Rule No. R161-19.08e (Received 4/10/2019)
- Promotion Eligibility List for Commander-Field (Received 4/8/2019)
- Promotion Eligibility List for Fire Lieutenant (Received 4/8/2019)
- REVISED Exam Notice & Source Materials Posting for the Rank of Fire Specialist (Received 3/11/2019)
- Exam Notice & Source Materials Posting for the Rank of Fire Specialist (Received 3/8/2019)
- Notice of Written Examination & Source Materials List for the Rank of Police Lieutenant (Received 2/22/2019)
- Notice of Proposed Rule R161-17.14 - MBE/WBE Procurement Program (Received 1/14/2019)
- REVISED Source Materials List for the Rank of Fire Lieutenant (Received 12/18/2018)
- Source Materials List for the Rank of Fire Lieutenant (Received 12/18/2018)
- Impact of the City of Austin's Ordinance No. 20180911-012 on Electric Ratepayer Classes (Received 9/21/2018)

Page updated: 5/8/2019, 12:49pm Central

Public Hearing - Austin City Council
FY 2019-24 Consolidated Plan – Public Comment Period
Date: 9 May 2019

Three speakers participated in the Public Hearing before the Austin City Council on 9 May 2019:

-Stuart Hersh
-Gus Pena
-Kate Moore

The following reflects excerpts from the transcript of public testimony. The complete meeting transcript and video are available at
https://austintexas.gov/department/city-council/2019/20190509-reg.htm

Stuart Hersh: "*Thank you, mayor, members of the council, I've handed you a copy of the comments I've submitted to city staff on the consolidated plan. It establishes our goa for the next five years so it's very critical. We heavy a goal of 60,000 net affordable units under the next ten years and logically that means we should try and create and maintain 30,000 in the next five years. I don't see that language in the draft plan. It needs to be there in order for us to be successful halfway through when the plan is done. We'd need to recognize that all federal investment from the last century no longer results in affordability periods. Bee of the way that we structured community block grant and home F in the past. We need to recognize that we'll continue to have problems with affordability at Mueller, as affordability periods expired when we haven't done more significant investment and a lot of what were originally affordable rentals and homeownership units will no longer be affordable. We didn't get though we had tried to achieve smart housing at the triangle home in green, and that was related to the smart housing resolution that your predecessors passed on April 20, 2000, so we're not getting a yield there. And we may, if the legislatures acts in a certain way, lose a lot of existing rental affordable that will convert to short-term rental because the rules will be much more relaxed staff legislation passes. We will start losing our first units to affordability in the university overlay about a year from now. And so we need to look at how do we preserve a net creation of 135,000 over ten years when we begin losing affordable units. The council decisions on how long affordability that you'll take up in the next item are extremely significant in moving us towards where we want to be in the future, and I'll speak to that when that item comes up. I will also tell you that the actions you've taken the last Thursdays should get us way beyond the 135,000 unit goal in the market rate goal in the strategic housing blueprint. Finally, what I'm still disappointed in, is that there's not an increased recognition in the value of child development centers and afterschool programs relative to both funding and regulations. We'll have an opportunity to address that on regulations when your code rewrite comes back, but still those of us that want child development centers for extremely low-income households should be enhanced from a funding perspective, if it's in there, I'm an old man and I can't find it. [Buzzer sounding] So wanted to let you know that."*

Gus Pena: *"Okay. Just for the record, Gus Pena. United States Marine Corps veteran, and I don't care who makes fun of me. Really, I'm through with it. I just want to let you know this, mayor, councilmembers. I've been dealing with a lot of senators, state reps that are not even representing Austin/Travis county and on this affordable housing units. We're losing worker --actually they're not --as soon as their lease is termed --terminated they're not letting anybody re-lease anymore. Town lake circle was my first apartment in I when discharged honorably in the united states Marine Corps and some doesn't go to the*

military. They ran away. The issue is this, Mr. Hirsch, he's the expert, I'm not. The only thing I'm an expert in is trying to stay out of homelessness. I do know a lot about homeless issues at the capitol and, again, I will mention Senator Lucia and state representative Lucio and Minjarez San Antonio, we spoke about the issues and he said that's a disgrace to have all this, a disgrace. For a councilmember like that walking away, you know, that's a disgrace too. But I don't care. I quit caring a long time ago. I care about my veterans. I care about the poor people in Austin. And it's getting worse. So having said that, I'm just gonna keep it light and slight. We need affordable housing like Stewart said, we're gonna be losing rentals. We're not gonna gain any. It's t too many people coming in. They say hundred per day. We're in a world of hurt like we say in the United States Marine Corps. Councilmember -Madison, thank you, I love you because I'm able to speak to you and you know where we come from. And I'm not disrespecting anybody else, but we know what's out there, you and know what's out there because I've been --I am a friend in the African-American community. I'm loved more by them than my own Mexican Americans sometimes. Except my wife. She loves me. But the issue is this, I appreciate you very much because your comments are true, right on target. Our communities are losing. Are losing. Once a rental unit or the -- the time is up on your rental unit, you get booted. Guess what? They're tearing it down and making more expensive units. So that's why, mayor, council members, I speak because I've been there. I've been there in combat. I'm talking about combat housing-wise and being homeless. I don't want anybody else to be homeless. You know it mayor, when you were running for mayor, we were homeless. And nobody helped us out except the lord. I want to say we need all this affordable units. Make it real true affordable. And I got to go. I'm --my baby girl Sophia is at home. I cry because people are homeless. Need help. Thank"

Kate Moore: "*Good afternoon, Kate Moore, director of continuum of care and partnerships at echo. Thank you for letting me be here today. At echo, we serve as conveners and collaborators with our community partners, all of us are trying to stretch limbed dollars to end homelessness for as many people as we can, as quickly as possible. Whenever our system ends and austinites homeless our entire community often we appreciate the city making homelessness a high priority and the consolidated plan and for your continued support for end homelessness in our community. We especially want to thank the continued commitment of the staff at Austin Public Health and NHCD in the trenches with us doing the hard work everyday. As part of the commitment to this, NHCD for instance in this consolidated plan and accompanying action plan created two new funding items that we appreciate. These include the use of tenant based rental assistance using home dollars. We are particularly excited about that. It will allow us to serve 68 households annually to help end their homelessness through an evidence-based practice called rapid rehousing. And it's over 600,000 annually. So we're particularly thankful to the city and for NHCD for creating this program. It will really help us help households experiencing homelessness. They also put on --put some cdbg funds, over a million dollars, to fund a emergency shelter in the city and that is also, as you know, in the action plan to end homelessness. And so we appreciate emergency shelters part of the solution. We want to identify that we have a system that works, and we have solutions that are proven in our community. Last year thousands of people received assistance to end homelessness from our community's prevention outreach and housing programs. But, unfortunately, just we know there are thousands more in need of immediate assistance, and we need more funds to bible to serve those folks. Additionally, echo's membership council who represent the entire continuum of people involved in ending homelessness, for the first time have submitted collective feedback to the city for this consolidated plan. We encourage you to follow their collective wisdom. They encourage that all of our programs, no matter the funding source, to work as a system. The city should require that all city-funded permanent housing programs included rad rehousing and permanent supportive housing programs*

follow community standards and have consistent expectations for programs serving people experiencing homelessness. Including participation in the coordinated entry, prioritization guidelines, and use of consistent outcome measures. Finally we thank you so much for your continued committment.

Public Hearing – Community Development Commission
FY 2019-24 Consolidated Plan – Public Comment Period
Date: 14 May 2019

Three speakers participated in the Public Hearing before the Community Development Commission on May 14, 2019:

-Dylan Shubitz
-Rick Rivera
-Charles Cloutman

The broad categories discussed were: affordable housing, home repair programs, and homelessness. The complete meeting video and materials are available at
http://austintexas.gov/cityclerk/boards_commissions/meetings/20_1.htm

MEALS on WHEELS
CENTRAL TEXAS

May 14, 2019

Chair Joe Deshotel, City of Austin Community Development Commission
c/o Matthew Ramirez, CDC Staff Liaison

Ref: 2019-2024 Five-Year Federal Funding Plan and FY 2019-20 Action Plan for Austin, TX
Written Public Comment

We wish to make the following comments and/or recommendations to further our City's efforts to repair more homes and make them accessible. Since the Action Plan includes local funding, we will comment on the GO Repair Program also.

GO Repair Program:

- Raise the limit per home from $15,000 to $20,000. It hasn't been raised for 10 years. Precedents for this increase are: the 2016 Holly Good Neighbor Program (NHCD) had a grant limit of $20,000/ home. TDHCA's Amy Young Barrier Removal Program has a grant limit of $20,000. Travis County CDBG has a grant limit or $24,999 on its Homeowner rehab program.
- There is a limiter of 10 homes at one time imposed by GO Repair rules so there would be parity between all nonprofits administering the funds. Although well intentioned, this rule slows down bigger and faster nonprofits. Since our collective intent is to repair homes we ask that this limiter be removed.

CDBG Funding:

- The 5 year plan eludes to the restructuring of CDBG funding and programs in year two. We applaud that review and restructuring and we suggest that the Architectural Barrier Removal program be open for nonprofit participation. We also suggest that this program use local Housing Trust Fund monies that don't have the federal rules such as Environmental Review and HUD reporting requirements.
- Raise the limit per home from $15,000 to $20,000. This also hasn't been raised in years and it must not be a federal rule since Travis County CDBG allows $24,999/ home. Our aging and persons with disability deserve the most we can provide to make their homes safe and accessible.

3227 East 5th Street, Austin, Texas 78702 • 512-476-6325
www.mealsonwheelscentraltexas.org

MEALS on WHEELS
CENTRAL TEXAS

Targeting Neighborhood Housing Fund

- We suggest using Austin Housing Trust Fund to create Targeted Housing Initiatives (repair, rehab or reconstruct) in the most housing challenged areas of Austin. These neighborhoods are suffering the most from the effects of Gentrification and housing decay. This program would allow for up to $40,000 in Rehab funds to $120,000 for Reconstruction or infill. All of this funding would include an Affordability period and would be structured as a forgivable loan with a Recapture clause and a First Right of Refusal by NHCD to prevent the loss of affordable housing in our City.
- Suggested Neighborhoods to target could be
    - Montopolis
    - East Town Lake
    - Govalle
    - Blackshear
    - Rosewood
    - St. Johns
    - Rundberg

    - We suggest that at least two of these neighborhoods should have $1 million/ each set aside as a pilot program in 2019-20.

We have been given a Mandate by our fellow citizens to help the low income homeowners of Austin. We believe that these suggestions will improve our ability to make this dream come true. We ask that you recommend these changes in your report to Council.

Respectfully

Charles Cloutman
Vice President for Home Repair
Meals on Wheels Central Texas
512-628-8165 office direct
[redacted] cell

Last year City Council named homelessness its top priority. The Draft FY 2019-2024 Consolidated Plan demonstrates that the City intends to follow through on confronting Austin's homelessness crisis. With a few small adjustments to the plan for HOME Investment Partnerships Program funds, the City could empower Austin's continuum of homeless service providers to end homelessness for hundreds more families and individuals over the next five years.

For over ten years the city has funded a Tenant Based Rental Assistance program (TBRA) with HOME funds. Each year this $500,000+ investment provides 12-24 month housing subsidies for more than 65 families exiting emergency shelter. The draft plan proposes continued funding for the existing program and creates a second HOME TBRA program for highly vulnerable homeless individuals and families. Between the two programs, the draft plan estimates that 136 households will exit homelessness to permanent housing destinations per year. This is an exciting and inspiring proposal. But the City could do more.

In addition to temporary rental subsidies, HOME TBRA can also be used for utility and security deposit assistance for very low income households (<50% MFI). Families and individuals experiencing homelessness often struggle to raise funds for these upfront costs. This delays move-ins and prolongs time on the streets and in shelters. I encourage the City to create a new HOME-funded program that provides one-time deposit assistance for (a) people who could end their own homelessness but for the lack of funds to pay security and utility deposits, and (b) people enrolled in permanent housing programs explicitly targeted for people experiencing homelessness.

HUD mandates at least 15% of HOME dollars to be spent through CHDOs on activities such as home repair assistance, home ownership assistance, and housing development. The draft plan proposes spending that far exceeds the minimum 15% mandate. The City could expand the HOME TBRA subsidy programs and create a deposit assistance program by reducing planned spending of HOME funds on mandated CHDO activities that are heavily funded by other sources.

For example, the draft plan proposes spending $1million in HOME funds for the home repair assistance over the next five years. This is in addition to $40.65million in CDBG and GO Bond funding planned for the same purpose. With an abundance of resources for homeowner repair, the City should redirect the HOME funds from this proposed activity to TBRA.

Likewise, the plan shows a GO Bond investment of $24million in rental and ownership housing development assistance in year one. This massive sum is garnished with a sprinkle of $672,923 of HOME funds for the same purpose. With an abundance of resources for RHDA and OHDA available to developers through the affordable housing bond, the City should redirect HOME funds from this proposed activity to TBRA.

The draft plan also earmarks $6.9million in HOME funds for home ownership assistance, which aims to assist 145 households purchase homes over five years. That's an average of $47,500

per family. $47,500 could assist 25 homeless families with a very generous $1,900 in utility and security deposit assistance. Households who rent smaller and cheaper rental units would not require nearly as much deposit assistance.

As described in the draft plan, the three objectives of the HOME Investment Partnership 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 nonprofit housing providers.

TBRA subsidy and deposit assistance programs meet all three of these objectives. Greater investment in HOME TBRA allows the City a unique opportunity to dedicate federal dollars to end homelessness in Austin. Please, to the greatest extent possible, reduce the spending of HOME resources on activities that are sufficiently funded by other sources.

Sincerely,

Dylan Shubitz
Resident of District 9
[redacted]@gmail.com

ECHO Board of Directors

MARK LITTLEFIELD, CHAIR
Littlefield Consulting

SHANNON SEDWICK, VICE - CHAIR
Esther's Follies

ED MCHORSE, TREASURER
McGinnis Lochridge

RYANN RANGEL, SECRETARY
Privateer Capital

PEGGY DAVIS BRAUN
PDP Creations

RICK COFER
Attorney

TAM HAWKINS
Greater Austin Black Chamber of Commerce

CORKY HILLIARD
Hilliard Resources

PERRY LORENZ
Constructive Ventures

DANNY LUCIO
Google Fiber

LAURA MORRISON, Former City Council Member

BETTY STAEHR
Community Member

DR. CALVIN STREETER
UT School of Social Work

EX-OFFICIO MEMBERS
AJ JOHNSON
TIM LEAGUE
JUDY MAGGIO

EXECUTIVE DIRECTOR
Ann Howard
512-963-7630
annhoward@austinecho.org

300 E. Highland Mall Blvd,
Ste 200 Austin, TX 78752

The City of Austin
Neighborhood Housing and Community Development (NHCD) Office
Attn: Consolidated Plan Feedback
P.O. Box 1088
Austin, Texas 78767

May 16, 2019

Re: Draft Consolidated Plan for Federal Funding: FY 19-23

To the City of Austin,

We appreciate the City making homelessness assistance a high priority in the Draft Consolidated Plan. Our recommendations include specifics regarding the contents of the draft plan, as well as comments about all funding provided by the City towards homelessness assistance, regardless of funding source.

The Action Plan to End Homelessness, endorsed by City Council, outlines all the elements needed in our community to end homelessness, including outreach, shelter, housing, and services.

We appreciate the commitment of the City to provide additional resources for **permanent housing for persons experiencing homelessness**. Without this resource, we will never be able to end homelessness in our communities. The funding towards Tenant Based Rental Assistance (TBRA), to function as a Rapid Rehousing Program, allows our community to creatively use federal funds to fill in the gaps in our system. We especially appreciate the creation of the new HOME funded TBRA program that will serve vulnerable households prioritized on the Coordinated Assessment list.

We also **recognize the vital role that the Emergency Solutions Grant funds play** in our community to fund the operation of the ARCH, along with Rapid Rehousing and HMIS. We also applaud **CDBG funds dedicated to homelessness**, through funding towards emergency shelter. We encourage that any funding towards emergency shelter be aligned with the shelter transformation work spearheaded by Austin Public Health and be aligned with permanent housing resources. According to national research, emergency shelter will not help our community end homelessness if clients are not connected quickly to permanent housing and supportive services. Issues that contribute to a household's homelessness can best be addressed once they are permanently housed.

Lastly, we wish to reiterate the comments the Membership Council made during the public comment period, as follows:

We strongly encourage NHCD to create a threshold requirement for any RHDA-funded development specifying inclusion of a certain amount of CoC units. We appreciate the recent work by NHCD to prioritize the creation of Continuum of Care (CoC) units in the Rental Housing Development Assistance (RHDA) program.

CoC units leverage the ability of all providers who serve people experiencing homelessness to house more households. Without access to CoC units, households experiencing homelessness frequently wait months or years to receive housing assistance and/or exit homelessness.

- **We encourage the City to work with ECHO and other Community Partners to create Shelter Standards, that are evidence-informed, for use across all Emergency Shelters in Austin, regardless of funding source.** We commend the City for committing to working with Front Steps and the National Alliance to End Homelessness to make emergency shelter more effective. The community should right-size emergency shelter with adequate funding for case management of all clients, safe environments, and supportive services for the most vulnerable.

- **The City, ECHO, and other Community Funders should come together to create an Environmental Scan of all funding for housing and services for people experiencing homelessness.** A comprehensive understanding of all current funding amounts and their uses will reveal opportunities for streamlining, highlight funding gaps, and taking effective programs to scale.

- **We encourage the City to align all programs, and policies, by program type (i.e. Rapid Rehousing, Permanent Supportive Housing, Transitional Housing, and Emergency Shelter), related to homelessness with community standards, using evidence-informed best practices.** Austin has created community standards and consistent expectations for programs serving people experiencing homelessness. These standards ensure all programs work effectively and collaboratively to end homelessness. Currently, the City does not always require recipients of funding for homeless services to be consistent with these community standards, which are informed by federal guidelines.

  Specific recommendations related to community standards include:

  - **We recommend that all City-managed Permanent Housing programs (i.e. Rapid Rehousing and Permanent Supportive Housing) serving people experiencing homelessness should follow community Coordinated Entry prioritization guidelines.** While HUD has encouraged all communities to create coordinated entry systems that prioritize the most vulnerable, there is now an awareness that coordinated entry should be used to facilitate move-ins to permanent housing across the continuum of vulnerability to shorten the wait for housing. ECHO and partners can iterate the local coordinated entry process to accommodate the need. Despite the City's investment in the Coordinated Entry process and HMIS, the City does not require participation in local coordination entry system for some of their programs, which lessens the impact of the process.

  - **We recommend all Rapid Rehousing (RRH) programs should have sufficient direct financial assistance resources dedicated to be able to provide a minimum of at least 3 months of rental assistance up to Fair Market Rent in line with HUD best practices.** Without adequate RRH funding, community partners are forced to layer CoC and City funding to serve single

households and are often forced to serve higher income households at the expense of more vulnerable clients.

- **We recommend that the City and ECHO work together to create consistent outcome measures that fund the same program type, with emphasis on using HUD System Performance Measures.** This would streamline everyone's work and allow our community to measure progress toward the common goal of ending homelessness and bring us into alignment with the overall goals outlined in the HEARTH Act.

Thank you for your on-going commitment and efforts to ending homelessness in our community.

Sincerely,

Ann Howard

Executive Director, ECHO

FY 2019-24 Consolidated Plan and FY 2019-20 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
COMMUNITY NEEDS ASSESSMENT PERIOD		
ECHO	•Community Partnerships •Program Standards •Rental Assistance	Thanks for your comments on the Consolidated Plan for 2019-2024. Your input will be useful in helping us prioritize the use of federal grant funds for community needs, resources, and priorities for the City's housing, community development and economic development activities. Your comments will be included in the report to City Council, and, therefore be made public. If you do not want your comments to be shared publicly, please notify us at nhcd@austintexas.gov.
Austin Tenants Council	•Affordable Housing •Tenants Rights	
Ned Ahearn	•Energy Efficiency Measures •Homelessness	
Early Childhood Commission	•Affordable Housing •Displacement Mitigation •Outreach Initiatives •Childcare and Transportation Assistance	
Stuart Hersh	Affordable Housing	
PUBLIC COMMENT PERIOD ON DRAFT CONSOLIDATED PLAN AND ACTION PLAN		
ECHO	•Community Partnerships •Program Standards •Rental Assistance	Thanks for your comments on the Consolidated Plan for 2019-2024. Your input will be useful in helping us prioritize the use of federal grant funds for community needs, resources, and priorities for the City's housing, community development and economic development activities. Your comments will be included in the report to City Council, and, therefore be made public. If you do not want your comments to be shared publicly, please notify us at nhcd@austintexas.gov.
Stuart Hersh	Affordable Housing	
Lisa Hinely	•Demographic Trends •Low-income Populations •Affordable Housing	
Meals on Wheels	•Home Repair Programs •Program Revisions	
Dylan Shubitz	Homelesseness	

Attachment I C: Community Development Commission Recommendation

COMMUNITY DEVELOPMENT COMMISSION
RECOMMENDATION 20190514-4B

Date: May 14, 2019

Subject: Draft FY 2019-24 Five-Year Federal Funding Plan and FY 2019-20 Action Plan

Motioned By: Commissioner Paup
Seconded By: Commissioner Mejia

Recommendation
The CDC supported the draft of FY 2019-24 Five-Year Federal Funding Plan and FY 2019-20 Action Plan with the additional recommendation that the $1.8 million to be dedicated to a homeless shelter instead be equally divided into funding for NHCD's Architectural Barrier Removal Program, Ownership Housing Development Assistance Program, and Rental Housing Development Assistance Program.

Date of Approval: May 14, 2019

Vote: A motion to approve the recommendation was approved on Commissioner Paup's motion, Commissioner Mejia's second, on a 6-4 vote.

Absent: Commissioners Fadelu, Motwani, and Tolliver

Against: Commissioners Mays, Dailey, Otero, and Louie

Attest: *CDC Chair, Joe Deshotel*

Attachment I D: Change Log for Draft Consolidated Plan and Action Plan

FY 2019-24 Draft Consolidated Plan and FY 2019-20 Action Plan
Change Log

Section	Section Title	Page Number(s) in Draft	Change Description
ES-05	Executive Summary	6	Added additional outreach conducted and public hearings convened during the public comment period.
		7	Included summarization of comments received during the public comment period.
		8	Pursuant to guidance received from HUD in May 2019, added Section 108 forecasted funding trend.
PR-10	Consultation	30	Added additional reports and plans to support the Consolidated Plan and adhere to HUD guidance.
PR-15	Citizen Participation	36	Added comments received from public hearings held during the public comment period.
NA-40	Homeless Needs Assessment	77	Updated introduction describing the definition of homelessness.
NA-45	Non-Homeless Special Needs Assessment	90	Pursuant to guidance received from HUD in May 2019, included reference to City's response to the opioid epidemic.
NA-50	Non-Housing Community Development Needs	91-95	Updated narrative to be more current.
MA-45	Non-Housing Community Development Assets	116-123	Updated narrative information to be reflective of current economic trends.
SP-35	Anticipated Resources	135	Updated Table 55 reflective of updated funding table.
SP-40	Institutional Delivery Structure	140	Updated list of regional agencies through which Consolidated Plan activities will be carried out.
SP-45	Goals Summary	146	Updated table 58 reflective of updated funding table and included narrative about Tenant Based Rental Assistance for persons experiencing homelessness.
SP-80	Monitoring	163	Included narrative about the Small and Minority Business Resource Department.

Section	Section Title	Page Number(s) in Draft	Change Description
AP-15	Expected Resources	164	Updated Table 59 reflective of updated funding table.
AP-20	Annual Goals and Objectives	169	Updated table 60 to be reflective of updated funding table.
AP-55	Affordable Housing	196	Updated Tables 64 and 65 to include HOPWA activities that meet the definition for these tables.
Attachments	Attachment I B; Public Notices and Comments		Log of written comments received and staff responses updated with comments received during the public comment period.
	Attachment III E; Funding Table		Funding table updated.
Throughout Document			Pursuant to guidance received from HUD in May 2019, elaborated on the Broadband and Resiliency rule, Opportunity Zones and the opioid epidemic where relevant throughout the document.
			Provided source citations for factual-based references throughout the document.
General		Throughout	Additional non-substantive changes were made throughout the document. These included grammatical fixes and wordsmithing to clarify statements or reduce redundancy.

Attachment II: Housing Survey Results

Consolidated Plan 2019-2024 Outreach Initiative: Executive Summary

The City of Austin's Neighborhood Housing and Community Development Department (NHCD) launched a proactive public engagement campaign and online survey to gather community feedback on the FY 2019-24 Consolidated Plan.

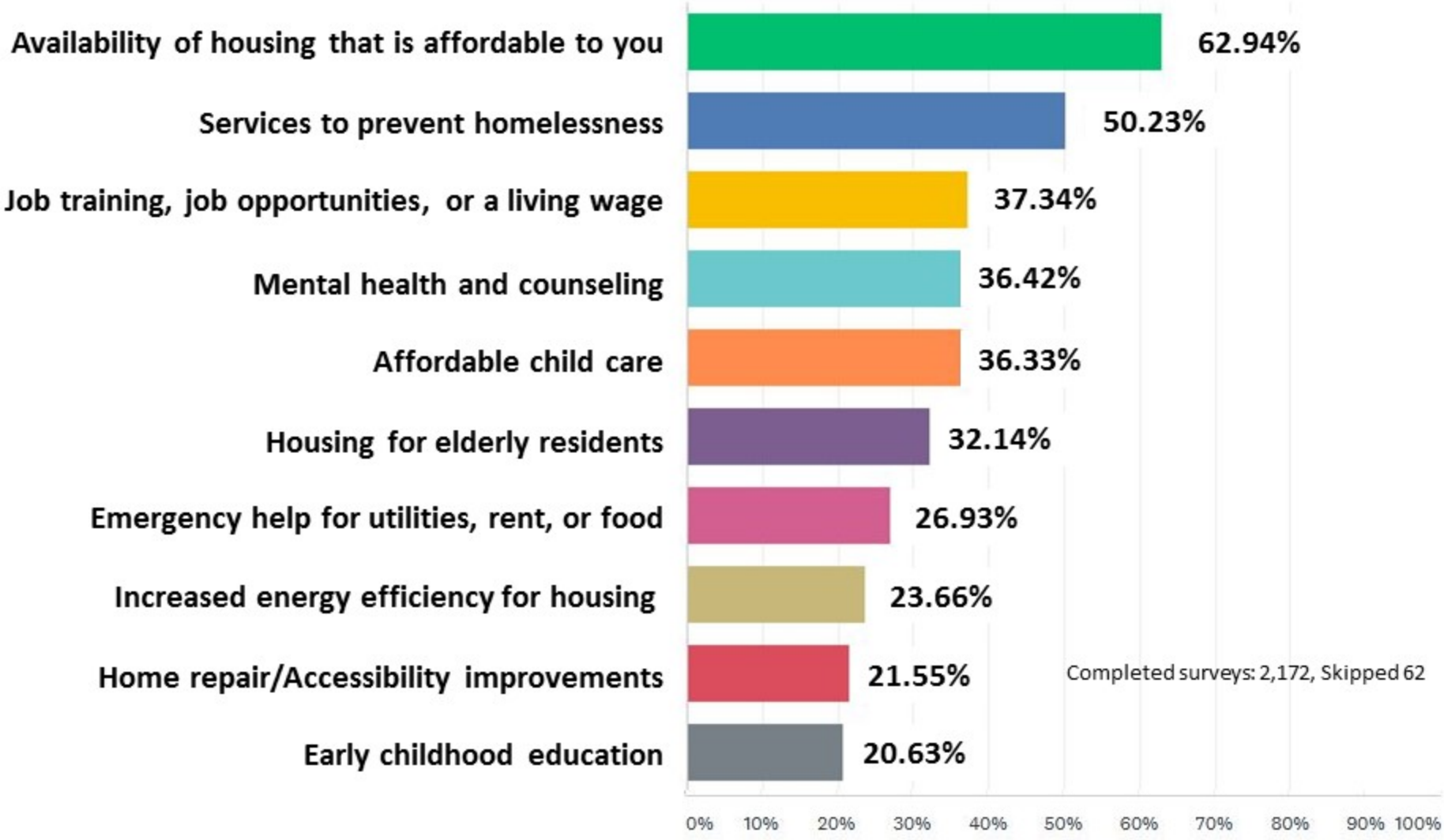
During the Consolidated Plan community needs assessment period, Austinites were encouraged to share their thoughts about priorities and programs addressing affordable housing, job creation, and public service needs for low- and moderate-income families, persons with disabilities, seniors, and youth. NHCD's outreach efforts targeted the general public, as well as diverse racial/minority populations, and was comprised of several parallel initiatives including:

- A comprehensive informational website austintexas.gov/five that provided a description of the 2019-2024 Consolidated Plan, and background on the priorities and federal programs to be funded.
- A combined print/online survey that was translated into English, Spanish, Korean, and Chinese that generated 2,377 responses. Participants were invited to rank community priorities, identify areas of need, and make their own suggestions for priorities.
- Social media outreach (i.e., Twitter, Facebook, and Next Door) to encourage both comments on the Consolidated Plan and a sharing of the information through individuals' social media networks.
- Publication of announcements through e-newsletters for NHCD, community nonprofits, City Council members' constituent communications, and local print and radio news media.
- A robust community education and engagement team, led by NHCD staff, presented at nearly 60 stakeholder group listening sessions and community event information booths. Additionally, to ensure effective outreach efforts to low-to moderate persons and families, and special populations, NHCD staff presented before ten City boards and commissions, as well as numerous external agencies whose missions focus on housing and economic opportunities for low-to moderate persons and families and special populations.

A graphical representation of the top priority needs identified by the community is featured on the following page.

What do you think are the greatest needs in your neighborhood or community?

All survey respondents | February 16, 2019 – March 30, 2019



Attachment III A: Resale and Recapture Policy

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 wheelchair 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 https://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, 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 2018-19, 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 seven 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.

Applicable Affordability Period. 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.

Percentage of Change. 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 2016. Using the Housing Price Index calculator, the house would be worth approximately $165,700.

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:	$59,700
$73,665 Fair Return on Investment	

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 + $59,700 HPI increase = $167,200)

Affordability for a Range of Buyers. If the original homeowner sets the sales price at $167,200 to get a fair return on investment, and if 2017 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 $1,069.

The PITI of $1,069 could, in theory, be supported by an annual household income of $42,800 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 new HOME investment.

If the subsequent homeowner does not require any HOME subsidy to purchase the home, the affordability period would end in 3 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

NHCD HOME funded program under the recapture provisions is the Down Payment Assistance Program (DPA). The Austin Housing Finance Corporation (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.

Sales Price	$
First Lien Mortgage	-$
Mortgage Assistance Amount (prorated monthly)	-$
Capital Improvement Recapture Credit	-$
Proceeds to the Homeowner	=$

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.

Appraised Value of Property of Sales price (less of the two)	$
Original Senior Lien Note Amount	-$
Grantee's Cash Contribution	-$
Capital Improvement Recapture Credit	-$
Mortgage Assistance Amount (prorated monthly)	-$
Equity to be shared	=$
Shared Equity	-$
Proceeds to the Homeowner	=$

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)	(-)	$
Net proceeds		$
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 or CDBG 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.

NHCD/AHFC will be provided with a copy of the final, executed Settlement Statement CLOSING DISCLOSURE, Promissory Note, and recorded Deed of Trust three days in advance of the closing date.

4. 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.
5. 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.
6. 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.
7. 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: **2012-03 Guidance on Resale and Recapture Provision Requirements under the HOME Program**

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, <u>documented with receipts</u>, 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 wheelchair 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 III B: ESG Program Standards

CITY OF AUSTIN
Austin Public Health Department

EMERGENCY SOLUTIONS GRANT PROGRAM (ESG)
PROGRAM STANDARDS AND GUIDELINES

A. ESG PROGRAM DESCRIPTION

I. Definitions
II. General
III. Eligible organizations
IV. Ineligible Organizations
V. Financial Terms
VI. Matching Funds
VII. Eligible Activities
VIII. Client Eligibility
IX. Emergency Shelter
X. Rapid Rehousing and Other ESG-funded Services
XI. Coordination Between Service Providers
XII. Homeless Management Information System (HMIS)

B. ESG PROGRAM MANAGEMENT

I. Grant Subaward Process
II. Contracting
III. Recordkeeping Requirements
IV. Reporting Requirements
V. Program Limitations
VI. Performance Standards
VII. Accessibility

1. **ESG PROGRAM DESCRIPTION**

I. Definitions Terms used herein will have the following meanings:

APH – Austin Public Health

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;

Chronically homeless means:

(1) A ''homeless individual with a disability,'' as defined in section 401(9) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11360(9)), who: (i) Lives in a place not meant for human habitation, a safe haven, or in an emergency shelter; and (ii) Has been homeless and living as described in paragraph (1)(i) of this definition continuously for at least 12 months or on at least 4 separate occasions in the last 3 years, as long as the combined occasions equal at least 12 months and each break in homelessness separating the occasions included at least 7 consecutive nights of not living as described in paragraph (1)(i). Stays in institutional care facilities for fewer than 90 days will not constitute as a break in homelessness, but rather such stays are included in the 12-month total, as long as the individual was living or residing in a place not meant for human habitation, a safe haven, or an emergency shelter immediately before entering the institutional care facility;

(2) An individual who has been residing in an institutional care facility, including a jail, substance abuse or mental health treatment facility, hospital, or other similar facility, for fewer than 90 days and met all of the criteria in paragraph (1) of this definition, before entering that facility; or

(3) A family with an adult head of household (or if there is no adult in the family, a minor head of household) who meets all of the criteria in paragraph (1) or (2) of this definition, including a family whose composition has fluctuated while the head of household has been homeless. (Updated 12-4-15)

City- City of Austin;

ESG- Emergency Solutions Grant program;

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 637of 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 know 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 Austin Public Health 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. Financial Terms

A. Grantee shall expend the City budget in a reasonable manner in relation to Agreement time elapsed and/or Agreement program service delivery schedule.
B. All grant funds allocated must be completely spent down within the 24 month allocation period.
C. If the Grantee has a remaining balance at the end of the first twelve month period, the Grantee must submit a request to spend down remaining balance to the Assistant Director of the Austin Public Health, Health Equity Community Engagement Division (HECE).
D. If cumulative expenditures are not within acceptable amounts, spending rates, or in accordance with grant compliance the City may require the Grantee to: 1) submit an expenditure plan, and/or 2) amend the Agreement budget amount to reflect projected expenditures, as determined by the City.

VI. 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 2 CFR Part 200. *Program Income* for the ESG program can also be used as match funds. Match funds are identified in 2CFR Part 200.306

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.

VII. Eligible Activities Each sub-recipient will be allocated funding by activity type, and may have multiple activities in one program. 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.

VIII. 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* for more information on documenting homelessness for ESG clients.

b. Subrecipient agencies must collect the required supporting documentation requested in the *Homeless 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.

d. Clients will be referred to ESG programs through the Coordinated Assessment or Coordinated Entry process.

e. CDU-Specific Client Eligibility Requirements

i. Referral through Coordinated Assessment

ii. HIV Positive, homeless individuals

f. DACC-Specific Eligibility Requirements

i. Referral through Coordinated Assessment

g. Front Steps Specific Eligibility Requirements

i. Referral through Coordinated Assessment

ii. Targeted to those who sheltered at ARCH and coming from the streets outside the ARCH

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.

IX. 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. 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.

Sleeping Unit Reservation System: Of the 190 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.

X. 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.

All programs funded through the Emergency Solutions Grant will use Coordinated Entry for referrals for the program in order to serve the most vulnerable Rapid Rehousing clients in the community. Agency eligibility could include, for example, HIV status for the Communicable Disease Unit. All programs help clients go through the Coordinated Entry process to access appropriate referrals and community programs.

Each client will be individually assessed for the amount of Rapid Rehousing using progressive engagement and housing first principles. If a client or family needs continued services and financial assistance past the initial date of entry into the program, agencies will work to address those needs until the client exits the program. Other funding sources will be used to address the other service needs of the client such as case management, housing location or financial and rental assistance as needed.

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.

All Rapid Rehousing programs will include the following components:

- Housing Stability Plan with Exit Strategy
- Progressive Engagement
- Coordination with other HUD funded programs and regular review the program's progress towards the HUD benchmarks:
    1) Reducing the length of time program participants spend homeless;
    2) Exiting households to permanent housing, and
    3) Limiting returns to homelessness within a year of program exit.

Also, all RR programs will provide the following services with ESG funds or with another funding source. If the agency is not able to provide all of these services they will work with a collaborative partner to provide them.

- Housing Location
- Financial Assistance – Rental, Deposits, Application Fees, etc.
- Housing Stability Case Management

ESG Rapid Rehousing Financial Assistance Guidelines:

1. Security Deposits are available for no more than 2 months' rent.
2. 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.
3. 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.
4. Caps on assistance by program:
    - o Downtown Austin Community Court: Financial Assistance can include up to $2300 a year in direct financial assistance for all eligible financial assistance and rental assistance funding, with a 24 month cap of $4600.
    - o Front Steps: None beyond the regulations above.
    - o Communicable Disease Unit: Does not administer financial assistance and rental assistance.

5. Changes in household composition. The limits on the assistance under this section apply to the total assistance an individual receives, either as an individual or as part of a family.
6. Limit of months of assistance. No client may receive more than 24 months of assistance in a three-year period.
7. Recertification. 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 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.

Short-term and medium-term rental assistance can be provided to a program participant with up to 24 months of rental assistance during any 3-year period. This assistance may be short-term rental assistance, medium-term rental assistance, payment of rental arrears, or any combination of this assistance.

1. Short and Medium Term Rental Assistance - Short-term rental assistance is assistance for up to 3 months of rent; Medium-term rental assistance is assistance for more than 3 months but not more than 24 months of rent; Rental assistance for this program will be tenant-based.
    - Rental Assistance use with other subsidies. Except for a one-time payment of rental arrears on the tenant's portion of the rental payment, rental assistance cannot be provided to a program participant who is receiving tenant-based rental assistance, or living in a housing unit receiving project-based rental assistance or operating assistance, through other public sources. Rental assistance may not be provided to a program participant who has been provided with replacement housing payments under the URA during the period of time covered by the URA payments.
    - Fair Market Rent - Rental Assistance must only be provided if rent does not exceed Fair Market Rent and complies with HUD's standard of rent reasonableness, as established under 24 CFR 982.507.
    - For purposes of calculating rent, the rent shall equal the sum of the total monthly rent for the unit, any fees required for occupancy under the lease (other than late fees and pet fees) and, if the tenant pays separately for utilities, the monthly allowance for utilities (excluding telephone) established by the public housing authority for the area in which the housing is located.
    - Rental assistance agreement. The recipient or subrecipient may make rental assistance payments only to an owner with whom the recipient or subrecipient has entered into a rental assistance agreement. The rental assistance agreement must set forth the terms under which rental assistance will be provided, including the requirements that apply under this section. The rental assistance agreement must provide that, during the term of the agreement, the owner must give the recipient or subrecipient a copy of any notice to the program participant to vacate the housing unit, or any complaint used under state or local law to commence an eviction action against the program participant.
    - Late payments. The recipient or subrecipient must make timely payments to each owner in accordance with the rental assistance agreement. The rental assistance agreement must contain the same payment due date, grace period, and late payment penalty requirements as the program participant's lease. The recipient or subrecipient is solely responsible for paying late payment penalties that it incurs with non-ESG funds.
    - Lease. Each program participant receiving rental assistance must have a legally binding, written lease for the rental unit, unless the assistance is solely for rental arrears. The lease must be between the owner and the program participant. Where the assistance is solely for rental arrears, an oral agreement may be accepted in place of a written lease, if the agreement gives the program participant an enforceable leasehold interest under state law and the agreement and rent owed are sufficiently documented by the owner's financial records, rent ledgers, or canceled checks. For program participants living in housing with project-based rental assistance under paragraph (i) of this section, the lease must have an initial term of one year.

2. Tenant-based rental assistance. Rental assistance for this program will be tenant-based, and all programs will provide the minimum amount of assistance needed for client to stabilize using the principles of Progressive Engagement.
   (1) A program participant who receives tenant-based rental assistance may select a housing unit in which to live and may move to another unit or building and continue to receive rental assistance, as long as the program participant continues to meet the program requirements.
   (2) The recipient may require that all program participants live within a particular area for the period in which the rental assistance is provided.
   (3) The rental assistance agreement with the owner must terminate and no further rental assistance payments under that agreement may be made if:
      (i) The program participant moves out of the housing unit for which the program participant has a lease;
      (ii) The lease terminates and is not renewed; or
      (iii) The program participant becomes ineligible to receive ESG rental assistance.

3. Rental Arrears are paid if the client is assisted with one-time payment of up to 6 months of rental arrears, including any late fees 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. Where the assistance is solely for rental arrears, an oral agreement may be accepted in place of a written lease, if the agreement gives the program participant an enforceable leasehold interest under state law and the agreement and rent owed are sufficiently documented by the owner's financial records, rent ledgers, or canceled checks. For program participants living in housing with project-based rental assistance under paragraph (i) of this section, the lease must have an initial term of one year.

4. Caps on assistance by program:
   - Downtown Austin Community Court: Financial Assistance can include up to $2300 a year in direct financial assistance for all eligible financial assistance and rental assistance funding, with a 24-month cap of $4600.
   - Front Steps: None beyond the regulations above.
   - Communicable Disease Unit: Does not administer financial assistance and rental assistance.

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.

XI. 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	Permanent	Rapid	Direct Financial

	Management/ Supportive Services	Supportive Housing	Rehousing/ Housing Location	Assistance
Front Steps- PSH and Rapid Rehousing	X	X	X	X
Caritas of Austin with CoC and City funding	X	X	X	X
Downtown Community Court	X		X	X
Public Health Communicable Disease Unit	X		X	
Other Continuum of Care programs	X	X		
City-funded Social Service Agencies	X	X	X	X

ESG Rapid Rehousing Program Design: All ESG Programs will have all components or coordinate with other funding sources or entities so that all needs of the Rapid Rehousing clients will be adequately addressed.

RR Agency	**Case Management/ Supportive Services**	**Housing Location**	**Direct Financial Assistance**	**Rental Assistance**
Front Steps	Front Steps	Front Steps	Front Steps HHSP and SSVF; BSS Plus	Front Steps HHSP and SSVF, BSS Plus
Communicable Disease Unit (CDU)	CDU	CDU/DACC ESG	DACC ESG	DACC ESG
Downtown Austin Community Court	DACC	DACC	DACC ESG	DACC ESG

XII. **<u>Homeless Management Information System (HMIS)</u>** 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 Entry process.

B. <u>ESG PROGRAM MANAGEMENT</u>

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. Austin Public Health (APH) staff will determine if an amendment request is allowable. APH reserves the right to initiate amendments to the contract.

D. Liability - Subrecipients shall forward Certificates of Insurance to the Austin Public Health 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.

III. 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. Financial Assistance backup documentation required for each type of assistance outlined in the previous sections.
iv. Rental assistance agreements and payments, including security deposits, and all backup documentation required for each type of assistance outlined in the previous sections.

IV. Reporting Requirements

A. Monthly Payment Requests and Expenditure Reports shall be submitted, in a format prescribed by the City, by the 15th 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 15th 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 15th 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 30th. 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 and HUD 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.

V. 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 APH as program income. Such income may not be retained or disbursed by the subrecipient without written approval from APH 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 APH. 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.

VI. Performance Standards

ESG-funded programs will report into HMIS and have a high level of data quality specified in Section A. XII. 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 Austin Public Health 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.

VII. 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:

_____ *(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.

_____ *(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 modificaciónes e igual acceso a comunicaciónes. Para información favor de llamar a _____ *(insert your organization's phone number) (voz)* o Relay Texas 1-800-735-2989 (TDD) para asistencia.

Attachment III C: 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:

    - 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.** A records audit 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. **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.

6. **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 contract. 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.

The first step in the monitoring process includes the development of a risk assessment that is essential in guiding the monitoring efforts of the department. Based on the results of the risk assessment, additional projects may be monitored. Monitoring may be in the form of a desk review, on-site visit, 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.

Attachment III D: Relocation Policy

City of Austin/Austin Housing Finance Corporation

ANTI-DISPLACEMENT and RELOCATION ASSISTANCE POLICY

INTRODUCTION

The City of Austin Residential Anti-Displacement and Relocation Assistance Policy (Displacement Policy) as set forth herein, pertains where applicable to projects assisted with funding provided by The United States Department of Housing and Urban Development (HUD) which may include among others, funding with Community Development Block Grant (CDBG), HOME Investments Partnership Program (HOME), HUD Lead Hazards Control Grant (LHCG) program and Housing Opportunities for People with AIDS (HOPWA) funds and which, because of the HUD assistance, cause residential displacement of low- and moderate-income persons from occupied dwellings rendered unoccupiable as a result of HUD-assisted conversions to a use other than affordable housing, or by demolition. Funding for these programs is made available to the City by the U.S. Department of Housing and Urban Development (HUD), under Title I of the Housing and Community Development (HCD) Act of 1974, as amended.

The HUD funded programs are administered by the City's Neighborhood Housing and Community Development (NHCD). Activities funded by HUD funded programs may be carried out by City employees, competitive procurement or agreements with subrecipients. All funded activities meet one or more of the national and local objectives for the program, which are: elimination of slum and blight; benefit to persons and households of low and moderate income, i.e., earning eighty percent (80%) or less of the median family income (MFI) for the Austin area; and meeting needs of particular urgency.

RESIDENTIAL ANTI-DISPLACEMENT and RELOCATION ASSISTANCE POLICY

The City of Austin shall implement this policy to minimize the displacement of persons as a result of HUD funded activities and assist persons actually displaced, either temporarily or permanently, as a result of such activities. It is the policy of the City to plan and to provide funding only for those HUD funding activities that will not cause permanent residential displacement or reduce the amount of affordable housing stock by conversion or demolition. However, activities such as rehabilitation of occupied housing may require temporary displacement to ensure the safety of residents during the rehabilitation of the units. The City will enforce this policy upon developers and other entities responsible for carrying out planned HUD activities.

The Housing and Community Development Act of 1987 (Public Law 100-242) and the Surface Transportation and Uniform Relocation Assistance Act of 1987 (Public Law 100-17) made changes that affect the manner in which CDBG and other federal grantees treat displacement issues. The policy does not take into account all changes brought about by the 1987 legislative action. If necessary, this displacement policy will be amended at such time as HUD promulgates HUD rules that clarify the effect of the HCD Act of 1987 on CDBG- and other HUD grant funded related displacement issues.

DISPLACEMENT POLICY

The policy addresses temporary displacement of households participating in either owner-occupied or tenant-occupied housing rehabilitation programs assisted with HUD funds. Although the policy encompasses action relative to permanent residential displacement and relocation assistance, under no circumstances will HUD funds be used for any project or activity that will cause permanent displacement or relocation of families or the conversion of affordable housing to other uses. The term "family" as used herein refers to one or more persons occupying the same housing unit whether or not the individuals are related by birth or marriage. All classes of temporary displacees will receive equal and comparable treatment and assistance regardless of their status as owner or tenant.

1. TEMPORARY DISPLACEMENT/RELOCATION

Owner-Occupied Housing Rehabilitation Programs

Homeowners participating in a housing rehabilitation program that for their safety requires they vacate the residence during the course of construction, will be entitled to a dislocation stipend. The family will receive a fixed daily allowance for each day in which they cannot occupy their residence. The purpose of the stipend is to offset the cost of moving or storing their personal possessions and for related expenses, such as increased utility costs. The daily allowance will be set by the City of Austin's Neighborhood Housing and Community Development (NHCD/AHFC). Payment will made either directly by NHCD/AHFC or through other subrecipient organizations or developers under contract to NHCD or AHFC to operate a housing rehabilitation program. The stipend rate will be reviewed periodically and may be adjusted if in the judgement of the NHCD/AHFC it does not represent adequate compensation.

The following services will be provided by the appropriate program operator (i.e., the NHCD/AHFC or other subrecipient): Clients will be counseled and advised of their right to receive an allowance, notified of the approximate time of start of construction and given adequate time to make alternative temporary living arrangements. If necessary, clients will be assisted in locating decent and safe accommodations.

The offices of the NHCD/AHFC are fully accessible to the handicapped and mobility impaired. Bilingual staff is available to assist Spanish-speaking clients and portable Telecommunication Devices for the Deaf (TDD) with read/print capability are available for the hearing-impaired. If subrecipients cannot carry out their counseling responsibilities toward handicapped or non-English speaking clients by any other means, clients may be referred to the NHCD/AHFC for assistance.

Tenant-Occupied Housing Rehabilitation

HUD-funded rehabilitation of renter-occupied properties can be carried out by the Housing Authority of the City of Austin (HACA) on HUD-subsidized public housing or by subrecipients under contract to the NHCD/AHFC for properties owned and operated by a non-profit or for-profit affordable housing developer. The Housing Authority, as a publicly-funded HUD recipient, will carry out its relocation responsibilities in accordance with the HUD rules pertaining to Public Housing Authorities (PHAs) or the Policy, whichever is more appropriate.

Public Housing: As an operator of multiple properties subsidized by HUD, the PHA may elect to relocate families by a method commonly called "checkerboarding," i.e., the movement of families to previously rehabilitated units in the same complex. When this method is infeasible, HACA may elect to relocate a family to a unit in another PHA complex.

Unsubsidized Housing: For properties operated by a non-profit or for-profit affordable housing developer, the organization's contract with the NHCD/AHFC will specify if and to what extent the clients are entitled to assistance under this policy. If all elements of the policy are to be carried out, each will be specified in the contract documents, counseling and other relocation services as above.

2. PERMANENT RESIDENTIAL DISPLACEMENT/RELOCATION

Replacement Housing: If through HUD funding, dwellings affordable to low- and moderate-income persons are demolished or converted to uses other than housing, the City (or developer) will provide comparable replacement housing units for the same number of occupants who could have been housed in the occupied or vacant units. The replacement housing will be located in the same general area as the houses deleted from the affordable housing stock and will be affordable to low- and moderate-income residents. The replacement housing will be designed to remain affordable to such families for a period of ten (10) years from the time of initial occupancy.

Relocation Benefits: All occupants of the dwellings demolished or converted will receive relocation benefits to include: reimbursement for actual and reasonable moving expenses, security deposits, credit checks and other moving-related expenses, including any interim living costs. Low- and moderate-income persons will be provided either:

a.) Compensation sufficient to ensure that for a period of five (5) years the family shall not bear, after relocation, a ration of shelter costs to income that exceeds thirty percent (30%); or -

b.) If elected by the family, a lump-sum payment equal to the value of the benefits available under (a.), to permit the household to secure participation in a cooperative or mutual housing association.

Replacement housing for persons displaced shall be decent, safe and sanitary, of adequate size to accommodate the family, functionally equivalent and in an area not subject to unreasonably adverse environmental conditions. Displacees have the right to elect, as an alternative to the benefits under this policy, benefits under the Uniform Assistance and Real Property Acquisition Policies Act of 1970, if it is in their best interest to do so. If a claim for assistance under this policy is denied by the City/AHFC, the claimant has the right to appeal the decision to HUD.

May 16, 2019
****

Attachment III E: Summary Funding & Production Table

CITY OF AUSTIN
ACTION PLAN 2019-2020 - ALL FUNDING SOURCES
Draft - May 16, 2019

Program / Activity	Funding Source	FY 2019-20 Plan New Funding	FY 2019-20 Plan Services
SPECIAL NEEDS ASSISTANCE			
Child Care Services	CDBG	474,561	179
Senior Services	CDBG	122,691	155
Mental Health Services	CDBG	186,507	159
Subtotal, Public Services		783,759	493
Housing Opportunities for Persons with AIDS			
AIDS Services of Austin	HOPWA	1,156,903	249
Project Transitions	HOPWA	453,035	97
HOPWA - Adm	HOPWA	49,791	
Subtotal, Housing Opportunities for Persons with AIDS		1,659,729	346
Subtotal, Special Needs Assistance		**2,443,488**	**839**
HOMELESS ASSISTANCE			
Tenant-Based Rental Assistance - Homeless Assistance	HOME	626,954	68
Tenant-Based Rental Assistance	HOME	547,000	68
Public Facilities	CDBG	1,804,669	1
Low Barrier Permanent Supportive Housing Program	DDDB	300,000	24
HEARTH Emergency Solutions Grant			
Shelter Operation and Maintenance	HESG	313,922	1,200
HMIS	HESG	30,000	
Rapid Rehousing Programs	HESG	279,058	118
ESG - Adm	HESG	47,000	
Subtotal, HEARTH Emergency Solutions Grant		669,980	1,318
Subtotal, Homeless Assistance		**3,948,603**	**1,479**
RENTER ASSISTANCE			
Architectural Barrier Program - Rental	CDBG	185,000	7

CITY OF AUSTIN
ACTION PLAN 2019-2020 - ALL FUNDING SOURCES
Draft - May 16, 2019

Program / Activity	Funding Source	FY 2019-20 Plan New Funding	FY 2019-20 Plan Services
Tenants' Rights Assistance	CDBG	284,202	527
Subtotal, Renters Assistance		**469,202**	**534**
HOMEBUYER ASSISTANCE			
Homebuyer Counseling Program	GF	200,000	200
Down Payment Assistance	HOME HOME - PI	949,750 400,000	25
Subtotal, Down Payment Assistance		1,349,750	25
Subtotal, Homebuyer Assistance		**1,549,750**	**225**
HOMEOWNER ASSISTANCE			
Architectural Barrier Removal - Owner	CDBG	1,510,000	80
Minor Home Repair	CDBG	900,000	200
Homeowner Rehabilitation Loan Program	HOME - PI CDBG CDBG - RL	200,000 600,000 40,000	9
Subtotal, Homeowner Rehab		840,000	9
GO Repair! Program	GO Bonds	5,000,000	208
Subtotal, Homeowner Assistance		**8,250,000**	**497**
HOUSING DEVELOPMENT ASSISTANCE			
Rental Housing Development Assistance	CDBG	-	19
	HOME	-	14
	HOME - PI	218,182	
	HOME (CHDO)	227,371	5
	GO Bonds	18,000,000	100
	HPD	1,663,256	
	UNO	50,000	
Subtotal, Rental Housing Dev Assist		20,158,809	138

CITY OF AUSTIN
ACTION PLAN 2019-2020 - ALL FUNDING SOURCES
Draft - May 16, 2019

Program / Activity	Funding Source	FY 2019-20 Plan New Funding	FY 2019-20 Plan Services
Ownership Housing Development Assistance	CDBG	-	6
	CDBG - RL	55,000	
	HOME	-	8
	GO Bonds	6,000,000	
	HOME (CHDO)	227,370	2
Subtotal, Ownership Housing Dev Assistance		6,282,370	16
AHFC Acquisition and Development	GO Bonds	30,000,000	5
Subtotal, Housing Developer Assistance		**56,441,179**	**159**
OTHER COMMUNITY DEVELOPMENT ASSISTANCE			
CHDO Operating Expenses Grants	HOME (CO)	150,000	2
Community Development Bank	CDBG	150,000	6
Small Business Loan Program	CDBG - PI	50,000	
Neighborhood Commercial Management	CDBG - RL	40,000	
Family Business Loan Program	Section 108	1,000,000	33
Subtotal, Other Community Development Assistance		**1,390,000**	**41**
DEBT SERVICE			
Neighborhood Commercial Mgmt., Debt Service	Section 108 - PI	300,000	
ADMINISTRATION			
	CDBG	1,554,407	-
	CDBG - PI	10,000	-
	HOME	303,161	-
	HOME - PI	81,818	-
	GF	7,858,024	-
Subtotal, Administration		9,807,410	-
TOTAL Programs, Debt Service, and Admin Cost		**84,599,632**	**3,774**

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.

FY 2019-24 Draft Consolidated Plan and FY 2019-20 Action Plan Change Log			
Section	Section Title	Page Number(s) in Draft	Change Description
ES-05	Executive Summary	6	Added additional outreach conducted and public hearings convened during the public comment period.
		7	Included summarization of comments received during the public comment period.
		8	Pursuant to guidance received from HUD in May 2019, added Section 108 forecasted funding trend.
PR-10	Consultation	30	Added additional reports and plans to support the Consolidated Plan and adhere to HUD guidance.
PR-15	Citizen Participation	36	Added comments received from public hearings held during the public comment period.
NA-40	Homeless Needs Assessment	77	Updated introduction describing the definition of homelessness.
NA-45	Non-Homeless Special Needs Assessment	90	Pursuant to guidance received from HUD in May 2019, included reference to City's response to the opioid epidemic.
NA-50	Non-Housing Community Development Needs	91-95	Updated narrative to be more current.
MA-45	Non-Housing Community Development Assets	116-123	Updated narrative information to be reflective of current economic trends.
SP-35	Anticipated Resources	135	Updated Table 55 reflective of updated funding table.
SP-40	Institutional Delivery Structure	140	Updated list of regional agencies through which Consolidated Plan activities will be carried out.
SP-45	Goals Summary	146	Updated table 58 reflective of updated funding table and included narrative about Tenant Based Rental Assistance for persons experiencing homelessness.
SP-80	Monitoring	163	Included narrative about the Small and Minority Business Resource Department.

Section	Section Title	Page Number(s) in Draft	Change Description
AP-15	Expected Resources	164	Updated Table 59 reflective of updated funding table.
AP-20	Annual Goals and Objectives	169	Updated table 60 to be reflective of updated funding table.
AP-55	Affordable Housing	196	Updated Tables 64 and 65 to include HOPWA activities that meet the definition for these tables.
Attachments	Attachment I B; Public Notices and Comments		Log of written comments received and staff responses updated with comments received during the public comment period.
	Attachment III E; Funding Table		Funding table updated.
Throughout Document			Pursuant to guidance received from HUD in May 2019, elaborated on the Broadband and Resiliency rule, Opportunity Zones and the opioid epidemic where relevant throughout the document.
			Provided source citations for factual-based references throughout the document.
General		Throughout	Additional non-substantive changes were made throughout the document. These included grammatical fixes and wordsmithing to clarify statements or reduce redundancy.

CITY OF AUSTIN
ACTION PLAN 2019-2020 - ALL FUNDING SOURCES
Draft - May 16, 2019

Program / Activity	Funding Source	FY 2019-20 Plan New Funding	FY 2019-20 Plan Services
SPECIAL NEEDS ASSISTANCE			
Child Care Services	CDBG	474,561	179
Senior Services	CDBG	122,691	155
Mental Health Services	CDBG	186,507	159
Subtotal, Public Services		783,759	493
Housing Opportunities for Persons with AIDS			
AIDS Services of Austin	HOPWA	1,156,903	249
Project Transitions	HOPWA	453,035	97
HOPWA - Adm	HOPWA	49,791	
Subtotal, Housing Opportunities for Persons with AIDS		1,659,729	346
Subtotal, Special Needs Assistance		**2,443,488**	**839**
HOMELESS ASSISTANCE			
Tenant-Based Rental Assistance - Homeless Assistance	HOME	626,954	68
Tenant-Based Rental Assistance	HOME	547,000	68
Public Facilities	CDBG	1,804,669	1
Low Barrier Permanent Supportive Housing Program	DDDB	300,000	24
HEARTH Emergency Solutions Grant			
Shelter Operation and Maintenance	HESG	313,922	1,200
HMIS	HESG	30,000	
Rapid Rehousing Programs	HESG	279,058	118
ESG - Adm	HESG	47,000	
Subtotal, HEARTH Emergency Solutions Grant		669,980	1,318
Subtotal, Homeless Assistance		**3,948,603**	**1,479**
RENTER ASSISTANCE			
Architectural Barrier Program - Rental	CDBG	185,000	7

CITY OF AUSTIN
ACTION PLAN 2019-2020 - ALL FUNDING SOURCES
Draft - May 16, 2019

Program / Activity	Funding Source	FY 2019-20 Plan New Funding	FY 2019-20 Plan Services
Tenants' Rights Assistance	CDBG	284,202	527
Subtotal, Renters Assistance		**469,202**	**534**
HOMEBUYER ASSISTANCE			
Homebuyer Counseling Program	GF	200,000	200
Down Payment Assistance	HOME HOME - PI	949,750 400,000	25
Subtotal, Down Payment Assistance		1,349,750	25
Subtotal, Homebuyer Assistance		**1,549,750**	**225**
HOMEOWNER ASSISTANCE			
Architectural Barrier Removal - Owner	CDBG	1,510,000	80
Minor Home Repair	CDBG	900,000	200
Homeowner Rehabilitation Loan Program	HOME - PI CDBG CDBG - RL	200,000 600,000 40,000	9
Subtotal, Homeowner Rehab		840,000	9
GO Repair! Program	GO Bonds	5,000,000	208
Subtotal, Homeowner Assistance		**8,250,000**	**497**
HOUSING DEVELOPMENT ASSISTANCE			
Rental Housing Development Assistance	CDBG HOME HOME - PI HOME (CHDO) GO Bonds HPD UNO	- - 218,182 227,371 18,000,000 1,663,256 50,000	19 14 5 100
Subtotal, Rental Housing Dev Assist		20,158,809	138

CITY OF AUSTIN
ACTION PLAN 2019-2020 - ALL FUNDING SOURCES
Draft - May 16, 2019

Program / Activity	Funding Source	FY 2019-20 Plan New Funding	FY 2019-20 Plan Services
Ownership Housing Development Assistance	CDBG	-	6
	CDBG - RL	55,000	
	HOME	-	8
	GO Bonds	6,000,000	
	HOME (CHDO)	227,370	2
Subtotal, Ownership Housing Dev Assistance		6,282,370	16
AHFC Acquisition and Development	GO Bonds	30,000,000	5
Subtotal, Housing Developer Assistance		**56,441,179**	**159**
OTHER COMMUNITY DEVELOPMENT ASSISTANCE			
CHDO Operating Expenses Grants	HOME (CO)	150,000	2
Community Development Bank	CDBG	150,000	6
Small Business Loan Program	CDBG - PI	50,000	
Neighborhood Commercial Management	CDBG - RL	40,000	
Family Business Loan Program	Section 108	1,000,000	33
Subtotal, Other Community Development Assistance		**1,390,000**	**41**
DEBT SERVICE			
Neighborhood Commercial Mgmt., Debt Service	Section 108 - PI	300,000	
ADMINISTRATION			
	CDBG	1,554,407	-
	CDBG - PI	10,000	-
	HOME	303,161	-
	HOME - PI	81,818	-
	GF	7,858,024	-
Subtotal, Administration		9,807,410	-
TOTAL Programs, Debt Service, and Admin Cost		**84,599,632**	**3,774**