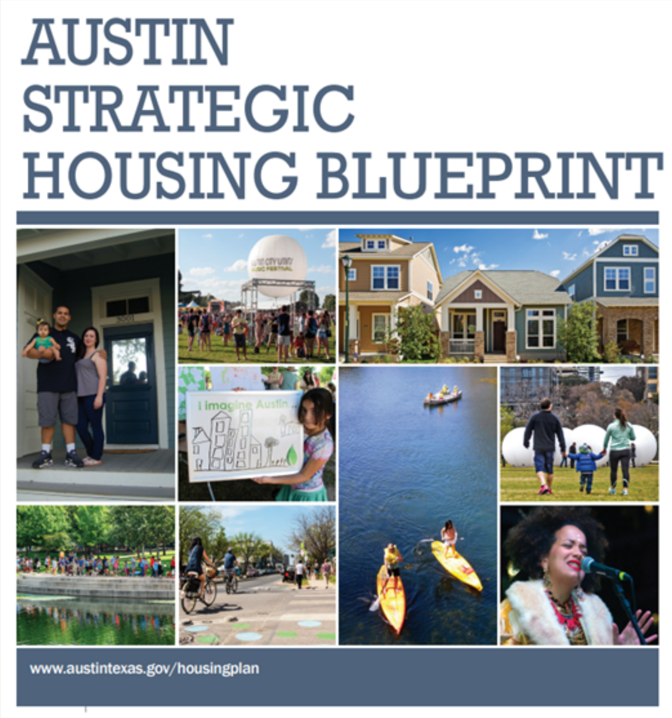
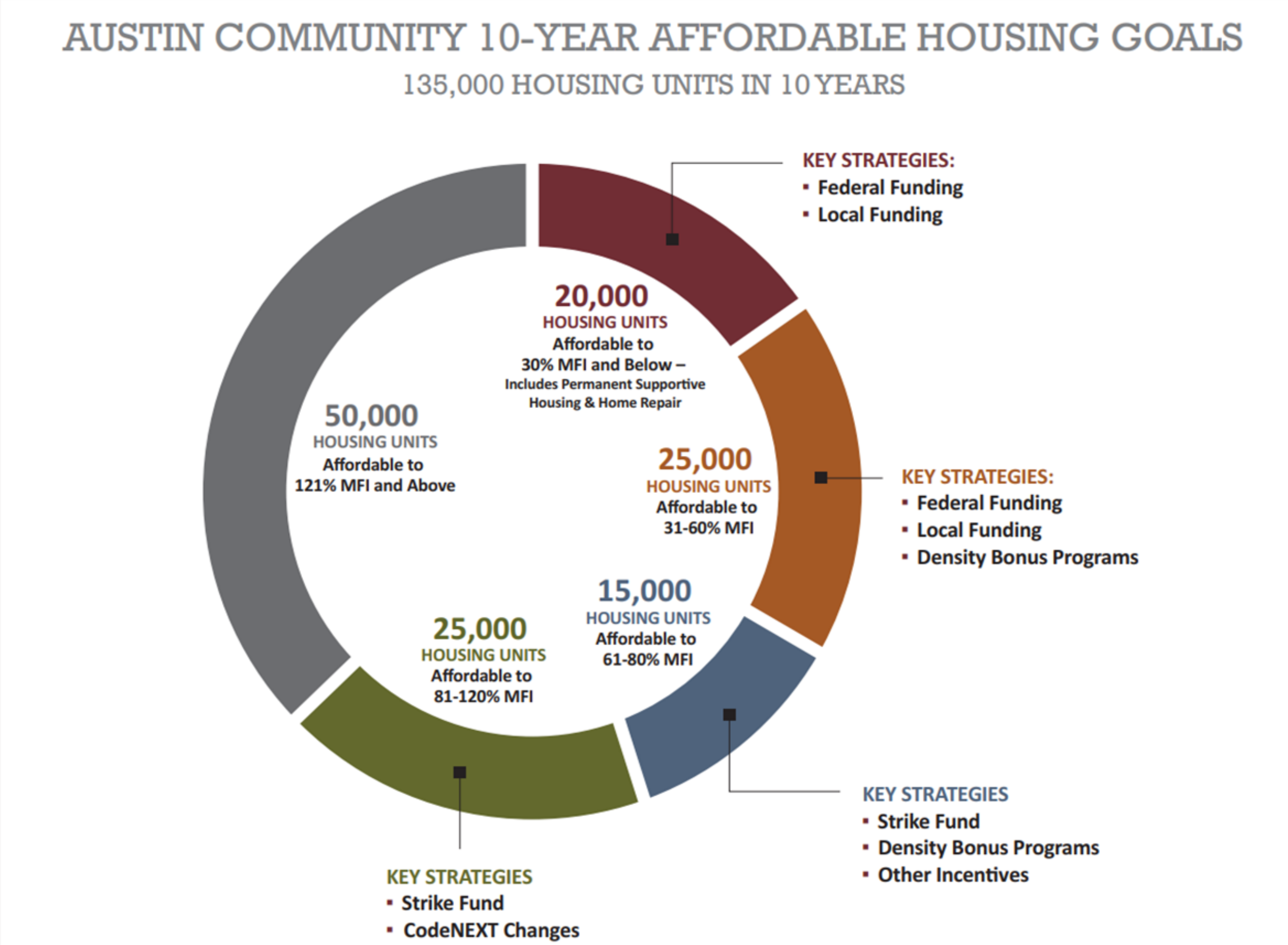
2026 GO Bonds

Austin Housing | 10/9/25

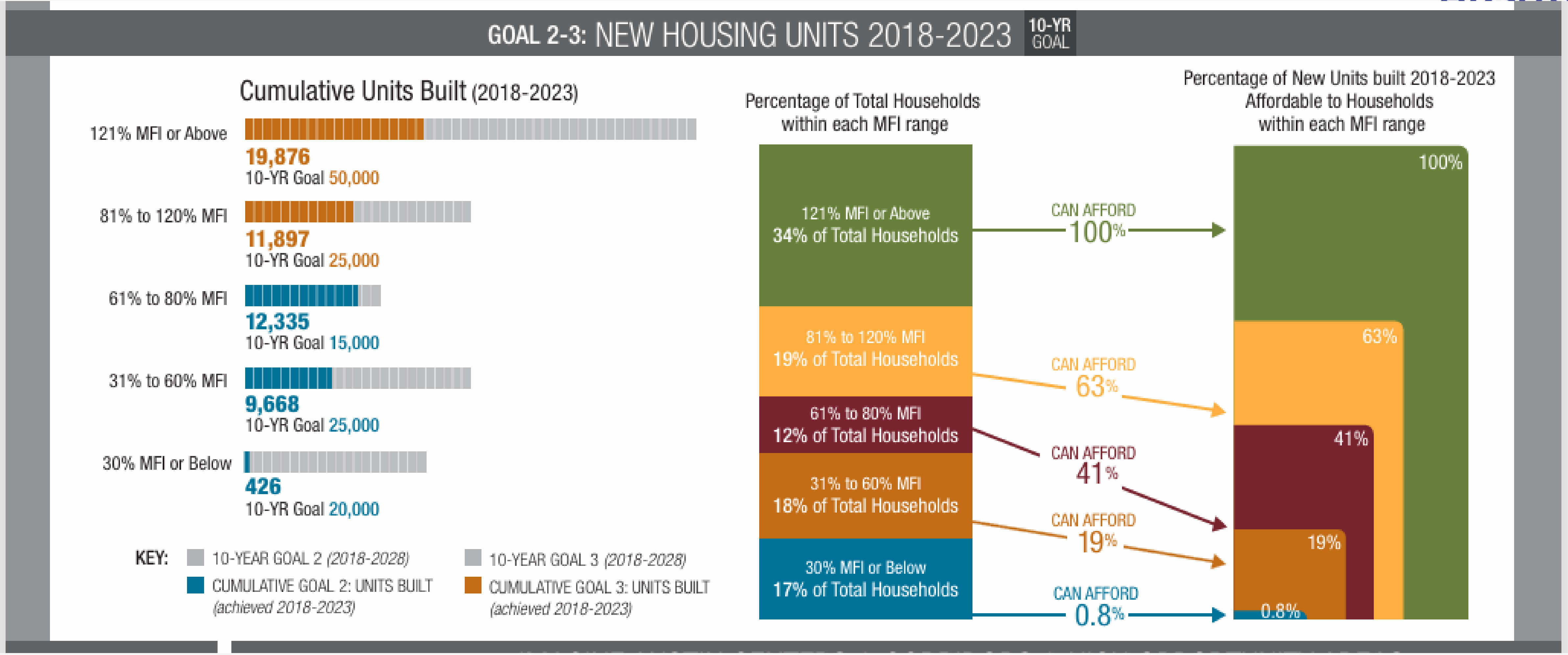
Housing Need

Housing Need

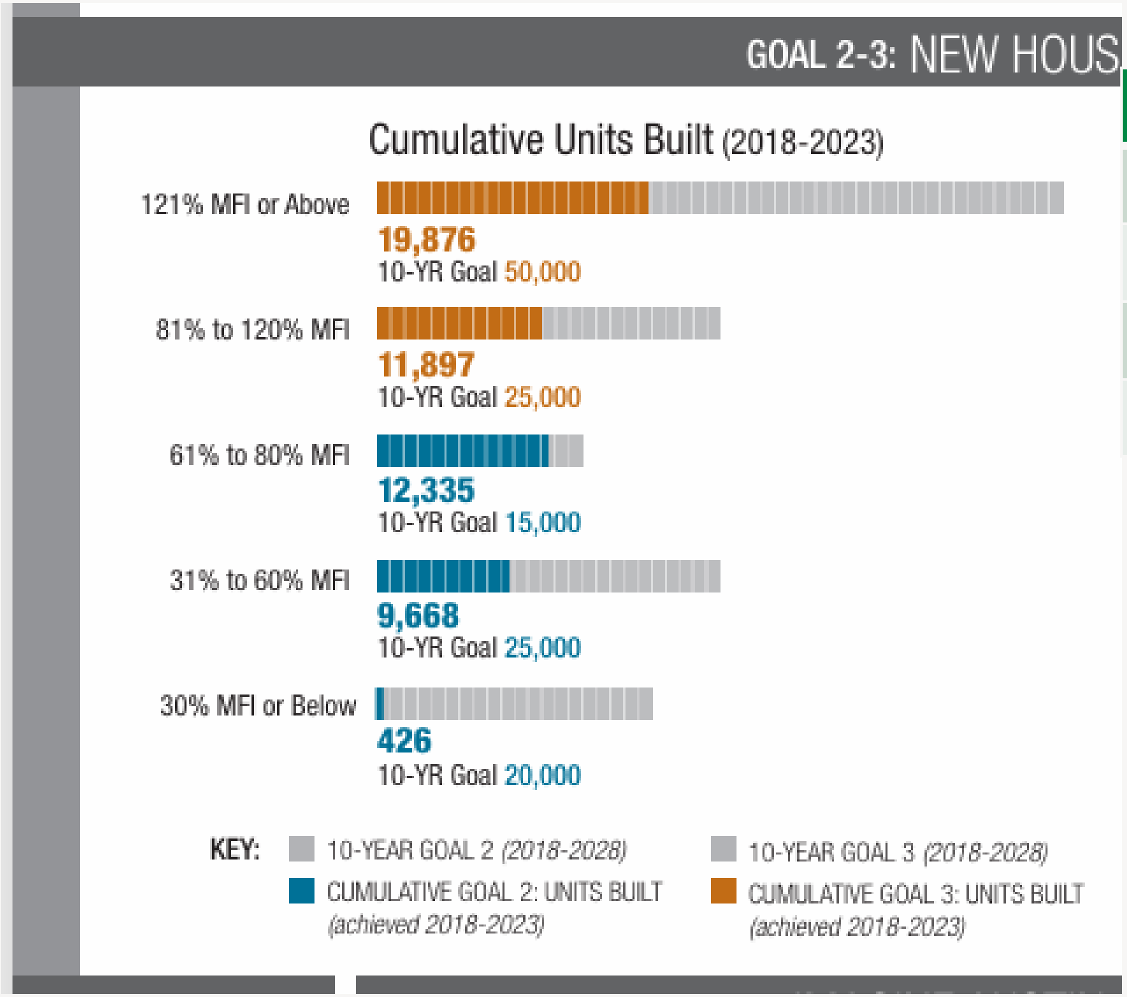




Housing Need



Housing Need



	30% MFI	50% MFI
Cost per Unit	$250,000	$250,000
Subsidy per Unit	$200,000	$100,000
Missing Units	19,574	15,332
Total Subsidy	$3.9B	$1.5B

Total Subsidy for RHDA assisted units - $5.45B

Who Is Served

Households Served

FY 2025 Median Income:

$133,800

HOME Program Income Limits

Income Limit	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
20%	$ 18,750	$ 21,400	$ 24,100	$ 26,750	$ 28,900	$ 31,050	$ 33,200	$ 35,300
*** 30%**	$ 28,150	$ 32,150	$ 36,150	$ 40,150	$ 43,400	$ 46,600	$ 49,800	$ 53,000
40%	$ 37,450	$ 42,800	$ 48,150	$ 53,500	$ 57,800	$ 62,100	$ 66,350	$ 70,650
*** 50%**	$ 46,850	$ 53,550	$ 60,250	$ 66,900	$ 72,300	$ 77,650	$ 83,000	$ 88,350
*** 60%**	$ 56,220	$ 64,260	$ 72,300	$ 80,280	$ 86,760	$ 93,180	$ 99,600	$ 106,020
65%	$ 60,900	$ 69,600	$ 78,250	$ 86,950	$ 93,950	$ 100,900	$ 107,850	$ 114,800
70%	$ 65,550	$ 74,950	$ 84,300	$ 93,650	$ 101,150	$ 108,650	$ 116,150	$ 123,650
*** 80%**	$ 72,950	$ 83,400	$ 93,800	$ 104,200	$ 112,550	$ 120,900	$ 129,250	$ 137,550
100%	$ 93,650	$ 107,050	$ 120,400	$ 133,800	$ 144,500	$ 155,200	$ 165,900	$ 176,600
120%	$ 112,400	$ 128,450	$ 144,500	$ 160,550	$ 173,400	$ 186,250	$ 199,100	$ 211,950
140%	$ 131,100	$ 149,850	$ 168,600	$ 187,300	$ 202,300	$ 217,300	$ 232,300	$ 247,250

*** Income provided by HUD.**
Other income limits calculated by Housing based on the formula used by HUD.
HUD rounds to the nearest $50 dollars with the exception of 60% MFI.
MFI Chart was expanded to include other percentages used by Housing.

HOME Program Rent Limits

	Efficiency	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
****30% Rent Limit**	$ 703	$ 753	$ 903	$ 1,044	$ 1,165	$ 1,285	$ 1,325
****40% Rent Limit**	$ 937	$ 1,004	$ 1,205	$ 1,392	$ 1,553	$ 1,713	$ 1,873
*** 50% Rent Limit**	$ 1,171	$ 1,255	$ 1,506	$ 1,740	$ 1,941	$ 2,141	$ 2,341
60% Rent Limit	$ 1,405	$ 1,606	$ 1,807	$ 2,007	$ 2,169	$ 2,329	$ 2,490
*** 65% Rent Limit**	$ 1,503	$ 1,611	$ 1,936	$ 2,227	$ 2,465	$ 2,701	$ 2,937

Operations and Maintenance

Asset Management

- GO Bonds DO NOT pay for operations and maintenance
- Each property must prove financial sustainability to qualify for a loan
- AHFC-owned properties must be self-sufficient
- Loans are for construction and development ONLY - AHFC has no obligation to supplement a facility's operations budget
- Properties may qualify for additional investment for repairs and remodeling only after years of service

Leveraging Resources

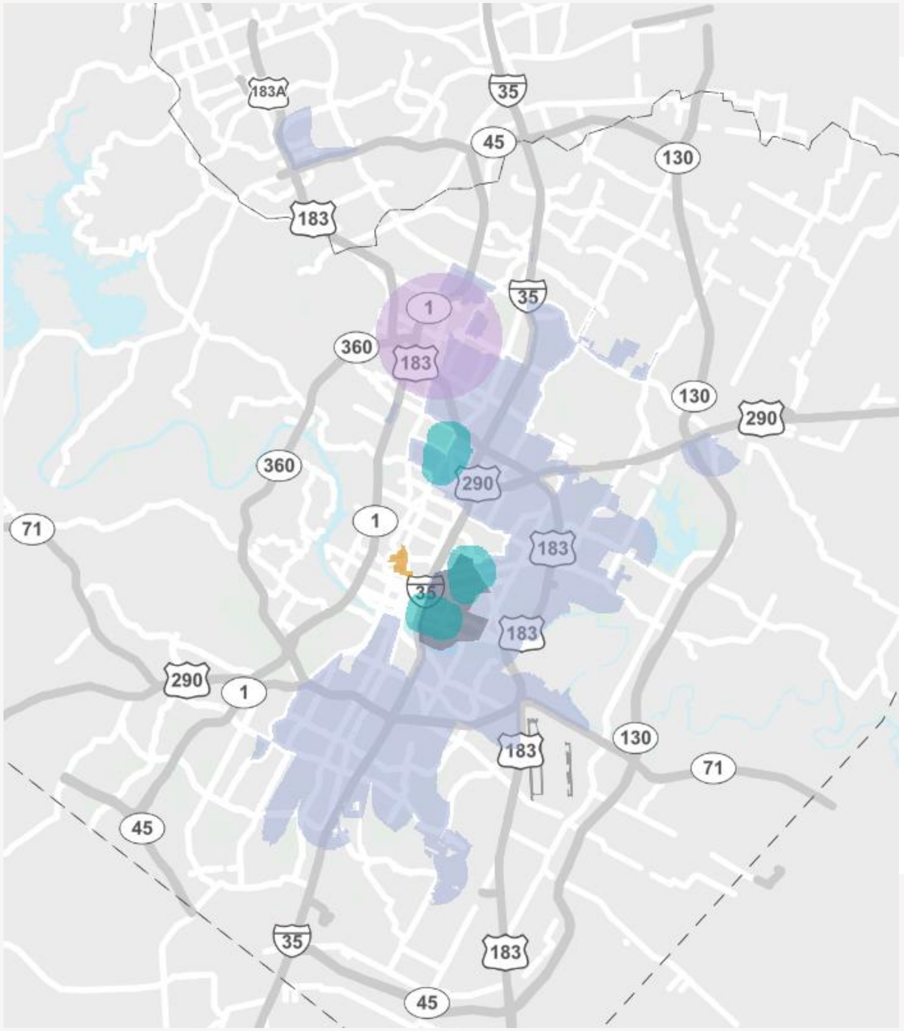
Leverage Federal Funds

- Annual Grant $13M
- Used for Home Repair Programs, CHDO support, Services for disadvantaged populations

PRO HOUSING
Pathways to Removing Obstacles

- $6.7M Award - one time
- Update Strategic Housing Blueprint
- Update Opportunity Mapping and Displacement Mitigation Mapping
- Pre-development for 3 pending solicitations

Rental Housing Development Assistance

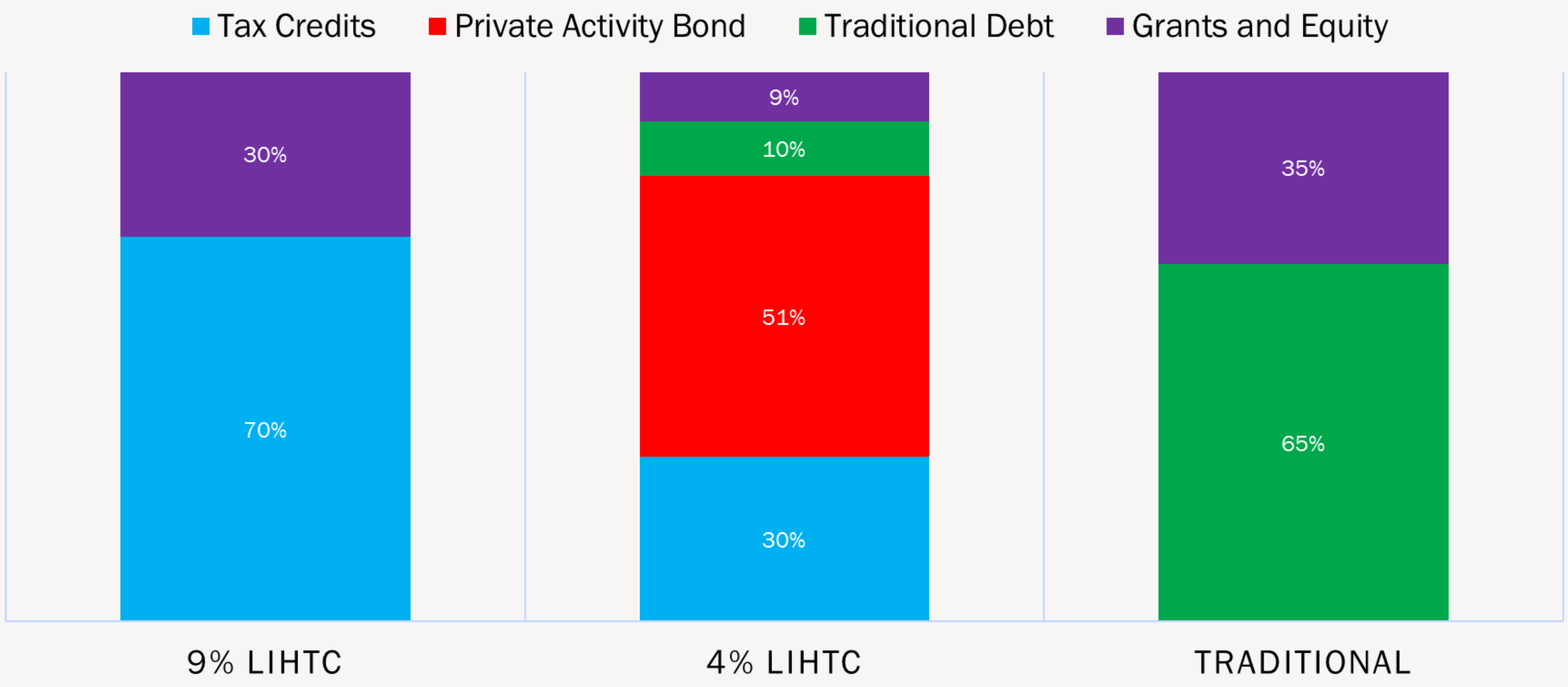


Funding Availability

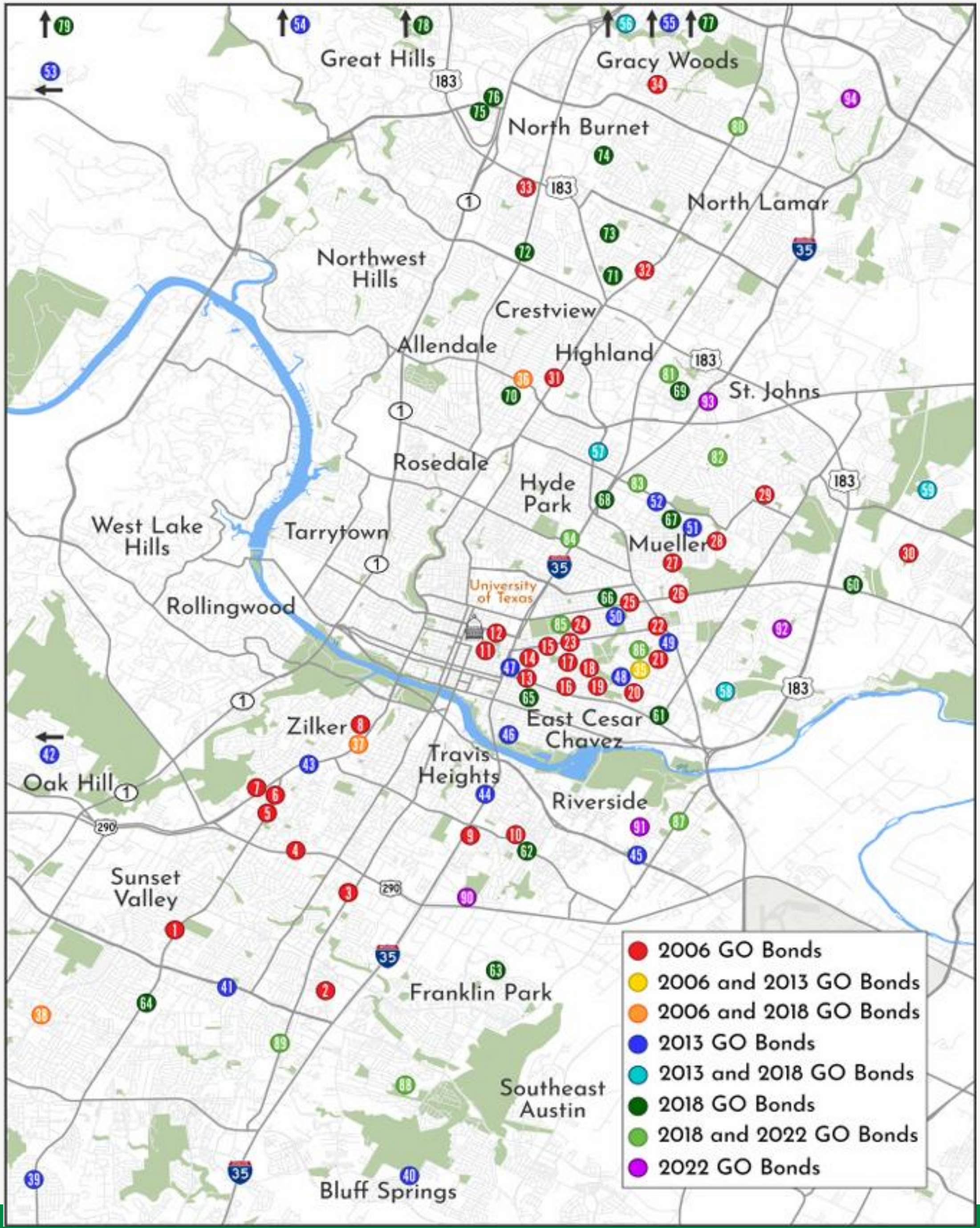
The table below shows available funding for Fiscal Year 2026. For more information on geographically specific affordable housing funding areas, see this map.

Fund	Geographically Restricted?	Estimated Amount for Fiscal Year 2026
General Obligation Bonds	No	$50,000,000
Project Connect	Yes	$2,262,000
University Neighborbood Overlay	Yes	$4,900,000
Homestead Preservation District TIRZ	Yes	$15,000,000
HOME CHDO	No	$1,495,738

Capital Stack Comparison



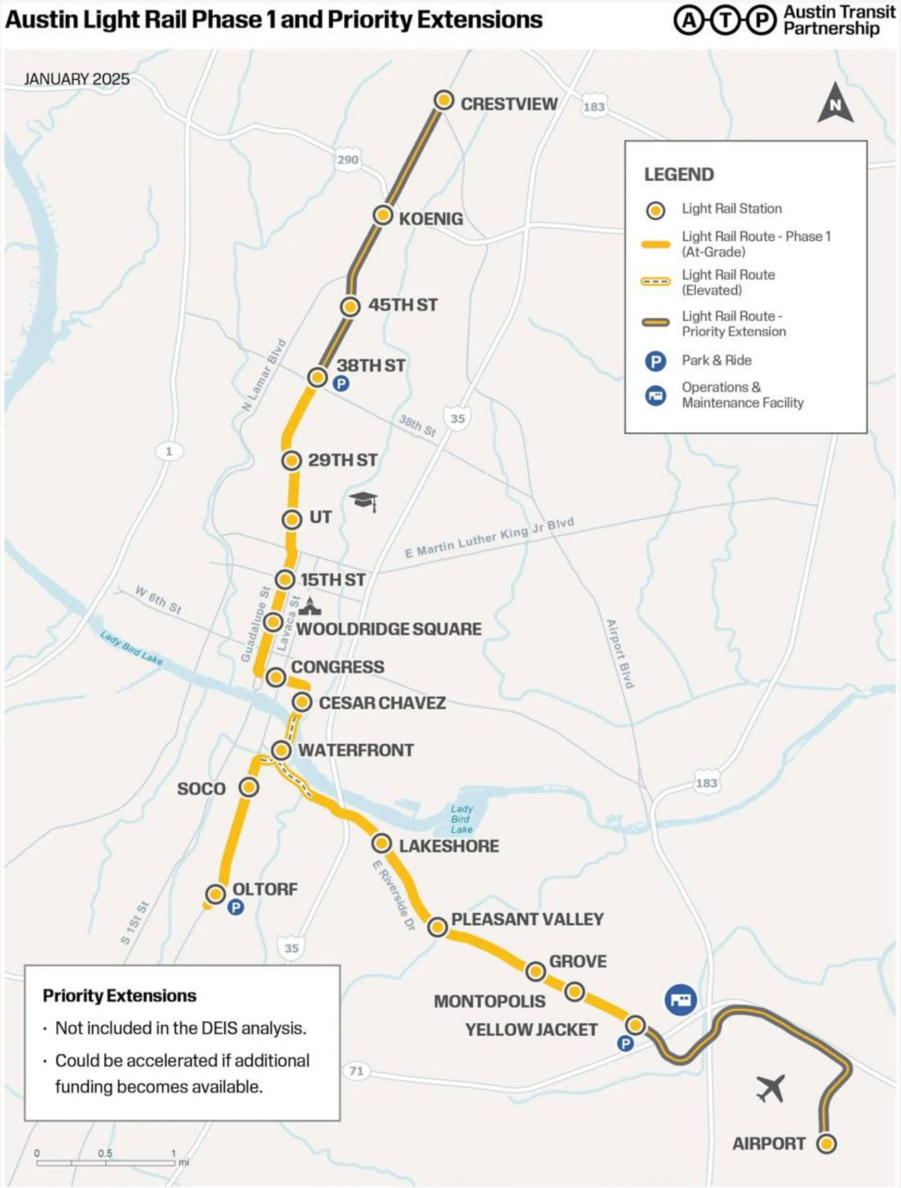
Geographic Equity



Great Hills
Gracy Woods
North Burnet
North Lamar
Northwest Hills
Crestview
Allendale
Highland
St. Johns
Rosedale
Hyde Park
West Lake Hills
Tarrytown
Mueller
University of Texas
Rollingwood
Zilker
East Cesar Chavez
Travis Heights
Oak Hill
Riverside
Sunset Valley
Franklin Park
Southeast Austin
Bluff Springs
2006 GO Bonds
2006 and 2013 GO Bonds
2006 and 2018 GO Bonds
2013 GO Bonds
2013 and 2018 GO Bonds
2018 GO Bonds
2018 and 2022 GO Bonds
2022 GO Bonds

Austin

Project Connect Investments



O-SDA INDUSTRIES

Waverly North

Grove at Riverside
240+ Acres
Collaboration between AHFC and City of Austin

Austin

Climate Impact

Climate Impact

DATA USA: Austin-Round Rock, TX

REPORTS ABOUT

POPULATION & DIVERSITY ECONOMY CIVICS EDUCATION HOUSING & LIVING HEALTH

HOUSING EQUITY TRANSPORTATION POVERTY

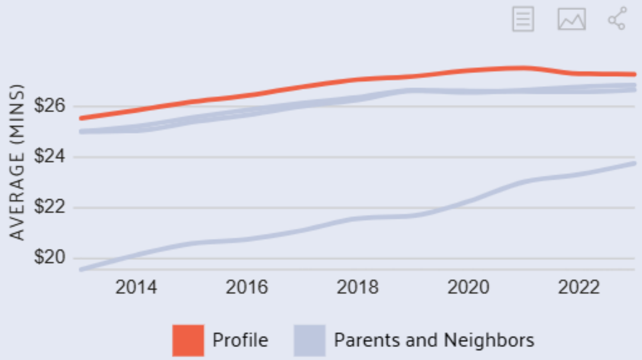
Commute Time

27.3 minutes

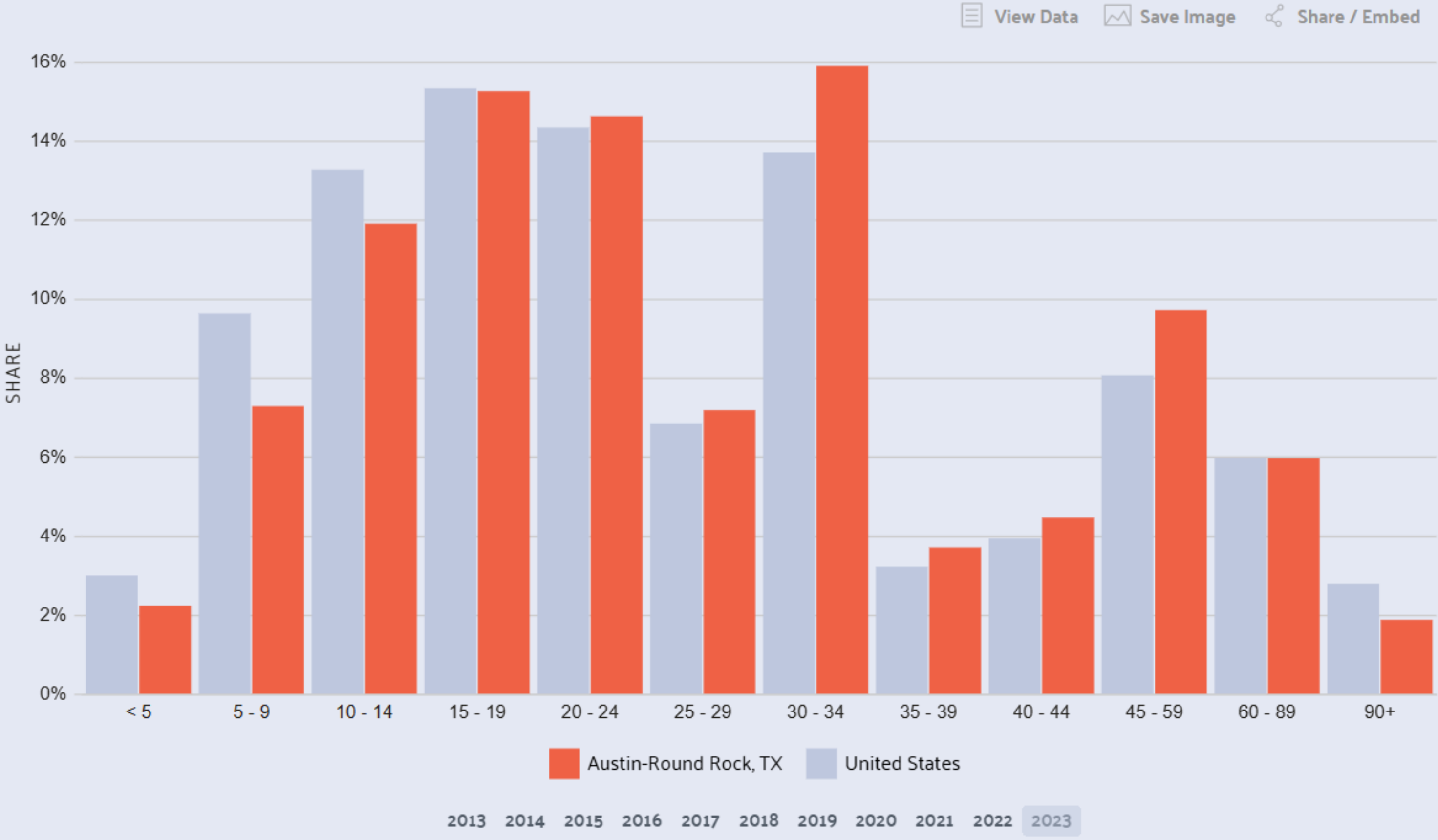
AVERAGE TRAVEL TIME

Using averages, employees in Austin-Round Rock, TX have a longer commute time (27.3 minutes) than the normal US worker (26.6 minutes). Additionally, 1.87% of the workforce in Austin-Round Rock, TX have "super commutes" in excess of 90 minutes.

The chart below shows how the median household income in Austin-Round Rock, TX compares to that of it's neighboring and parent geographies.



Data from the Census Bureau ACS 5-year Estimate.



Timeline

Development Timeline

$$$

Predevelopment
Site Selection
Build Capital Stack

Site Plan
Building Plan
Permits

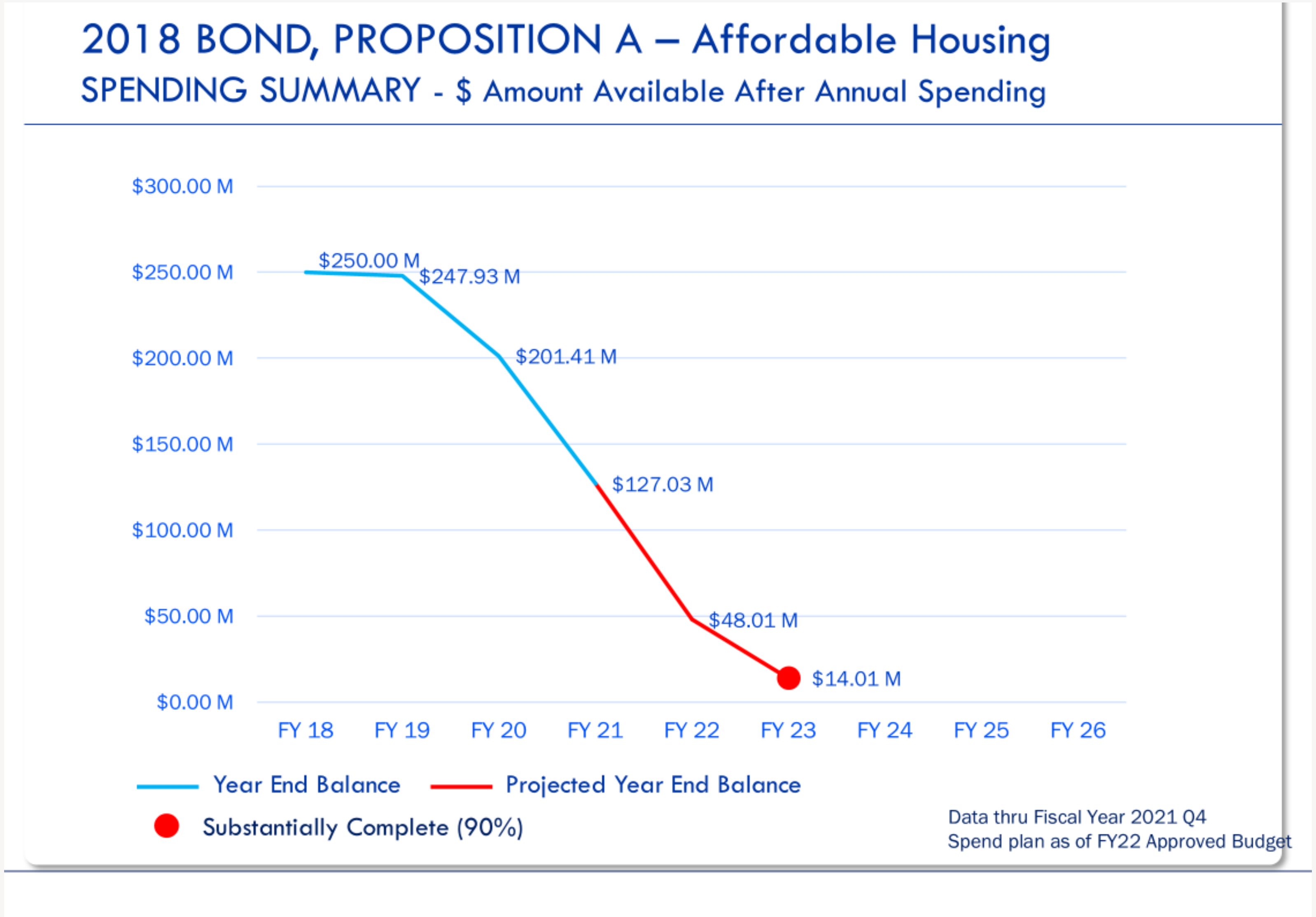
Construction
Leasing

12 months -> As long as it takes

12 months -> 18 months

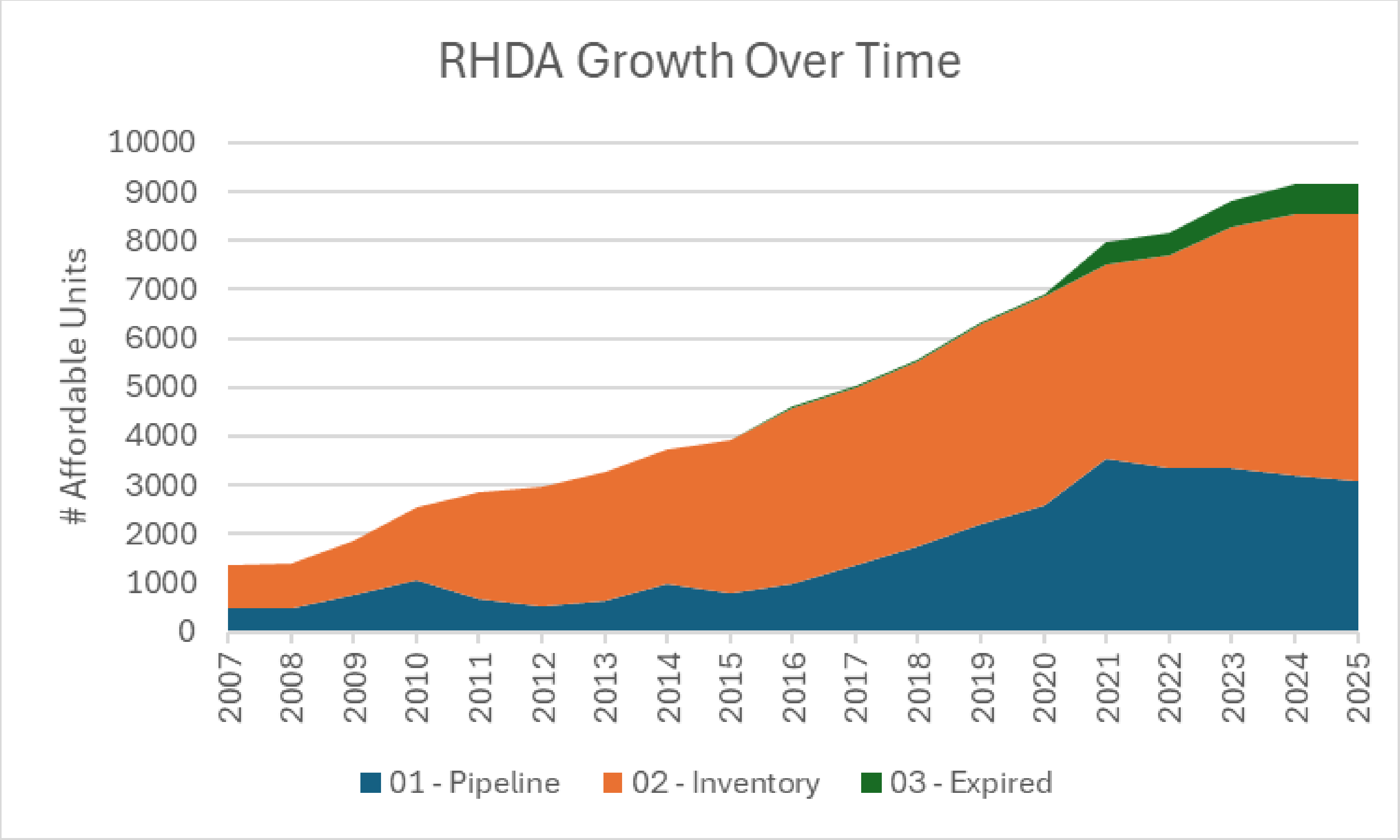
9 months -> 24 months

2018 GO Bond Spending Summary



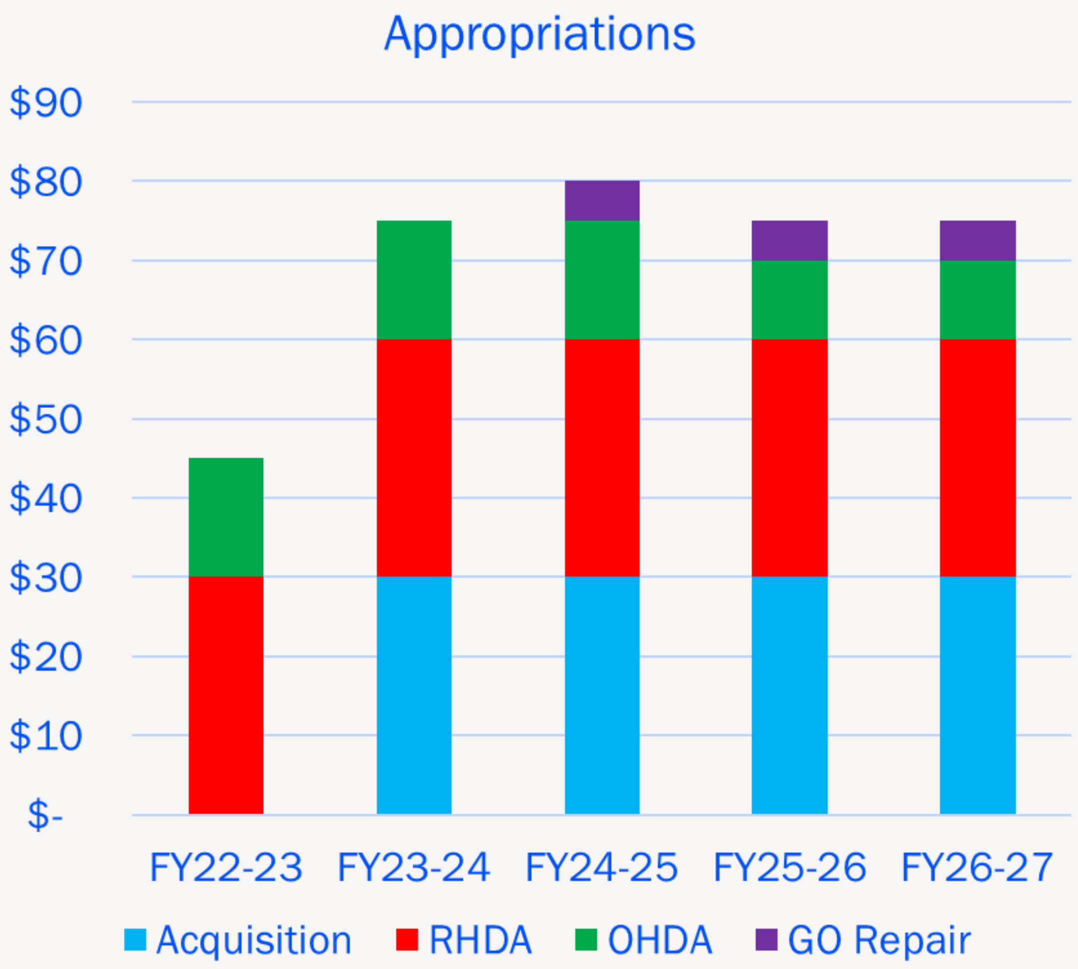
AHFC Inventory

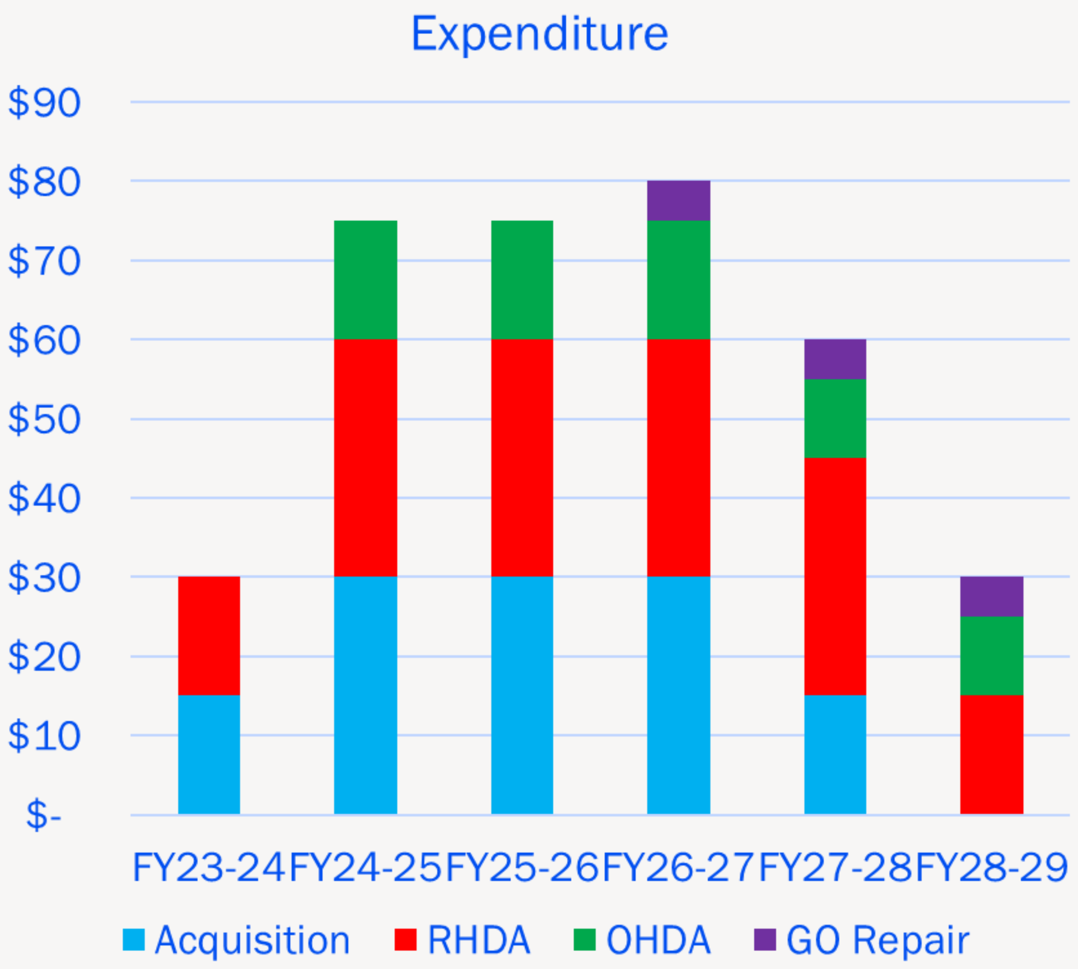
- 2006 GO Bonds
  - $55M total
  - $40M to RHDA
  - 2328 Units subsidized
- 2013 GO Bonds
  - $65M total
  - $50M to RHDA
  - 1795 Units Subsidized
- 2018 GO Bonds
  - $250M total
  - $94M to RHDA
  - 2325 Units Subsidized
- 2022 GO Bonds
  - $350M total
  - $150M to RHDA
  - 1357 Units Subsidized



2026 GO Bond Proposal

2022 GO Bond Spend Plan





2026 GO Bond Proposal

Austin

Project Name	Project Type	Council District	Total Project Budget	Scope/Description
Rental Housing Development Assistance Program	Housing	City-wide	$150,000,000	Provide financial assistance for the development of rental housing affordable below 50% and 30% Median Family Income dispersed throughout the City of Austin.
Ownership Housing Development Assistance Program	Housing	City-wide	$25,000,000	Provide financial assistance for the development of ownership housing affordable below 80% and 60% Median Family Income dispersed throughout the City of Austin.
Partnership Acquisition and Development	Housing	City-wide	$150,000,000	Pursue the acquisition of land and property, in partnership or independently, for the development and preservation of affordable rental and ownership housing throughout the City of Austin.
GO Repair - Home Repair Program	Housing	City-wide	$25,000,000	Provide up to $20,000 of home repair assistance for owner-occupied housing with income below 80% of the Median Family Income.

2026 GO Bond Proposed Production

Program	GO Bond Allocation	Per Unit Subsidy	Production
Rental Housing Development Assistance	$150,000,000	$100,000 at 50% MFI or $200,000 at 30% MFI	1500 units at 50% MFI or 750 units at 30% MFI
Ownership Housing Development Assistance	$25,000,000	$200,000 at 80% MFI	125 units at 80% MFI
Acquisition and Development	$150,000,000	$250,000 per unit	600 units at 50% MFI
GO Repair	$25,000,000	$20,000 per unit at 80% MFI	1250 units at 80% MFI

Questions and Comments

Thank you