

Chapter 1  
Executive Summary

# Chapter 1: Executive Summary

The City of Austin is required to develop a 5-Year Consolidated Plan (Con Plan) to receive federal funding from the U. S. Department of Housing and Urban Development (HUD). The Con Plan outlines goals, priorities, and the City's plan to invest its resources to meet Austin's ongoing affordable housing, community development, and public services needs.

For each succeeding year, the City of Austin is required to prepare an Annual Action Plan to notify HUD and the general public of the City's intended actions during that particular fiscal year, and must show progress towards meeting the established goals outlined in the 5-Year Con Plan. The Action Plan is developed under HUD guidelines and serves as the City's application for the following entitlement grant programs:

- Community Development Block Grant (CDBG),
- HOME Investment Partnerships (HOME),
- Housing Opportunities for Persons with AIDS (HOPWA), and
- Emergency Solutions Grant (ESG).

At the end of each fiscal year, the City must also prepare a Consolidated Annual Performance and Evaluation Report (CAPER) to provide information to HUD and the community about that year's accomplishments. The CAPER allows HUD, the City of Austin, and the public to evaluate the City's performance and determine whether the activities undertaken during the fiscal year helped meet the City's 5-year goals and addressed priority needs identified in the Con Plan. The annual performance report includes public review and comment, and must be submitted to HUD annually by December 28<sup>th</sup>.

The City of Austin submits the FY 2011-12 CAPER as the third of five CAPERs in the Fiscal Years 2009-14 Consolidated Plan. This CAPER reports on specific goals and objectives based on the strategies outlined in the FY 2011-12 Action Plan.

## **NATIONAL GOALS**

Federal law requires that housing and community development grant funds primarily benefit low- and moderate-income persons in accordance with the following U. S. Department of Housing and Urban Development (HUD) goals:

### **Provide a suitable living environment**

This includes improving the safety and livability of neighborhoods; increasing access to quality facilities and services; reducing the isolation of income groups within areas by dispersing housing opportunities throughout the city, and revitalizing deteriorating neighborhoods; restoring and preserving natural and physical features of special value for historic, architectural, or aesthetic reasons; and conserving energy resources.

### **Provide decent housing**

Included within this broad goal are the following: assist homeless persons in obtaining affordable housing; retain the affordable housing stock; increase the availability of permanent housing that is affordable to low- and moderate-income households without discrimination; and increase supportive housing that includes structural features and services to enable persons with special needs to live with dignity.

### **Expand economic opportunities**

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These goals encompass creating jobs accessible to low- and very low-income persons; providing access to credit for community development that promotes long-term economic and social viability; and empowering low-income persons in federally-assisted and public housing to achieve self-sufficiency.

## MISSION STATEMENTS

### **U.S. Department of Housing and Urban Development Mission**

To create strong, sustainable, inclusive communities and quality affordable homes. The U.S. Department of Housing and Urban Development (HUD) is working to strengthen the housing market to bolster the economy and protect consumers; meet the need for quality affordable rental homes; utilize housing as a platform for improving quality of life; build inclusive and sustainable communities free from discrimination; and transform the way HUD does business.

### **City of Austin Mission**

To be the most livable city in the country.

### **Neighborhood Housing and Community Development Office Mission**

To provide housing, community development, and small business development services to benefit eligible residents so they can have access to livable neighborhoods and increase their opportunities for self-sufficiency.

### **Austin Housing Finance Corporation Mission**

To generate and implement strategic housing solutions for the benefit of low- and moderate- income residents of the City of Austin. The Austin Housing Finance Corporation (AHFC) issues single-family and multi-family bonds for the financing of reasonably priced housing and assists the City in the delivery of reasonably priced housing programs using HOME Investment Partnerships (HOME) and Community Development Block Grant (CDBG) funds as well as other funding.

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## LEAD AGENCY AND PARTICIPATING ORGANIZATIONS

### **Neighborhood Housing and Community Development Office**

The Neighborhood Housing and Community Development (NHCD) Office is designated by the Austin City Council as the single point of contact for HUD, and is the lead agency for the administration of the CDBG, HOME, HOPWA, and ESG grant programs. NHCD administers the CDBG and HOME programs. The City Council designates the Austin/Travis County Health and Human Services Department (HHSD) to administer the HOPWA and ESG programs.

NHCD is responsible for developing the 5-Year Consolidated Plan, the Annual Action Plan, and the end-of-year Consolidated Annual Performance and Evaluation Report (CAPER). NHCD develops these reports in partnership with the community, other City departments, and guidance from the Community Development Commission (CDC).

### **Austin Housing Finance Corporation**

Created in 1979 as a public, non-profit corporation pursuant to Chapter 394 of the Texas Local Government Code, the Austin Housing Finance Corporation (AHFC) administers many of the City's housing programs. Employees of NHCD manage the funding and operations of AHFC through annual service agreements executed between the City and AHFC.

### **Austin/Travis County Health and Human Services Department**

The Austin/Travis County Health and Human Services Department (HHSD) works in partnership with the community to promote health, safety, and well-being. HHSD is comprised of five divisions: Administrative Services, Community Services, Disease Prevention and Health Promotion, Environmental Health Services, and Maternal, Child, and Adolescent Health. HHSD administers all of the housing and public services programs identified under the Homeless/Special Needs priority on the FY 2011-12 Investment Plan.

### **Community Development Commission**

The Community Development Commission (CDC) advises the Austin City Council in the development and implementation of programs designed to serve low-income residents and the community at large, with an emphasis on federally-funded programs. The CDC is comprised of 15 members; seven members are elected through a neighborhood-based process and are appointed by the Austin City Council. The CDC also oversees the Community Services Block Grant (CSBG) program managed by HHSD. CSBG regulations require 15 members including representatives from geographic target areas: Colony Park, Dove Springs, East Austin, Montopolis, Rosewood-Zaragosa/Blackland, St. John's, and South Austin. For more information on CDC's mission, visit [www.austintexas.gov/boards](http://www.austintexas.gov/boards).

### **Urban Renewal Board**

The Urban Renewal Board (URB) oversees the Urban Renewal Agency's functions and is comprised of seven members appointed by the Mayor, with consent of the Austin City Council. The Urban Renewal Board also oversees the implementation and compliance of approved Urban Renewal Plans that are adopted by the Austin City Council. An

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Urban Renewal Plan's primary purpose is to eliminate slum and blighting influence within a designated area of the City.

The City Council adopted Resolution No. 971119-34 on November 19, 1997, declaring the East 11<sup>th</sup> and 12<sup>th</sup> Streets Revitalization Area to be a slum and blighted area and designated this area appropriate for an urban renewal project. Subsequently, the Austin City Council approved an Urban Renewal Plan, Resolution No. 990114-10, in January, 1999. The City of Austin and the Urban Renewal Agency, in the shared interest of completing the Urban Renewal Project, have entered into an agreement which identifies each party's roles and responsibilities for the completion of the revitalization for these two corridors.

## **Local Funds**

The City of Austin allocates to the Neighborhood Housing and Community Development (NHCD) Office local revenue for community development initiatives that encompass affordable housing and economic development activities. These funding sources include the City of Austin Sustainability Funds, General Obligation (G.O.) Bonds, S.M.A.R.T. Housing™ CIP Funds, Housing Trust Funds (HTF), the University Neighborhood Overlay (UNO) Housing Trust Fund, and Austin Energy (AE) funding for the Holly Good Neighbor Program. For the convenience of its residents and community leaders and consistency in reporting, the City of Austin reflects local funding and accomplishments in its HUD reports, including the Annual Action Plan and the Consolidated Annual Performance and Evaluation Report (CAPER).

## **Reports and Publications**

Public documents are available on the NHCD website at: [www.austintexas.gov/housing](http://www.austintexas.gov/housing) and at the NHCD office: 1000 E. 11<sup>th</sup> Street, Austin, TX, 78702, Second Floor.

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## FY 2011-12 CAPER PUBLIC INPUT PROCESS

***Federal Guideline:*** Describe steps taken to obtain citizen input and provide a summary of citizen comments it received regarding the programs covered by its consolidated plan and the disposition of those comments.

In accordance with HUD regulations, the City of Austin prepared the FY 2011-12 CAPER describing the City's accomplishments in affordable housing, community development and public services needs from October 1, 2011, through September 30, 2012. NHCD notified the public about the 15-day public comment period on October 26, 2012. The 15-day public comment period, November 19, 2012, through December 4, 2012, provided an opportunity for the community to review and comment on the draft report. Public notices notifying the public about the comment period were published in English and Spanish. The draft report was available for review at ten community centers and electronically on the NHCD's web site, [www.austintexas.gov/housing](http://www.austintexas.gov/housing).

### Ten Community Centers

- Austin Central Public Library, 800 Guadalupe (Central)
- Austin Resource Center for the Homeless, 500 East 7<sup>th</sup> Street (Central)
- East Austin Neighborhood Center, 211 Comal (East)
- Neighborhood Housing and Community Development Department, 1000 East 11<sup>th</sup> Street, Suite 200 (East)
- Rosewood-Zaragosa Neighborhood Center, 2800 Webberville Road (East)
- St. John's Neighborhood Center, 7500 Blessing (North East)
- AIDS Services of Austin, 7215 Cameron Road (North)
- Housing Authority of the City of Austin, 1124 S IH 35 (South)
- South Austin Neighborhood Center, 2508 Durwood (South)
- Pleasant Hill Library Branch, 211 East William Cannon (South)

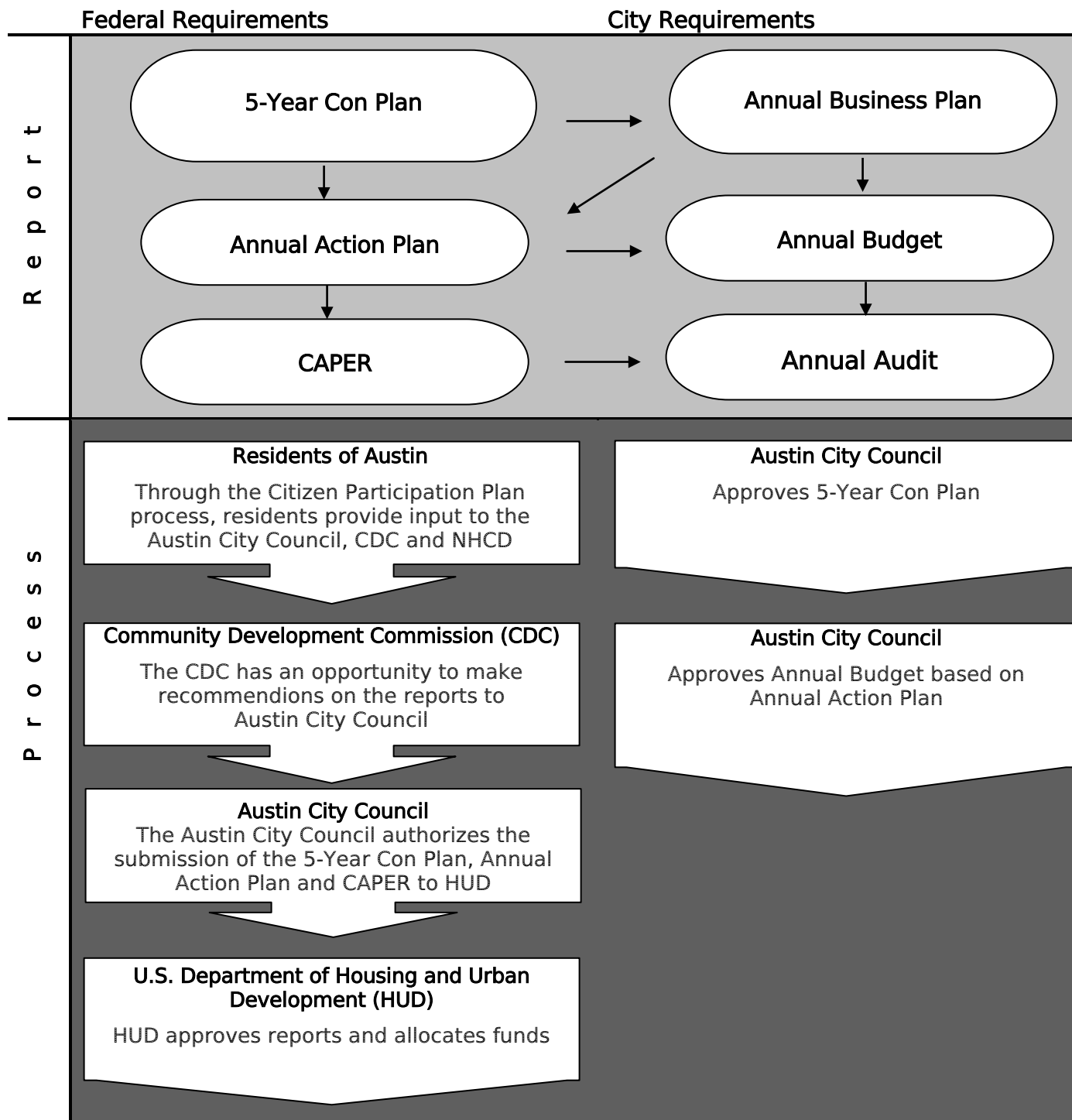
There was one comment received during the public comment period. Please see Appendix XII to read the comment and the staff response. The final FY 2011-12 CAPER will be made available online for the public and hardcopies are distributed to the Community Development Commission (CDC). NHCD's Integrated Disbursement and Information System (IDIS) reports are available by request. Requests may be made by phone at (512) 974-3100 or email, [NHCD@austintexas.gov](mailto:NHCD@austintexas.gov).

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## HUD and City of Austin Allocation Process

Exhibit 1.1 provides a high-level outline of the allocation and reporting process for the: 5-Year Con Plan, Annual Action Plan, and the CAPER.

Exhibit 1.1: Allocation Process



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## NHCD's Funding and Expenditures

**Federal Guideline:** Identify the Federal funds made available for furthering the objectives of the consolidated plan. For each formula grant program, the grantee shall identify the total amount of funds available (including estimated program income), the total amount of funds committed during the reporting period, and the total amount expended during the reporting period.

HUD provides federal funds through four entitlement grants with amounts determined by statutory formulas: Community Development Block Grant (CDBG); HOME Investment Partnerships Program (HOME); Emergency Solutions Grant; and Housing Opportunities for People with AIDS (HOPWA). In FY 2011-12, the City received \$12,508,438 in new funding through these four formula grants and expended \$14,800,390 from the four grants and prior years', including Program Income and unspent grant funds. The City spent a total of \$16,125,551 in federal funds and \$8,432,832 in local funds. Exhibit 1.2 displays funding and expenditures for FY 2011-12.

**Exhibit 1.2: FY 2011-12 Funding and Expenditures**

| Federal Funds  | New Funds            | Total Funds Available | Expended             | Encumbered          | Estimated Beginning Balance |
|--|----------------------|-----------------------|----------------------|---------------------|-----------------------------|
| Community Development Block Grant (CDBG) (PL 93-383)                     | \$ 6,877,946         | \$ 15,293,336         | \$ 8,727,107         | \$ 702,173          | \$ 5,864,056                |
| CDBG Line of Credit  | \$ -                 | \$ -                  | \$ -                 | \$ -                | \$ -                        |
| CDBG - Program Income  | \$ 64,206            | \$ 64,206             | \$ 64,206            | \$ -                | \$ -                        |
| CDBG - Revolving Loan Fund   | \$ 268,143           | \$ 1,002,408          | \$ 195,072           | \$ 3,783            | \$ 803,553                  |
| <i>Subtotal CDBG Funds</i>   | <i>\$ 7,210,295</i>  | <i>\$ 16,359,950</i>  | <i>\$ 8,986,385</i>  | <i>\$ 705,956</i>   | <i>\$ 6,667,609</i>         |
| HOME Investment Partnership Program (HOME) (PL 102-625)                  | \$ 3,213,711         | \$ 9,387,901          | \$ 2,973,613         | \$ 369,788          | \$ 6,044,500                |
| HOME Program Income  | \$ 368,709           | \$ 368,709            | \$ 368,709           | \$ -                | \$ -                        |
| HOME (CHDO)  | \$ 602,571           | \$ 1,834,971          | \$ 989,589           | \$ 845,382          | \$ -                        |
| HOME (CO)  | \$ 200,857           | \$ 233,498            | \$ 107,644           | \$ 33,355           | \$ 92,499                   |
| <i>Subtotal HOME Funds</i>   | <i>\$ 4,385,848</i>  | <i>\$ 11,825,079</i>  | <i>\$ 4,439,555</i>  | <i>\$ 1,248,525</i> | <i>\$ 6,136,999</i>         |
| Emergency Shelter Grant Program (HESG) (PL 102-550)                      | \$ 516,377           | \$ 516,377            | \$ 330,481           | \$ -                | \$ -                        |
| Housing Opportunities for Persons with AIDS Program (HOPWA) (PL 102-550) | \$ 1,096,976         | \$ 1,096,976          | \$ 1,043,969         | \$ -                | \$ 48,797                   |
| Economic Development Initiative (EDI II)                                 | \$ -                 | \$ 136,717            | \$ 136,717           | \$ -                | \$ -                        |
| Economic Development Initiative (EDI III)                                | \$ -                 | \$ 147,000            | \$ -                 | \$ -                | \$ 147,000                  |
| <i>Subtotal EDI Funds</i>  | <i>\$ -</i>          | <i>\$ 283,717</i>     | <i>\$ 136,717</i>    | <i>\$ -</i>         | <i>\$ 147,000</i>           |
| Section 108  | \$ 351,843           | \$ 978,216            | \$ 277,365           | \$ -                | \$ 700,851                  |
| Lead Hazard Control Grant - Healthy Homes                                | \$ 2,500,000         | \$ 2,500,000          | \$ 384,064           | \$ 429,406          | \$ 1,686,530                |
| Community Challenge Grant (CCG)  | \$ 3,000,000         | \$ 3,000,000          | \$ 76,604            | \$ -                | \$ 2,923,396                |
| Neighborhood Stabilization Program (NSP)                                 | \$ -                 | \$ 275,127            | \$ 145,563           | \$ 9,588            | \$ 119,976                  |
| Community Development Block Grant - Recovery (CDBG-R)                    | \$ -                 | \$ 302,962            | \$ 302,962           | \$ -                | \$ -                        |
| Homeless Prevention and Rapid Re-housing Program (HPRP)                  | \$ -                 | \$ 78,490             | \$ 78,490            | \$ -                | \$ -                        |
| <i>Subtotal Federal Funds</i>  | <i>\$ 19,061,339</i> | <i>\$ 37,216,894</i>  | <i>\$ 16,202,155</i> | <i>\$ 2,393,475</i> | <i>\$ 18,431,158</i>        |
| Local Funds  | New Funds            | Total Funds Available | Expended             | Encumbered          | Estimated Carry Forward     |
| Sustainability Fund (SF)   | \$ 2,985,837         | \$ 3,230,657          | \$ 2,957,498         | \$ 76,047           | \$ 197,112                  |
| General Obligation (GO Bonds)  | \$ 6,649,505         | \$ 9,873,186          | \$ 3,964,599         | \$ 1,738,164        | \$ 4,170,423                |
| Austin Energy (Holly Good Neighbor)                                      | \$ 550,000           | \$ 2,248,929          | \$ 196,637           | \$ 55,395           | \$ 1,996,897                |
| University Neighborhood Overlay (UNO) Housing Trust Fund                 | \$ -                 | \$ 253,860            | \$ 6,189             | \$ -                | \$ 247,671                  |
| General Fund - Capital Improvement Program (GF-CIP)                      | \$ 85,607            | \$ 1,117,171          | \$ 117,909           | \$ 113,377          | \$ 885,885                  |
| Housing Trust Fund (HTF)   | \$ 365,717           | \$ 1,865,657          | \$ 530,791           | \$ -                | \$ 1,334,866                |
| Housing Assistance Fund (HAF)  | \$ 637,607           | \$ 659,209            | \$ 659,209           | \$ -                | \$ -                        |
| <i>Subtotal Local Funds</i>  | <i>\$ 11,274,273</i> | <i>\$ 19,248,669</i>  | <i>\$ 8,432,832</i>  | <i>\$ 1,982,983</i> | <i>\$ 8,832,854</i>         |
| <b>Total</b>   | <b>\$ 30,335,612</b> | <b>\$ 56,465,563</b>  | <b>\$ 24,634,987</b> | <b>\$ 4,376,458</b> | <b>\$ 27,264,012</b>        |



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***Federal Guideline*** - Jurisdictions are encouraged to include maps describing the geographic distribution and location of investment (including areas of low-income and minority concentration). The geographic distribution and expenditure requirement may be satisfied by specifying the census tracts where expenditures were concentrated and the percentage of funds expended in target areas.

The City of Austin continued to focus much of its funding and program/services in low-income neighborhoods of Austin, identified by HUD as low-moderate-income priority neighborhoods. HUD defines CDBG qualifying areas as census tracts that have more than 51 percent of households living in poverty. For a map of these areas, see Appendix IV. The City did not identify priority neighborhoods for exclusive or priority funding in the FY 2009-14 Consolidated Plan period; however, this does not mean that the City will not continue to fund projects and programs in past priority areas, but that the City will no longer give those neighborhoods priority for funding over other qualifying neighborhoods.

***Federal Guideline*** - The local jurisdiction must also submit an updated CDBG Financial Summary Report (PR26).

The CDBG Financial Summary (PR26) report is included in the FY 2011-12 CAPER. To view the PR26 report, visit Appendix VIII.

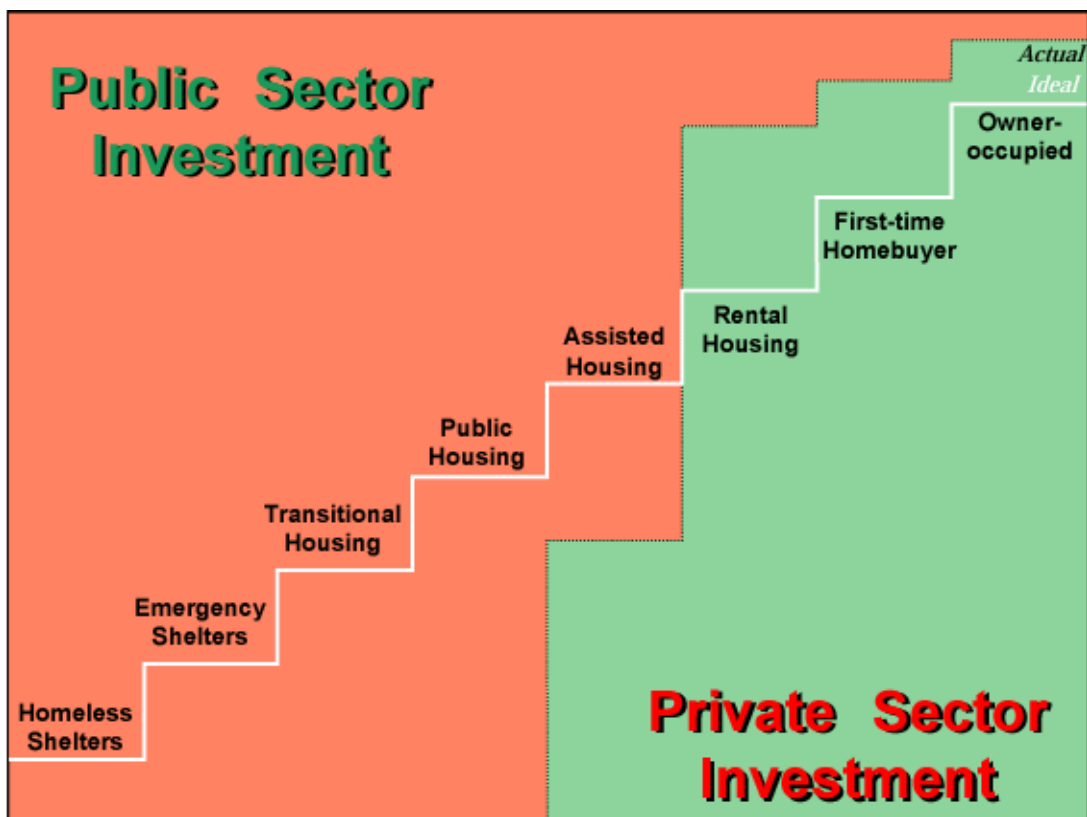
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## FUNDING PRIORITIES

### City of Austin's Housing Continuum

In FY 2011-12, Austin's Housing Continuum, Exhibit 1. 3, remained an important tool for classifying housing needs and services as a key policy tool to educate the community on housing solutions in Austin. The objective of the Housing Continuum is to educate the community that an adequate affordable housing stock can only be provided if both the private and the public sectors collaborate along each step of the continuum. The steps on the left of the image reflect housing that requires increased public subsidy. As the continuum moves to the right, the housing products and goals, shown as steps along the continuum, are increasingly funded through the private sector or market rate developers. The continuum reflects the ideal that both the private and public sector must participate to respond to a community's housing needs.

Exhibit 1.3: Housing Continuum



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## FY 2009-14 CONSOLIDATED PLAN PROCESS

The U. S. Department of Housing and Urban Development (HUD) Consolidated Plan Regulations require that the public be provided opportunities to participate in the development of the Consolidated Plan. This process contains two distinct periods, the needs assessment and the draft comment period. HUD also requires the City to adopt a Citizen Participation Plan (CPP). The City of Austin's CPP provides for enhanced opportunities for public input beyond federal requirements and was adopted by the Austin City Council on March 28, 1996, and most recently updated in November 2011.

When developing the FY 2009-14 Consolidated Plan, the City's goal was to ensure a collaborative process by which the community, in partnership with the City, created a unified vision of housing and community development needs, priorities, and actions. An instrumental element in this process was citizen participation. For the FY 2009-14 Consolidated Plan, the City received public input through the following:

### Needs Assessment Period

- Five Public Hearings
- A Citizen Survey in English and Spanish
- Nine Stakeholder meetings
- 30-day Written Comment Period

### Draft Comment Period

- Two Public Hearings
- 30-day Written Comment Period

### Austin City Council action on the final FY 2009-14 Consolidated Plan

Exhibit 1.4, FY 2009-14 Consolidated Plan Priorities, serves as a guide for funding priorities for Austin for FY 2009-14. This section summarizes the funding priorities that will be implemented to achieve the objectives and accompanying strategies for the 5-year plan. The funding priorities were established based on the housing and community development needs identified through public and stakeholder input, the housing market analysis and the analysis of special populations. The City of Austin also used the Analysis of Impediments to Fair Housing report and several other studies to form these priorities.

All the proposed funding priorities will serve very-low, low- and moderate-income households in the City of Austin. Household incomes will be based on the Median Family Income (MFI) definitions updated by HUD annually. In addition to household incomes, the activities will serve special needs populations including: seniors, persons with disabilities, persons experiencing homelessness, and persons living with HIV/AIDS. Activities designated as high priority will be funded by the City of Austin. Medium priority activities will be funded if funds are available. Low priority activities will not be funded.

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Exhibit 1.4: FY 2009-14 Consolidated Plan Priorities

| Priority Category                        | Description   | Priority | Objectives and Outcomes                                     |
|--|---|----------|---|
| <b>Homeless/Special Needs Assistance</b> | Homeless/Special Needs Assistance provides services to the City's most vulnerable populations, including persons experiencing homelessness, persons living with HIV/AIDS, seniors, youth, and children.   | High     | Suitable Living Environment<br>Availability/Accessibility   |
| <b>Renter Assistance</b>                 | Renter Assistance provides assistance to renters so that rent is more affordable as well as providing tenants' rights services to equip renters with information that may allow them more stability. It also provides financial assistance for needed rehabilitation to make homes accessible.  | High     | Decent Housing<br>Availability/Accessibility                |
| <b>Homebuyer Assistance</b>              | Homebuyer Assistance provides housing counseling services to renters wishing to become homebuyers and to existing homebuyers to help them stay in their homes. This category includes the Down Payment Assistance Program, which offers loans to qualifying low and moderate-income homebuyers to help them buy their first home.   | High     | Suitable Living Environment<br>Sustainability               |
| <b>Homeowner Assistance</b>              | Homeowner Assistance provides services for low and moderate-income individuals who own their homes, but need assistance to make it safe, functional, and/or accessible.   | High     | Decent Housing<br>Availability/Accessibility                |
| <b>Housing Developer Assistance</b>      | Housing Developer Assistance includes programs that offer assistance to non-profit and for-profit developers to develop affordable housing for low- and moderate-income households.   | High     | Decent Housing<br>Availability/Accessibility                |
| <b>Commercial Revitalization</b>         | Commercial Revitalization includes programs related to the revitalization of the East 11 <sup>th</sup> and 12 <sup>th</sup> Street Corridors. These programs include acquisition and development, historic preservation efforts related to the African American Cultural and Heritage Facility, as well as public facilities and parking facilities within the Corridors. | High     | Creating Economic Opportunity<br>Sustainability             |
| <b>Small Business Assistance</b>         | Small business assistance will provide a range of services for small business, from technical assistance to gap financing, to ensure not only the success of growing small businesses in the community, but also to encourage the creation of jobs for low- and moderate-income households.   | High     | Creating Economic Opportunity<br>Availability/Accessibility |
| <b>Public Facilities</b>                 | The East 11 <sup>th</sup> and 12 <sup>th</sup> Streets Revitalization: Public Facilities will complete the development of the African American Cultural and Heritage Facility.  | Medium   | Creating Economic Opportunity                               |
| <b>Infrastructure</b>                    | N/A   | Low      | N/A   |

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## CITY OF AUSTIN INVESTMENT PLAN

During the FY 2009-14 Consolidated Plan process, the Neighborhood Housing and Community Development (NHCD) Office created a new framework that provides a snapshot of activities and services administered by NHCD and some activities and services administered through HHSD. The framework also included the federal and local funding allocations for the seven Investment Plan categories, as well as the populations served by each category.

Exhibit 1.5 is the City's FY 2011-12 Investment Plan which outlines affordable housing, community development, and public service activities under the following seven priority categories:

- Homeless/Special Needs Assistance
- Renter Assistance
- Homebuyer Assistance
- Homeowner Assistance
- Housing Developer Assistance
- Commercial Revitalization
- Small Business Assistance

For more detailed information on priority categories, see page 1-15.

# FY 2011-12 INVESTMENT PLAN

FY 2011-12  
Expenditures

| HOMELESS / SPECIAL NEEDS ASSISTANCE  | RENTER ASSISTANCE   | HOMEBUYER ASSISTANCE   | HOMEOWNER ASSISTANCE  | HOUSING DEVELOPER ASSISTANCE   | COMMERCIAL REVITALIZATION   | SMALL BUSINESS ASSISTANCE   |
|--|---|--|---|--|---|---|
| <b>\$2,295,224</b>   | <b>\$1,075,208</b>  | <b>\$684,163</b>   | <b>\$4,784,226</b>  | <b>\$7,567,121</b>   | <b>\$2,025,660</b>  | <b>\$350,000</b>  |
| Homeless Services<br>Shelter Operation and Maintenance<br>Homeless Essential Services<br>Housing Opportunities for Persons with AIDS<br>Short-Term Rent, Mortgage, and Utility<br>Tenant-Based Rental Assistance<br>Permanent Housing Placement<br>Short-Term Supportive Housing<br>Transitional Housing<br>Supportive Services<br>Child Care<br>Senior Services<br>Youth Services | Tenant-Based Rental Assistance<br>Architectural Barrier Removal - Rental<br>Tenants' Rights Assistance<br><br><b>POPULATION SERVED</b><br>Persons experiencing homelessness, persons with disabilities, vulnerable populations, and low-income households | Housing Smarts<br>-Foreclosure Prevention Counseling<br>-Spanish Homebuyer Counseling<br>Down Payment Assistance<br><br><b>POPULATION SERVED</b><br>Persons with disabilities and low and moderate income households | Architectural Barrier Removal - Owner<br>Emergency Home Repair<br>Homeowner Rehabilitation Loan Program<br>LeadSmart Program<br>GO Repair! Program<br>Holly Good Neighbor<br><br><b>POPULATION SERVED</b><br>Persons with disabilities and low and moderate income households | Rental Housing Development Assistance<br>Acquisition and Development<br>CHDO Operating Expenses Grants<br>Developer Incentive-Based Programs<br><br><b>POPULATION SERVED</b><br>Low and moderate income households, persons with disabilities, and Community Housing Development Organizations (CHDOS) | East 11th and 12th Streets Revitalization<br>Acquisition and Development<br>-Façade Improvement Program<br>Historic Preservation<br>Public Facilities<br>Parking Facilities<br><br><b>POPULATION SERVED</b><br>Low and moderate income households, small businesses | Community Development Bank<br>Micro-enterprise Technical Assistance<br>Neighborhood Commercial Management<br>Community, Preservation & Revitalization<br><br><b>POPULATION SERVED</b><br>Small businesses, job creation for low income households |
| <b>POPULATION SERVED</b><br>Person experiencing homelessness, elderly, persons with disabilities, at-risk youth, low-income households,, and persons living with HIV/AIDS  |   |  |   |  |   |   |



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**Federal Guideline:** Describe the accomplishments in attaining the goals and objectives for the reporting period. This should be summary information so that HUD and citizens can easily assess progress made toward meeting longer term goals.

Exhibit 1.6 and 1.7 provide the housing priorities, proposed goals and accomplishments for FY 2011-12, as well as the percent of the 5-Year Con Plan goal accomplished.

Exhibit 1.6

| PROPOSED GOALS AND ACCOMPLISHMENTS |                         |                           |
|------------------------------------|-------------------------|---------------------------|
|                                    | FY2011-12 Proposed Goal | FY 2011-12 Accomplishment |
| <b>Total Households</b>            | <b>14,746</b>           | <b>15,144</b>             |

Exhibit 1.7

| FY 2009-14 CONSOLIDATED PLAN PRIORITIES         |  |                           |                           |                          |                           |                               |                     |                     |                           |  |
|---|--|---------------------------|---------------------------|--------------------------|---------------------------|-------------------------------|---------------------|---------------------|---------------------------|--|
| Priority for Federal Funds                      | Population Served  | Accomplishments           |                           |                          |                           |                               |                     |                     |                           |  |
|   |  | FY 2009-10 Accomplishment | FY 2010-11 Accomplishment | Proposed FY 2011-12 Goal | FY 2011-12 Accomplishment | % of 1-Year Goal Accomplished | Proposed FY 2012-13 | Proposed FY 2013-14 | Total Proposed FY 2009-14 | % of 5-Year Con Plan Goal Accomplished |
| <b>Priority 1: Homeless/Special Needs</b>       |  |                           |                           |                          |                           |                               |                     |                     |                           |  |
| High  | Persons experiencing homelessness, elderly, persons with disabilities, at-risk youth, very low-income households, and persons living with HIV/AIDS | 10,526                    | 10,252                    | 9,832                    | 10,425                    | 106%                          | NA                  | NA                  | 48,894                    | 64%                                    |
| <b>Priority 2: Renter Assistance</b>            |  |                           |                           |                          |                           |                               |                     |                     |                           |  |
| High  | Persons experiencing homelessness, persons with disabilities, vulnerable populations, and very low- to moderate-income households                  | 840                       | 942                       | 689                      | 891                       | 129%                          | NA                  | NA                  | 3,770                     | 71%                                    |
| <b>Priority 3: Homebuyer Assistance</b>         |  |                           |                           |                          |                           |                               |                     |                     |                           |  |
| High  | Persons with disabilities and very low- to moderate-income households  | 421                       | 370                       | 353                      | 397                       | 112%                          | NA                  | NA                  | 1,490                     | 80%                                    |
| <b>Priority 4: Homeowner Assistance</b>         |  |                           |                           |                          |                           |                               |                     |                     |                           |  |
| High  | Persons with disabilities and very low- to moderate-income households  | 957                       | 818                       | 696                      | 708                       | 102%                          | NA                  | NA                  | 4,419                     | 56%                                    |
| <b>Priority 5: Housing Developer Assistance</b> |  |                           |                           |                          |                           |                               |                     |                     |                           |  |
| High  | Very low- to moderate-income households, persons with disabilities, and Community Housing Development Organizations (CHDOS)                        | 982                       | 1,460                     | 952                      | 1,509                     | 159%                          | NA                  | NA                  | 5,677                     | 70%                                    |
| <b>Priority 6: Commercial Revitalization</b>    |  |                           |                           |                          |                           |                               |                     |                     |                           |  |
| High  | Very low- to moderate-income households, small businesses  | 4,668                     | 2,170                     | 2,172                    | 2,170                     | 100%                          | NA                  | NA                  | 23,352                    | 39%                                    |
| <b>Priority 7: Small Business Assistance</b>    |  |                           |                           |                          |                           |                               |                     |                     |                           |  |
| High  | Small businesses, job creation for low-income households   | 40                        | 40                        | 52                       | 39                        | 75%                           | NA                  | NA                  | 223                       | 53%                                    |
| <b>TOTAL</b>                                    |  | <b>18,434</b>             | <b>16,052</b>             | <b>14,746</b>            | <b>16,139</b>             |                               |                     |                     | <b>87,825</b>             | <b>39%</b>                             |

See Chapter 6 for detailed program narratives. See Chapter 2 for definitions of funding sources.

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## FY 2009-14 CONSOLIDATED PLAN PRIORITIES

### **Homeless/Special Needs Assistance**

Persons experiencing homelessness or with special needs are Austin's most vulnerable populations and therefore are a high priority for the Consolidated Plan. This decision was made based on feedback from the public process, including stakeholder meetings that included homeless and special needs providers, public hearings, and a Consolidated Plan survey.

**Objective 1: Assist persons experiencing homelessness or who are at risk of becoming homeless.**

Strategy 1.1: Help low-income households avoid homelessness.

Strategy 1.2: Develop permanent and transitional housing for households earning at or below 30 percent of the Median Family Income (MFI).

Strategy 1.3: Provide financial support to organizations that work with persons experiencing homelessness and persons that are at risk of becoming homeless, including providing rental assistance under the Tenant-Based Rental Assistance Program (TBRA)

**Objective 2: Assist persons living with HIV/AIDS achieve stable housing and increase access to medical care and supportive services.**

Strategy 2.1: Increase the number of homeless persons living with HIV/AIDS who move into permanent housing through the provision of supportive services and permanent housing placement assistance.

Strategy 2.2: Increase the number of persons living with HIV/AIDS who access HIV medical care by providing housing assistance and supportive services.

Strategy 2.3: Provide tenant-based rental assistance and supportive services to persons living with HIV/AIDS and their families to prevent homelessness.

Strategy 2.4: Provide short-term rent, mortgage, and utility assistance to help maintain stable housing for persons living with HIV/AIDS and their families who are experiencing a financial crisis and the potential loss of permanent housing.

Strategy 2.5: Prevent homelessness among persons living with HIV/AIDS by providing temporary shelter and developing individualized housing and service plans for clients which links them to permanent housing.

**Objective 3: Assist low-income and special needs populations with supportive services to increase self-sufficiency.**

Strategy 3.1: Increase the supply of quality child care for households that make less than 200 percent of the Federal Poverty Guidelines.



# Chapter 1: Executive Summary

Strategy 3.2: Assist low-income seniors to maintain independent living by providing guardianship and bill-payer services to prevent and protect seniors from becoming victims of abuse, neglect, or exploitation.

Strategy 3.3: Assist at-risk youth and their families through wrap-around services that focus on basic needs, mental health services, educational support and social enrichment.

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## **Renter Assistance**

The City of Austin's 2009 Comprehensive Housing Market Study identifies the high need for affordable rental housing in Austin. Renter assistance for low-income households is a high priority in the Consolidated Plan.

**Objective 1: Provide tenant-based rental assistance, utility and security deposits to persons experiencing homelessness and low-income households who earn less than 50 percent of MFI.**

Strategy 1.1: Provide tenant-based rental assistance for the purpose of transitioning homeless households out of emergency shelter and into permanent housing.

Strategy 1.2: Expand the tenant-based rental assistance program to serve low-income households that earn at or below 50 percent of MFI.

**Objective 2: Retrofit or modify the rental units of low-income households and severely disabled renters to make their homes more accessible.**

Strategy 2.1: Provide renter households that earn at or below 80 percent of MFI with the necessary physical improvements to their housing to assist with daily living.

**Objective 3: Provide support services that educate renters and promote housing rights.**

Strategy 3.1: Provide funding for mediation services between landlords and low-income tenants that result in necessary health and safety repairs to rental units.

Strategy 3.2: Provide funding for direct counseling and technical assistance to low-income renters regarding tenant/landlord issues.

Strategy 3.3: Provide funding for public education and information regarding fair housing and tenant/landlord issues.

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## Homebuyer Assistance

The City placed assistance to homebuyers as a high priority in the Consolidated Plan. The housing market analysis illustrates the difficulty for low-to-moderate income households to transition from renting to buying a home because of the rising real estate market in Austin. The public process also highlighted the need for financial literacy for new and current homebuyers to have the necessary tools to stay in their homes.

**Objective 1: Expand the resources available for low- to moderate-income renters wanting to become homeowners through down-payment assistance.**

Strategy 1.1: Provide down-payment assistance to first-time homebuyers earning at or below 80 percent of MFI to increase and preserve the number of homeowner households in Austin.

Strategy 1.2: Explore and utilize tools to preserve long-term affordability, including such ownership models as shared-equity and community land trusts.

Strategy 1.3: Coordinate with and train local lenders about first-time homebuyer programs available to low- and moderate-income households.

**Objective 2: Provide homeownership, financial literacy, and foreclosure prevention counseling to low- and moderate-income households.**

Strategy 2.1: Provide homeownership counseling to low-to-moderate income households to ensure households have the knowledge to become successful homeowners.

Strategy 2.2: Partner with existing agencies to continue to provide homeownership counseling in Spanish.

Strategy 2.3: Provide post-purchase education to homeowners at risk of losing their homes.

Strategy 2.4: Expand current program to provide foreclosure prevention counseling to households in mortgage default.

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## Homeowner Assistance

Preserving the home safety and livability for low-income homeowners, allowing them to stay in their homes, thereby improving the City's aging housing stock, were highlighted as high priority needs by stakeholders and community members. Homeowner assistance is a high priority in the Consolidated Plan.

**Objective 1: Assist low- and moderate-income homeowners with necessary home repairs to make their homes safe, habitable, and accessible.**

Strategy 1.1: Retrofit or modify the homeowner units of low- and moderate-income households earning at or below 80 percent of MFI to make their home more accessible.

Strategy 1.2: Make necessary emergency home repairs to alleviate life-threatening living conditions and health and safety hazards for households earning at or below 80 percent of MFI.

Strategy 1.3: Rehabilitate or reconstruct homes of households earning at or below 60 percent of MFI in need of substantial repairs, such as foundation repair, roofing, plumbing, and electrical repair.

Strategy 1.4: Provide funding to local non-profit organizations to cover the cost of materials used to repair the homes of low-income households earning at or below 60 percent of MFI.

Strategy 1.5: Continue to fund necessary repairs to income-eligible households in the Holly neighborhood.

**Objective 2: Provide lead hazard reduction services to eligible low-income rental and ownership households.**

Strategy 2.1: Continue to provide lead services to households earning at or below 80 percent of MFI. The Lead Hazard Control Grant targets homes built prior to 1978 with children under the age of six.

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## **Housing Developer Assistance**

The need for affordable housing for low-to-moderate income renters, including special needs populations and homebuyers, was reflected in the housing market analysis and public input received from the community. The City's main tool to create affordable housing is through financing to non-profit and for-profit developers. In addition, the City encourages the development of affordable housing through developer incentives. The City therefore, makes Housing Developer Assistance a high priority for the Consolidated Plan.

### **Objective 1: Create and retain affordable rental units for low-income households, including households with special needs.**

Strategy 1.1: Provide below-market rate financing to non-profit and for-profit developers for the acquisition, rehabilitation, or new construction of affordable rental projects. These projects are designated for households earning at or below 50 percent of MFI.

Strategy 1.2: Provide financing to develop permanent and transitional housing for households earning at or below 30 percent of MFI and households experiencing homelessness.

Strategy 1.3: Provide financing to assist in the preservation of market-rate and federally-subsidized affordable rental units at risk of losing affordability.

### **Objective 2: Create new homeownership opportunities for low- and moderate-income households earning at or below 80 percent of MFI.**

Strategy 2.1: Work with non-profit Community Housing Developer Organizations (CHDOs) and for-profit developers to leverage local and federal funds in order to acquire land, rehabilitate existing housing, and construct new housing to sell to low- and moderate-income households.

Strategy 2.2: Assist with the preservation of affordable homeownership through the expansion of long-term affordability tools, including shared equity and community land trust ownership models.

Strategy 2.3: Continue, through program design and marketing, to expand homeownership opportunities for low- and moderate-income households.

### **Objective 3: Encourage development of affordable rental and homebuyer housing through developer incentives.**

Strategy 3.1: Coordinate with City planning efforts to expand affordable housing incentives for developers throughout the City.

Strategy 3.2: Promote current affordable housing developer incentives including: S. M. A. R. T. Housing™, Vertical Mixed Use (VMU), Downtown Density Bonus, North Burnet/Gateway, University Neighborhood Overlay (UNO), Transit-Oriented Development (TODs), the Robert Mueller Airport Redevelopment, and other mechanisms.

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Strategy 3.3: Encourage density in order to increase affordability in efforts that will also leverage infrastructure costs, promote housing choice of location and styles, provide walk-able neighborhoods, expand transportation choices, support community development, and protect the environment.

Strategy 3.4: Continue to explore implementation of additional developer incentives including: expedited review and approvals, expanded fee waivers, and enhanced development entitlements.

**Objective 4: Continue to assist and support Community Development Housing Organizations (CHDOs).**

Strategy 4.1: Provide financial operating support to the City certified CHDOs.

Strategy 4.2: Enhance the capacity to develop sustainable projects through training and support.

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## Commercial Revitalization

Commercial Revitalization is a high priority for the City of Austin based on the feedback received at public hearings and the Consolidated Plan survey.

**Objective 1: Provide funding and technical assistance to eligible organizations in order to improve the economic viability of neighborhoods and promote the creation of jobs.**

Strategy 1.1: Promote public and private partnerships with businesses, financial institutions, and non-profit communities to spur quality investment, commercial development, and job creation throughout the East 11<sup>th</sup> and 12<sup>th</sup> Street Corridors.

Strategy 1.2: Continue to partner with the Urban Renewal Agency to achieve the revitalization goals of the East 11<sup>th</sup> and 12<sup>th</sup> Street Corridors.

Strategy 1.3: Conduct activities such as land acquisition, demolition of dilapidated structures, redevelopment of abandoned and/or substandard structures, improvement of infrastructure, construction of new mixed-use facilities, and gap financing to existing small businesses for the purpose of job creation to achieve the goals of the East 11<sup>th</sup> and 12<sup>th</sup> Street Corridors.

Strategy 1.4: Provide financial assistance to owners of eligible commercial buildings for renovation and rehabilitation to exterior facades.

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## Small Business Assistance

Recognizing that small businesses are essential drivers of the Austin economy, assistance to small businesses is a high priority for the City of Austin. Feedback from the Consolidated Plan survey identified job creation as the highest community development need.

**Objective 1: Help small businesses grow and prosper through financing and technical assistance in order to improve the economic viability of neighborhoods and promote the creation and/or retention of jobs.**

Strategy 1.1: Provide gap financing and technical assistance to small businesses to expand their businesses for the purpose of creation or retention of low- and moderate-income jobs.

Strategy 1.2: Fund a Community Development Bank to provide loans to small and minority-owned businesses that are expanding or relocating to low-income areas for the purpose of creating and retaining low- and moderate-income jobs.

Strategy 1.3: Provide training and technical assistance to qualified microenterprises (HUD defines a microenterprise as a business with five or fewer employees).



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## PROGRESS ON NHCD PROJECTS BY NEIGHBORHOOD PLANNING AREA

Through the City of Austin's Acquisition and Development (A&D) and Rental Housing Development Assistance (RHDA) programs, the following neighborhood projects were completed, planned or underway in FY 2011-12. The City allocates funding to these projects based on the type of project (e.g., transitional housing, rental housing, ownership opportunities, etc.), level of affordability, feasibility, and evidence of leveraged funding. In addition to direct capital funding, the City offers technical assistance and developer incentives through the City's S.M.A.R.T. Housing™ program and through the A&D and RHDA programs. To view the City's Neighborhood Planning Areas Map, visit Appendix IV. In this section, neighborhoods have been grouped according to Neighborhood Planning Areas established by the City of Austin Planning and Development Review (PDR) Department.

To view the specific geographic areas of the jurisdiction in which assistance was directed during FY 2011-12, view the Geographic Distribution/Allocation Priorities maps in Appendix IV. These maps also display the African American, Hispanic and Asian representation for the City and also include the funding source dedicated to these target areas.

### Central East Austin Neighborhood Planning Area

#### ***Project: 2106 Chestnut***

The Blackland Community Development Corporation (BCDC) is constructing one new single-family home at 2106 Chestnut to serve as a rental for a household earning at or below 50 percent of MFI.

#### ***Project: 24 Rental Units***

The Austin Housing Finance Corporation (AHFC) is partnering with Anderson Community Development Corporation (ACDC) to construct 24 rental units for households earning at or below 50 percent of MFI. Pre-development work has been completed, and the construction contract is expected was awarded in November 2012.

#### ***Project: 1113 Myrtle***

The Anderson Community Development Corporation (ACDC) completed the demolition and reconstruction of 1113 Myrtle Street to be sold to a low- to moderate-income buyer. This new single-family house was under contract for sale but had not closed as of September 30, 2012, a HUD-imposed deadline for project completion. In order to remain in compliance with HUD regulations, the project was converted from ownership to rental and is currently leased to the prospective buyer until closing on the sale takes place.

#### ***Project: East 11<sup>th</sup> and 12<sup>th</sup> Streets Revitalization***

The City, in partnership with the Urban Renewal Agency (URA), carries out the East 11<sup>th</sup> and 12<sup>th</sup> Streets Urban Renewal Project. The East 11<sup>th</sup> and 12<sup>th</sup> Streets Plan defines specific redevelopment projects and associated regulatory controls intended to assure quality, compatible, mixed-use development along the East 11<sup>th</sup> and 12<sup>th</sup> Street Corridors. East 11<sup>th</sup> Street is envisioned as a visitor-oriented destination with three to five story buildings that provide entertainment and office space, attracting

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local residents and customers from the Austin metropolitan area. East 12<sup>th</sup> Street is envisioned as a mixed-use area with a variety of small-scale, live-work environments with combined office, retail and residential uses that serve the immediate area. For more information on accomplishments on East 11<sup>th</sup> and 12<sup>th</sup> Streets in FY 2011-12, see page 3-3.

### ***Project: Juniper-Olive District***

The renovation and the dismantling/reconstruction of the remaining seven AHFC-owned homes in the Juniper-Olive district began in September 2012. Two of the homes are zoned historic and will be renovated per plans approved by the City of Austin Historic Landmark Commission, while another four will be renovated while maintaining the historical character of the neighborhood. Salvaged materials for some of the dismantled homes will be used in the reconstructed homes. One newly constructed home completes the construction on properties owned by AHFC in the Juniper-Olive district. All renovation and construction is expected to be completed in early 2013.

### ***Project: 1313 Willow and 807 Waller Streets***

Located in the Guadalupe Neighborhood, 1313 Willow Street has been completed and has an eligible buyer, but had not yet closed as of September 30, 2012. Construction is anticipated to begin on 807 Waller Street in FY 2012-13.

### ***Project: Blackshear Rental Housing***

Blackshear Neighborhood Development Corporation (BNDC) completed the new construction of six units of affordable rental housing for low-income families in the Blackshear neighborhood. The unit mix consisted of a duplex and four detached single-family residences. All six units are occupied by households earning at or below 50 percent of MFI.

### ***Project: Chicon Corridor***

The Chestnut Neighborhood Revitalization Corporation received G.O. Bond funding in FY2011-12 to acquire three parcels of land in the Chicon corridor upon which at least 33 units of residential ownership housing will be constructed for buyers with incomes at or below 80 percent of MFI will be constructed. The development will be mixed-use and will provide a revitalization of a pocket area notorious for criminal activity, vacated structures, and absentee landlords. The property has been acquired, and demolition work was underway at the end of FY 2011-12. Construction is expected to begin in FY 2012-13.

## **East Riverside/Oltorf Neighborhood Planning Area**

### ***Project: Arbor Terrace***

Foundation Communities acquired a former extended-stay hotel located at 2501 South Interstate 35 and converted it into a Single Room Occupancy (SRO) facility to house individuals earning incomes at or below 50 percent of MFI. The development is called Arbor Terrace. AHFC has taken title to the land and is leasing it back to an affiliate of Foundation Communities. The property tax savings realized by AHFC's ownership will be put back into resident services. Foundation Communities has

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committed to provide 25 units of Permanent Supportive Housing at Arbor Terrace. Renovations were complete and the initial lease-up was in progress at the end of FY 2011-12.

## Montopolis Neighborhood Planning Area

### *Project: Frontier at Montana*

The Frontier at Montana single-family ownership subdivision is in the Montopolis neighborhood. In Frontier at Montana, the City has partnered with several non-profit housing builders to construct 81 homes that provide homeownership opportunities for households earning at or below 80 percent of MFI. Austin Habitat for Humanity completed 30 single-family homes in Frontier at Montana, and American Youthworks is scheduled to construct nine single-family homes, the seventh of which was completed in FY 2011-12. The AHFC homes use a shared equity model with a "right of first refusal" to preserve long-term affordability.

AHFC used Neighborhood Stabilization Program (NSP) funds to construct the remaining 12 vacant lots in FY 2010-11. These 12 homes have been completed. Six of the homes had closed by the end of FY 2011-12. The remaining six homes are under contract.

## Pecan Springs/Springdale Combined Neighborhood Planning Area

### *Project: Pecan Springs Commons*

The City partnered with Green Doors beginning in FY 2009-10 to provide affordable housing in the Pecan Springs neighborhood. Green Doors used private financing, federal funds and G. O. Bond funds to acquire 82 units of rental housing. The 9 four-plexes and a 46-unit apartment complex, all on Sweeney Circle, are in the process of being rehabilitated or are completed and leasing up. This development has already had a transformational effect in this cul-de-sac which had previously experienced a high crime rate and poor property conditions due to absentee landlords. In 2008, there were 653 9-1-1 emergency calls. In 2010, the number had dropped to 30 calls. The development is known as Pecan Springs Commons and serves the chronically homeless, homeless veterans, persons or families exiting shelter, and low-income working families. This project was also the recipient of the Multi-Family and Redevelopment Excellence award from the National Association of Local Housing Finance Agencies (NALHFA) in 2012.

## St. John's/Coronado Hills Combined Neighborhood Planning Area

### *Project: St. John's Neighborhood*

The City has partnered with Neighborhood Housing Services (NHS) of Austin to provide affordable housing in the St. John's neighborhood. In FY 2011-12, work was underway by NHS to finish the second of two planned single-family rental units. Rehabilitation work will be completed and the remaining unit leased in FY 2012-13.

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## University Hills/Windsor Park Combined Neighborhood Planning Area

### *Project: Devonshire Village*

Austin Habitat for Humanity, in partnership with the City, completed infrastructure work on its subdivision, Devonshire Village, in the Windsor Park/University Hills neighborhood. The subdivision will be comprised of 43 new construction single-family homes that will be sold to low- and moderate-income buyers. Home construction has been underway since FY 2008-09 and more than half of the homes have been sold. Home construction and sales will continue in FY 2012-13.

## Govalle/Johnston Terrace Combined Neighborhood Planning Area

### *Project: The Works at Pleasant Valley*

LifeWorks, a non-profit organization serving youth and families, received funding to acquire property to develop a 45-unit rental housing development that will serve formerly homeless youth, teen families, single-parent families, and youth aging out of foster care. Located next to Austin Community College's Eastview Campus and served by major transit routes, The Works at Pleasant Valley and the services provided by LifeWorks will offer residents the means to achieve their personal goals. Property acquisition is expected to close in FY 2012-13.

### *Project: Guadalupe-Saldaña Subdivision*

The Guadalupe Neighborhood Development Corporation (GNDC) has completed pre-development work on the 11-acre Guadalupe-Saldaña subdivision in the Govalle/Johnston Terrace Neighborhood. The Guadalupe-Saldaña Subdivision will contain a total of 90 units of affordable rental and ownership housing. In partnership with the City of Austin's electric utility, Austin Energy, GNDC will equip residences with solar panels with the goal of making the Guadalupe-Saldaña Subdivision the City's first "net zero" energy subdivision. In FY 2011-12, the first phase of infrastructure development to support the first 32 units was completed.

## Robert Mueller Municipal Airport Redevelopment Neighborhood Planning Area

### *Project: Wildflower Terrace*

AHFC provided funding for the acquisition and development of a 201-unit senior development, Wildflower Terrace. This development was also financed through Low Income Housing Tax Credits awarded by the State of Texas. Construction has been completed and management is in the process of leasing units as of the end of FY 2011-12.

## Rosewood Neighborhood Planning Area

### *Project: M Station*

The City provided Foundation Communities with G.O. Bond funding for the development of a 150-unit mixed-income apartment facility. This award-winning development is the first affordable housing in Austin located in a transit-oriented development (TOD). Ninety percent of the units in the development will serve households earning annual incomes of no more than 60 percent of MFI, including 75 units for households earning at or below 50 percent of MFI, and 15 units for households earning at or below 30 percent of MFI. The remaining 15 units will serve

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households earning at or below 80 percent of MFI and a portion of those will have no income restrictions. M Station was also financed through Low Income Housing Tax Credits by the State of Texas. Construction has been completed and all units were leased in FY 2011-12. The owner and developer, Foundation Communities, provides an array of learning programs for children and adults to help them achieve their goals. M Station staff also works closely with the nearby L. L. Campbell Elementary School to coordinate after-school learning activities that complement the school's curricula. In 2012, M Station was awarded the Commercial Real Estate Community Impact Award by the Austin Business Journal. M Station was also awarded Property of the Year by the Austin Apartment Association. The property also earned a LEED Platinum rating.

## West Campus Neighborhood Planning Area

### *Project: University Neighborhood Overlay (UNO)*

The City Council adopted the University Neighborhood Overlay (UNO) in FY 2004-05 that established housing affordability goals for new housing built in the West Campus neighborhood located adjacent to the University of Texas. All new housing developments that receive incentives must provide at least 10 percent of new units on-site to households at or below 80 percent of MFI for at least 15 years. Participating developers must also provide an additional 10 percent of on-site units for households earning at or below 65 percent of MFI or pay a fee-in-lieu. In 2011-2012, stakeholder meetings led to refinements in the ordinance to achieve enhanced affordability. The Council is expected to approve these amendments in 2013.

## South Lamar Combined Neighborhood Planning Area

### *Project: The Ivy Condos, Phase II*

Easter Seals Central Texas received a HUD Section 811 grant plus G.O. Bond funding to acquire 10 condominium units at the Ivy Condominiums on Manchaca Road. The units were acquired with accessibility modifications already completed and will house persons with disabilities with incomes at or below 50 percent of MFI. Phase I consisted of 8 units at The Ivy Condos acquired by Easter Seals Central Texas in 2010. Those units were also funded by G.O. Bond funds and a HUD Section 811 grant. Acquisition was underway at the end of FY 2011-12.

### *Project: Treaty Oaks Apartments*

Green Doors partnered with the City to acquire and rehabilitate a 47-unit apartment complex on Manchaca Road. The units will be leased to individuals and families with incomes at or below 50 percent of MFI. Treaty Oaks will house formerly homeless individuals, including veterans, persons at risk of becoming homeless, and very low-income working families. Green Doors has committed to providing 24 units of Permanent Supportive Housing (PSH) at Treaty Oaks. Rehabilitation of the complex was still underway at the end of FY 2011-12.

### *Project: The Legacy Apartments*

The City partnered with Mary Lee Community, an affiliate of the Mary Lee Foundation, to acquire property that will eventually become a new 40-unit complex

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providing affordable rental units to individuals and families with disabilities. Construction of the units is expected to begin in early FY 2012-13.

## South Congress Combined Neighborhood Plan Area

### *Project: Sierra Vista Apartments*

G. O. Bond funding was provided to Foundation Communities to acquire and rehabilitate the former Sierra Vista Apartments. Seven percent (or 15 units) of the 238-unit complex will be reserved for households earning at or below 30 percent of MFI, and another fifty-three percent will be reserved for households earning at or below 50 percent of MFI. Renovations were completed and all units were leased up in FY 2011-12.

## North Lamar/Georgian Acres Combined Neighborhood Plan Area

### *Project: Palms on Lamar (formerly Malibu Apartments)*

The Mulholland Group, in partnership with AHFC, acquired and completed renovating the former Malibu Apartments, 476 rental housing units with 215 units at 99 years affordability. Out of the 476 units, 22 units are designated for families earning at or below 30 of MFI and 193 units are designated for families earning at below 50 percent MFI. This tax credit development offers residents proximity to the Capital Metro North Lamar Transit Center. Malibu contains the largest number of housing units within one development that was gap financed through the City of Austin's developer assistance programs.

## Westgate Neighborhood Planning Area

### *Project: Westgate Grove*

G.O. Bond funding was provided to PeopleTrust and MoMark Development to acquire and develop nine acres for a 50-unit subdivision. The subdivision will consist of single-family homes that will be sold to buyers earning at or below 80 percent of MFI. The homes will use a shared equity/right of first refusal model of ownership in order to ensure long-term affordability. The acquisition of the property was completed in FY 2009-10. Pre-development work is currently underway. In FY 2010-11 additional G.O. Bond funding was approved for PeopleTrust, in partnership with Peoples/Howell 2, LLC, to acquire seven acres adjacent to the nine acres previously referenced. This 7-acre tract will be developed for 50 attached condominium units to be sold to buyers earning at or below 80 percent of MFI.

## Other Areas

### *Project: Sendero Hills Ownership*

Habitat for Humanity of Austin partnered with the City to use G. O. Bond funding to assist with the acquisition of 15 acres plus infrastructure construction, for up to 49 homeownership units in the Sendero Hills neighborhood of East Austin. The property has been acquired and infrastructure construction has been completed. In FY 2011-12, 21 homes were constructed and sold to income-eligible buyers.

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## *Project: Colony Park Sustainable Community Initiative*

The Colony Park Sustainable Community Initiative, funded by a \$3 million HUD Community Challenge Grant, is a 3-year community planning process that will accomplish three project goals:

- Further land-use planning and development of 208 acres of publicly-owned land at Colony Park inspired by the U.S. Department of Housing and Urban Development (HUD) Livability Principles as an economic catalyst for the broader project area.
- Foster cross-department/agency coordination and create successful models of comprehensive systems change to support sustainable and equitable development.
- Support capacity building and community transformation goals of Colony Park area residents and stakeholders.

These goals will support and further the U.S. Department of Housing and Urban Development's six "livability principles" which include: providing more transportation choices; promoting equitable, affordable housing; enhancing economic competitiveness; supporting existing communities; coordinating policies and leveraging investment; and valuing communities and neighborhoods. Guiding the work is a set of four activities that serve as benchmarks for detailing next steps and measuring progress. Those project activities are:

- Activity 1: Team Formation and Initial Analysis
- Activity 2: Kickoff and Visioning Phase
- Activity 3: Plan Development and Approval
- Activity 4: Evaluation and Knowledge Sharing

The initiative is led by NHCD, in partnership with AHFC and other city departments. See Chapter 4, Exhibit 4.6, for more information.

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**Federal Guideline:** Provide a breakdown of the CPD formula grant funds spent in attaining the goals and objectives.

Exhibit 1.8 displays the formula funding grant expenditures in the FY 2009-14 Consolidated Plan period.

**Exhibit 1.8: Formula Grant Expenditures by Fiscal Year**

| Funding Source             | FY 2009-10          | FY 2010-11          | FY 2011-12          | FY 2012-13 | FY 2013-14 | Total               |
|----------------------------|---------------------|---------------------|---------------------|------------|------------|---------------------|
| CDBG                       | \$5,633,007         | \$7,774,908         | \$8,727,107         | 0          | 0          | \$22,135,022        |
| CDBG - PI                  | 604,510             | 85,322              | 64,206              | 0          | 0          | \$754,038           |
| CDBG - Rev. Loan           | \$268,032           | \$31,783            | \$195,072           | 0          | 0          | \$494,887           |
| CDBG-R                     | \$1,177,280         | \$0                 | \$0                 | 0          | 0          | \$1,177,280         |
| <i>Subtotal CDBG Funds</i> | <b>\$7,682,829</b>  | <b>\$7,892,013</b>  | <b>\$8,986,385</b>  | <b>0</b>   | <b>0</b>   | <b>\$24,561,227</b> |
| HOME                       | \$4,864,945         | \$1,803,802         | \$2,973,613         | 0          | 0          | \$9,642,360         |
| HOME PI                    | \$714,195           | \$322,148           | \$368,709           | 0          | 0          | \$1,405,052         |
| HOME (CHDO)                | \$606,621           | \$1,831,722         | \$989,589           | 0          | 0          | \$3,427,932         |
| HOME (CO)                  | \$190,000           | \$192,359           | \$107,644           | 0          | 0          | \$490,003           |
| <i>Subtotal HOME Funds</i> | <b>\$6,375,761</b>  | <b>\$4,150,031</b>  | <b>\$4,439,555</b>  | <b>0</b>   | <b>0</b>   | <b>\$14,965,347</b> |
| HESG                       | \$328,346           | \$320,166           | \$330,481           | 0          | 0          | \$978,993           |
| HOPWA                      | \$1,029,086         | \$1,103,927         | \$1,043,969         | 0          | 0          | \$3,176,982         |
| <b>Total</b>               | <b>\$15,416,022</b> | <b>\$13,466,137</b> | <b>\$14,800,390</b> | <b>0</b>   | <b>0</b>   | <b>\$43,682,549</b> |

See Chapter 2 for definitions of all funding sources.



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## SELF EVALUATION

The City of Austin annually assesses its progress in meeting the goals and priorities outlined in the FY 2009-14 Consolidated Plan through the development of the Consolidated Annual Performance and Evaluation Report (CAPER). The CAPER provides an opportunity for the City to evaluate the performance of its programs and services and to determine whether adjustments to the current Investment Plan, performance measurements or 5-year goals are needed.

The partnerships and collaboration with the City of Austin, the U. S. Department of Housing and Urban Development (HUD), community partners, and the citizens of Austin, contribute to the ongoing success of programs featured in the FY 2011-12 CAPER. HUD, through four formula grants, continues to make a substantial financial commitment to low- and moderate-income households in the City of Austin. In FY 2011-12, the City received four formula grants: Community Development Block Grant (CDBG), HOME Investment Partnerships, Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA).

In addition to federal funding, the City used local funds for affordable housing, community and economic development, and public services needs: Sustainability Funds, General Obligation (G.O.) Bonds, Housing Trust Fund (HTF), University Neighborhood Overlay (UNO) Housing Trust Fund, Housing Assistance Fund (HAF), and Austin Energy - Holly Good Neighbor Program funding.

***Federal Guideline: What barriers may have a negative impact on fulfilling strategies and achieving the overall vision?***

### ***City of Austin – Population, Demographic and Economic Dynamics***

Since 1990, Austin’s population has continued to grow at a consistent and rapid pace. Austin’s population in 1990 was 465,622 and in 2011 it is estimated that approximately 800,000 people reside in Austin.<sup>1</sup> The City is ranked third out of the fifteen fastest growing cities, from April 1, 2010 to July 1, 2010.

The City has reached a unique threshold in terms of racial composition by becoming a “majority-minority” city. This means that in Austin, no ethnic or demographic group exists as a majority.<sup>2</sup> The Anglo (non-Hispanic white) share represented just fewer than 49 percent of the population in 2010. The Hispanic (Latino) share has steadily increased since 1990 to 35 percent of the population in 2010. The Asian community has also grown considerably in the last ten years. In 1990, the Asian community represented about 3.3 percent of the population – in 2010 this share has grown to just over 6 percent of the population. African Americans represented about 10 percent of Austin’s population in 1990. In 2010, the African American percentage dropped to just under eight percent and is expected to continue to decline as the city continues to increase in population<sup>3</sup>. African Americans, as well

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<sup>1</sup> U.S. Census Bureau. URL: <http://www.census.gov/>

<sup>2</sup> Robinson, Ryan, City of Austin Planning and Development Review Department. [The Top Ten Big Demographic Trends in Austin, Texas](#). (Austin, TX)

<sup>3</sup> U.S. Census Bureau, American Community Survey 5-Year Estimates, 2009 URL: <http://www.census.gov/acs/www/>

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as other demographic groups, have migrated to surrounding areas outside Austin - the suburbs and neighboring communities. The geographical dispersion of affordable housing has also moved into the suburbs as the Austin housing market has become more expensive. This also accounts for the migration of residents to the suburbs.

In 1990, the poverty rate in Austin was slightly below 18 percent. In 2000, the rate dropped to 14 percent; however, by 2010, the poverty rate climbed to approximately 18 percent. Some groups are disproportionately represented in poverty, especially in the areas of race and ethnicity, age, and education. According to the Community Action Network's "2011 Community Dashboard" report, children living in poverty are less likely to be ready to enter kindergarten. Older children living in poverty are also less likely to be ready to enter college. CAN's analysis shows that only 20 percent of African American students and 35 percent of Hispanic students who graduated from high school were prepared to enter college.

With the release of the 2010 Census results, analysis of new data, the launch of a series of local housing reports, and the understanding of Austin's overall composition, the City recognizes that the programs and services administered by NHCD and the Travis/County Health and Human Service Department (HHSD) are more critical than ever as needs are increasing and financial resources are being reduced.

### *Program Administration*

The ability of the City to efficiently and effectively plan, implement, and deliver affordable housing, community and economic development initiatives, and public services is based on available resources and how well it administratively manages required federal and local processes and procedures. Program accounting, monitoring, and reporting provide essential documentation on eligibility and financial allowance. The following represents an assessment of the City's management of federal and non-federal funding for NHCD's initiatives.

### *Business Planning/Consolidated Planning/Budget Process Coordination*

The City continues to improve its reporting to the U. S. Department of Housing and Urban Development (HUD), local officials, and the public, and increases public participation in its planning processes through increased transparency, outreach, marketing efforts to include web site improvements, and increased email communication. In addition, City staff stays apprised of any updates or enhancements HUD implements for its reporting requirements. Key reports for FY 2011-12 include: the Neighborhood Housing and Community Development (NHCD) Office Business Plan, City of Austin Annual Action Plan, City of Austin Annual Budget, and the CAPER. These documents allow the Austin community to have complete information about the resources being directed to meet the needs of low- and moderate-income residents.

HUD has introduced an eCon Planning Suite and after November 15, 2012, all HUD Participating Jurisdictions will be required to use the IDIS template for submitting

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their next Five-Year Consolidated Plan. NHCD staff has formed a core team to begin to learn the system and determine if the department will use the system for its FY 2013-14 Action Plan. Staff has attended eight webinar training sessions and will continue to attend all trainings and information sessions offered on the new system. NHCD has also been in contact with the City of San Antonio, who submitted their FY 2012-13 Action Plan through the system, to learn of the opportunities and challenges of the new system.

### *Expenditure and Timeliness Ratio Information*

The City of Austin has met all required deadlines for commitment and drawdown of its grant funds for FY 2011-12. The City is required to disburse all grant funds in a timely manner after drawdown from HUD. For CDBG funds, the balance of the CDBG line-of-credit must not exceed 1.5 times the annual grant on July 31<sup>st</sup> of every year. For HOME funds, the City must commit all HOME funds in two years and spend the funds within five years. The City met requirements for CDBG and HOME in FY 2011-12. The current system assures that federal expenditure and timeliness requirements are adequately met each year.

### *FY 2011-12 Highlights*

The following activities are key highlights that contributed to the City's overall success in FY 2011-12. These include:

#### *Affordable Housing General Obligation (G.O.) Bonds*

In 2006, Austin voters approved a bond proposition that provided \$55 million for "the public purpose of repair, constructing, renovating, improving, and equipping affordable housing facilities for low income persons and families, and acquiring land and interests in land and property necessary to do so,"

In FY 2011-12, after six years of an anticipated 7-year program, all bond funding has been allocated. This money has been invested in more than three dozen projects that are completed or in progress. Nearly 40 percent of the funds have been spent to create or retain housing for whom the need in Austin is greatest - persons who may have very low-wage jobs, persons with disabilities on fixed incomes, and persons who might otherwise be homeless. Austin's return on investment has resulted in the creation of 1,668 rental units, and 914 homeownership units. The G.O. Bonds leveraged \$196.7M.

#### *Affordable Housing Programs*

Through the Acquisition and Development program (A&D) and Rental Housing and Development Assistance (RHDA) program, the City provides opportunities to public and private partners to create and retain affordable housing units for low- and moderate-income households and low-income individuals with special needs. Key partners include non-profit Community Housing and Development Organizations (CHDOs) and other affordable housing developers who assist in the creation and retention of affordable housing. In FY 2011-12 a total of 551 households were served through the A&D and RHDA programs.

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## *Permanent Supportive Housing*

On March 25, 2010, the Austin City Council passed a resolution directing the City Manager to give priority to federal and local funding to permanent supportive housing (PSH), and to develop a comprehensive strategy for the construction and operation of 350 permanent supportive housing units over the next four years. On September 30, 2010, the City's PSH strategy was presented to City Council. Implementation is underway to achieve the 350-unit goal. City of Austin-funded PSH will serve individuals or households in the following categories:

- Headed by individuals that are chronically homeless as established in the HEARTH Act<sup>4</sup>;
- Households that would otherwise meet the HUD definition as above, but have been in an institution for over 90 days, including a jail, prison, substance abuse facility, mental health treatment facility, hospital or other similar facility;
- Unaccompanied youth or households with children that demonstrate housing instability and have other barriers that will likely lead to continued instability, as detailed in the plan; and
- Youth aging-out of state systems, whether homeless or at-risk of homelessness.

Among those served, priority will be given to at least 225 households identified as frequent users of public systems, and at least 75 households identified using a method linked to 'vulnerability,' as described in the plan that can be viewed online at [www.austintexas.gov/housing](http://www.austintexas.gov/housing).

## *PSH Unit Pipeline*

Exhibit 4.2 in Chapter 4 provides a comprehensive estimated number of PSH units in the pipeline as of October 2012, some with capital, operating and service components funded through the City of Austin and a variety of other public and non-governmental funding sources.

## *HUD Sustainable Community Challenge Grant*

The City of Austin received \$3,000,000 in grant funds from HUD to be used to conduct a master plan for the Colony Park tract. The Colony Park Sustainable Communities Initiative is a proposed Master Planned, 208-acre development that will incorporate best practice strategies for energy-efficient building design, water conservation and zero-waste technology and standards to create a model sustainable and livable mixed-use, mixed-income community. The proposed project will support and further six "Livability Principles" outlined by HUD: provide more transportation choices; promote equitable, affordable housing; enhance economic competitiveness; support existing communities; coordinate policies and leverage investment; and value communities and neighborhoods. The project will also provide a platform for collaboration between the City of Austin and other local entities with national reputations for excellence in sustainable initiatives.

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<sup>4</sup> U.S. Department of Housing and Urban Development, URL: <http://www.hudhre.info/hearth/>

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### *Lead Hazard Control Grant*

Austin was awarded a \$3.7 million Lead Hazard Control Grant from the U.S. Department of Housing and Urban Development (HUD) in March 2007 to identify and control lead-based paint hazards in eligible low-income rental and owner-occupied housing for a three-year grant period. The City's LeadSmart Program serves homes built prior to 1978 where children under 6 years of age live or spend a significant amount of time and who have tested positive for lead poisoning. The grant targets funding to communities with the greatest need, specifically to households with a high incidence of lead poisoning and older rental housing. At the end of the Lead Hazard Control Grant in February 2011, the LeadSmart Program had exceeded its program goal of 38 units by one household.

NHCD received notification in September 2011 that the City was awarded \$2.5 million to evaluate 180 homes for the presence of lead. In addition, NHCD will use the grant funding to conduct extensive outreach and education. NHCD began highlighting the new funding and the LeadSmart Program and services through several media outlets. In FY 2011-12, the Lead Hazard Control Program exceeded its goal.

### *Amy Young Barrier Removal Program*

In FY 2011-12, NHCD applied and received approval to access the Texas Department of Housing and Community Affairs (TDHCA) Housing Trust Fund 2012-13 Amy Young Barrier Removal Program. This program is a reservation system and provides one time grant funding of up to \$20,000 to persons with disabilities that qualify at low-income for home modifications for accessibility and the elimination of hazardous conditions. This program may supplement the existing Architectural Barrier Removal Program based on available resources.

### *HOME Single Family Programs Reservation System.*

In FY 2011-12 NHCD submitted an application for access to the Texas Department of Housing and Community Affairs (TDHCA) HOME Investment Partnerships Program reservation system for reimbursement grant funding to make homes more accessible to low-income persons with disabilities. The program funds must be used for households containing a person with a qualified disability and are contingent on availability through TDHCA.

### *African-American Cultural and Heritage Facility*

HUD awarded the City of Austin \$2 million in American Recovery and Reinvestment Act (ARRA) funds. The Austin City Council allocated \$550,000 of these stimulus dollars to the African American Cultural and Heritage Facility (AACHF).

The community joined the City in celebrating Juneteenth, the holiday honoring African American heritage, on June 17, 2011, at the groundbreaking ceremony for the African American Cultural and Heritage Facility being built in East Austin. The event brought together the overall community, faith-based agencies, neighborhood groups, other City departments, the business community, and local, state and federal officials. The facility, located at 912 E. 11th Street will include a visitor's bureau, offices, meeting space, reception areas, a dance practice and performance

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room, and space for two local non-profits - the Capital City African American Chamber of Commerce and ProArts Collective. The construction of the City of Austin's African American Cultural and Heritage Facility, which includes the historic renovation of the Dedrick-Hamilton house and new construction for an approximate total square footage of 8,300 for the African American Cultural Heritage District was well on its way this fiscal year. The Dedrick-Hamilton House was owned by the family of Thomas Dedrick, one of the first freed slaves in Travis County. Additional stimulus funds were reprogrammed from the City's completed Sidewalk project to this project.

The project has created a total of 54 construction jobs and is expected to create more job creation opportunities upon opening. Furthermore, the long-term economic benefits of the project will support the revitalization efforts of the East 11<sup>th</sup> and 12<sup>th</sup> Street Corridors. Due to unforeseen conditions that were discovered during the historic restoration of the Dedrick-Hamilton house, the project completion has been delayed and is now scheduled for completion in early 2013.

***Federal Guideline*** - Are activities and strategies having an impact on identified needs? What indicators would best describe overall results? Are major goals on target?

### **Self-Evaluation Methodology**

The impact of the City's affordable housing, community and economic development programs were primarily measured in how the City meets the CDBG national program objective, benefits to low- and moderate-income households. Performance measures include: affordable housing units produced, jobs created, and number of low- and moderate-income households served through NHCD's program and services.

As a result, the City reports its primary performance measure according to low- and moderate-income households served in FY 2011-12. Though the City continued to track and monitor sub-measures, such as housing units produced and jobs created and retained, the FY 2011-12 CAPER reflects the primary performance measure.

The following represents an evaluation of NHCD's programmatic progress in FY 2011-12 as it relates to the FY 2009-14 Consolidated Plan goals and priorities, as well as identifying areas that may require future modifications to City housing and community development performance goals. The City continues to strive to meet all program goals in a fiscally responsible manner while maintaining accountability to HUD and the citizens of Austin.

### **Programmatic Progress - Housing**

Creating and retaining decent and affordable housing opportunities remains a critical need of Austin's low- and moderate-income residents. The City of Austin continues to invest its local funding to supplement the resources provided by HUD. The citizens of Austin approved \$55 million in General Obligation (G. O.) Bonds in November 2006 for the creation of affordable housing. In FY 2011-12, after six years of the anticipated 7-year program, the dispersion of the bond funding has been completed. The Austin Housing Finance Corporation (AHFC) facilitates

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housing production for the City of Austin and operates affordable housing programs that impact the supply of affordable housing units and assist low- and moderate-income households.

## *Overall Accomplishments*

The City’s FY 2011-12 overall Action Plan goal was to serve 14,746 eligible households. During the fiscal year, NHCD served a total of 16,139 low-to moderate-income households using federal and local funding. The overall number of households served was slightly higher than anticipated due to slowly improving economic and market conditions, improved program guidelines and service delivery processes, and improved marketing and outreach efforts.

Exhibit 1.9 features programs that met or exceeded goals, or came within five percent of its annual goal. Exhibit 1.10 displays the programs that did not meet annual goals by a margin of more than five percent. For more detailed information on program accomplishments, see Chapter 6.

**Exhibit 1.9: Programs that Met or Exceeded Goals**

| <b>Program</b>   | <b>% of Goal Achieved</b> |
|--|---------------------------|
| <b>Homeless/Special Needs Assistance</b>                                 |                           |
| Shelter Operation and Maintenance  | 108%                      |
| Homeless Essential Services – CDU  | 148%                      |
| Tenant-Based Rental Assistance (HOPWA)                                   | 98%                       |
| Short-Term Supportive Housing  | 150%                      |
| Transitional Housing   | 120%                      |
| Supportive Services  | 120%                      |
| Child Care Services  | 109%                      |
| Youth Support Services   | 101%                      |
| Senior Services  | 102%                      |
| <b>Renter Assistance</b>   |                           |
| Tenant-Based Rental Assistance   | 100%                      |
| Tenants’ Rights Assistance   | 138%                      |
| <b>Homebuyer Assistance</b>  |                           |
| Housing Smarts – Housing Counseling                                      | 119%                      |
| <b>Homeowner Assistance</b>  |                           |
| G.O. Repair! Program   | 143%                      |
| Emergency Home Repair  | 103%                      |
| LeadSmarts Program   | 102%                      |
| <b>Housing Developer Assistance</b>                                      |                           |
| Acquisition and Development  | 170%                      |
| Developer Incentive Based Program:<br>S.M.A.R.T. Housing™                | 147%                      |
| Rental Housing Development Assistance                                    | 188%                      |
| <b>Small Business Assistance</b>   |                           |
| Community Development Bank   | 100%                      |
| Microenterprise Technical Assistance                                     | 100%                      |
| <b>Commercial Revitalization</b>   |                           |
| East 11 <sup>th</sup> and 12 <sup>th</sup> Streets: Parking Facilities** | 100%                      |

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Exhibit 1.10: Programs that Did Not Meet Goals

| Program  | % Goal Achieved |
|--|-----------------|
| <b>Homeless/Special Needs Assistance</b>   |                 |
| Short-Term Rent, Mortgage, and Utility   | 60%             |
| Permanent Housing Placement  | 45%             |
| <b>Renter Assistance</b>   |                 |
| Architectural Barrier Program – Rental   | 64%             |
| <b>Homebuyer Assistance</b>  |                 |
| Down Payment Assistance  | 48%             |
| <b>Homeowner Assistance</b>  |                 |
| Architectural Barrier Removal Program - Owner                                    | 51%             |
| Homeowner Rehabilitation Loan Program  | 53%             |
| Holly Good Neighbor  | 40%             |
| <b>Housing Developer Assistance</b>  |                 |
| CHDO Operating Expenses Grants   | 71%             |
| <b>Commercial Revitalization</b>   |                 |
| East 11 <sup>th</sup> and 12 <sup>th</sup> Streets: Acquisition and Development* | N/A             |
| East 11 <sup>th</sup> and 12 <sup>th</sup> Streets: Historic Preservation*       | N/A             |
| East 11 <sup>th</sup> and 12 <sup>th</sup> Streets: Public Facilities*           | N/A             |
| <b>Small Business Assistance</b>   |                 |
| Neighborhood Commercial Management Program                                       | 0%              |
| Community Preservation & Revitalization  | 0%              |

\* There were no activities scheduled for these programs in FY 2011-12.

\*\*For more detailed information on program accomplishments, visit Chapter 6.

***Federal Guideline*** - Based on this evaluation, what adjustments or improvements to strategies and activities might help meet the identified needs more effectively?

NHCD made adjustments and marketing and outreach improvements to programs listed to better serve the Austin community. The following is an analysis of housing production by investment plan area:

**Homeless/Special Needs Assistance**

The Austin/Travis County Health and Human Services Department (HHSD) administers programs that are under the Homeless/Special Needs Assistance category.

The Emergency Solutions Grant (ESG) programs continued to remain vital to the continuum of services by serving a high number of individuals experiencing homelessness in FY 2011-12. Overall, ESG programs exceeded its goals by 8 percent. ESG funded Front Steps to operate the ARCH, a homeless shelter located in downtown Austin. In FY2007-08, Front Steps began using the Homeless Management Information System (HMIS) to count persons served. Front Steps



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continued to work with Bowman Systems, the vendor responsible for managing the Service Point HMIS application, to improve data quality and input process.

The overall HOPWA goal was to provide housing assistance to a total of 586 clients in six different programs. The programs were as follows: Short-Term Rent, Mortgage, and Utility Assistance (STRMU), Tenant Based Rental Assistance (TBRA), Permanent Housing Placement (PHP), Short-Term Supportive Housing (STSH), Transitional Housing, and Supportive Services. The program actually served 495 clients or 84 percent of its goal. The two programs that fell short of their goals were STRMU and PHP. The decrease in the number of STRMU clients was due to an increase in the amount of assistance provided to each client as well as clients using services longer than planned. Additionally, STRMU eligible clients were able to receive assistance through another housing program called the “Best Single Source Plus” which became available in April of 2012. The Permanent Housing Placement Program did not meet its goal due to limited housing placement resources in the area.

Eighty-two percent of the programs under the Homeless/Special Needs Assistance category met or exceeded their annual goal. The Homeless Essential Services, Child Care Services, and Youth Services programs excelled by exceeding goals by 20 percent.

### **Renter Assistance**

Programs that provide rental housing assistance services for low- and moderate-income households, including special needs populations, collectively exceeded goals by 22 percent in FY 2011-12. The Tenant Based Rental Assistance (TBRA) Program met its goal for the year, and the Tenants’ Rights Assistance Program exceeded its goal by 30 percent.

The Architectural Barrier Removal – Renter Program, that provides accessibility modifications for elderly and severely disabled individuals. The program achieved 64 percent of its goal this year. This was due largely to a need for a more comprehensive marketing strategy. The department has redirected resources to more strategically and aggressively market the program, which will increase applications and program participation moving forward.

### **Homebuyer Assistance**

The Housing Smarts – Housing Counseling Program exceeded its program goal for FY 2011-12. This is the sixth year that the Housing Smarts Program has exceeded its goals. The program continues to be a resource for individuals who want to prepare for homeownership and planning long-term financial independence. Due to high demand for services, staff referred some potential clients to local non-profits for assistance. Many of those individuals are at risk of losing their homes; those individuals were referred to Business and Community Lenders of Texas, a non-profit that the Austin Housing Finance Corporation contracts with for foreclosure prevention services. In addition, a number of referrals were made to Frameworks CDC for individuals who require counseling in Spanish. Both non-profits continued

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to meet the needs of the community with services that complement the mission of the department.

The Down Payment Assistance Program did not meet its goal this year due to slowing market trends, and strict senior lending guidelines and credit score requirements. In response to these trends and in addition to utilizing existing marketing strategies, new marketing materials were created. In addition, citizen testimonials have been created and are being aired on the City's television station, YouTube, and other local media outlets. Program guidelines are being evaluated to address market trends.

### **Homeowner Assistance**

Overall, the Homeowner Assistance programs exceeded the collective annual goal by one percent.

The G.O. Repair! Program, funded with local funds, exceeded its goal by 43 percent due to some sub-recipients exceeding their agency goals.

The Emergency Home Repair Program exceeded its goal by three percent by serving 14 additional homeowners. The City has contracted with the subrecipient for over thirty years, and staff is knowledgeable concerning client eligibility.

Austin was awarded a \$3.7 million Lead Hazard Control Grant from the U. S. Department of Housing and Urban Development (HUD) in March 2007 to identify and control lead-based paint hazards in eligible low-income rental and owner-occupied housing for a three-year grant period. The City's LeadSmart Program serves homes built prior to 1978 where children under 6 years of age live or spend a significant amount of time and who have tested positive for lead poisoning. The grant targets funding to communities with the greatest need, specifically to households with a high incidence of lead poisoning and older rental housing. Though the Lead Hazard Control Grant for the City of Austin expired in February 2011, the LeadSmart Program has exceeded its program goals by one household.

NHCD received notification in September 2011 that the City was awarded \$2.5 million to evaluate 180 homes for the presence of lead. In addition, NHCD will use the grant funding to conduct extensive outreach and education. NHCD began highlighting the new funding and the LeadSmart Program and services through several media outlets. In FY 2011-12, the Lead Hazard Control Program exceeded its goal.

Some repair programs that did not meet its goals include the Homeowner Architectural Barrier Removal Program, Homeowner Rehabilitation Program and Holly Good Neighbor Program. While the community need continues to outweigh available resources, a contributing factor for not meeting the goals outlined in the Fiscal Year 2011-2012 Action Plan was a delayed response in deploying strategic marketing and outreach resources and approaches to better address a lag in production. Recognizing the need for a targeted approach and additional resources

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in the area, the department hired a marketing consultant with expertise in reaching underserved communities.

Residents with needs for home repair services often face challenges to address eligibility requirements including being current on property taxes and/or homeowner's insurance policy. Another challenge faced by applicants also is providing technical assistance to help clear titles to property. NHCD staff continues to offer assistance for residents experiencing difficulty in meeting program eligibility requirements. However, in response to meeting the production goals, it also has redirected resources to further its marketing efforts, broaden its clientele participation base and increase the number of applications for each program area that did not meet its goals.

Key strategies moving forward are to continue to prioritize marketing and outreach resources in these program to increase the "pipeline" of applications, recognizing that only a percentage of the applicants will meet all program requirements. In addition, the department is designing and implementing a customer service intake process that will expedite and streamline the responses to applicants across all client services program areas, while still offering applicants experiencing challenges meeting eligibility requirements the technical assistance they need, which can require more intensive use of staff resources.

The ABR – Homeowner Program met 51 percent of its goal due to program guideline changes and implementation of new system changes including a contractor rotation list and cost estimating approach.

The Homeowner Rehabilitation Program (HRLP) met 53 percent of its goal. In addition, NHCD has hired a marketing and outreach coordinator to work closely with City of Austin marketing experts and NHCD staff to market housing repair and financial empowerment programs and identify eligible clients. The coordinator will also develop and coordinate long-range marketing planning/strategies to increase awareness of programs and develop department identity.

The Holly Good Neighbor Program met 40 percent of its goal for FY 2011-12. There were inhibiting factors involving applicant title issues and clients' inability to obtain homeowners' insurance for projects that would have required a lien against the property. NHCD has hired a marketing and outreach coordinator to work closely with City of Austin marketing experts and NHCD staff to market housing repair and financial empowerment programs and identify eligible clients. The program coordinator will also develop and coordinate long-range marketing planning/strategies to increase awareness of programs. The Community Development Commission remains instrumental in its efforts to help market the program to the community.

### **Housing Developer Assistance**

During FY 2011-12 all housing developer assistance programs exceeded their collective goal by 59 percent. While the Acquisition & Development (A&D) Program, the S.M.A.R.T. Housing™ Program, and the Rental Housing Development

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Assistance Program exceeded their goals, the Community Development Housing Organization (CHDO) Operating Expenses Grants program did not meet its goal.

The Rental Housing and Developer Assistance (RHDA) program partners with non-profit and for-profit developers to provide affordable rental housing. The RHDA Program exceeded its goal by 88 percent. This was due largely to projects funded 1-2 years ago that are now reporting as completed and occupied units. Local General Obligation Bond funding produced the balance of all units reported this fiscal year. The predominant type of rental housing occupied this year was workforce/family housing that provides housing affordability to low-income working families and individuals. Other types of rental housing completed this year included senior housing, transitional housing for persons exiting psychiatric hospitalization, housing for single-parent families exiting shelter, and Single Room Occupancy housing for very low-income individuals, including those exiting homelessness.

The goal of the S.M.A.R.T. Housing™ Program for FY 2011-12 was to complete 650 new single-family and multi-family units. At the end of September 2012, 953 total units had been completed, which exceeded the goal by 47 percent. At the end of the fiscal year, 31 percent of the multi-family units completed will serve households at or below 80 percent MFI. The total single-family unit production was 561 units, with 241 of those units serving households at 80% MFI or below (43%). The multifamily production of 392 total units yielded 57 affordable units (14.5%). These units were privately funded projects that had a minimum 10% affordability requirement.

The goal for the Acquisition and Development (A&D) Program was exceeded by 70 percent largely due to projects accomplished by Austin Habitat for Humanity. This was achieved despite market conditions which continue to be challenging for those trying to obtain a conventional mortgage product. Habitat has a steady supply of homes coming online and buyers ready and able to close this year. Other homes closed during this fiscal year included homes funded with Neighborhood Stabilization Program (NSP) funds. NSP funds were used for both new construction homes and homes that had been acquired as foreclosures. The foreclosed homes were made ready and were sold to low- to moderate-income buyers. Two-thirds of all homes sold this year were funded through Affordable Housing General Obligation Bond funds.

The CHDO Operating Expenses Grant Program did not meet its goal of providing operating grants to all CHDOs because there are fewer CHDOs eligible for this needs-based program. The reason for ineligibility was due to either 1) the organization having net or unrestricted assets in amounts that exceeded program guidelines; or 2) the organization could no longer be certified as a CHDO. NHCD anticipates there will be fewer organizations that will be able to be certified as CHDOs in FY 2012-13 due to recent HUD guidance on CHDO organizational and staff capacity. Consequently, NHCD will be evaluating the program based on the number of organizations able to be certified as CHDOs and whether these organizations are able to demonstrate actual need for operating expenses grants.

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## **Commercial Revitalization**

Together with the Urban Renewal Agency (URA), the City continued to make progress in revitalization efforts for East 11<sup>th</sup> and 12<sup>th</sup> Streets. Efforts that began in the late 1990s have removed slum and blight, attracted new restaurants, offices and residential developments. The East 11<sup>th</sup> and 12<sup>th</sup> Streets Revitalization project is comprised of the following areas: Acquisition & Development, Historic Preservation, Public Facilities and Parking Facilities.

In FY 2011-12, Acquisition & Development, Historic Preservation and Public Facilities had no scheduled activity, while the Parking Facilities activity met its goal. During the fiscal year resources were committed and expended on leasing a community parking facility in the revitalization area. The facility provided parking to the area neighborhood and provided additional access for area businesses. For more information on the East 11<sup>th</sup> and 12<sup>th</sup> Street revitalization efforts, see page 3-3.

## **Small Business Assistance**

NHCD's Small Business Assistance programs provide education and financing to support small businesses. In addition, these programs create job opportunities for low- and moderate-income households. The Microenterprise Technical Assistance program met its annual goal by providing small business education that includes topics such as finance, industry standards, legal requirements and business plan development. The Community Development Bank met its goal as well, by offering flexible capital and technical assistance to small and minority businesses that are expanding or relocating to low-income areas.

The Neighborhood Commercial Management (NCMP) and the Community Preservation and Revitalization Programs (CP&R) did not meet the FY 2011-12 goals. Contributing factors include credit market conditions, overall lack of public confidence in the economy, and the lack of applications submitted to NHCD during the fiscal year. Resources for the NCMP and CP&R have been redirected to other program areas.

## ***5-Year Progress Overview***

As mentioned above, the overall number of households served during FY 2011-12 was higher than anticipated in the FY 2011-12 Action Plan and NHCD is making strides toward reaching the 5-Year Consolidated Plan goals.

## ***Conclusion***

NHCD's overall strategy for its affordable housing and community development initiatives is operating at a satisfactory pace given market conditions, economic constraints and the constraints of financial resources. Affordable housing continues to be a high priority for the City of Austin as it relates to the use of the federal grants.

The City of Austin continues to foster the success of small businesses and neighborhood revitalization efforts through activities that fall under the East 11<sup>th</sup> and 12<sup>th</sup> Streets Revitalization initiative. Both small business and commercial

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revitalization efforts support greater opportunities for job creation for low- and moderate-income households that will provide economic sustainability.

The federally and locally funded programming meets the stated priorities in the City's 5-Year Consolidated Plan. The City has leveraged over \$71 million in private funding to maximize its financial resources with federal and local funding. The City expended approximately \$21.5 million in local funds to increase affordable housing development in FY 2011-12.

The City of Austin is committed to improving its programs, service delivery and partnerships in order to better serve and meet the needs of Austin's very low- to moderate-income residents. As the City moves forward, its commitment to invest in its community, to improve and retain its affordable housing stock, and develop its communities through job creation and revitalization efforts will remain priorities.