HOUSING & PLANNING

Housing and Planning Committee

2018 Affordable Housing Bonds

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Agenda

- Overview of 2018 Affordable Housing Bonds
  - Rental Housing Development Assistance (RHDA)
  - Ownership Housing Development Assistance (OHDA)
  - Land Acquisition
  - Home Repair
- Implementation of 2108 Affordable Housing Bonds
- Wrap Up and Questions

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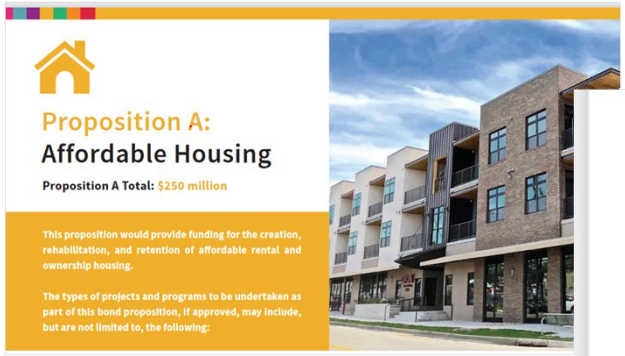
Proposition A 2018 Bond Ballot Language



Land Acquisition $100 million
Funding for the Austin Housing Finance Corporation (AHFC) to acquire and hold land, including acquisition of publicly owned land, for future use, with the potential to achieve multiple community goals, including affordable housing development. The land can be developed by AHFC or be offered to nonprofit or private, for-profit affordable housing developers.

Rental Housing Development Assistance Projects $94 million
Funding for the Rental Housing Development Assistance (RHDA) program, which increases or maintains the supply of affordable rental housing by addressing the rental housing needs and priorities identified by the City of Austin's Strategic Housing Blueprint, including Permanent Supportive Housing and other affordable housing facilities.

Acquisition & Development (A&D) Homeownership Program $28 million
Funding for the A&D Homeownership Program, which addresses the need for affordably priced ownership housing within the city. Housing developed through this program is

Home Repair Program $28 million
Funding to carry out minor home repairs and rehabilitation throughout the community. Through the GO Repair! program, the City contracts with qualified nonprofit organizations that provide repairs to income-qualified homeowners' homes.

Ballot Language:
The issuance of $250,000,000 in tax supported general obligation bonds and notes for planning, constructing, renovating, improving, and equipping affordable housing facilities for low income and moderate income persons and families, and acquiring land and interests in land and property necessary to do so, funding loans and grants for affordable housing, and funding affordable housing programs, as may be permitted by law; and the levy of a tax sufficient to pay for the bonds and notes.

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2018 Affordable Housing Bond Spend Plan

Project Name	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Total
Prop A- Affordable Housing						
Land Acquisition	$ 20 million	$30 million	$30 million	$20 million	-	**$100 million**
RHDA	$16 million	$18 million	$20 million	$20 million	$20 million	**$94 million**
OHDA	$4 million	$6 million	$6 million	$6 million	$6 million	**$28 million**
Home Repair	$2 million	$5 million	$6 million	$7 million	$8 million	**$28 million**
	$42 million	**$59 million**	**$62 million**	**$53 million**	**$34 million**	**$ 250 million**

Housing Development Assistance

- Rental Housing Development Assistance (RHDA)
- Ownership Housing Development Assistance (OHDA)

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RHDA

Govalle Terrace
Waterloo Terrace
Roosevelt Gardens
AHA @ Briarcliff
Burnet Place
Talavera Lofts
The Abali
Zilker Studios
The Loretta
Espero at Rutland

OHDA

Scenic Point
Springdale Crossing
4th and Onion
Mueller Townhomes
North Lamar Mobile Home Park
Meadow Lake
Capital A Condominiums
The Chicon
Jackie Robinson

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RHDA

Affordable Housing + Transit

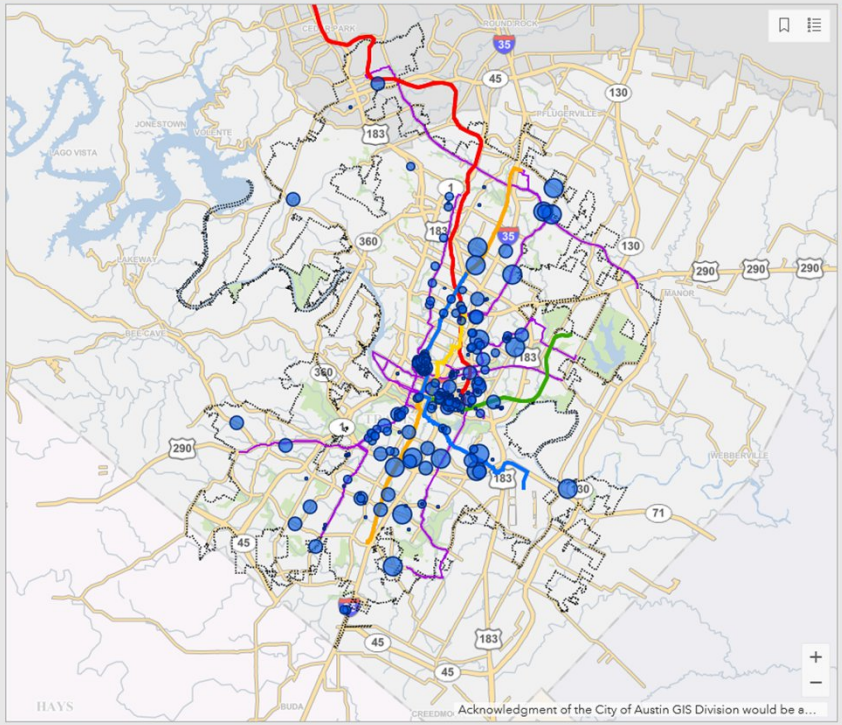
These maps show how Austin's affordable housing relates to the proposed public transit expansion. These maps are dynamic, so you can zoom in and out for different perspectives.

All | HPD Rentals | HPD Ownership | Non-City | In Development | City Assets | Expiring Affordability | Displacement Risk

City of Austin Affordable Rental Housing

This map shows existing City-funded or incentivized affordable rentals in relation to the proposed transit expansion. These investments were made by the City through several funding streams. Some are made possible through past community approved bond dollars like the 2018, 2013, and 2006 General Obligation Bonds. Others are made possible through affordable housing development incentive programs like the University Neighborhood Overlay (UNO) density bonus program or the Mueller development.

These affordable rentals are income-restricted and available to qualifying residents. Eligibility for affordable housing starts at generally making 60% or less of AMI, or Austin Area Median Income. For a family of four that translates to a maximum annual family income of $58,560 in 2020.

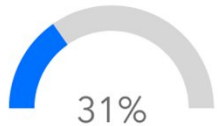


Affordable Rental Housing Units

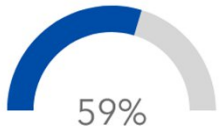
11,263

Subsidized or Incentivized by the City of Austin

Percent within 1/4 mile of a Project Connect Station



Percent within 1/2 mile of a Project Connect Station



Land Acquisition

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Land Acquisition

Address	Council District(s)	Acres	Amount	Council/ AHFC Approval
1212 W. Slaughter	5	8.95	$10,715,000	5/21/20
11225 Pecan Park Blvd.	6	3.94	$4,265,000	2/20/20
20 Scattered-Site Single-Family Homes	1, 2, 6, and 7	n/a	$4,739,000	5/21/20
1108-1114 Kramer Lane	4	3.15	$5,350,000	8/27/20
6200 Menchaca Road	5	4.91	$7,200,000	11/12/20
4011 Convict Hill Rd.	8	2.99	$1,500,000	11/12/20
County Inn Hotel (7400 N. IH-35)	4	1.75	$8,250,000	5/21/20
8908, 8916, 9006 Cullen Lane	2	9	$8,800,000	12/10/20
Texas Bungalows (13311 Burnet Road)	7	1.22	$6,700,000	1/27/21
Candlewood Suites (10811 Pecan Park Blvd.)	6	2	$9,500,000	TBD
Acquisitions under Consideration/Contract	1,8		$7,200,000	TBD
TOTAL			**$74,219,000**	

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City Assets

Affordable Housing + Transit

These maps show how Austin's affordable housing relates to the proposed public transit expansion. These maps are dynamic, so you can zoom in and out for different perspectives.

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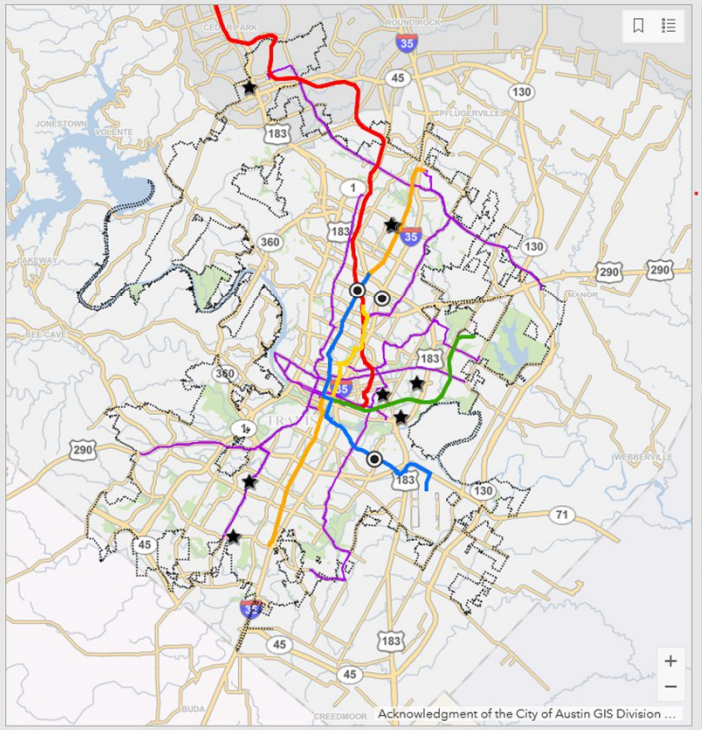
All | HPD Rentals | HPD Ownership | Non-City | In Development | City Assets | Expiring Affordability | Displacement Risk

Image: Home Depot at St. Johns, photo by John Anderson

City Assets for Affordable Housing

This map shows where Neighborhood Housing & Community Development has used community-approved bond dollars and other funding sources to acquire land for future affordable housing in relation to the proposed transit expansion.

This map also shows other City-owned land that may be used for affordable housing in the future. Sites include the old Home Depot parcel in the St. John's neighborhood and an Austin Energy site on Justin Lane in relation to the proposed transit expansion.



Austin Housing Finance Corporation (AHFC) Land for Affordable Housing

- 1127 Tillery Street
- 1212 W Slaughter Lane
- 3811 1/2 Tannehill Lane
- 11225 Pecan Park Boulevard
- 6200 Menchaca Road
- 1108 Kramer Lane
- 1114 Kramer Lane

City Assets for Potential Future Affordable Housing

- Ryan Dr & North Lamar
- St Johns Ave & North IH35
- Riverside Dr & Grove Blvd

GO Repair

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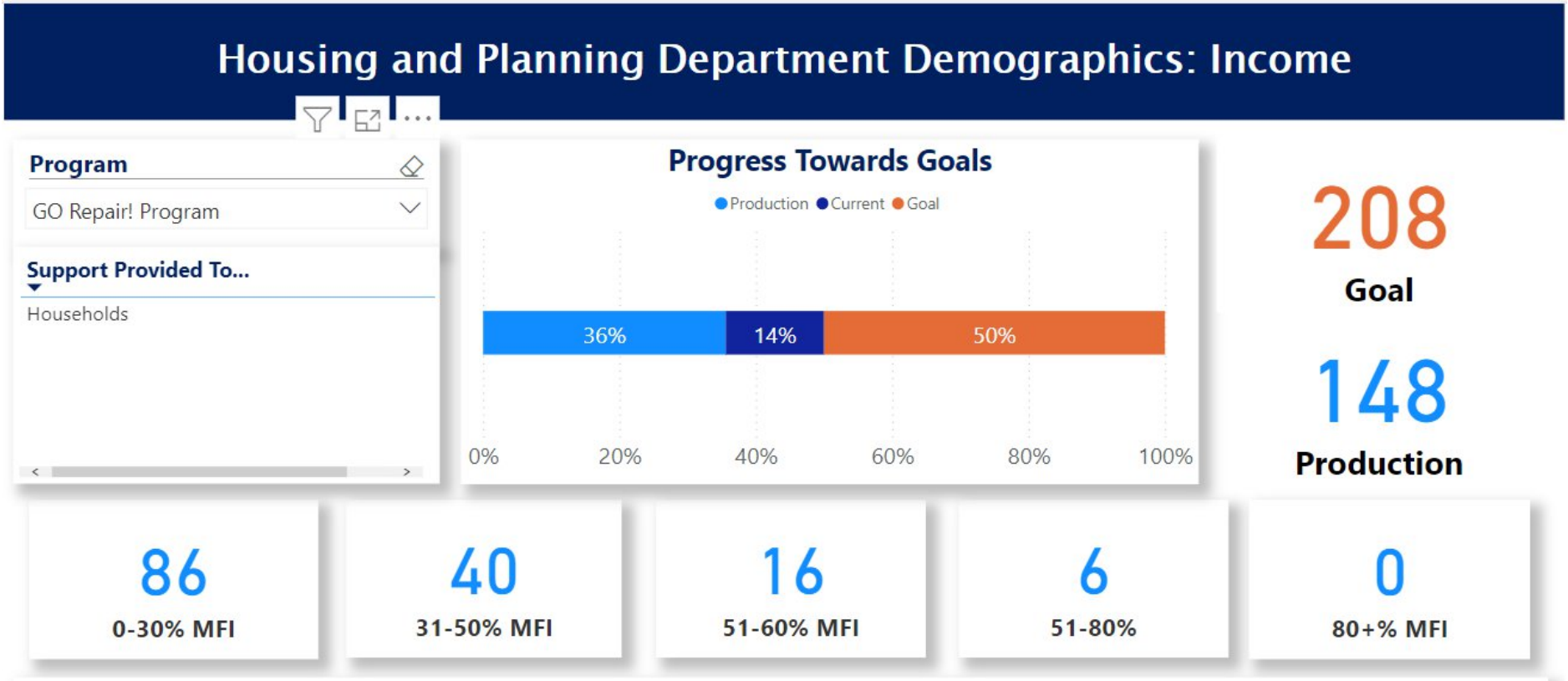
GO Repair FY2019-2020



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GO Repair

[Link to HPD Demographics PowerBI]

Housing and Planning Department Demographics: Race/Ethnicity

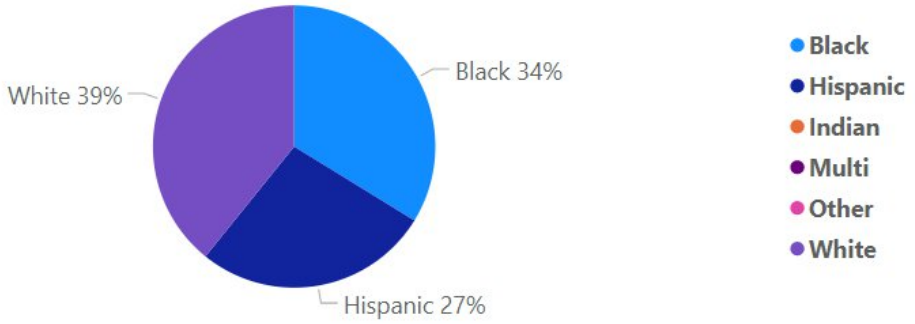
Program

GO Repair! Program

Support Provided To...

Households

Black, Hispanic, Indian, Multi, Other and White



50	40	0	0	0	58
Black	Hispanic	Multi	Indian	Other	White

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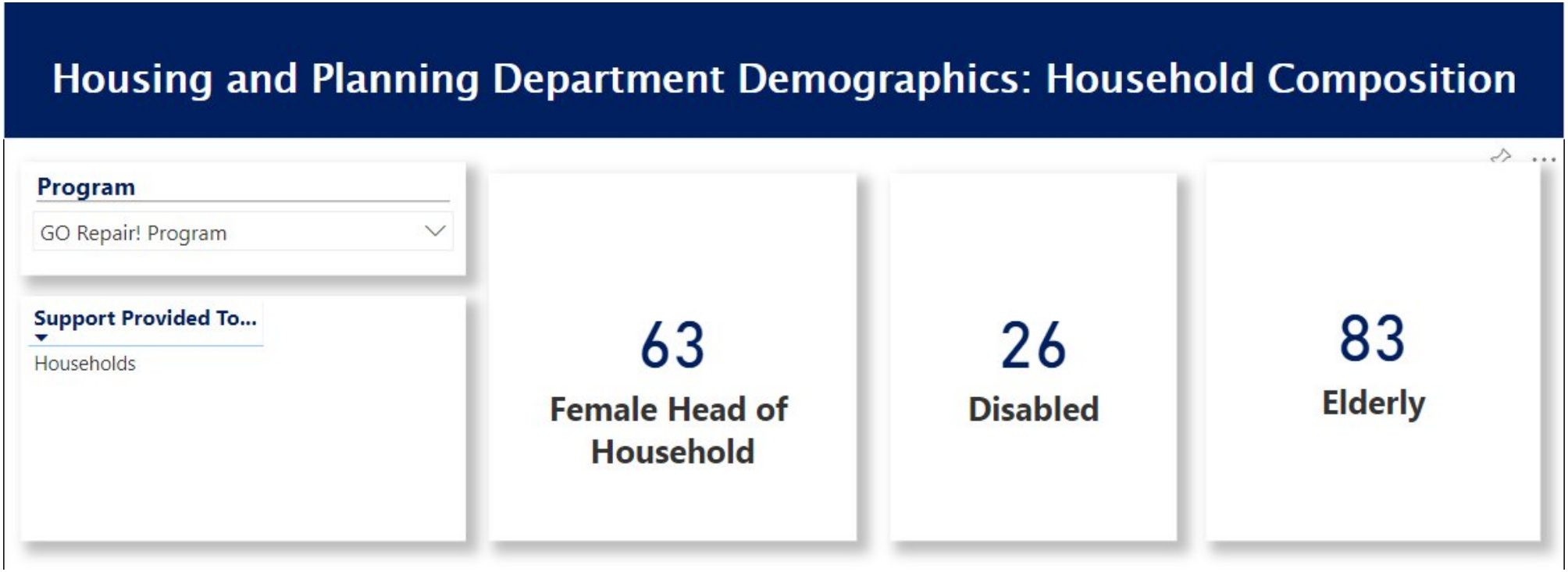
GO Repair

[Link to HPD Demographics PowerBI]



Additional Tools

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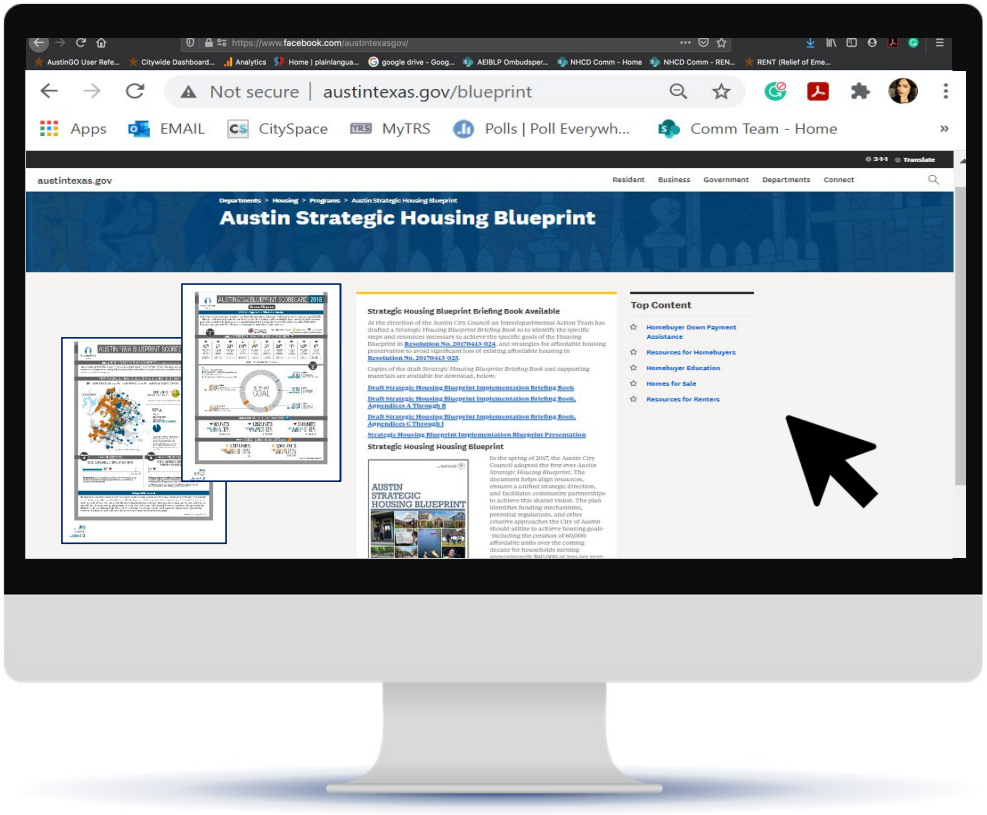

**Hard copies are also available upon request*

http://austintexas.gov/blueprint

- Austin Strategic Housing Blueprint (2017)
- 2018 Blueprint Sources, Methodology, Summary & Scorecard
- 2019 Blueprint Sources, Methodology, Summary & Scorecard
- Glossary of Commonly Used Terms
- Related Reports, Strategies and Planning

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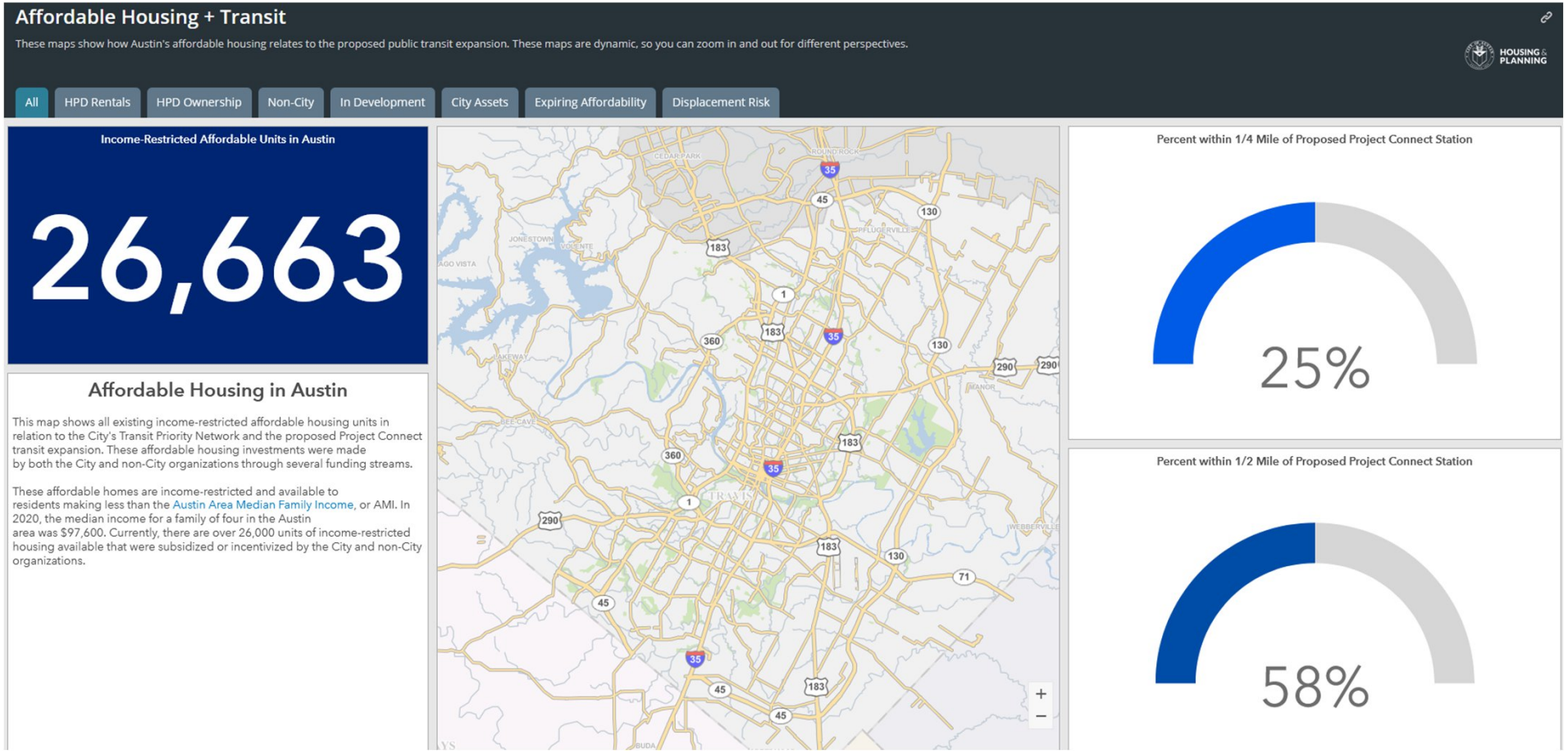
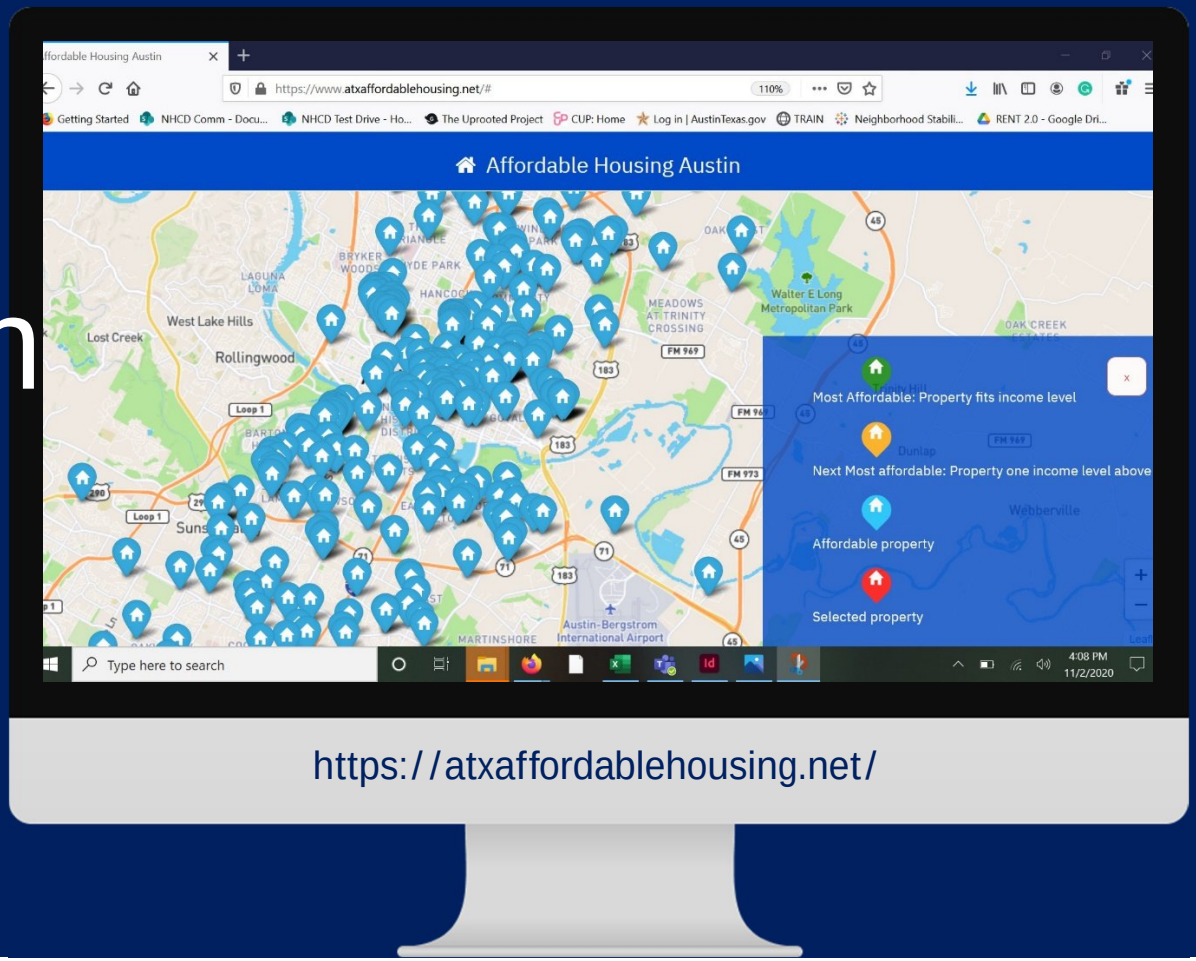


To view the maps, go to http://bit.ly/AustinAffordableHousingMap

Affordable Housing Search Tool



https://atxaffordablehousing.net/

Thank you!