

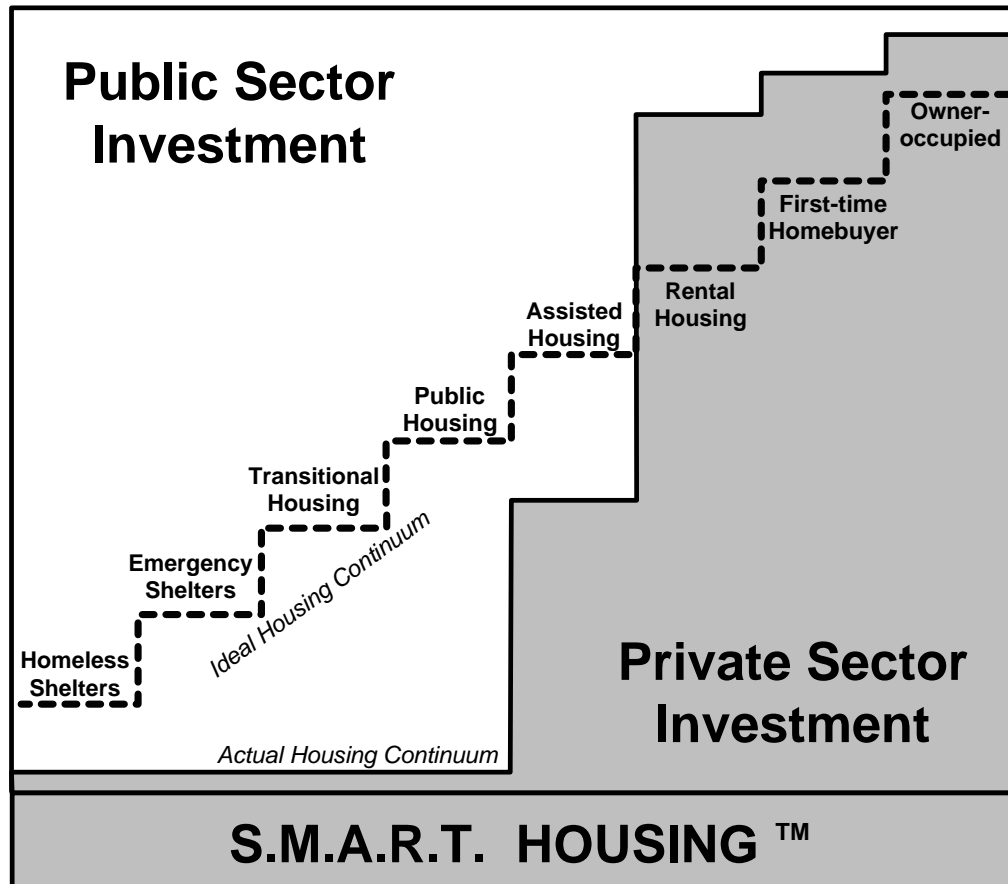


SECTION 4
HOUSING ACTIVITIES AND PROPOSED ACCOMPLISHMENTS

Continuum of Housing
Housing Activity Tables
Other Housing Reports

Continuum of Housing

The Housing Continuum established in the 2000-2005 Consolidated Plan remains a valid tool for classifying housing needs. As strategies to address the needs were discussed, it became clear these issues cluster around each stage of the housing continuum. In an effort to coordinate services, improve housing services for City of Austin residents, and better leverage housing resources, the City of Austin developed a continuum of housing services.



Neighborhood Housing and Community Development - Continuum of Housing

This Continuum serves as the framework for investment to coordinate housing programs throughout the community and to assist residents in moving into the private housing market. The continuum uses S.M.A.R.T. Housing™ as its foundation and extends across eight categories: homelessness, emergency shelter, transitional housing, public housing, assisted housing, rental housing, first-time homebuyer housing, and owner-occupied housing.

The City uses this framework to assess housing needs and encourage the development of programs to address gaps or complement private and non-profit sector activities. Coordination of services in order to create a “stairway to self-sufficiency” serves as the foundation of an investment strategy for housing activities. This housing continuum provides a framework for collaboration and partnerships among formerly competing

Continuum of Housing

interests. After review of community needs and HUD's definition of prioritization, the City determined that each category of the Housing Continuum is considered a high priority for funding. HUD defines high priorities as those programs that will be funded in a program year. Medium priorities are those that will only be funded if funding becomes available, and low priorities are those that will not be funded in a program year. The City of Austin has determined that while infrastructure is a need in the community and an eligible expense of CDBG funds, CDBG funds will be used instead for housing and community development. Therefore, infrastructure is a low priority.

S.M.A.R.T. Housing™ Initiative

The City of Austin's S.M.A.R.T. (Safe, Mixed- Income, Accessible, Reasonably-Priced, Transit- Oriented) Housing™ Initiative creates "reasonably priced" housing units that meet green building standards. The S.M.A.R.T. Housing™ Initiative offers 100 percent fee waivers for developments in which at least 40 percent of the units meet the "reasonably priced" standard, by serving families at 80 percent or below MFI who spend no more than 30 percent of their gross income (including utilities) on housing. Households that receive city-approved homebuyer counseling may spend up to 35 percent of gross income on housing. All units must meet standards for Green Building, transit orientation, and accessibility or visitability.

The City's goal is for at least 40 percent of all S.M.A.R.T. Housing™ units to be reasonably priced. Staff attains this goal by providing City assistance with faster plan reviews, fee waivers, and advocacy for applicants. Staff also provides affordability impact statements detailing the potential impact of proposed ordinances, plans and rules on housing affordability. Developments that provide a smaller percentage of permanently affordable, reasonably priced units to a Community Land Trust are also eligible for full fee waivers. Fees waived for S.M.A.R.T. Housing™ developments include zoning, site plan, subdivision, building permit, construction inspection, capital recovery, and other fees. The annual fee waiver authorization for S.M.A.R.T. Housing™ is 1,500 service units. A single-family home constitutes one service unit equivalent. A multi-family unit generally equals 1/4 to 1/3 service unit equivalent due to the lower per-unit cost of capital recovery fees.

S.M.A.R.T. Housing™ encourages developers to provide a percentage of reasonably priced housing by offering development fee waivers, special development review times, and advocacy. Developments that provide affordable units as a condition for participation in the City's density bonus programs in the University Neighborhood Overlay, in Vertical Mixed Use developments, and in downtown developments are also eligible for participation in S.M.A.R.T. Housing. While the initial benefit of the incentives is directed to the developer, the ultimate benefit goes to the families that move into this housing, the neighborhood in which it is built, and to the City of Austin as a whole. High quality, reasonably priced housing - both for homeownership and rental - has a major impact on the social and economic health of a city.

ACTION PLAN Fiscal Year 2008-09

Housing Activity Tables

Fiscal Year 2008-09 Annual Action Plan

SECTION 4: HOUSING

Housing Activity Tables

PROJECT PRIORITY: HOUSING				
<i>The objective of housing is to provide construction and financial services to eligible residents and organizations in order to increase reasonably priced housing opportunities.</i>				
Housing Continuum Step: HOMELESS/EMERGENCY SHELTER SERVICES				
The purpose of homeless/emergency shelter services is to provide temporary housing or shelter for people with no permanent place to live.				
Consolidated Plan 2004-09 Homeless/Emergency Shelter Strategy: To assist eligible persons in securing and non-profits in creating emergency shelter and homeless shelter opportunities and supportive services.				
Type of Housing	Priority for Federal Funds	Type of Households Served	FY 2008-09 Goal	Funding Sources
Homeless/ Emergency Shelter	High	Homeless, chronic homeless	7,078	Emergency Shelter Grants

Fiscal Year 2008-09 Annual Action Plan

SECTION 4: HOUSING

Housing Activity Tables

PROJECT PRIORITY: HOUSING
Housing Continuum Step: HOMELESS/EMERGENCY SHELTER SERVICES

Austin Resource Center for the Homeless (ARCH) - ESG08: Shelter Operation and Maintenance

IDIS Project #: 8	
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PROJECT DESCRIPTION

The City of Austin Health and Human Services Department (HHSD) contracts with Front Steps, Inc., a private non-profit organization, to operate the Austin Resource Center for the Homeless (ARCH.) All clients served in the ARCH have low- to moderate-incomes and most are 50 percent or below of MFI. Emergency Shelter Grant (ESG) funds are used to provide maintenance and operations for this program.

The ARCH provides emergency shelter to homeless adult males in the Overnight Shelter program, and provides Day Sleeping to homeless adult males and females. The ARCH provides basic services such as showers, laundry facilities, mailing addresses, telephone use, and lockers in the Day Resource Center program. The Day Resource Center program also includes a number of services such as mental health care, legal assistance, and employment assistance provided by co-located agencies. The ARCH also houses the Healthcare for the Homeless clinic.

ACCOMPLISHMENT DESCRIPTION

Proposed Accomplishment 7,000 People

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.

FUNDING

Fund Source(s) ESG
Fiscal Year 2008-09 Total Funding \$217,087

PROJECT INFORMATION

Project Primary Purpose:		Matrix Codes	
<input checked="" type="checkbox"/> Help the Homeless		03T Operating Costs of Homeless/AIDS Patients Programs ▼	
<input type="checkbox"/> Help Persons with HIV/AIDS			
<input type="checkbox"/> Help Persons with Disabilities			
<input type="checkbox"/> Address Public Housing Needs			
		Priority Need Category	Eligibility
		Homeless/HIV/AIDS ▼	Not Applicable ▼
Objective Category	Outcome Categories	Subrecipient	Subrecipient Private
Suitable Living Environment ▼	Availability/Accessibility ▼	Expected Completion Date	9/30/2009
		Citation	570.201e
		Location	Community Wide

Fiscal Year 2008-09 Annual Action Plan

SECTION 4: HOUSING

Housing Activity Tables

PROJECT PRIORITY: HOUSING
Housing Continuum Step: HOMELESS/EMERGENCY SHELTER SERVICES

Austin/Travis County Health and Human Services Department (ATCHHSD), Communicable Disease Unit - (Essential) ESG08: Homeless Essential Services

IDIS Project #: 7	
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PROJECT DESCRIPTION

The Communicable Disease Unit of the Austin/Travis County Health and Human Service Department (HHSD) will provide intensive case management to homeless persons with HIV infection who are not utilizing shelter services. This project uses Emergency Shelter Grants to provide Essential Services.

ACCOMPLISHMENT DESCRIPTION

Proposed Accomplishment	35 People
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The Communicable Disease Unit will serve homeless HIV positive individuals and families with supportive services.

FUNDING

Fund Source(s) ESG
Fiscal Year 2008-09 Total Funding \$52,233

PROJECT INFORMATION

Project Primary Purpose:		Matrix Codes	
<input type="checkbox"/> Help the Homeless <input checked="" type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		05 Public Services (General) 570.201(e) ▼	
		Priority Need Category	Eligibility
		Homeless/HIV/AIDS ▼	Not Applicable ▼
Objective Category	Outcome Categories	Subrecipient	Subrecipient Private
Suitable Living Environment ▼	Availability/Accessibility ▼	Expected Completion Date	9/30/2009
		Citation	570.201e
		Location	Community Wide

Fiscal Year 2008-09 Annual Action Plan

SECTION 4: HOUSING

Housing Activity Tables

PROJECT PRIORITY: HOUSING
Housing Continuum Step: HOMELESS/EMERGENCY SHELTER SERVICES

Family Eldercare, Incorporated - (Essential) ESG08: Housing and Benefits Specialist for Persons Defined as Chronically Homeless

IDIS Project #: 23
PROJECT DESCRIPTION

The Benefits Specialist program provides volunteer-assisted bill payer and/or representative payee services to homeless adults who fit the HUD definition of "chronically homeless." The program allows persons to receive benefit payments for which they are eligible, thereby increasing their income, and gives them a means to pay for housing. This project uses Emergency Shelter Grant funds to provide Essential Services, and meets one of the specific community needs discussed in Austin/Travis County's Plan to End Chronic Homelessness.

ACCOMPLISHMENT DESCRIPTION

Proposed Accomplishment 43 People
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The Bill Payer program and Representative Payee program will assist homeless persons to access benefits for which they are eligible, but have not been able to apply for due to their status.

FUNDING

Fund Source(s) ESG
Fiscal Year 2008-09 Total Funding \$43,000

PROJECT INFORMATION

Project Primary Purpose:	Matrix Codes				
<input checked="" type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs	05 Public Services (General) 570.201(e) ▼				
	<table border="1" style="width: 100%;"> <tr> <td style="text-align: center;">Priority Need Category</td> <td style="text-align: center;">Eligibility</td> </tr> <tr> <td>Homeless/HIV/AIDS ▼</td> <td>Not Applicable ▼</td> </tr> </table>	Priority Need Category	Eligibility	Homeless/HIV/AIDS ▼	Not Applicable ▼
Priority Need Category	Eligibility				
Homeless/HIV/AIDS ▼	Not Applicable ▼				

Objective Category	Outcome Categories	Subrecipient	Subrecipient Private
Suitable Living Environment ▼	Availability/Accessibility ▼	Expected Completion Date	9/30/2009
		Citation	570.201e
		Location	Community Wide

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SECTION 4: HOUSING

Housing Activity Tables

PROJECT PRIORITY: HOUSING				
<i>The objective of housing is to provide construction and financial services to eligible residents and organizations in order to increase reasonably priced housing opportunities.</i>				
Housing Continuum Step: TRANSITIONAL HOUSING				
The purpose of transitional housing services is to provide temporary housing for up to 24 months to eligible residents so that they have shelter and can be placed in permanent housing.				
Consolidated Plan 2004-09 Transitional Housing Strategy: Assist eligible households in securing and non-profit organizations in creating limited-term housing and supportive services.				
Type of Housing	Priority for Federal Funds	Type of Households Served	FY 2008-09 Goal	Funding Sources
Transitional Housing	High	Low income households	At this time, any projects that are considered transitional are funded through the RHDA program, and the accomplishments can be found there.	
Public Housing	N/A	Low income households	This step on the continuum is being funded through the Housing Authority of the City of Austin and the Travis County Housing Authority.	

PROJECT PRIORITY: HOUSING				
<i>The objective of housing is to provide construction and financial services to eligible residents and organizations in order to increase reasonably priced housing opportunities.</i>				
Housing Continuum Step: ASSISTED HOUSING				
HOME and HOPWA grants fund assisted housing projects which provide financial assistance to individuals for housing. The Austin Housing Finance Corporation (AHFC) administers the Tenant Based Rental Assistance Project (TBRA) for homeless persons. Austin/Travis County Health and Human Services Department (HHSD) administers the HOPWA grants for rent, mortgage and utility assistance for persons living with HIV/AIDS.				
Consolidated Plan 2004-09 Assisted Housing Strategy: Provide resources to eligible households to access or retain affordable rental units.				
Type of Housing	Priority for Federal Funds	Type of Households Served	FY 2008-09 Goal	Funding Sources
Assisted Housing	High	Homeless, Persons with HIV/AIDS	612	HOME, HTF, HOPWA

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SECTION 4: HOUSING

Housing Activity Tables

PROJECT PRIORITY: HOUSING
Housing Continuum Step: ASSISTED HOUSING

Tenant-Based Rental Assistance (TBRA)

IDIS Project #: 34	Local ID: 2ASH
PROJECT DESCRIPTION	

The TBRA program provides rental housing subsidies and security deposits to eligible families who would otherwise be homeless. The City funds the TBRA program due to the lack of affordable rental housing identified in the housing market analysis for the 2004-09 Consolidated Plan. Eligible income for TBRA is 50 percent or below of MFI.

ACCOMPLISHMENT DESCRIPTION	
Proposed Accomplishment	115 Households

The Austin Housing Finance Corporation (AHFC) will oversee the TBRA program and currently contracts with subrecipients to administer the services.

FUNDING			
Fund Source(s) HOME, HTF			
Fiscal Year 2008-09 Total Funding \$750,000			
PROJECT INFORMATION			
Project Primary Purpose:		Matrix Codes	
<input checked="" type="checkbox"/> Help the Homeless		05S Rental Housing Subsidies (if HOME, not part of 5% 570.204) ▼	
<input type="checkbox"/> Help Persons with HIV/AIDS			
<input type="checkbox"/> Help Persons with Disabilities			
<input type="checkbox"/> Address Public Housing Needs			
		Priority Need Category	Eligibility
		Assisted Housing ▼	Not Applicable ▼
Objective Category	Outcome Categories	Subrecipient	Subrecipient Private
Decent Housing ▼	Affordability ▼	Expected Completion Date	9/30/2009
		Citation	570.204
		Location	Community Wide

Fiscal Year 2008-09 Annual Action Plan

SECTION 4: HOUSING

Housing Activity Tables

PROJECT PRIORITY: HOUSING	
Housing Continuum Step: ASSISTED HOUSING	
AIDS Services of Austin - HOPWA08: Rent, Mortgage, Utility (RMU) Assistance	
IDIS Project #:	2
PROJECT DESCRIPTION	

This program provides rent, mortgage, and utility assistance for income-eligible persons with HIV/AIDS and their families. The program goal is to prevent homelessness and support independent living of persons living with HIV/AIDS. Under contract with Austin/Travis County HHSD, AIDS Services of Austin (ASA) works with four community-based organizations to provide essential financial help to HIV-positive clients and their families (households). Case managers assess client needs and submit requests for assistance. There are two HUD approved activities through the Rent, Mortgage, and Utility (RMU) Assistance Program: 1. The Short-term Rent Mortgage and Utility (STRMU) program provides payments to prevent homelessness of the tenant or homeowner of a dwelling. This enables income eligible individuals, at risk of becoming homeless, to remain in their current residences. 2. The Tenant Based Rental Assistance (TBRA) program assists income eligible clients with their rent and utilities until there is no longer a need, or until they are able to secure their own housing. The program includes assistance for shared housing arrangements.

ACCOMPLISHMENT DESCRIPTION	
Proposed Accomplishment	370 Households

RMU provides rent, mortgage and utility assistance to meet urgent needs of eligible persons with HIV/AIDS and their families. The goal is to prevent homelessness and to support independent living of persons with HIV/AIDS who access the program through HIV case management. HUD changed the way performance is measured for HOPWA grantees, from number of clients to number of households. This change counts the number of family members (clients), who were previously counted separately, as one household number, making the accomplishment goal to go down. The program, however, is expected to serve more people even though the numeric goal is reduced from previous fiscal years.

FUNDING			
Fund Source(s) HOPWA			
Fiscal Year 2008-09 Total Funding \$757,869			
PROJECT INFORMATION			
Project Primary Purpose:		Matrix Codes	
<input type="checkbox"/> Help the Homeless <input checked="" type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		05Q Subsistence Payments 570.204 ▼	
		Priority Need Category	Eligibility
		Homeless/HIV/AIDS ▼	LMC ▼
Objective Category	Outcome Categories	Subrecipient	Subrecipient Private
Decent Housing ▼	Affordability ▼	Expected Completion Date	9/30/2009
		Citation	570.204
		Location	Community Wide

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SECTION 4: HOUSING

Housing Activity Tables

PROJECT PRIORITY: HOUSING Housing Continuum Step: ASSISTED HOUSING
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Project Transitions - HOPWA08: Support Services	
IDIS Project #: 30	
PROJECT DESCRIPTION	

The Supportive Services Program at Project Transitions provides apartment style and scattered-site housing and supportive services to persons living with HIV/AIDS. Thirty apartments are located in two agency-owned facilities and additional apartments are leased throughout the community. A variety of supportive services are offered to clients including: facility-based meals, counseling, substance abuse relapse prevention support, client advocacy, transportation, and assistance with obtaining remnant housing. Services assist 47 clients residing in 30 apartments.

ACCOMPLISHMENT DESCRIPTION	
Proposed Accomplishment	47 Households

The Supportive Services Program will assist persons with HIV/AIDS to secure limited-term housing and supportive services.

FUNDING			
Fund Source(s) HOPWA			
Fiscal Year 2008-09 Total Funding \$319,683			
PROJECT INFORMATION			
Project Primary Purpose:		Matrix Codes	
<input type="checkbox"/> Help the Homeless <input checked="" type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		05Q Subsistence Payments 570.204 ▼	
		Priority Need Category	Eligibility
		Homeless/HIV/AIDS ▼	LMC ▼
Objective Category	Outcome Categories	Subrecipient	Subrecipient Private
		Expected Completion Date	9/30/2009
Decent Housing ▼	Availability/Accessibility ▼	Citation	570.204
		Location	Community Wide

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SECTION 4: HOUSING

Housing Activity Tables

<i>PROJECT PRIORITY: HOUSING</i>
Housing Continuum Step: ASSISTED HOUSING

AIDS Services of Austin - HOPWA08: Permanent Housing Placement Services	
IDIS Project #: 17	
PROJECT DESCRIPTION	

The program goal is to prevent homelessness and support independent living of persons living with HIV/AIDS. Under contract with HHSD, AIDS Services of Austin (ASA) works with four community-based organizations to provide essential financial help to HIV-positive clients and their families (Households). Case managers assess client needs and submit requests for assistance. Permanent Housing Placement (PHP) assists eligible clients establish a new residence where on-going occupancy is expected to continue. Assistance is provided to eligible clients and their families with payment of first month's rent, when necessary to secure permanent housing and will compliment other forms of HOPWA housing assistance.

ACCOMPLISHMENT DESCRIPTION	
Proposed Accomplishment	80 Households

PHP provides first month rent and utility assistance to meet urgent needs of eligible persons with HIV/AIDS and their families. The goal is to prevent homelessness and to support independent living of persons with HIV/AIDS who can access the program through HIV case management. HUD changed the way performance is measured for HOPWA grantees, from number of clients to number of households. This change counts the number of family members (clients), who were previously counted separately, as one household number, making the accomplishment goal to go down. The program, however, is expected to serve more people even though the numeric goal is reduced from previous fiscal years.

FUNDING			
Fund Source(s) HOPWA			
Fiscal Year 2008-09 Total Funding \$80,807			
PROJECT INFORMATION			
Project Primary Purpose:		Matrix Codes	
<input type="checkbox"/> Help the Homeless	<input checked="" type="checkbox"/> Help Persons with HIV/AIDS	05Q Subsistence Payments 570.204 ▼	
<input type="checkbox"/> Help Persons with Disabilities		Priority Need Category	Eligibility
<input type="checkbox"/> Address Public Housing Needs		Homeless/HIV/AIDS ▼	LMC ▼
Objective Category	Outcome Categories	Subrecipient	Subrecipient Private
Decent Housing ▼	Availability/Accessibility ▼	Expected Completion Date 9/30/2009	
		Citation 570.204	
		Location Community Wide	

Fiscal Year 2008-09 Annual Action Plan

SECTION 4: HOUSING

Housing Activity Tables

PROJECT PRIORITY: HOUSING				
<i>The objective of housing is to provide construction and financial services to eligible residents and organizations in order to increase reasonably priced housing opportunities.</i>				
Housing Continuum Step: RENTAL HOUSING				
The purpose of the rental housing services is to provide construction and financial services to eligible organizations in order to produce or retain reasonably-priced rental units and rental housing for special needs populations, such as the elderly or people with disabilities.				
Consolidated Plan 2004-09 Rental Housing Strategy: Provide resources to non-profit/for-profit housing developers to construct S.M.A.R.T. Housing™ rental units and rehabilitate existing rental units.				
Type of Housing	Priority for Federal Funds	Type of Households Served	FY 2008-09 Goal	Funding Sources
Rental Housing	High	Small Family HH/Large Family HH/Disabled/Elderly	265	HOME, CDBG, HOME (CHDO), UNO, GF-CIP, GO Bonds, GF, HTF

Fiscal Year 2008-09 Annual Action Plan

SECTION 4: HOUSING

Housing Activity Tables

<i>PROJECT PRIORITY: HOUSING</i> Housing Continuum Step: RENTAL HOUSING
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Rental Housing Development Assistance	
IDIS Project #: 31	Local ID: 2REH
PROJECT DESCRIPTION	

The Rental Housing Development Assistance Program (RHDA) 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 gap financing to for-profit and non-profit developers for the acquisition, new construction, or rehabilitation of affordable rental projects that would otherwise be economically infeasible. RHDA serves households at 80 percent or below of MFI with a target of serving households 50 percent or below of MFI.

ACCOMPLISHMENT DESCRIPTION	
Proposed Accomplishment	175 Households

RHDA will increase the supply of affordable rental units for income-eligible households.

FUNDING			
Fund Source(s) HOME, CDBG, HOME (CHDO), UNO, GF-CIP, GO Bonds, GF, HTF			
Fiscal Year 2008-09 Total Funding \$11,954,433			
PROJECT INFORMATION			
Project Primary Purpose:		Matrix Codes	
<input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		12 Construction of Housing 570.201(m) ▼	
		Priority Need Category	Eligibility
		Rental Housing ▼	LMH ▼
Objective Category	Outcome Categories	Subrecipient	Subrecipient Private
Decent Housing ▼	Affordability ▼	Expected Completion Date 9/30/2009	
		Citation 570.201m	
		Location Community Wide	

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SECTION 4: HOUSING

Housing Activity Tables

<i>PROJECT PRIORITY: HOUSING</i>
Housing Continuum Step: RENTAL HOUSING

Architectural Barrier Removal - Rental	
IDIS Project #: 6	Local ID: 2REH
PROJECT DESCRIPTION	

The Architectural Barrier Removal (ABR) Rental Program modifies or retrofits the living quarters of eligible, low-income elderly and severely disabled renters to make their housing more accessible. No more than \$5,000 per home per year can be provided to a single home through ABR Rental. Eligible income is 80 percent or below of MFI.

ACCOMPLISHMENT DESCRIPTION	
Proposed Accomplishment	90 Households

The ABR Program will benefit eligible residents by installing physical improvements in housing units to assist with daily living.

FUNDING	
Fund Source(s) CDBG, GF	
Fiscal Year 2008-09 Total Funding \$304,645	

PROJECT INFORMATION			
Project Primary Purpose:		Matrix Codes	
<input type="checkbox"/> Help the Homeless		14A Rehab; Single-Unit Residential 570.202 ▼	
<input type="checkbox"/> Help Persons with HIV/AIDS			
<input type="checkbox"/> Help Persons with Disabilities			
<input type="checkbox"/> Address Public Housing Needs	Priority Need Category		Eligibility
	Rental Housing ▼		LMH ▼
Objective Category	Outcome Categories	Subrecipient	Local Government
Suitable Living Environment ▼	Availability/Accessibility ▼	Expected Completion Date	9/30/2009
		Citation	570.202
		Location	Community Wide

Fiscal Year 2008-09 Annual Action Plan

SECTION 4: HOUSING

Housing Activity Tables

<i>PROJECT PRIORITY: HOUSING</i>
Housing Continuum Step: RENTAL HOUSING

[Anderson Hill Redevelopment - Rental](#)

IDIS Project #: 4	Local ID: 2REH
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PROJECT DESCRIPTION

The Anderson Hill Redevelopment program will construct rental units in the Anderson Hill neighborhood of Central East Austin for households earning 80 percent or below of MFI. AHFC will be responsible for the construction of the units and will manage the rental units until ownership is transferred to the Anderson Community Development Corporation.

ACCOMPLISHMENT DESCRIPTION

Proposed Accomplishment	0 Households
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The City will receive HOME funds that will be used to finance the construction of rental units in the Anderson Hill Neighborhood. The program has no unit production scheduled for fiscal year 2008-09.

FUNDING

Fund Source(s) HOME
Fiscal Year 2008-09 Total Funding \$819,565

PROJECT INFORMATION

Project Primary Purpose:		Matrix Codes		
<input type="checkbox"/> Help the Homeless		12 Construction of Housing 570.201(m) ▼		
<input type="checkbox"/> Help Persons with HIV/AIDS				
<input type="checkbox"/> Help Persons with Disabilities		Priority Need Category	Eligibility	
<input type="checkbox"/> Address Public Housing Needs		Rental Housing ▼	LMH ▼	
Objective Category	Outcome Categories	Subrecipient	Subrecipient Public 570.500c	
Decent Housing ▼	Affordability ▼	Expected Completion Date	9/30/2010	
		Citation	570.201m	
		Location	Community Wide	

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SECTION 4: HOUSING

Housing Activity Tables

PROJECT PRIORITY: HOUSING				
<i>The objective of housing is to provide construction and financial services to eligible residents and organizations in order to increase reasonably priced housing opportunities.</i>				
Housing Continuum Step: HOMEBUYER SERVICES				
Housing assistance services for homebuyers are provided by the Austin Housing Finance Corporation.				
Consolidated Plan 2004-09 Homebuyer Services Strategy: Provide opportunities for homebuyers through financing and construction to access S.M.A.R.T. Housing™ produced by non-profits and for-profit housing developers.				
Type of Housing	Priority for Federal Funds	Type of Households Served	FY 2008-09 Goal	Funding Sources
Homebuyer Services	High	Small Family HH/Large Family HH	112	HOME, PI (HOME), ADDI, CDBG, CDBG-Rev. Loan, GF-CIP, GO Bonds, GF, HAF, HOME Match, HOME (CHDO), PI (CDBG), HOME (CO)

Fiscal Year 2008-09 Annual Action Plan

SECTION 4: HOUSING

Housing Activity Tables

PROJECT PRIORITY: HOUSING	
Housing Continuum Step: HOMEBUYER SERVICES	
Down Payment Assistance	
IDIS Project #: 13	Local ID: 2FTH
PROJECT DESCRIPTION	

The Down Payment Assistance (DPA) program provides deferred and forgivable, zero-interest loans to low- and moderate-income first-time homebuyers to assist them with the down payment and closing costs of their home purchase.

Option 1: The amount of assistance per household will not exceed \$10,000 per household or \$15,000 to persons with disabilities. Loans are secured by a subordinate lien on the property that is non-assumable. The loan will be recaptured by the City if the household sells or rents the home, requests an equity loan, or transfers the property title before the end of the ten-year affordability period. Eligible income for DPA is 80 percent or below of MFI.

Option 2: DPA funds up to \$40,000, as a deferred, 30-year, zero percent interest loan, with a shared-equity provision and a City of Austin "right of first refusal" provision. This DPA option is not forgivable. Loans are secured by a subordinate lien on the property that is non-assumable. The loan will be recaptured by the City if the household sells or rents the home, requests an equity loan, or transfers the property title before the end of the 30-year affordability period. Eligible income for DPA is 80 percent or below of MFI.

ACCOMPLISHMENT DESCRIPTION	
Proposed Accomplishment	50 Households

The DPA Program will enable potential homeowners to overcome the obstacles preventing them from obtaining a home by providing assistance with down payment, closing costs, prepaid expenses, and/or mortgage assistance. Outreach for this program is done through community presentations, housing fairs, lender and real estate agent trainings, and to public housing authority residents. One-on-one program education with staff or legal representation regarding details of the program will be required for homeowners that utilize Option 2 with a shared-equity and "right of first refusal." All Down Payment Assistance participants must participate in homebuyer counseling through the Housing Smarts program.

FUNDING			
Fund Source(s) HOME, PI(HOME), ADDI, HTF			
Fiscal Year 2008-09 Total Funding \$1,610,175			
PROJECT INFORMATION			
Project Primary Purpose:		Matrix Codes	
<input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		13 Direct Homeownership Assistance 570.201(n) ▼	
		Priority Need Category	Eligibility
		Homeownership ▼	LMH ▼
Objective Category	Outcome Categories	Subrecipient	Subrecipient Public
Decent Housing ▼	Availability/Accessibility ▼	Expected Completion Date 9/30/2009	
		Citation 570.201n	
		Location Community Wide	

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SECTION 4: HOUSING

Housing Activity Tables

PROJECT PRIORITY: HOUSING Housing Continuum Step: HOMEBUYER SERVICES
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Acquisition and Development	
IDIS Project #: 1	Local ID: 2FTH
PROJECT DESCRIPTION	

The Acquisition and Development (A&D) program works with lenders and non-profit and for-profit developers to leverage City and federal funds for: 1) the acquisition and development of lots, 2) the acquisition and rehabilitation of structures, 3) the acquisition of new housing units, and 4) the construction of new housing all for sale to income-eligible homebuyers at 80 percent or below of MFI. AHFC provides financing (loans and grants) for affordable housing development.

The AHFC Community Land Trust will provide homeownership opportunities that remain affordable in perpetuity. For the A&D program activities using HOME funds, affordability will be maintained using the "resale" method for CLT homes and for some HOME-funded Community Housing Development Organization (CHDO) activities where a direct buyer subsidy is not provided. All other HOME-funded A&D activities will use the "recapture" method to ensure that HOME funds are returned for other HOME-eligible activities.

ACCOMPLISHMENT DESCRIPTION	
Proposed Accomplishment	50 Households

The Acquisition and Development program will increase the supply of affordable homeownership units for income-eligible households.

FUNDING	
Fund Source(s)	CDBG, HOME, CDBG-Rev. Loan, GF-CIP, GO Bonds, GF, HAF, HOME Match, HOME (CHDO)
Fiscal Year 2008-09 Total Funding	\$9,422,436

PROJECT INFORMATION			
Project Primary Purpose:		Matrix Codes	
<input type="checkbox"/> Help the Homeless	<input type="checkbox"/> Help Persons with HIV/AIDS	12 Construction of Housing 570.201(m) ▼	
<input type="checkbox"/> Help Persons with Disabilities		Priority Need Category	Eligibility
<input type="checkbox"/> Address Public Housing Needs		Homeownership ▼	LMH ▼
Objective Category	Outcome Categories	Subrecipient	Subrecipient Public 570.500c
Decent Housing ▼	Affordability ▼	Expected Completion Date	9/30/2009
		Citation	570.201m
		Location	Community Wide

Fiscal Year 2008-09 Annual Action Plan

SECTION 4: HOUSING

Housing Activity Tables

PROJECT PRIORITY: HOUSING Housing Continuum Step: HOMEBUYER SERVICES
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CHDO Operations Loans	
IDIS Project #: 10	Local ID: 2NER
PROJECT DESCRIPTION	

The CHDO Operations Loans Program provides technical assistance and training to Community Housing Development Organizations (CHDOs) and other non-profit housing providers to increase their organizational capacity to provide affordable housing units. Under the terms of the grant, CHDOs must also access CHDO set-aside funds to produce affordable housing for the community.

ACCOMPLISHMENT DESCRIPTION	
Proposed Accomplishment	5 Organizations

CHDOs will receive assistance that will result in the creation of more affordable rental and homeownership units.

FUNDING			
Fund Source(s) HOME (CO)			
Fiscal Year 2008-09 Total Funding \$250,000			
PROJECT INFORMATION			
Project Primary Purpose:		Matrix Codes	
<input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		12 Construction of Housing 570.201(m) ▼	
		Priority Need Category	Eligibility
		Homeownership ▼	LMH ▼
Objective Category	Outcome Categories	Subrecipient	Subrecipient Public 570.500c
Decent Housing ▼	Affordability ▼	Expected Completion Date	9/30/2009
		Citation	570.201m
		Location	Community Wide

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SECTION 4: HOUSING

Housing Activity Tables

<i>PROJECT PRIORITY: HOUSING</i>
Housing Continuum Step: HOMEBUYER SERVICES

Anderson Hill Redevelopment - Homebuyer	
IDIS Project #: 3	Local ID: 2FTH
PROJECT DESCRIPTION	

The Anderson Hill Redevelopment Program constructs new homeownership units for households earning 80 percent or below of MFI and will use the recapture method to ensure that HOME funds are returned for other HOME-eligible activities. The AHFC manages the construction, marketing and sale of the properties located in the area.

ACCOMPLISHMENT DESCRIPTION	
Proposed Accomplishment	0 Households

The program will increase the supply of affordable homeownership units in the Anderson Hill Neighborhood for income-eligible households. The undeveloped parcels in the neighborhood will be in predevelopment in fiscal year 2008-09. An RFP will be issued to solicit bids for development on those properties. Development is not expected to begin until future fiscal years.

FUNDING			
Fund Source(s) PI (HOME), PI (CDBG)			
Fiscal Year 2008-09 Total Funding \$1,057,691			
PROJECT INFORMATION			
Project Primary Purpose:		Matrix Codes	
<input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		12 Construction of Housing 570.201(m) ▼	
		Priority Need Category	Eligibility
		Homeownership ▼	LMH ▼
Objective Category	Outcome Categories	Subrecipient	Subrecipient Public 570.500c
Decent Housing ▼	Affordability ▼	Expected Completion Date 9/30/2010	
		Citation 570.201m	
		Location Community Wide	

Fiscal Year 2008-09 Annual Action Plan

SECTION 4: HOUSING

Housing Activity Tables

<i>PROJECT PRIORITY: HOUSING</i>
Housing Continuum Step: HOMEBUYER SERVICES

Juniper-Olive Street Housing Project	
IDIS Project #: 33	Local ID: 2FTH
PROJECT DESCRIPTION	

The Juniper-Olive Street Housing Project provides funding to a subrecipient for the renovation of existing historical units and/or new construction of a total of 18 affordable housing units located in the Juniper/Olive Street area. The existing structures are renovated to Department of Interior Standards for historic structures and the new construction is funded with private financing. All units are marketed to families at 80 percent or below of MFI.

ACCOMPLISHMENT DESCRIPTION	
Proposed Accomplishment	7 Households

The Juniper-Olive Street Housing Project will provide affordable housing units to the area. The subrecipient has already received funding to complete the projected units for fiscal year 2008-09.

FUNDING			
Fund Source(s) PI (CDBG)			
Fiscal Year 2008-09 Total Funding \$0			
PROJECT INFORMATION			
Project Primary Purpose:		Matrix Codes	
<input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		12 Construction of Housing 570.201(m) ▼	
		Priority Need Category	Eligibility
		Homeownership ▼	LMH ▼
Objective Category	Outcome Categories	Subrecipient	Subrecipient Public 570.500c
Decent Housing ▼	Affordability ▼	Expected Completion Date 9/30/2009	
		Citation 570.201m	
		Location Community Wide	

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SECTION 4: HOUSING

Housing Activity Tables

PROJECT PRIORITY: HOUSING				
<i>The objective of housing is to provide construction and financial services to eligible residents and organizations in order to increase reasonably priced housing opportunities.</i>				
Housing Continuum Step: OWNER-OCCUPIED SERVICES				
The purpose of owner-occupied housing services is to provide construction and financial services for existing, income-eligible homeowners to address building code violations so that they can continue to live in their homes. Owner-occupied services are funded through grants and loans that are delivered through various homeowner rehabilitation services. In addition, the Lead Hazard Control Grants and Healthy Homes Grant works with homeowners to eliminate lead hazards and other health risks.				
Consolidated Plan 2004-09 Owner-Occupied Services Strategy: Provide opportunities for households to retain their homes through rehabilitation and construction.				
Type of Housing	Priority for Federal Funds	Type of Households Served	FY 2008-09 Goal	Funding Sources
Owner-Occupied Services	High	Small Family HH/Large Family HH/ Elderly/Disabled	1018	CDBG, GF, HTF, LEAD, CDBG-Rev. Loan, HOME

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SECTION 4: HOUSING

Housing Activity Tables

PROJECT PRIORITY: HOUSING
Housing Continuum Step: OWNER-OCCUPIED SERVICES

Architectural Barrier Program- Owner	
IDIS Project #: 5	Local ID: 2WNS
PROJECT DESCRIPTION	

The Architectural Barrier Removal Program (ABR) modifies or retrofits the living quarters of eligible, low-income elderly and severely disabled homeowners to make their housing more accessible. No more than \$5,000 per home per year can be provided through the ABR program and Emergency Home Repair (EHR) program combined. Eligible income is 80 percent or below of MFI.

ACCOMPLISHMENT DESCRIPTION	
Proposed Accomplishment	360 Households

The ABR Program will benefit eligible residents by installing physical improvements in housing units to assist with daily living.

FUNDING			
Fund Source(s) CDBG, GF			
Fiscal Year 2008-09 Total Funding \$1,668,313			
PROJECT INFORMATION			
Project Primary Purpose:		Matrix Codes	
<input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		14A Rehab; Single-Unit Residential 570.202 ▼	
		Priority Need Category	Eligibility
		Owner Occupied Housing ▼	LMH ▼
Objective Category	Outcome Categories	Subrecipient	Local Government
Suitable Living Environment ▼	Availability/Accessibility ▼	Expected Completion Date	9/30/2009
		Citation	570.202
		Location	Community Wide

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Housing Activity Tables

PROJECT PRIORITY: HOUSING
Housing Continuum Step: OWNER-OCCUPIED SERVICES

Emergency Home Repair Program	
IDIS Project #: 16	Local ID: 2WNS
PROJECT DESCRIPTION	

The Emergency Home Repair (EHR) Program makes repairs to alleviate life-threatening living conditions, and health and safety hazards for low- and moderate-income homeowners, with no more than \$5,000 per home per year through the ABR program and EHR program combined. AHFC oversees the EHR program and currently contracts with a non-profit to administer the services. Income eligibility is 80 percent or below of MFI.

ACCOMPLISHMENT DESCRIPTION	
Proposed Accomplishment	475 Households

Owner-occupied low- to moderate-income households will receive home repairs to alleviate life-threatening conditions or health and safety hazards.

FUNDING			
Fund Source(s) CDBG, GF			
Fiscal Year 2008-09 Total Funding \$1,000,000			
PROJECT INFORMATION			
Project Primary Purpose:		Matrix Codes	
<input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		14A Rehab; Single-Unit Residential 570.202 ▼	
		Priority Need Category	Eligibility
		Owner Occupied Housing ▼	LMH ▼
Objective Category	Outcome Categories	Subrecipient	Subrecipient Private 570.500c
Decent Housing ▼	Sustainability ▼	Expected Completion Date	9/30/2009
		Citation	570.202
		Location	Community Wide

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Housing Activity Tables

PROJECT PRIORITY: HOUSING
Housing Continuum Step: OWNER-OCCUPIED SERVICES

Homeowner Rehabilitation Loan Program	
IDIS Project #: 21	Local ID: 2WNS
PROJECT DESCRIPTION	

The Homeowner Rehabilitation Loan Program (HRLP) assists income-eligible homeowners with substantial repairs such as foundation repair, roofing, plumbing, and electrical work. This program provides deferred interest loans of up to \$50,000 per home for rehabilitation and up to \$29,999 may be forgivable after ten years. This rehabilitation amount does not include funds that may be granted to assist with the appropriate treatment of lead-based paint.

In cases where it is not economically feasible to rehabilitate a unit, the reconstruction of a replacement home is considered for financing. Deferred interest loans for housing reconstruction does not exceed \$100,000 per home. For reconstruction projects, the loan documents contain provisions which include a shared-equity formula and gives the City a "right of first refusal" at resale. Consequently, program clients are required to share 25 percent of any equity that they may gain at resale with the City of Austin and they are required to offer the home for sale to the City before any other buyers. Eligible income is 60 percent or below of MFI. All HRLP funded activities use the recapture method.

ACCOMPLISHMENT DESCRIPTION	
Proposed Accomplishment	25 Households

The HRLP program will assist low-income households with major, costly repairs and will improve the existing housing stock of neighborhoods. The City will review the design of the HRLP program and change the program if necessary to respond to current market conditions after the completion of the City of Austin's Housing Market Study, which is anticipated to be finalized in October 2008.

FUNDING			
Fund Source(s) CDBG-Rev. Loan, GF, HOME			
Fiscal Year 2008-09 Total Funding \$2,593,120			
PROJECT INFORMATION			
Project Primary Purpose:		Matrix Codes	
<input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		14A Rehab; Single-Unit Residential 570.202	
		Priority Need Category	Eligibility
		Owner Occupied Housing	LMH
Objective Category	Outcome Categories	Subrecipient	Subrecipient Public
Suitable Living Environment	Sustainability	Expected Completion Date	9/30/2009
		Citation	570.202
		Location	Community Wide

Fiscal Year 2008-09 Annual Action Plan

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Housing Activity Tables

<i>PROJECT PRIORITY: HOUSING</i>
Housing Continuum Step: OWNER-OCCUPIED SERVICES

Materials Grants Program
IDIS Project #: Non-Federal Funds Local ID: 2WNS
PROJECT DESCRIPTION

The purpose of the Materials Grants program is to provide eligible non-profit organizations with assistance to recover the cost of materials used to repair the homes of low-income families. This is accomplished by providing rebates to the non-profit organizations for materials used. Eligible income level is 60 percent or below of MFI.

ACCOMPLISHMENT DESCRIPTION
Proposed Accomplishment 20 Households

Non-profit organizations that provide repairs to the homes of low-income homeowners will receive rebates for the materials used.

FUNDING			
Fund Source(s) HTF			
Fiscal Year 2008-09 Total Funding \$60,500			
PROJECT INFORMATION			
Project Primary Purpose:		Matrix Codes	
<input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		Not Applicable with Non-Federal Funds	
		Priority Need Category	Eligibility
		Not Applicable with Non-Federal Funds	N/A
Objective Category	Outcome Categories	Subrecipient	N/A
Decent Housing ▼	Sustainability ▼	Expected Completion Date	9/30/2009
		Citation	N/A
		Location	Community Wide

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SECTION 4: HOUSING

Housing Activity Tables

PROJECT PRIORITY: HOUSING
Housing Continuum Step: OTHER

S.M.A.R.T. Housing™ Program	
IDIS Project #: Other Federal Funds	Local ID: 8SMT
PROJECT DESCRIPTION	

S.M.A.R.T. Housing™ assists non-profit and for-profit builders to create housing that is safe, located in mixed-income neighborhoods, accessible, reasonably-priced, transit-oriented, and that meets Austin Energy's Green Building standards.

ACCOMPLISHMENT DESCRIPTION	
Proposed Accomplishment	1200 Households

S.M.A.R.T. Housing™ will provide fee waivers, fast-track reviews, problem-solving assistance and regulatory reviews that facilitate the construction of homeownership and rental housing that serves households at 80 percent or below of MFI, or 120 percent or below of MFI in the Central Business District.

FUNDING	
Fund Source(s) GF-CIP, GF, EDI	
Fiscal Year 2008-09 Total Funding \$759,216	

PROJECT INFORMATION			
Project Primary Purpose:		Matrix Codes	
<input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		Not Applicable with Non-Federal Funds	
		Priority Need Category	Eligibility
		Not Applicable with Non-Federal Funds	
Objective Category	Outcome Categories	Subrecipient	N/A
Decent Housing ▼	Affordability ▼	Expected Completion Date	9/30/2009
		Citation	N/A
		Location	Community Wide

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SECTION 4: HOUSING

Housing Activity Tables

PROJECT PRIORITY: HOUSING Housing Continuum Step: OTHER

Holly Good Neighbor Program
IDIS Project #: Non-Federal Funds Local ID: 2WNS
PROJECT DESCRIPTION

The Holly Good Neighbor program provides repairs and rehabilitation to properties closest to the Holly Power Plant. Austin Energy funds the program, administered by the Neighborhood Housing and Community Development Office (NHCD), and facilitated by the Austin Housing Finance Corporation (AHFC). Some examples of home repairs include: exterior paint, roofing, electrical system work, plumbing, foundation work, HVAC system, and other interior and exterior repairs. Eligible income is 80 percent or below of MFI for rehabilitation projects and 60 percent or below of MFI for reconstruction projects. For reconstruction projects, the loan documents will contain provisions which include a shared-equity formula and gives the City a "right of first refusal" at resale. Consequently, program clients will be required to share 25 percent of any equity that they may gain at resale with the City of Austin and they will be required to offer the home for sale to the City before any other buyers.

ACCOMPLISHMENT DESCRIPTION
Proposed Accomplishment 30 Households

The Holly Good Neighbor Program will be used to assist low- and moderate-income Holly residents with substantial home repairs. This program will improve and revitalize the Holly neighborhood.

FUNDING			
Fund Source(s) Austin Energy			
Fiscal Year 2008-09 Total Funding \$540,435			
PROJECT INFORMATION			
Project Primary Purpose:		Matrix Codes	
<input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		Not Applicable with Non-Federal Funds	
		Priority Need Category	Eligibility
		Not Applicable with Non-Federal Funds	N/A
Objective Category	Outcome Categories	Subrecipient	N/A
		Expected Completion Date	9/30/2009
Suitable Living Environment ▼	Sustainability ▼	Citation	N/A
		Location	Holly Neighborhood

Fiscal Year 2008-09 Annual Action Plan

SECTION 4: HOUSING

Housing Activity Tables

PROJECT PRIORITY: HOUSING
Housing Continuum Step: OTHER

Single-Family Tax-Exempt Bond Program
IDIS Project #: Non-Federal Funds
PROJECT DESCRIPTION

The Austin Housing Finance Corporation operates a single-family bond program with the authority to issue Mortgage Credit Certificates (MCCs). An MCC provides a first-time homebuyer with a federal income tax credit of up to \$2,000 per year for the life of the mortgage. The direct dollar-for-dollar reduction in income taxes can be used to lower the cost of homeownership. The authority to issue MCCs in the current program will expire on December 21, 2008. AHFC expects to initiate a new MCC program in 2009. Production for 2008-09 is being estimated conservatively because it's not known when AHFC will have renewed authority for a 2009 program.

ACCOMPLISHMENT DESCRIPTION
Proposed Accomplishment 15 Households

The MCC program will lower homebuyers' cost of homeownership up to \$2,000 per year.

FUNDING			
Fund Source(s) Housing Bonds			
Fiscal Year 2008-09 Total Funding N/A			
PROJECT INFORMATION			
Project Primary Purpose:		Matrix Codes	
<input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		Not Applicable with Non-Federal Funds	
		Priority Need Category	Eligibility
		Not Applicable with Non-Federal Funds	N/A
Objective Category	Outcome Categories	Subrecipient	N/A
		Expected Completion Date	9/30/2009
Decent Housing ▼	Affordability ▼	Citation	N/A
		Location	Community Wide

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SECTION 4: HOUSING

Housing Activity Tables

<i>PROJECT PRIORITY: HOUSING</i>
Housing Continuum Step: OTHER

Multi-Family Tax-Exempt Bond Program

IDIS Project #: Non-Federal Funds

PROJECT DESCRIPTION

The Multifamily Bonds Program, issues tax-exempt bonds to provide lower cost mortgages for rental housing for low- and moderate-income households. The majority of the units serve households at 60 percent or below of MFI.

ACCOMPLISHMENT DESCRIPTION

Proposed Accomplishment 0 Households

The Multi-Family Bonds Program lowers the cost of providing affordable rental units.

FUNDING

Fund Source(s) Housing Bonds
 Fiscal Year 2008-09 Total Funding N/A

PROJECT INFORMATION

Project Primary Purpose:		Matrix Codes	
<input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		Not Applicable with Non-Federal Funds	
		Priority Need Category	Eligibility
		Not Applicable with Non-Federal Funds	N/A
Objective Category	Outcome Categories	Subrecipient	N/A
		Expected Completion Date	9/30/2009
Decent Housing ▼	Affordability ▼	Citation	N/A
		Location	Community Wide

ACTION PLAN Fiscal Year 2008-09

Other Housing Reports

Impediments to Fair Housing Update

Impediments to Fair Housing Update is reported by the City in the Action Plan and CAPER to report on progress made towards the Analysis of Impediments to Fair Housing review completed for the 2004-09 Consolidated Plan. The analysis, done by an independent consultant, was a review of impediments or barriers that affect the rights of fair housing choice. It covers public and private policies, practices, and procedures affecting housing choice. Impediments to fair housing choice are defined as any actions, omissions, or decisions that restrict, or have the effect of restricting, the availability of housing choices, based on race, color, religion, sex, disability, familial status, or national origin. The analysis made a series of recommended actions for the City to take to make progress towards eliminating the impediments to fair housing. The table below outlines progress made towards those recommended actions.

IMPEDIMENT	RECOMMENDED ACTIONS
<p>1. Lack of accessible housing to meet the need of the disabled community in Austin.</p>	
	<p>a. The City should provide education on accessibility and how to comply with the Fair Housing Act and the American Disability Act (ADA) standards.</p>
<p>The City of Austin Equal Employment Fair Housing Office (EEFHO) provides enforcement, education, and inspections of properties for compliance with the Fair Housing Act. The City provides financial resources to the Austin Tenants' Council to provide Renters' Rights and Fair Housing Counseling, and the City's S.M.A.R.T. Housing™ program has accessibility standards for residential development. The City funds a third-party contractor to perform accessibility review and inspection for City-funded multi-family development. City staff inspects for compliance with Visitability Ordinance standards, adopted in October 1998 and revised in January 2004 and June 2005, for City-assisted single-family homes, duplexes and triplexes. The City's EEFHO and Human Rights Commission also work to inform the public of their rights. In addition, City staff work on capacity building with the following groups: Mayor's Committee for People with Disabilities, Austin Tenant's Council, Human Rights Commission, Mayor's Mental Health Task Force, the Community Housing Development Organization (CHDO) Roundtable and the Homeless Task Force.</p>	
	<p>b. The City should adopt the 2003 International Building Code or an equivalent, with similar requirements, in order to enforce the accessibility standards on developers and builders.</p>
<p>The City Council adopted the 2003 International Building code on December 15, 2005. All building permit applications filed after December 31, 2005 are subject to the accessibility provisions of the 2003 International Building Code Accessibility Standards. In 2008, the City Council expanded some of the elements of the Visitability Ordinance to apply to all new single-family homes and duplexes. These regulations will include wider door width for at least one first floor bathroom as well as blocking behind the bathroom walls for future grab bar installation. These new visitability regulations are amendments to the 2006 International Residential Code, and will impact residential</p>	

Impediments to Fair Housing Update

permit applications filed after January 1, 2009.	
	c. The City should offer incentives to get private developers to plan their construction process in anticipation of future conversions for accessibility.
The S.M.A.R.T. Housing™ Initiative, adopted in April 2000, creates incentives for private and non-profit developers to build reasonably priced single-family and multi-family housing. S.M.A.R.T. Housing™ has requirements for accessibility and visitability standards that reduce future costs for retrofitting existing housing for people with disabilities.	
IMPEDIMENT	RECOMMENDED ACTIONS
2. Lack of affordable housing in Austin	
	a. The City should continue the production of affordable housing units in existing low-income neighborhoods through the Austin Housing Finance Corporation (AHFC) and the Neighborhood Housing and Community Development Office (NHCD).
<p>The fiscal year 2004-09 Consolidated Plan states in the Neighborhood Priority section: A significant component of Austin’s housing strategy for the next five years will be implementing housing affordability components of neighborhood plans and master plans adopted by the City Council in recent years.</p> <p>NHCD works to respond to the housing affordability components of adopted neighborhood plans and City task force reports on gentrification mitigation by providing S.M.A.R.T. Housing™ incentives and other housing program resources for single-family and multi-family developments. In addition, NHCD offers a range of housing services, including down payment assistance, to implement the affordable housing goals of the respective plans and task force reports.</p> <p>Efforts in areas without adopted neighborhood plans or master plans may also be in priority neighborhoods. Priority neighborhoods are defined by the amount of eligible census tracts in each neighborhood area. HUD defines priority neighborhoods as census tracts with:</p> <ul style="list-style-type: none"> ▪ 50 percent or more of its households with incomes at 80 percent or below of MFI, or ▪ a poverty rate of at least 25 percent 	
	b. The City should work towards increasing affordable housing in census tracts that currently do not provide

Impediments to Fair Housing Update

	affordable housing for low-income citizens.
As stated above, NHCD has a number of strategies to create and retain affordable housing opportunities in Austin. Many of these projects are centered on low-income areas, but the S.M.A.R.T. Housing™ program has many projects that offer reasonably-priced housing available to low- and moderate-income households in higher income areas. The Affordable Housing Incentives Task Force also recommended a priority of “geographic dispersion” to the Austin City Council for all affordable housing funded by the City of Austin.	
	c. The City should work with local employers to design and implement Employer-Assisted Housing Programs.
At the current time, the City has no proposed projects to provide employer-assisted housing. However, the City will continue to explore the issue in the upcoming housing market analysis.	
IMPEDIMENT	RECOMMENDED ACTIONS
3. Discrimination of minorities in housing rental and sales market.	
	a. The City should work with other agencies to increase the fair housing knowledge of the public.
The Mayor’s Committee for People with Disabilities was formed to increase coordination between the following departments: Transportation, Planning and Sustainability, Health and Human Services Department (HHSD), NHCD, Parks and Recreation, Aviation, Office of the Police Monitor, Austin Police and Fire, City Auditor. NHCD also works with the Mayor’s Committee, the Human Rights Commission and the Austin Tenants’ Council to increase fair housing knowledge.	
IMPEDIMENT	RECOMMENDED ACTIONS
4. Misconception by property managers concerning family occupancy standards.	
	a. The City should work with other agencies to increase the knowledge that family occupancy standards do not exist.
The City’s Equal Opportunity/Fair Housing Office works to inform the public of their rights, and the Austin Tenants’ Council works directly with renters and homeowners about their rights.	
IMPEDIMENT	RECOMMENDED ACTIONS
5. Lack of accessibility or adaptability requirements in the current Austin building code.	

Impediments to Fair Housing Update

	a. The City should adopt the 2003 International Building Code and review and inspect based on this standard.
The City Council adopted the 2003 International Building Code on December 15, 2005.	
IMPEDIMENT	RECOMMENDED ACTIONS
6. Predatory lending practices.	
	a. The City should provide education on the hazards of this type of lending.
In fiscal year 2006-07, AHFC began a housing counseling program, Housing Smarts that provides homebuyer counseling, foreclosure prevention education, and education regarding predatory lending. The City also discourages predatory lending by requiring all households that participate in the Down Payment Assistance Program and Mortgage Credit Certificate Program to secure fixed-rate mortgages at prevailing interest rates.	
IMPEDIMENT	RECOMMENDED ACTIONS
7. Disparity in lending practices.	
	a. The City should work with lenders to expand homeownership and credit counseling classes to the public.
The NHCD Housing Information and Referral Program informs people of the HUD-approved list of credit counselors through phone referrals, emails and information on NHCD's website. AHFC's housing counseling program, Housing Smarts, actively markets to local lenders and real estate professionals to raise awareness about the program.	
IMPEDIMENT	RECOMMENDED ACTIONS
8. Failure of mortgage lenders to offer products and services to very low-income and minority census tracts people (characteristics similar to traditional redlining).	
	a. The City should work to leverage federal housing funds through partnerships with lending institutions that provide funding which encourages renewed investment in deteriorated neighborhoods.
In fiscal year 2006-07, \$ 8,467,135 was leveraged through federal funding sources CDBG and HOME, and \$ 7,395,809 was leveraged using non-federal funding sources to provide affordable housing opportunities.	

Impediments to Fair Housing Update

IMPEDIMENT	RECOMMENDED ACTIONS
9. Insufficient financial literacy education.	
	a. The City should work with agencies to provide financial literacy education to the public.
The NHCD Housing Information and Referral Program informs people of the HUD-approved list of credit counselors through phone referrals, emails and information on NHCD’s website. AHFC will continue to offer its housing counseling program, Housing Smarts, to residents of the City of Austin with household incomes at 80 percent or below of MFI. A key component of the program is financial literacy.	
IMPEDIMENT	RECOMMENDED ACTIONS
10. Insufficient income to afford housing.	
	a. The City should continue to work to expand job opportunities.
In fiscal year 2006-07, NHCD provided economic development opportunities to create 39 jobs through the following programs: Neighborhood Commercial Management Program, Community Development Bank, and the East 11 th and 12 th Street Revitalization. These programs plan to create 42 jobs in fiscal year 2008-09.	

Report on Accessibility and Visitability Monitoring in Multi-Family Housing

The City of Austin entered a Voluntary Compliance Agreement, in 1997, with HUD and the local disability rights advocacy group, ADAPT, to ensure that the City continued to comply with the requirements of Section 504 and Title II of the Americans with Disabilities Act. The Agreement required annual review or inspection of at least four multi-family developments governed by Section 504, the Americans with Disabilities Act, the Fair Housing Act, or the Architectural Barriers Act. In addition, the Agreement required that at least 20 sites be inspected during the five years of the Agreement. HUD released the City from the agreement in 2002 because the City met or exceeded all of the requirements.

The City continued to inspect multi-family developments for compliance with federal accessibility regulations, even after release from the Agreement. The results from the beginning of the agreement through March 31, 2008 include:

- 27 sites were subject to Section 504 standards.
- 87 sites have received final inspection for either Section 504, Fair Housing, ADA, or TAS standards.

Impediments to Fair Housing Update

- 4 sites have repaid loans or are no longer under an affordability period; these sites are therefore not subject to enforcement.
- 3 applicants repaid waived fees and are no longer under accessibility or affordability requirements following community opposition to the applicant's waiver request.
- 5 sites received plan review services only since no federal funding or S.M.A.R.T. Housing™ assistance was provided.
- In total, 99 sites are in compliance with federal and local accessibility requirements.

The City also adopted accessibility standards as part of the S.M.A.R.T. Housing™ Resolution in 2000 and the Land Development Code in 2007, that requires at least ten percent of multi-family units be accessible. This is higher than the federal law and the Voluntary Compliance Agreement that established a threshold of five percent for federally funded multi-family development.

In addition, the City adopted visitability standards in 1998 that required a level of accessibility for all new single-family, two-family, and three-family homes receiving City assistance. This standard was incorporated into the S.M.A.R.T. Housing™ Policy first adopted in 2000.

In 2005, the City of Austin adopted the 2003 International Building Code that federal enforcement agencies have deemed in compliance with federal accessibility requirements. Since that adoption, the need for a separate accessibility inspection has decreased dramatically since the new code requires compliance with multi-family accessibility standards that match Fair Housing Act requirements. Applications for new multi-family buildings that entered the City permit process after December 31, 2005, have significantly fewer accessibility violations at final inspection stage, and the length of time needed to correct violations has been compressed as well.

In 2008, the City Council expanded some of the elements of the Visitability Ordinance to apply to all new single-family homes and duplexes. These regulations will include wider door width for at least one first floor bathroom as well as blocking behind the bathroom walls for future grab bar installation. These new visitability regulations are amendments to the 2006 International Residential Code, and will impact residential permit applications filed after January 1, 2009.

Continuum of Care of Homeless Services Report

McKinney Vento Homeless Assistance Programs Continuum of Care, Fiscal Year 2007-08 Austin Homeless Task Force

The Austin/Travis County Ending Community Homelessness Coalition's Planning and Evaluation Committee leads the planning, data collection, analysis, and writing for the annual Continuum of Care Homeless Assistance Grant application. The planning includes:

- identifying methods for communicating to interested parties how to become involved;
- determining what types of project categories will be prioritized;
- developing the local application process, including evaluation criteria and submission requirements; and,
- identifying entities will be represented on the Independent Review Team, the group that evaluates, scores and ranks the projects.

In 2007, the City of Austin applied for \$4,326,507 amount and was awarded \$3,741,918 after the applications were reviewed by HUD and given a score of 88.75. This score was 1.5 points below 90.25, the threshold for funding.

While all of the proposed renewal programs were funded, the new proposed Samaritan Bonus project and the new Georgetown Transitional Housing project was not funded by HUD. The Samaritan Bonus project was a Permanent Supportive Housing Project serving Persons with Disabilities, sponsored by Caritas of Austin. It would have provided units for persons who fit the definition of chronically homeless. Affordable permanent housing is the greatest gap in the local continuum; and within that category, permanent supportive housing for persons with disabilities is another critical gap. The community is working to identify strategies to fill this gap in funding for this project to proceed this year.

In 2007, the Austin/Travis County Continuum of Care agreed to reallocate money from renewal projects to a new Permanent Supportive Housing project sponsored by Front Steps, Inc. This project will provide 15 new units to disabled homeless individuals at Garden Terrace Single Room Occupancy facility. By reallocating renewal dollars, the Austin Continuum was able to increase the ratio of housing dollars to supportive services, which is a goal of HUD. In order to reallocate, the following renewal projects reduced their funding request to HUD: SafePlace, Salvation Army's Passages, Caritas ReEntry, LifeWorks Supportive Housing and Street Outreach programs. The new project was funded by HUD for the fiscal year 2008-09.

Ending Chronic Homelessness in Austin/Travis County

2004 Plan to End Chronic Homelessness

In 2003, in response to HUD's initiative and with support from the City of Austin, the Homeless Task Force formed a committee to develop a ten-year plan to end chronic homelessness. This entity, the Chronic Homelessness Working Group, was comprised of representatives from 26 different social service organizations, businesses, state and local government entities and members of the faith community. The recommendations of the plan follow the guidelines of the National Alliance to End Homelessness' plan and guide the community in planning, prioritizing, and developing strategies to end chronic homelessness. The plan, entitled *Ending Chronic Homelessness in Austin/Travis County*, was approved by the Austin City Council in September 2004.

In order to implement the plan, the Homeless Task Force created the **End Chronic Homelessness Organizing Committee** (ECHO), to take the central role in moving the plan forward. Membership of the ECHO Committee included the participation of representatives from 46 groups, organizations, agencies, and community volunteers, supported by the Austin/Travis County Health and Human Services Department (HHSD). The overall role of the ECHO Committee was to identify specific strategies and to oversee ongoing planning and implementation of the plan to end chronic homelessness in the community.

Fiscal Year 2006-07 Formation of the Ending Community Homelessness Coalition

Two community groups that address homeless issues, the Ending Chronic Homelessness Organizing Committee and the Homeless Task Force, merged in fiscal year 2006-07 to form the Ending Community Homelessness Coalition (ECHO). The new ECHO actively engages in ending community homelessness through collaborative planning with more than 90 community volunteers, business leaders, service providers, and City staff support. Together, social service organizations form a continuum of services that range from preventing homelessness to assisting people who are in homeless situations to obtain permanent housing and achieve independent living. ECHO's Planning and Evaluation Subcommittee is the primary planning body for the annual Continuum of Care application to HUD.

ECHO's Vision

A community fiercely focused on ending homelessness.

ECHO's Mission

To provide dynamic, proactive leadership that engages policy makers and the community to end homelessness.

Housing Opportunities for Persons with AIDS

Housing Opportunities for Persons with AIDS (HOPWA) Special Requirements, Fiscal Year 2008-09

Describe how the proposed activities will be used to meet the urgent needs of persons with HIV/AIDS and their families that are not being addressed by public and private resources.

Historically, the City's Housing Opportunities for Persons with AIDS (HOPWA) program has contracted with two providers, AIDS Services of Austin (ASA) and Project Transitions, to carry out HOPWA activities independently or in the case of the Tenant Based Rental Assistance Program (TBRA), collaboratively. This process has proven to support HOPWA activities effectively and in a timely manner.

The HOPWA program provides short-term rent, mortgage and utility assistance (STRMU) to meet the urgent needs of eligible persons with HIV/AIDS and their families. The goal of the program is to prevent homelessness and to support independent living of persons with HIV/AIDS. The program requires that clients receive case management services. Through case management services, HOPWA clients are referred to and are able to access other housing possibilities. Case managers also play a key role in assisting clients to tap into other housing resources such as Section 8 housing.

To ensure eligible clients are able to establish a new residence, funding of Permanent Housing Placement (PHP) as a housing activity covers reasonable costs to move a person into a safe and stable living environment. Payments that cover first month's rent have been identified as an urgent need for eligible clients and their families. Payments for these expenses are not eligible under Short-term Rent, Mortgage and Utility Assistance and TBRA.

In an effort to address the needs of underserved clients who have criminal histories and housing eviction histories, HOPWA provider agencies explored transitional housing resources. HOPWA provider agencies now consistently refer to a limited number of transitional housing resources that accept clients with criminal and eviction histories.

HIV case managers also provide services that address the urgent needs of persons with HIV/AIDS and their families by: 1) referrals, assistance, follow-up for affordable housing, rent and utility deposits, income assistance, mental health and substance abuse treatment/counseling and primary medical care; and 2) assisting with budgeting and resource negotiation skills.

Describe the public and private resources expected to be made available in connection with the proposed activities being funded.

Because housing needs far exceed supply, other funding sources have been sought. Resources have come from the following:

AIDS Services of Austin (ASA), through the City of Austin, will receive funding from Best Single Source, an Austin collaborative project of seven agencies, to provide rent, mortgage and utility assistance. Funds are most frequently used for individuals who, due

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Housing Opportunities for Persons with AIDS

to income eligibility limitations, do not qualify for HOPWA or qualify for small amounts of HOPWA assistance. The goal of the program is to maximize financial allotments for a small number of clients. The program ensures housing stability to increase self-sufficiency and decrease dependency on community resources.

Project Transitions contributes a portion of its own general funds for housing related services. Some clients in the HOPWA program can afford to pay a portion of their monthly housing/supportive services costs through a sliding-scale fee. HOPWA subcontractors retain program income to provide additional services.

ASA contracts for 10 subsidized housing slots through the Housing Authority of the City of Austin (HACA) Shelter Plus Program. Clients usually use these slots for up to five years. ASA refers, on average, two new clients per year to fill slots when clients exit the program.

Supportive Housing staff in the HOPWA program make contacts and referrals as needed with case managers at ASA, Austin/ Travis County Mental Health Mental Retardation Community AIDS Resource Education (CARE) Program, Community Action, The Wright House Wellness Center and the City of Austin's Communicable Disease Unit. ASA and Wright House food banks provide transportation and pick-up for the HOPWA program clients if needed. A resource directory that contains information about available community resources, including food, clothing, education, employment, children's needs (schools, immunizations, etc), transportation options, housing options, mental health resources, etc. has also been created by the Austin HIV Planning Council and is used by HOPWA case managers to identify client resources. Staff and interns also work to coordinate services with Child Protective Services, the Housing Authority of the City of Austin, Texas Rehabilitation Commission, Capital Area Workforce and members of the legal system.

The City of Austin's HOPWA program is one of six HIV-related grant programs that provide services under 14 categories of HIV/AIDS services in the Austin area. These grants include: Ryan White HIV/AIDS Program - Parts A, B, C and Minority AIDS Initiative (MAI); State of Texas HIV Health and Social Services; and HOPWA-HUD. The Austin/Travis County Health and Human Services Department administers the Ryan White Part A, C, Minority AIDS, and HOPWA-HUD programs which represent HIV program services valued at over \$5.5 million annually. The City of Austin and Travis County provide approximately \$1.1 million in funding for HIV services. Additionally, the Department of State Health Services (DSHS) administers Ryan White Part B and the State of Texas HIV Health and Social Services in the Austin area which cumulatively are valued at approximately \$1.5 million. In the Austin area, the Austin Area Comprehensive HIV Planning Council generates the only HIV services Priority List, based on information from a "transitional grant area" wide comprehensive needs assessment. By allocating grant funds to services with respect to this community-wide priority list, additional contributions from grant allocations, private funds, and in-kind contributions are effectively targeted, and duplication or gaps in services is minimized.

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Case managers at agencies providing rent and utility assistance leverage resources by providing case management services through HIV grant-related funds; through use of emergency or special funds to pay for housing deposits and documents required to secure low-income housing; and through the use of agency vehicles and taxi vouchers to transport clients applying for housing-related resources.

The Department of State Health Services (DSHS) provides state HOPWA funds through a contract with Community Action to provide rent, mortgage and utility assistance to people living with HIV/AIDS and their families in rural areas of Central Texas.

Describe the method of selecting project sponsors for activities in the Metropolitan area, including areas not within the boundaries of the applicant City.

Historically, two providers, ASA and Project Transitions, have been selected to carry out the HOPWA activities independently or in the case of the Rent, Mortgage and Utility assistance programs, collaboratively. This process has proven to support HOPWA activities effectively and in a timely manner.

As mentioned earlier, the Austin/Travis County Health and Human Services Department (HHSD) along with its project sponsors ASA and Project Transitions have created a long-standing community collaborative with four other community-based HIV case management service providers. Case management service staff provide eligibility screening, develop housing service plans, and assist clients in navigating essential housing services programs helping to ensure HIV-positive clients and their family members maintain safe and stable housing as well as assist clients in locating housing.