



**Neighborhood Housing and Community Development Office  
Notice of Draft Comment Period for  
Fiscal Year 2014-19 Consolidated Plan and Fiscal Year 2014-15 Action Plan**

The City of Austin expects to receive continued federal funding through four U.S. Department of Housing and Urban Development (HUD) entitlement grants: Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA). In order to receive these HUD grants, the City of Austin must submit a 5-year Consolidated Plan and an annual Action Plan to HUD that provides the community needs, resources, priorities, and proposed activities with regard to housing, community development, economic development, and public services. On June 6, 2014 the City released its Draft Fiscal Year 2014-19 Consolidated Plan and Fiscal Year 2014-15 Action Plan, and is accepting public comments through July 7, 2014. The plans are both due to HUD on or before August 15, 2014.

As required by the City's Citizen Participation Plan and Texas Local Government Code, Chapter 373, the steps for public participation includes two public hearings on the draft plan: one public hearing before the Austin City Council and one public hearing before the Community Development Commission (CDC).

**Public Hearings on Draft Consolidated Plan and Draft Annual Action Plan**

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The public is invited to attend the following public hearings:

- **6:30 PM Tuesday, June 10, 2014:** Community Development Commission (CDC) at Town Lake Center, 721 Barton Springs Road Assembly Room 130 ▪ Austin, Texas 78704
- **4:00 PM Thursday, June 26, 2014:** Austin City Council at Austin City Hall, City Council Chambers, 301 W. Second Street ▪ Austin, Texas 78701

**Written Comments**

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Written comments may be submitted during this comment period until 5 PM on Monday July 7, 2014. Please include a name, address, and phone number.

Mail to:

Neighborhood Housing and Community Development Office

Attn: Consolidated Plan

P.O. Box 1088

Austin, Texas 78767

Email: [NHCD@austintexas.gov](mailto:NHCD@austintexas.gov)

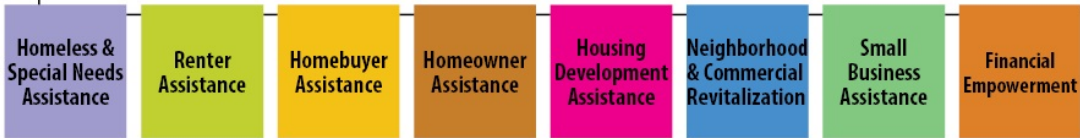
For more information concerning the Fiscal Year 2014-19 Consolidated Plan and 2014-15 Action Plan process visit [www.austintexas.gov/five](http://www.austintexas.gov/five) or call (512) 974-3100 (voice) or (512) 974-3102 (TDD) Monday through Friday, 8 AM to 5 PM.

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For assistance please call (512) 974-2210 OR (512) 974-2445 TDD.

**City of Austin Fiscal Year 2014-19 Consolidated Plan**  
*Fiscal Year 2014-15 Action Plan*  
Providing Opportunities, Changing Lives



Neighborhood Housing and  
Community Development Office



## HUD's New Consolidated Plan Template

In May 2012, the [U.S. Department of Housing and Urban Development's \(HUD\) Office of Community Planning and Development \(CPD\)](#) introduced the [eCon Planning Suite](#), a collection of new online tools to assist grantees in creating market-driven, leveraged housing and community development plans. One of these tools, the Consolidated Plan Template, allows grantees to develop and submit their Five Year Consolidated Plans and Annual Action Plans online. This plan represents the first time the City of Austin has utilized the online template to prepare a Consolidated Plan. The following document is an exported version of the Consolidated Plan entered in HUD's Integrated Disbursement and Information System (IDIS), which will be submitted electronically to HUD. Additional sections may be present in this draft document to ensure the public has access to the range of information considered in preparing the draft. Content will be retained in the final version; however formatting is subject to change.

# City of Austin, Texas

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## Fiscal Year 2014-19 Consolidated Plan

and

## Fiscal Year 2014-15 Annual Action Plan



For Consolidated Plan Years  
October 1, 2014 through September 30, 2019

Prepared by:  
City of Austin  
Neighborhood Housing and Community Development Office  
PO Box 1088  
Austin, TX 78767  
512-974-3100

<http://www.austintexas.gov/housing>

The font that you see throughout this document is "Spranq Eco-Font", a font type that is especially designed to save ink when printing. The City of Austin is committed to using as many sustainable and green practices as possible in an effort to responsibly conserve natural and financial resources.

# Austin City Council

## *Mayor*

Lee Leffingwell

## *Mayor Pro Tem*

Sheryl Cole, Place 6

## *Council Members*

Chris Riley, *Place 1*

Mike Martinez, *Place 2*

Kathie Tovo, *Place 3*

Laura Morrison, *Place 4*

Bill Spelman, *Place 5*

## *City Manager*

Marc A. Ott

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# Executive Summary

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

### 1. Introduction

The City of Austin submits this Fiscal Years (FY) 2014-19 Consolidated Plan and its FY 2014-15 Action Plan as the first of five Action Plans within the Consolidated Plan. An annual Action Plan is required by the U.S. Department of Housing and Urban Development (HUD) from all jurisdictions receiving annual entitlement grants. The annual Action Plan is the City's application to HUD for entitlement grant funding for each fiscal year. The following section provides a concise summary of the FY 2014-19 Consolidated Plan and FY 2014-15 Action Plan. It is anticipated the Austin City Council will approve submission of the plan to HUD on August 7th, 2014. The final document is due to HUD no later than August 15, 2014.

In addition to HUD funding, the City of Austin also appropriates local funds to the Neighborhood Housing and Community Development (NHCD) Office for affordable housing and community development activities. HUD's guidance regarding the inclusion of non-federal funding sources in an annual Action Plan is that non-federal sources are to be included if they are *reasonably expected* to be made available to address the needs outlined in the plan. For this reason, NHCD has included the anticipated FY 2015 General Obligation Bond Fund allocation of \$10M and the anticipated Housing Trust Fund (HTF). The FY 2014-15 City of Austin budget is expected to be approved by the Austin City Council in September 2014. Once the City budget is approved, NHCD will notify HUD of any additional funding allocated by the City that will leverage the federal investment outlined in the FY 2014-19 Consolidated Plan and FY 2014-15 Action Plan. NHCD anticipates publishing a comprehensive funding table that includes federal and local funds, which will be available at <http://www.austintexas.gov/housing> after the Austin City Council approves the City's FY 2014-15 budget.

This Consolidated Plan and Action Plan are not intended to confer any legal rights or entitlements on any persons, groups, or entities, including those named as intended recipients of funds or as program beneficiaries. The terms of this Annual Action Plan are subject to amendment and to the effect of applicable laws, regulations and ordinances. Statements of numerical goals or outcomes are for the purpose of measuring the success of programs and policies and do not impose a legal obligation on the City to achieve the



intended results. Actual funding of particular programs and projects identified in this Plan are subject to completion of various further actions, some of which involve discretionary determinations by the City or others. These include HUD approval of this Plan; appropriations by the United States Congress and the City Council; reviews and determinations under environmental and related laws; and results of bidding and contracting processes.

## **2. Summary of the Objectives and Outcomes Identified in the Plan Needs**

### **Assessment Overview**

The City's FY 2014-19 Consolidated Plan establishes funding priorities for the FY 2014-15 Action Plan in the following high priority need areas: Homeless/Special Needs Assistance; Renter Assistance; Homebuyer Assistance; Homeowner Assistance; Housing Development Assistance; Small Business Assistance, Neighborhood and Commercial Revitalization and Financial Empowerment. These 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. All of the proposed funding priorities will serve very-low, low- and moderate-income households in the City of Austin. In addition, the proposed activities will serve special needs populations including: seniors, persons with disabilities, persons experiencing homelessness and at risk of homelessness, persons living with HIV/AIDS, at risk children and youth, victims of domestic violence, housing authority residents, and persons returning to the community from correctional institutions and/or with criminal histories. Activities designated as high priority will be funded by the City of Austin in FY 2014-15. Medium priorities will be funded if funds are available. Low priority activities will not be funded.

<b>CONSOLIDATED PLAN PRIORITIES AND PROPOSED ACCOMPLISHMENTS</b>				
<b>Program</b>	<b>Program Description</b>	<b>Priority for Federal Funds</b>	<b>FY 2014-19 Con Plan Goal</b>	<b>Objectives and Outcomes</b>
<b>Homeless/Special Needs</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, children, and families.	High	33,282	Suitable Living Environment Availability/Accessibility
<b>Renter Assistance</b>	Renter Assistance provides assistance to renters so that rent is more affordable, provides tenants' rights services to equip renters with information that may allow them more stability and provides financial assistance for necessary rehabilitation to make homes accessible.	High	2,426	Decent Housing Availability/Accessibility
<b>Homebuyer Assistance</b>	Homebuyer Assistance provides counseling to renters wishing to become homebuyers and to existing homebuyers to help them stay in their homes. This category includes the Down Payment Assistance Program, which offers loans to qualifying low- and moderate-income homebuyers to help them buy their first home.	High	50	Suitable Living Environment 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	2,502	Decent Housing Availability/Accessibility
<b>Housing Development Assistance</b>	Housing Development Assistance includes NHCD programs that offer assistance to non-profit and for-profit developers to build affordable housing for low- and moderate-income households.	High	155	Decent Housing Availability/Accessibility

<b>Neighborhood and Commercial Revitalization</b>	Neighborhood and Commercial Revitalization includes programs related to the revitalization of neighborhoods and corridors. These programs include commercial acquisition, competitive and non-competitive grants.	High	4	Creating Economic Opportunity 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	179	Creating Economic Opportunity Availability/ Accessibility
<b>Financial Empowerment</b>	The Individual Development Account Program (IDA) encourages households to save by providing a matched savings account for post-secondary education, to become a first-time homebuyer or to start a business	Medium	190	Creating Economic Opportunity
<b>Total</b>			38,784	

**Exhibit 1: Consolidated Plan Priorities and Proposed Accomplishments**

See *Exhibit 1* for an outline of FY 2014-19 Consolidated Plan priorities and proposed accomplishments.

City of Austin ordinance 820401-D ("The Austin Housing and Community Development Block Grant Ordinance") dated April 1, 1982 sets forth requirements and provisions for the administration of funds received by the City under the Housing and Community Development Act of 1974, as amended, including the assertion that "the primary objectives of community development activities in the City of Austin shall be the development of a viable urban community, including decent housing, a suitable living environment, elimination of slums and blight and expanding economic opportunities, principally for persons of low- and moderate-income," and that in implementing the above, "the City's general obligation to provide capital improvements to the target areas is not diminished except in extraordinary circumstances. Capital improvements in the target areas are to be funded through the normal course of city-wide capital improvements." Responsive to this ordinance, infrastructure needs are designated a low priority for Consolidated Planning purposes and will not be funded with Community Development Block Grant (CDBG) funding.

### **3. Evaluation of Past Performance**

The City of Austin's past Consolidated Annual Performance and Evaluation Reports (CAPERs) indicate a strong track record of setting and meeting goals. Reductions in federal funding have made it challenging to meet 5-year goals identified in the FY 2009-14 Consolidated Plan, as these goals were set with the assumption of level funding over the 5-year period. It is acknowledged that resources may continue to be reduced at the federal level. At the same time, development costs and public service delivery costs may continue to increase. Collaboration and interdisciplinary partnerships are anticipated to become an even more integral part of providing the greatest public benefit, and doing more with less.

### **4. Summary of Citizen Participation Process and Consultation Process**

#### **Outreach**

The Neighborhood Housing and Community Development Office (NHCD) worked closely with the [City's Communications and Public Information Office \(CPIO\)](#) and [BBC Research and Consulting](#) to develop an extensive community engagement and outreach strategy with the intent to promote awareness of the community needs assessment period, and to increase interest, thus increasing public participation. The collaborative efforts of NHCD and CPIO resulted in the development of a FY 2014-19 Consolidated Plan and FY 2014-15 Action Plan website, public presentations, an online survey, and stakeholder and focus group meetings. Feedback and input opportunities were also offered through e-mail and postal mail. The City's outreach efforts targeted the general public, as well as low-income households and racial/minority populations with all announcements published in English and Spanish. In addition, to further outreach efforts and target special populations, NHCD staff highlighted the Consolidated Plan and Annual Action Plan process before ten City of Austin Boards and Commissions as well as numerous external agencies whose missions target special populations.

#### **Community Needs Assessment**

The community needs assessment period was conducted February 10 through April 30, 2014. The [City of Austin's Citizen Participation Plan \(CPP\)](#) requires that the City conduct four public hearings during the community needs assessment period, one before the Austin City Council, one before the Community Development Commission and two additional hearings sponsored by organizations working with low- and moderate-income populations. The

public hearings were conducted before the HIV Planning Council on March 25, 2014, the Austin City Council on March 27, 2014, the Community Development Commission (CDC) on March 31, 2014, and Mayor's Committee for Persons with Disabilities on April 14, 2014. Collectively, the City of Austin received 26 comments from public hearings, public meetings, and written comments during the community needs assessment period. All comments received are included in *Appendix I*. Additionally, BBC Research and Consulting worked with the City to develop a conduct a Housing Choice Survey as a component of the 2014 Austin Housing Market Study. The goal was to understand the decisions people make when choosing a place to live and work, and how those decisions may change over time. The survey was open during the Community Needs Assessment Period, was available both in an online and paper format, in English and in Spanish. Comprehensive outreach with stakeholders, social service providers, media outlets and neighborhood organizations resulted in 6,977 unique responses to the survey. These responses will be kept confidential but overall identified themes helped inform the Consolidated Plan, and will be reviewed during the development of the Analysis of Impediments to Fair Housing Choice (AI) and in formulating future policy decisions impacting Household Affordability. See *Appendix I* for a copy of a summary of the public comments received during the community needs assessment period. *Note: To be updated following the Draft Comment Period.*

#### **Draft Consolidated Plan/Action Plan Comment Period**

*This section will be updated after the Draft Comment Period is complete.*

#### **5. Summary of Public Comments**

*This section will be updated after the Draft Comment Period is complete.*

#### **6. Summary of Comments or Views not Accepted and the Reasons for not Accepting Them**

*This section will be updated after the Draft Comment Period is complete.*

#### **7. Summary**

In FY 2014-15, the City of Austin received \$11.2 million from HUD through four entitlement grants: Community Development Block Grant (CDBG); HOME Investment Partnerships Program (HOME); Emergency Solutions Grant Program (ESG); and Housing Opportunities for Persons with AIDS (HOPWA). The Consolidated Plan is a strategic long-range planning

document, which establishes programmatic goals and provides a framework for methodologically identifying priority needs with the community. With these end goals in mind, the City of Austin anticipated its allocation for the remaining 4 fiscal years of this Consolidated Plan (FY 2015-19) by conservatively forecasting the trend of federal funding over the past 4 fiscal years forward over the next 4 fiscal years. This includes annual changes in each respective program, as follows:

<b>CDBG</b>	- 0.89%
<b>HOME</b>	- 1.42%
<b>HOPWA</b>	- 0.27%
<b>ESG</b>	+ 0.90%

The City also conservatively estimated a 2% increase in future program delivery costs annually. This increase was based on a rate similar to those experienced over the last 5 Year Consolidated Planning cycle.

These assumptions were deemed necessary to provide as accurate a picture of future anticipated resources as possible given the current information available.

Entitlement grants provided through HUD are determined by statutory formulas and although the City of Austin is receiving additional funds through the formula as result of its increasing poverty rate, the City of Austin is continuing to see financial pressure at the federal level coupled with increased costs in providing services. In light of these facts the City of Austin continues to collaborate, and identify opportunities to do so, which is detailed throughout this plan. This means identifying opportunities to leverage resources through other planning initiatives, maximizing opportunities for interdepartmental collaboration and coordinating intergovernmentally beyond jurisdictional boundaries to ensure comprehensive data collection, best practice planning, and efficient program delivery.

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	AUSTIN	NHCD
CDBG Administrator		NHCD
HOPWA Administrator		HHSD
HOME Administrator		NHCD
HOPWA-C Administrator		N/A

**Table 1 – Responsible Agencies**

#### Narrative

##### LEAD AGENCY AND PARTICIPATING ORGANIZATIONS

###### Neighborhood Housing and Community Development Office (NHCD)

NHCD is designated by the Austin City Council as the single point of contact for HUD, and is the lead agency for the administration of the CDBG, HOME, HOPWA, and ESG grant programs. NHCD administers the CDBG and HOME programs. NHCD directly 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).

###### Austin Housing Finance Corporation (AHFC)

AHFC was created in 1979 as a public, non-profit corporation organized pursuant to Chapter 394 of the Texas Local Government Code, and administers many of the City's housing programs. Employees of NHCD manage the funding and operations of AHFC through an annual service agreement executed between the City and AHFC.

###### Austin/Travis County Health and Human Services Department (HHSD)

The City Council designates HHSD to administer the HOPWA and ESG programs. 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 a number of housing and public services programs identified under the Homeless/Special Needs priority on the FY 2014-19 Investment Plan.

### **Economic Development Department (EDD)**

EDD executes the City of Austin's economic development strategy, which consists of attracting corporate relocations and expansions, managing urban redevelopment, promoting international business, developing locally-owned small businesses, and developing the creative economy through arts and music. EDD administers the Family Business Loan Program (FBLP) identified under the Small Business Assistance priorities funded with Section 108 funds. Section 108 is a loan guarantee provision of the Community Development Block Grant (CDBG) Program.

### **Community Development Commission (CDC)**

The CDC advises the Austin City Council in the development and implementation of programs designed to serve low- and moderate-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 all 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-Zaragoza/Blackland, St. Johns, and South Austin.

### **Urban Renewal Board (URB)**

The 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 with Urban Renewal Plans that are adopted by the Austin City Council. An Urban Renewal Plan's primary purpose is to eliminate slum and blighting influence within a designated area of the City. The City Council adopted [Resolution No. 971119-34](#) on November 19, 1997, declaring the East 11th and 12th Streets Revitalization Area to be a slum and blighted area and designated this area appropriate for an urban renewal project. Subsequently, the Austin City Council adopted an Urban Renewal Plan. The City of Austin and the Urban Renewal Agency, in the shared

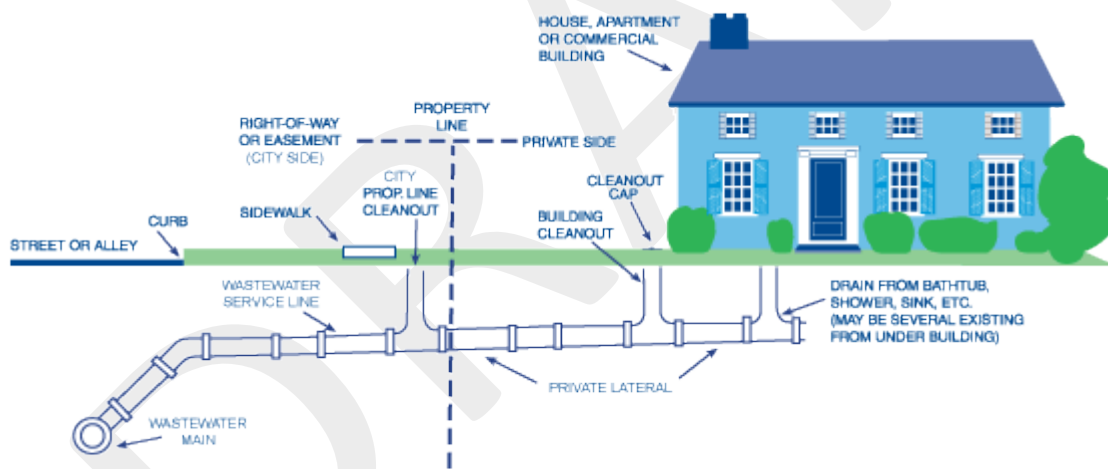


interest of completing the Urban Renewal Project, have entered into an agreement, which identifies each party's roles and responsibilities for the completion of the revitalization for these two corridors.

### **City of Austin Interdepartmental Partnership: Austin Water Utility**

P-Lat Private Lateral Program – assists in replacing aging water infrastructure for eligible homeowners. NHCD administers the program through a partnership with Austin Water Utility. This collaboration leverages home repair services offered by the department by supporting the department's outreach and construction expertise through cross promotion. Additionally, this program furthers the City's commitment to HUD's [Healthy Homes Initiative](#) which takes a comprehensive approach to reducing housing-related hazards in a coordinated fashion, rather than addressing a single hazard at a time. The program provides the opportunity for homeowners to maintain a safe environment for themselves and their families, free of health hazards and safety concerns. For more information visit:

<http://www.austintexas.gov/departament/private-lateral-program>



**Diagram Detailing the Private Lateral Program (P-Lat)**

### **Consolidated Plan Public Contact Information**

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

### **1. Introduction**

To ensure that priority needs are carried out in the most efficient manner the City's Neighborhood Housing and Community Development Office (NHCD) coordinates with other City departments in its administration of program and activities including Planning Development and Review (PDR), Economic Development Department (EDD), Austin/Travis County Health and Human Services Department (HHSD), Austin Energy/Austin Green Building, Austin Water Utility, Code Compliance Department, and the Austin Sustainability Office. NHCD consults with boards and commissions and external agencies with missions related to affordable housing and community development, including the African American Resource Advisory Commission, Austin Housing Repair Coalition (AHRC), Austin Mayor's Committee for People with Disabilities (AMCPD), Commission on Seniors (COS), Community Advancement Network (CAN), Community Development Commission (CDC), Community Housing Development Organization (CHDO) Roundtable, Early Childhood Council (ECC), Ending Community Homelessness Coalition (ECHO), Hispanic/Latino Quality of Life Resource Advisory Commission, Austin Area Comprehensive HIV Planning Council, Housing Authority of the City of Austin (HACA), Housing Authority of Travis County (HATC), HousingWorks Austin, Real Estate Council of Austin (RECA), Urban Renewal Board (URB).

### **Summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies**

The City of Austin provides funding and works closely in partnership with the Ending Community Homelessness Coalition (ECHO), the entity that also acts as the coordinator of the region's Continuum of Care (CoC). Leadership from the two local housing authorities, private hospitals, private housing providers, City and County health and human services departments, social service programs that serve the homeless, as well as criminal justice entities serve on the ECHO Membership Council. This group holds monthly meetings and coordinates activities serving the homeless and low-income communities in the area. ECHO executive leadership participates in planning partnerships with psychiatric stakeholders, criminal justice executives and employment specialists led by Central Health, Austin-Travis County Integral Care, Travis County Public Safety and Justice, and Goodwill Industries.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

The City HHSD and NHCD staff provide leadership roles in development of the annual CoC application including participation on the CoC Committee, the Independent Review Team, and the ECHO Membership Council.

During development of the NHCD Action Plan, HHSD Community Based Resources Unit staff engage with the members of ECHO to gather information that informs decisions on ESG allocations, performance standards, and evaluation outcomes. ECHO, NHCD and HHSD staff are currently exploring ways to further strengthen this relationship.

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

The City HHSD and ECHO work together to evaluate outcomes. All ESG-funded programs enter data into Homeless Management Information System (HMIS) which is administered by ECHO. HMIS staff analyzes the data and report progress on ending homelessness back to HHSD and other community entities. In addition, ESG-funded programs are required to submit an outcome measure to the City of Austin of "Percent of case-managed households that transition from homelessness into housing." This is not a community HMIS measure, but the City and ECHO are in discussion about developing coordinated outcome measures with the new coordinated assessment process.

The City of Austin has taken an active role in supporting a more effective HMIS so that the data can help guide policy decisions and identify program effectiveness. The ESG FY 2014-15 award includes funding for continuation of the Scan Card program at the Austin Resource Center for the Homeless (ARCH). The City of Austin also allocates local funding to support ECHO by funding an HMIS Director position. City Staff has taken an active role with ECHO in developing coordinated assessment and improving other components of the continuum. City staff attends monthly HMIS User Group meetings with ECHO to discuss HMIS operations and administration planning.

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

1	<b>Agency/Group/Organization</b>	Ending Community Homelessness Coalition (ECHO)
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	<ul style="list-style-type: none"> <li>• Homeless Needs - Chronically Homeless</li> <li>• Homeless Needs - Families with Children</li> <li>• Homelessness Needs - Veterans</li> <li>• Homelessness Needs - Unaccompanied Youth</li> <li>• Homelessness Strategy</li> </ul>
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	<p>The City of Austin provides funding and works closely in partnership with the Ending Community Homelessness Coalition (ECHO), who is the coordinator of the region’s Continuum of Care (CoC). Leadership from City and County Health and Human Services Department (HHSD) attend monthly ECHO Membership Council meetings, serve on the CoC Independent Review Team and coordinate activities serving the homeless and low-income communities in the area. NHCD reviews the CoC application through the Certificate of Consistency process. ECHO is one of several partners represented on the Austin City Council Appointed PSH Leadership Finance Committee. ECHO is an active contributor to the information in the Consolidated Plan regarding homeless needs and strategies.</p>

2	<b>Agency/Group/Organization</b>	Community Advancement Network
	<b>Agency/Group/Organization Type</b>	Partnership of government, non-profit, private and faith-based organizations
	<b>What section of the Plan was addressed by Consultation?</b>	<ul style="list-style-type: none"> <li>• Community Needs</li> </ul>
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	<p>Community Advancement Network (CAN) is a public/private partnership between 15 major community organizations that work to achieve sustainable social, health, educational, and economic outcomes for Austin and Travis County. CAN supports 12 Issue Area Groups (IAGs) that range from housing, health, and elderly services to workforce development. The Issue Area Groups bring together stakeholders from throughout the community to collaborate with organizations that provide social services. CAN maintains a listserv of more than 3,500 community contacts, which is a key resource for NHCD's outreach efforts to provide information to the public, community non-profits and small businesses. CAN works with the City of Austin, Travis County, the Travis County Housing Authority, the Housing Authority of the City of Austin and other agencies to explore opportunities to enhance local affordable housing planning efforts.</p>
3	<b>Agency/Group/Organization</b>	CHDO Roundtable
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	<ul style="list-style-type: none"> <li>• Housing Need Assessment</li> </ul>

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Community Housing Development Organizations (CHDOs) are non-profit housing providers whose organizational mission includes the development of affordable housing for low- and moderate-income households. The City is able to work closely with CHDOs to help them meet their housing development goals by coordinating with the CHDO Roundtable, an organization comprised of local, non-profit affordable housing providers. The City meets with the CHDO Roundtable to discuss policy matters and provides CHDO Operating Expenses Grants to help increase organization capacity.
4	<b>Agency/Group/Organization</b>	Housing Authority of Travis County (HATC)
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	<ul style="list-style-type: none"> <li>Public Housing Needs</li> </ul>
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Travis County Housing Authority (HATC) was consulted to provide information on its activities and needs relating to public housing. As one of two Public Housing Authorities (PHAs) serving the City of Austin boundaries, input from and coordination with HATC is valuable to address community needs efficiently.
5	<b>Agency/Group/Organization</b>	Housing Authority of the City of Austin (HACA)
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	<ul style="list-style-type: none"> <li>Public Housing Needs</li> </ul>

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	HACA was consulted to provide information on its activities and needs relating to public housing. As one of two Public Housing Authorities (PHAs) serving the City of Austin boundaries, input from and coordination with HACA is valuable to address community needs efficiently.
6	<b>Agency/Group/Organization</b>	HousingWorks Austin
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	<ul style="list-style-type: none"> <li>Household Affordability</li> </ul>
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	HousingWorks is a non-profit organization whose goal is keeping homes affordable for Austinites, through research, education and public policy change. NHCD meets regularly with HousingWorks and collaborates to keep homes affordable in Austin.
7	<b>Agency/Group/Organization</b>	Austin Mayor's Committee for People with Disabilities
	<b>Agency/Group/Organization Type</b>	Board/Commissions
	<b>What section of the Plan was addressed by Consultation?</b>	<ul style="list-style-type: none"> <li>Non-Homeless Special Needs</li> <li>Persons with Disabilities</li> </ul>
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	NHCD Staff made a presentation before the Austin Mayor's Committee for People with Disabilities on April 14, 2014. The Community Needs Assessment Process was discussed, and the members had an opportunity to ask questions or raise concerns about how the City's programs addresses the needs of those with disabilities within the City of Austin.
8	<b>Agency/Group/Organization</b>	Austin Housing Repair Coalition (AHRC)
	<b>Agency/Group/Organization Type</b>	Housing

	<b>What section of the Plan was addressed by Consultation?</b>	<ul style="list-style-type: none"> <li>• Home Repair Needs</li> </ul>
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	NHCD Staff made a presentation before the AHRC on April 8, 2014. The Community Needs Assessment Process was discussed, and the members had an opportunity to ask questions or raise concerns about how the City's programs address, or could better address, the home repair needs of those very low-, low-, and moderate-income households within the City of Austin.
9	<b>Agency/Group/Organization</b>	Austin/Travis County Health and Humans Services Department
	<b>Agency/Group/Organization Type</b>	<ul style="list-style-type: none"> <li>• Services-Persons with HIV/AIDS</li> <li>• Health Agency</li> <li>• Publicly Funded Institution/System of Care</li> <li>• Other government – County</li> <li>• Other government - Local</li> </ul>
	<b>What section of the Plan was addressed by Consultation?</b>	<ul style="list-style-type: none"> <li>• Homeless Needs - Chronically Homeless</li> <li>• Homeless Needs - Families with Children</li> <li>• Homelessness Needs – Veterans</li> <li>• Homelessness Needs - Unaccompanied Youth</li> <li>• Non-Homeless Special Needs</li> </ul>



	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City Council designates HHSD to administer the HOPWA and ESG programs. 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 a number of housing and public services programs identified under the Homeless/Special Needs priority on the FY2014-15 Investment Plan.
10	<b>Agency/Group/Organization</b>	Community Development Commission
	<b>Agency/Group/Organization Type</b>	Board/Commissions
	<b>What section of the Plan was addressed by Consultation?</b>	<ul style="list-style-type: none"> <li>• Housing Need Assessment</li> <li>• Homeless Needs - Chronically Homeless</li> <li>• Homeless Needs - Families with Children</li> <li>• Non-Homeless Special Needs</li> <li>• Economic Development</li> <li>• Household Affordability</li> </ul>
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Community Development Commission advises the City Council on the development and implementation of programs designed to serve the poor and the community at large with emphasis on federally-funded programs.

**Table 2 – Agencies, groups, organizations who participated**

**Identify any Agency Types not consulted and provide rationale for not consulting**

The City of Austin contacted a variety of agency types and partnering organizations in preparing the FY 2014-19 Consolidated Plan or FY 2014-15 Annual Action Plan. No agencies were intentionally excluded from consultation.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
<a href="#">Continuum of Care</a>	Ending Community Homelessness Coalition (ECHO)	The Community Plan to End Homelessness guides Continuum of Care prioritization and has 4 goals to prevent homelessness: 1) Develop community-wide strategies for affordable housing; 2) Identify and provide services for those most at-risk of becoming homeless in our community using a triage model; 3) Increase employment and income opportunities for people at-risk of losing their homes; and 4) Educate the community about homelessness and advocate for evidence-based practices and solutions. These are in alignment with the City of Austin Consolidated Plan which includes two prevention objectives: 1) Assist persons experiencing homelessness or who are at risk of becoming homeless; and 2) Assist persons living with HIV/AIDS to achieve stable housing and increase access to medical care and supportive services.

<p><a href="#">Imagine Austin</a></p>	<p>City of Austin Planning Development and Review (PDR)</p>	<p>On June 15, 2012, the City Council voted unanimously to adopt Imagine Austin, the City's comprehensive plan for Austin's future. The plan includes implementation guidelines and the following priority programs: 1) A compact, connected Austin with improved transportation options; 2) Sustainably managed water resources; 3) Invest in Austin's workforce, education systems and entrepreneurs; 4) Protect environmentally sensitive areas and integrate nature into the City; 5) Invest in Austin's creative economy; 6) Develop and maintain household affordability throughout Austin (NHCD is lead in implementing the Household Affordability priority program and will continue to partner with other city departments and community entities to guide implementation of Imagine Austin through its strategic plan); 7) Create a 'Healthy Austin' program; and 8) Revise Austin's land development regulations and processes.</p>
<p><a href="#">Colony Park Master Plan</a> (under development)</p>	<p>City of Austin Neighborhood Housing and Community Development (NHCD)</p>	<p>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 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. NHCD continues to explore funding opportunities for future implementation of the Colony Park Master Plan.</p>

<p><a href="#">CAPCOG Sustainable Places Project</a></p>	<p>Capital Area Council of Governments (CAPCOG)</p>	<p>The Capital Area Texas Sustainability (CATS) Consortium was selected in 2010 to receive \$3.7 million, as one in 45 nationwide grant recipients for the federal Sustainable Communities Grant. The Capital Area Council of Governments (CAPCOG) serves as the grant administrator for the regional collaboration. CAPCOG is partnering with local agencies: the Capital Area Metropolitan Planning Organization (CAMPO), Capital Area Rural Transportation Systems (CARTS), CapMetro, Envision Central Texas (ECT), City of Austin, City of Round Rock, City of San Marcos, along with other stakeholders. CAPCOG is contracting with the City of Austin, and the University of Texas Sustainable Development Center to assist in developing and testing the tool. The tool, a GIS-based open source platform called Envision Tomorrow originally developed by Fregonese Associates. The platform will be tailored to local development conditions to analyze how transportation, land use, economic development, and housing are interrelated, and to show local leadership the impact of making investment decisions in their communities. The broader goal for the project is to use the tool to analyze what impact decisions at the local level are having on the region.</p>
<p><a href="#">Housing Opportunity in Central Texas</a></p>	<p>Capital Area Council of Governments (CAPCOG)</p>	<p>Housing Opportunity in Central Texas is a summary report of the regional effort to promote equitable growth through the Sustainable Places Project, an ambitious regional planning initiative. The report summarizes key findings of data analysis, deliberation, and the many related products built by the project that will impact future policy decisions.</p>

<a href="#">City of Austin Draft Long Range Capital Improvement Strategic Plan</a>	City of Austin Capital Planning Office (CPO)	The City of Austin's Capital Planning Office (CPO) is working in conjunction with City departments to develop a new Long-Range Capital Improvement Program Strategic Plan. The plan has a 10-year planning horizon and provides the basis for identifying both ongoing capital needs and strategic opportunities for CIP investment over the long term. The plan was created to further align the City's CIP investments with the Imagine Austin 30-Year Comprehensive Plan.
<a href="#">Project Connect</a>	City of Austin, Capital Metro, CAMPO, LStar	Project Connect is the vision for Central Texas' high-capacity transit system. Linking activity centers within the fastest growing region in the country, Project Connect aims to connect people, places and opportunities in an easy, efficient way. The vision unites efforts to develop the best solutions for getting around Central Texas and addressing growth challenges.

**Table 3 – Other local / regional / federal planning efforts**

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

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

**Narrative (optional):**

The City of Austin works to enhance coordination through: inter-departmental, inter-organizational, and inter-governmental collaboration. The City of Austin was able to collaborate with Travis County on homeless information and strategic planning. The City of

Austin continues to promote awareness that household affordability and community development challenges are regional, and do not respect geopolitical boundaries. Household affordability and unaddressed community development needs can directly or indirectly affect access to public services, education, health and human services, transportation, environmental sustainability, economic development, community vitality, arts and culture.

DRAFT

## PR-15 Citizen Participation

### 1. Summary of citizen participation process/Efforts made to broaden citizen participation

#### Summarize citizen participation process and how it impacted goal setting

The City of Austin's CPP requires that the City conduct two public hearings during the community needs assessment period. There is a 30-day public comment period on the draft Action Plan. The City will provide the draft report electronically online and will provide hard copies at ten community centers. During the 30-day public comment period, there are two additional public hearings on the draft Action Plan. The public hearings are held before the Community Development Commission (CDC) and before the Austin City Council. A copy of the Community Needs Assessment and all public comments received during both the community needs assessment period and the draft action plan comment period are included in *Appendix I*.

#### Citizen Participation Outreach

#	Mode of Outreach	Target of Outreach	Summary of Response/ Attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	23 Citizens provided public testimony	The range of comments stressed the importance of deep affordability for persons with disabilities, deep affordability for youth, fair housing, general obligation bonds, S.M.A.R.T. Housing™, home repair, homelessness, and transitional housing	All comments or views received were accepted.	<a href="http://austintexas.gov/five">http://austintexas.gov/five</a>

#	Mode of Outreach	Target of Outreach	Summary of Response/ Attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Non-targeted/broad community	14 Citizens provided public testimony	The range of comments stressed the importance of community development, deep affordability, general obligation bonds, S.M.A.R.T. Housing™, Homelessness, Permanent Supportive Housing (PSH) and Tenant Based Rental Assistance (TBRA).	All comments or views received were accepted.	<a href="http://austintexas.gov/five">http://austintexas.gov/five</a>
3	Online Survey	Non-targeted/Regional	6,977 unique Responses	A wide range of comments focused on topics relating to household affordability, accessibility, the needs of homeless and very low-income citizens, the dispersion of affordable housing, and barriers to affordable housing were received.	All comments or views received were accepted.	<a href="http://www.austintexas.gov/housingsurvey">http://www.austintexas.gov/housingsurvey</a>
4	Public Hearing	HIV Planning Council	No public testimony however numerous questions from Council	Questions related to funding allocations for HOPWA, how services are coordinated and whether there are opportunities to receive additional funding as the need increases.	All comments or views received were accepted.	<a href="http://www.austintexas.gov/department/austin-area-comprehensive-hiv-planning-council">http://www.austintexas.gov/department/austin-area-comprehensive-hiv-planning-council</a>
5	Public Hearing	Community Development Commission	7 Citizens provided public testimony	Comments focused on outreach to veterans, public participation methods, housing for persons with disabilities, and program application process	All comments or views received were accepted.	<a href="http://austintexas.gov/cdc">http://austintexas.gov/cdc</a>



#	Mode of Outreach	Target of Outreach	Summary of Response/ Attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Public Hearing	City Council	12 Citizens provided public testimony	Comments focused on deep levels of affordability, accessibility to transit, publicly owned land for affordable housing, and the need for childcare assistance	All comments or views received were accepted.	<a href="http://austintexas.gov/department/city-council/council-meetings">http://austintexas.gov/department/city-council/council-meetings</a>
7	Public Hearing	Austin Mayor's Committee for Persons with Disabilities (AMCPD)	8 Citizens provided public testimony	Comments about S.M.A.R.T.™ Housing, the Architectural Barrier Removal Program (ABR) and ensuring accessible communities are integrated and not isolated/ institutionalized.	All comments or views received were accepted.	<a href="http://austintexas.gov/amcpd">http://austintexas.gov/amcpd</a>
8	Stakeholder Meeting	Community Stakeholder Groups	Organizations were engaged; asked questions about the process, plan components and needs.	Early Childhood Council (ECC), Urban Renewal Board (URB), Austin Housing Repair Coalition (AHRC), Commission on Seniors (COS), Real Estate Council of Austin (RECA), Ending Community Homelessness Coalition (ECHO), CHDO Roundtable,	All comments or views received were accepted.	
9	Internet Outreach	Non-targeted/broad community	The ConPlan/Action Plan website has received over 194 unique views to date.	Written comments addressed concerns about deep levels of affordability, Permanent Supportive Housing (PSH), the increasing cost of housing, transportation options, and in some instances praised current program offerings.	All comments or views received were accepted.	<a href="http://austintexas.gov/five">http://austintexas.gov/five</a>

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

As one of the fastest growing cities in the nation, the City of Austin recognizes the need to utilize the most current, detailed data sources available, as market conditions can and do change rapidly. The City of Austin retained BBC Research and Consulting to conduct a Housing Market Study to inform the FY 2014-19 Consolidated Plan. Housing market data from that study is included within multiple sections of the Consolidated Plan, and a Housing Market Analysis snapshot prepared by BBC is included in *Appendix I*. For this Consolidated Plan/ Action Plan, tables have been amended with more current and comprehensive information when available.

The 2014 Housing Market Study includes a wide array of engagement opportunities for the public, diverse stakeholders and community partners. The feedback from these sessions, coupled with data analysis, informed the assessment of needs throughout this Consolidated Plan.

BBC Research and Consulting has undertaken detailed analysis by developing a statistically sound model for analyzing both quantitative and qualitative data obtained from resources throughout the community. The gaps analysis will help the City of Austin identify needs among different levels of affordability for renters, homeowners, and various subpopulations, then map this data to inform future policy and investment decisions. Trends identifying future needs will be summarized and recommendations will be provided.

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

### Summary of Housing Needs

Demographics	Base Year: 2000	Most Recent Year: 2012	% Change
Population	666,424	842,595	26%
Households	269,320	330,838	23%
Median Income	\$42,689	\$52,453	23%

**Table 5 - Housing Needs Assessment Demographics**

Data Source: 2012 ACS

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	47,684	36,975	55,600	33,365	142,705
Small Family Households *	14,030	12,150	18,455	12,010	66,875
Large Family Households *	3,904	4,184	4,345	1,925	7,735
Household contains at least one person 62-74 years of age	3,370	3,345	5,380	3,165	16,020
Household contains at least one person age 75 or older	2,605	2,935	3,135	1,870	6,774
Households with one or more children 6 years old or younger *	10,809	8,804	8,549	4,710	15,540
* The highest income category for these family types is >80% HAMFI					

**Table 6 - Total Households Table**

Data Source: 2006-2010 CHAS

## Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	875	395	305	205	1,780	55	65	170	145	435
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	945	790	650	325	2,710	35	190	245	35	505
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	2,569	1,990	1,294	535	6,388	304	454	695	215	1,668

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 50% of income (and none of the above problems)	27,590	8,565	1,945	110	38,210	4,730	3,700	2,990	1,170	12,590
Housing cost burden greater than 30% of income (and none of the above problems)	2,570	12,865	14,875	2,105	32,415	1,010	2,100	6,140	4,390	13,640
Zero/negative Income (and none of the above problems)	3,645	0	0	0	3,645	554	0	0	0	554

**Table 7 – Housing Problems Table**

Data Source: 2006-2010 CHAS

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

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	31,975	11,740	4,200	1,175	49,090	5,125	4,410	4,095	1,570	15,200
Having none of four housing problems	4,645	15,565	33,465	17,935	71,610	1,740	5,265	13,825	12,695	33,525
Household has negative income, but none of the other housing problems	3,645	0	0	0	3,645	554	0	0	0	554

**Table 8 – Housing Problems 2**

Data Source: 2006-2010 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	10,290	7,955	4,755	23,000	1,745	2,065	4,150	7,960

	Renter				Owner			
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total
Large Related	2,985	1,570	605	5,160	529	1,148	1,105	2,782
Elderly	2,085	1,700	1,055	4,840	1,800	1,504	1,690	4,994
Other	18,695	12,140	10,905	41,740	1,959	1,430	2,705	6,094
Total need by income	34,055	23,365	17,320	74,740	6,033	6,147	9,650	21,830

**Table 9 – Cost Burden > 30%**

Data Source: 2006-2010 CHAS

#### 4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	8,865	2,300	350	11,515	1,510	1,305	1,400	4,215
Large Related	2,325	380	0	2,705	365	709	85	1,159
Elderly	1,710	860	240	2,810	1,280	894	525	2,699
Other	17,830	5,435	1,420	24,685	1,784	935	1,060	3,779
Total need by income	30,730	8,975	2,010	41,715	4,939	3,843	3,070	11,852

**Table 10 – Cost Burden > 50%**

Data Source: 2006-2010 CHAS

#### 5. Crowding (More than one person per room)

	Renter					Owner				
	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	3,129	2,270	1,354	610	7,363	329	454	655	190	1,628

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	310	455	455	200	1,420	10	195	295	75	575
Other, non-family households	230	50	170	50	500	0	0	0	0	0
Total need by income	3,669	2,775	1,979	860	9,283	339	649	950	265	2,203

**Table 11 – Crowding Information – 1/2**

Data Source: 2006-2010 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present								

**Table 12 – Crowding Information – 2/2**

### What are the most common housing problems?

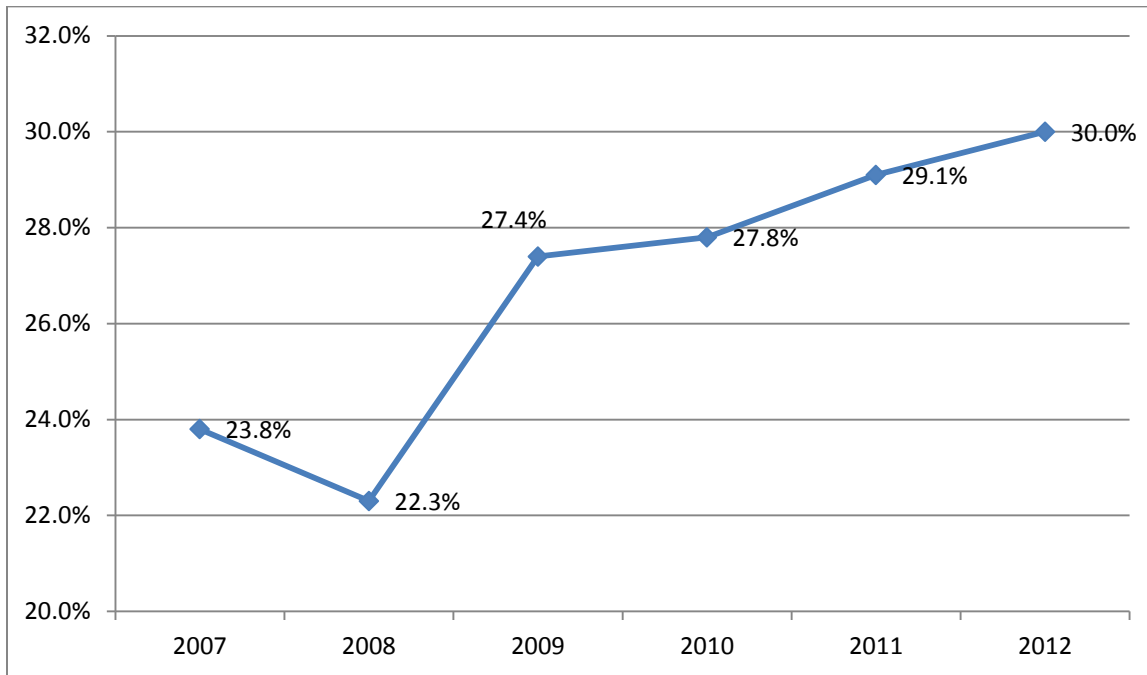
Housing cost burden is the most common housing problem in Austin. In particular, the most severe housing problem is for extremely cost burdened renters those renters who spend in excess of 50% of their income on rent.

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

Extremely low-income renters are disproportionately affected by extreme cost burden. Small family households and households with one or more children 6 years old or younger are identified in Table 6 as having the greatest numbers of households in this category. This is



supported by U.S. Census data, which indicates children under the age of 18 have contributed to growth in the City of Austin's poverty rate more than any other age group.



**Poverty Rate for Individuals under 18 Years Old in Austin, Texas**

*Source: U.S. Census Bureau, American Community Survey 1-Year Estimates, 2007-2012*

Persons with poor credit histories and/or criminal backgrounds have been shown to be disproportionately impacted because of the tight rental housing market. Landlords are able to be more selective in selecting prospective tenants when there are fewer housing units and several rental applications for the each available unit.

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

Low income individuals and families with children comprise a large percentage of extremely cost burdened households in Austin. Each has different housing and supportive service

needs. Youth who have no supervision at home after-school, and who lack after-school activities, may become at-risk.

Young children from low-income families can be at risk of nutrition deficits, vocabulary and other learning delays and undiagnosed or untreated health, behavioral, or developmental issues.

Formerly homeless families and individuals receiving rapid re-housing assistance or are nearing the termination of temporary assistance may have difficulty transitioning to self-sufficiency and providing for their families. It is important to maintain processes that help families or individuals identify their needs and prepare short- and long-term plans for action.

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

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

The most fundamental characteristic shared by the homeless and at-risk populations is their extreme poverty. From a financial standpoint, the housing characteristic most linked with instability includes the higher housing cost burden, including higher housing plus transportation cost burden as discussed above, inability to pay rent, as well as defaulting on a mortgage or a foreclosure. From a social characteristic standpoint, some of the factors leading to instability are the loss of a parent through death, divorce, separation, or incarceration; serious illness; job loss; and mental illness. At-risk groups include youth aging out of foster care, persons who have previously experienced homelessness, single female-headed households, and individuals paying more than 50% of their income for housing (including utilities). Risk factors can include unemployment history/lack of job skills, rent/mortgage arrears, transportation problems, doubled-up/overcrowded housing situations, limited education, language barriers, and eviction/foreclosure.

## **Discussion**

When a household is extremely cost burdened, spending more than 50% of its annual income on housing costs decreases the financial resources available for other essential expenses such as food, healthcare, childcare, education, transportation and clothing. Families may need to continually relocate to housing they can afford, and children may need to change schools, all of which can lead to family instability.

Having fewer financial resources available for unanticipated expenses means a household is precariously housed, and could eventually lead to homelessness. The Austin Independent School District (AISD) estimates that there are approximately 3,000 to 5,000 of their students are homeless and this estimate is reported to be on the rise.<sup>1</sup>

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<sup>1</sup> Austin and Travis County Homelessness Facts <http://www.greendoors.org/facts/austin-data.php>

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

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

### Introduction

To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must provide an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.<sup>2</sup> It is difficult to draw conclusions from the data provided because some of these categories have a very small sample size.

The City of Austin identifies priority needs and offers services and programs to eligible households regardless of race. The 2014 Housing Market Study will provide a more comprehensive analysis of housing needs.

### 0%-30% of Median Family Income (MFI)

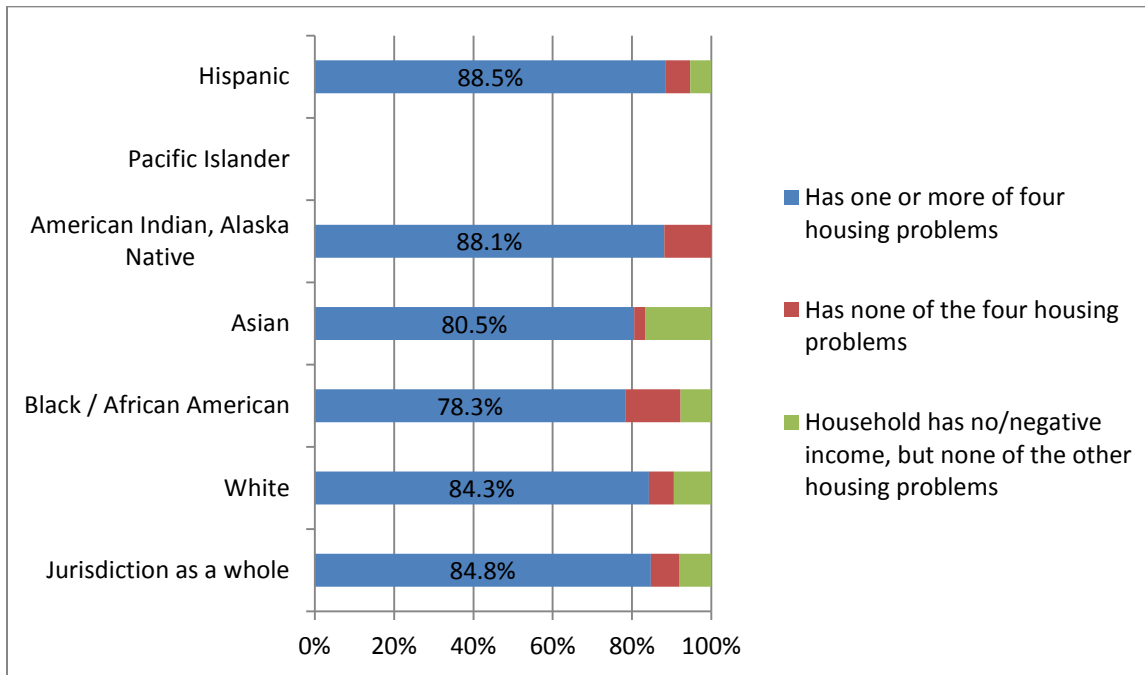
Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	39,405	3,305	3,784
White	16,580	1,240	1,859
Black / African American	4,950	885	490
Asian	2,355	80	490
American Indian, Alaska Native	104	14	0
Pacific Islander	0	0	0
Hispanic	15,065	1,045	905

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2006-2010 CHAS

<sup>2</sup> HUD Consolidated Planning: [http://archives.hud.gov/offices/cpd/about/conplan/conplan\\_narratives.doc](http://archives.hud.gov/offices/cpd/about/conplan/conplan_narratives.doc)

\*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%.



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

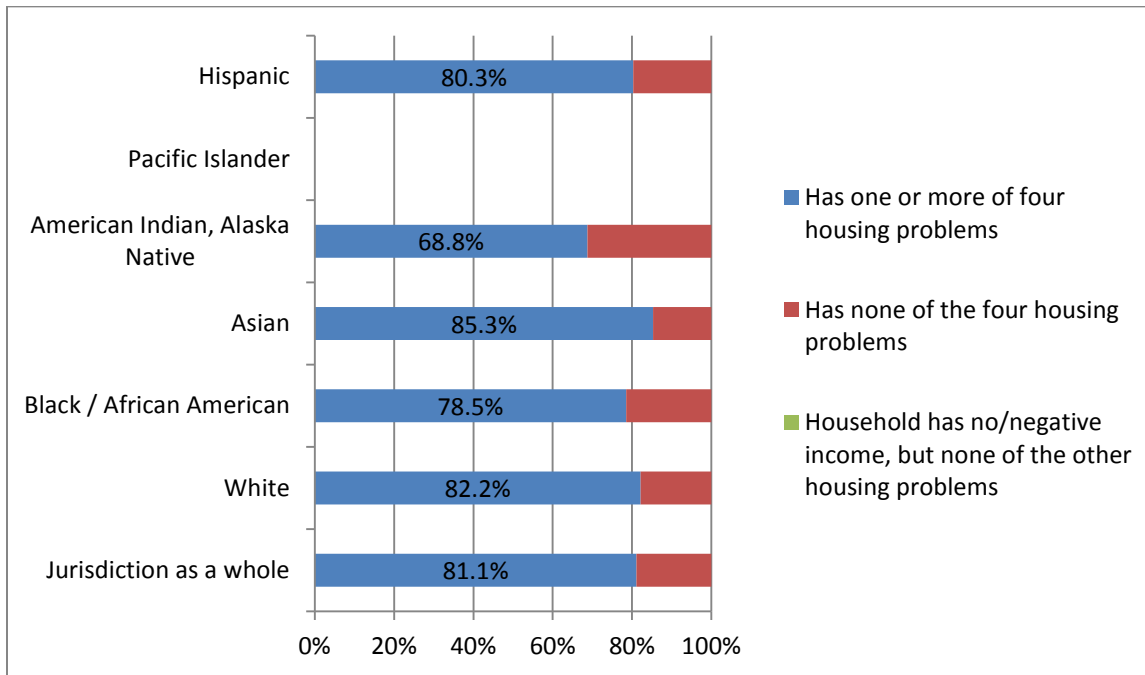
### 30%-50% of Median Family Income (MFI)

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	31,010	7,210	0
White	13,775	2,990	0
Black / African American	3,380	925	0
Asian	1,365	235	0
American Indian, Alaska Native	55	25	0
Pacific Islander	0	0	0
Hispanic	11,885	2,915	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2006-2010 CHAS

\*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%.



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

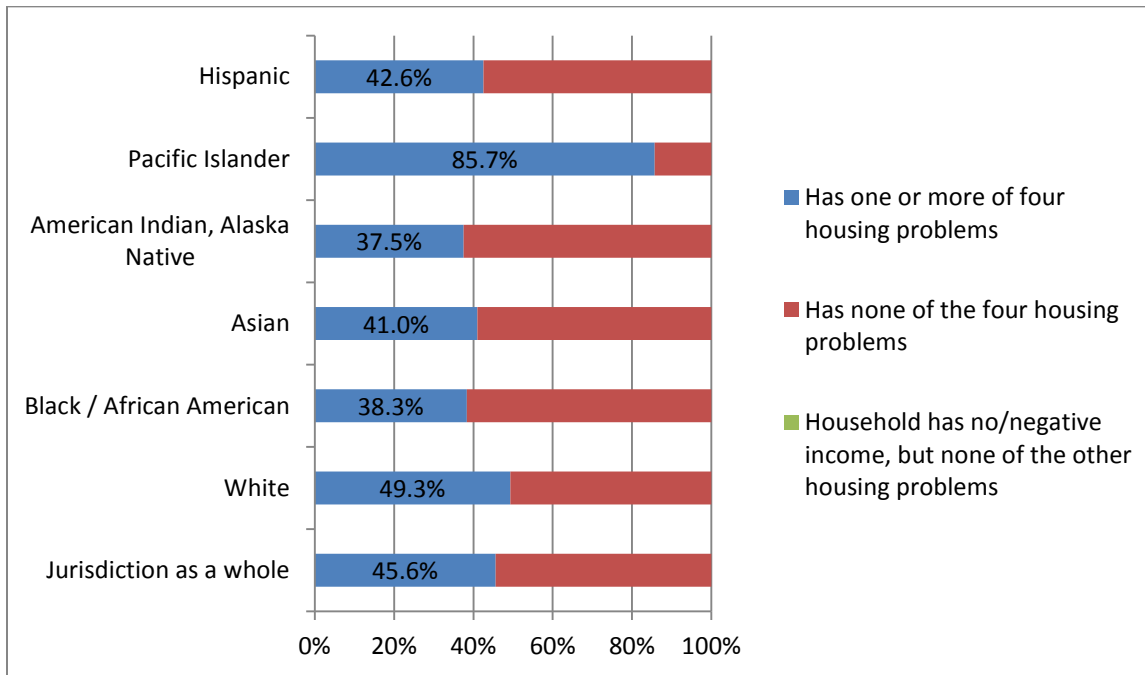
### 50%-80% of Median Family Income (MFI)

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	26,325	31,420	0
White	14,820	15,245	0
Black / African American	2,360	3,794	0
Asian	754	1,084	0
American Indian, Alaska Native	15	25	0
Pacific Islander	90	15	0
Hispanic	7,889	10,645	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2006-2010 CHAS

\*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%.



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

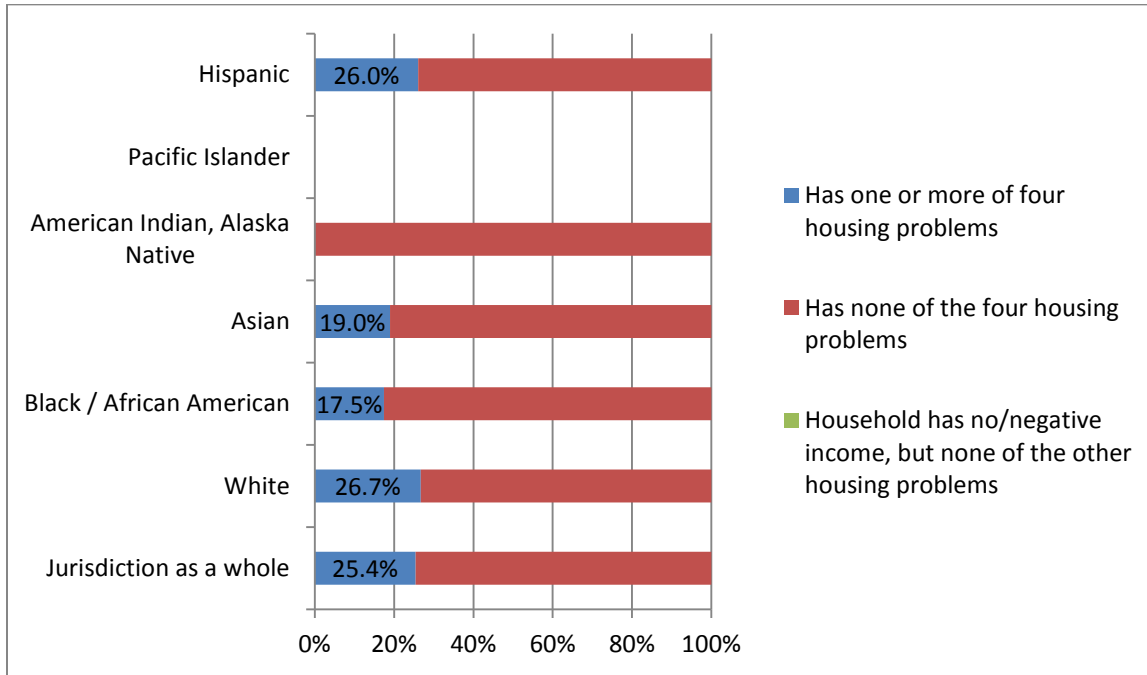
### 80%-100% of Median Family Income (MFI)

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,305	24,359	0
White	5,170	14,195	0
Black / African American	400	1,890	0
Asian	254	1,085	0
American Indian, Alaska Native	0	45	0
Pacific Islander	0	0	0
Hispanic	2,430	6,899	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2006-2010 CHAS

\*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%.



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

## Discussion



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

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

### Introduction

To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must provide an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.<sup>3</sup> It is difficult to draw conclusions from the data provided because some of these categories have a very small sample size.

The City of Austin identifies priority needs and offers services and programs to eligible households regardless of race. The 2014 Housing Market Study will provide a more comprehensive analysis of housing needs.

### 0%-30% of Median Family Income (MFI)

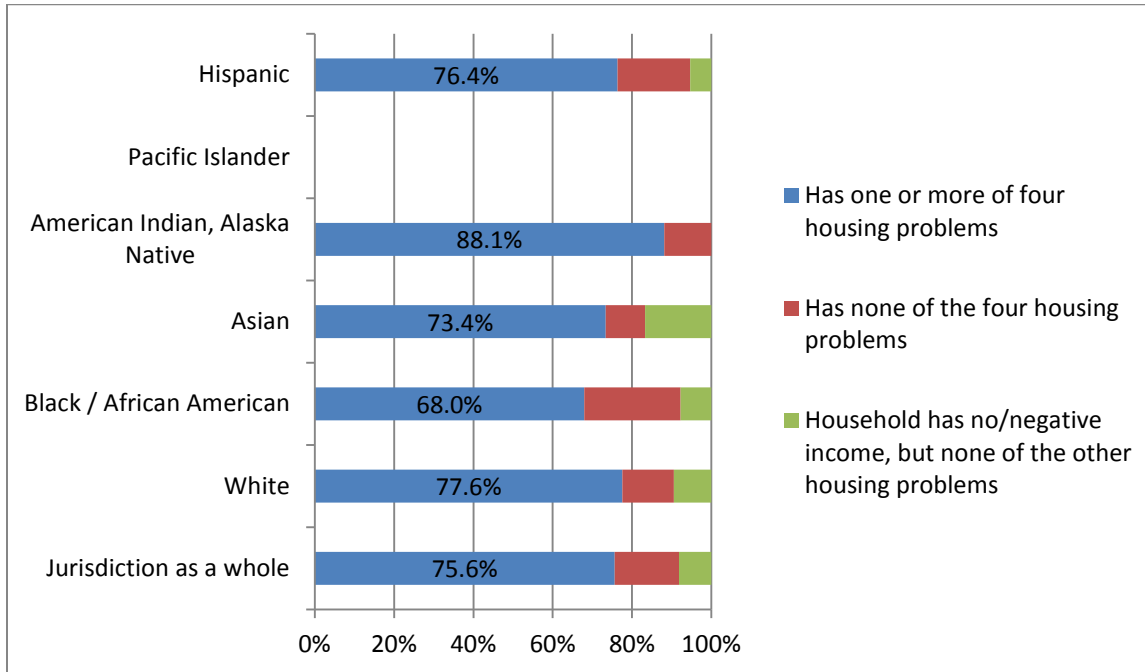
Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	35,155	7,555	3,784
White	15,260	2,550	1,859
Black / African American	4,295	1,535	490
Asian	2,150	290	490
American Indian, Alaska Native	104	14	0
Pacific Islander	0	0	0
Hispanic	12,995	3,119	905

Table 17 – Severe Housing Problems 0 - 30% AMI

<sup>3</sup> HUD Consolidated Planning: [http://archives.hud.gov/offices/cpd/about/conplan/conplan\\_narratives.doc](http://archives.hud.gov/offices/cpd/about/conplan/conplan_narratives.doc)

Data Source: 2006-2010 CHAS

\*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%.



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

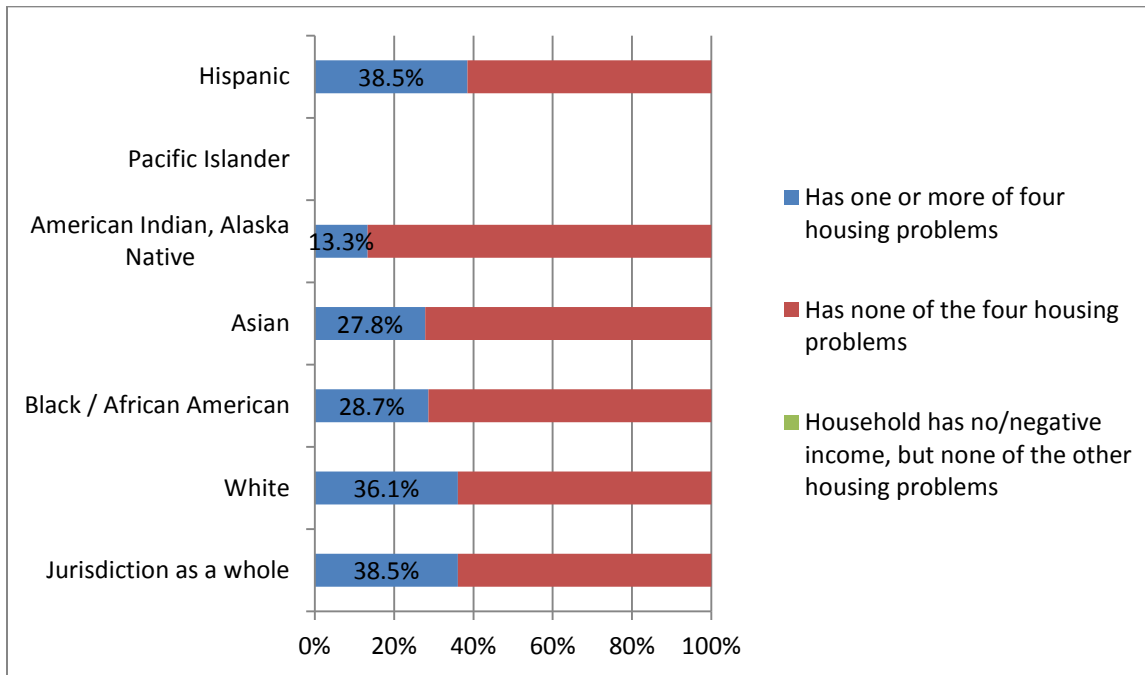
### 30%-50% of Median Family Income (MFI)

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	13,785	24,420	0
White	6,045	10,715	0
Black / African American	1,235	3,070	0
Asian	445	1,155	0
American Indian, Alaska Native	10	65	0
Pacific Islander	0	0	0
Hispanic	5,705	9,104	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2006-2010 CHAS

\*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%.



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

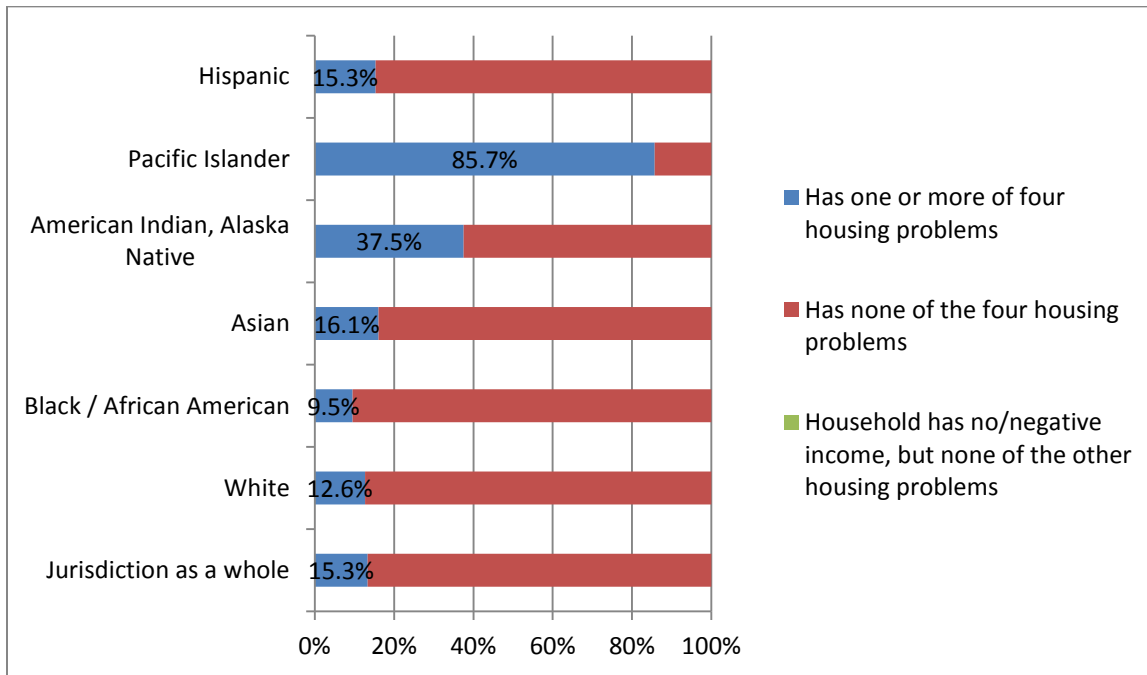
### 50%-80% of Median Family Income (MFI)

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,695	50,025	0
White	3,800	26,245	0
Black / African American	585	5,570	0
Asian	295	1,540	0
American Indian, Alaska Native	15	25	0
Pacific Islander	90	15	0
Hispanic	2,840	15,710	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2006-2010 CHAS

\*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%.



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

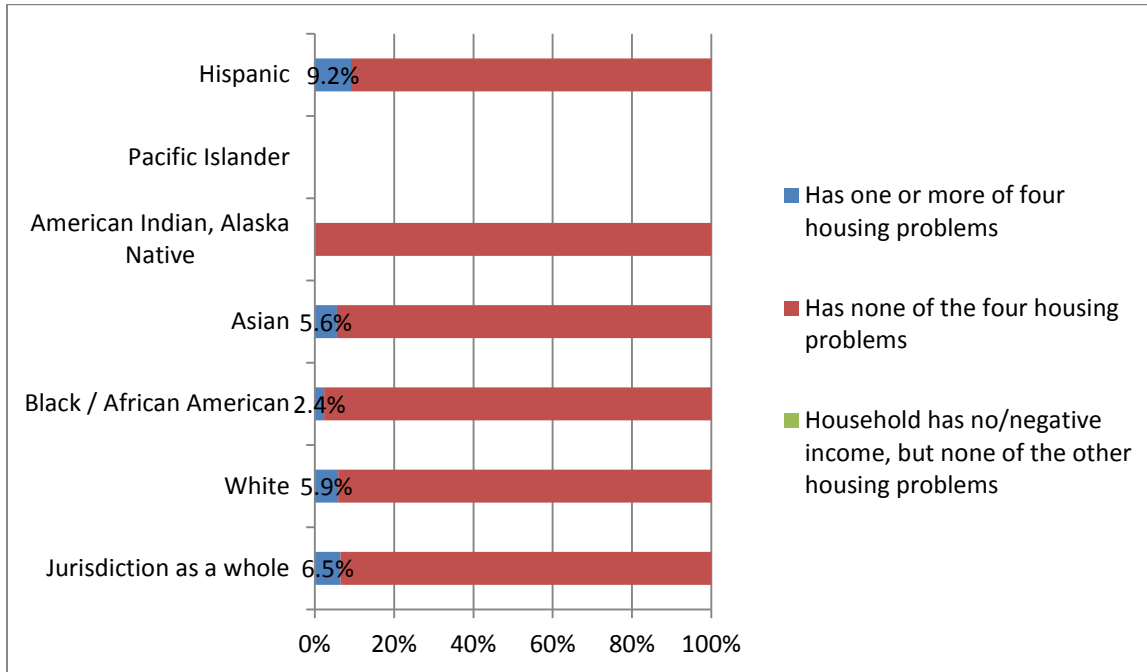
### 80%-100% of Median Family Income (MFI)

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,125	30,545	0
White	1,140	18,230	0
Black / African American	55	2,240	0
Asian	75	1,265	0
American Indian, Alaska Native	0	45	0
Pacific Islander	0	0	0
Hispanic	855	8,474	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2006-2010 CHAS

\*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%.



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

## Discussion

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

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

### Introduction:

To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must provide an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.<sup>4</sup> It is difficult to draw conclusions from the data provided because some of these categories have a very small sample size.

The City of Austin identifies priority needs and offers services and programs to eligible households regardless of race. The 2014 Housing Market Study will provide a more comprehensive analysis of housing needs.

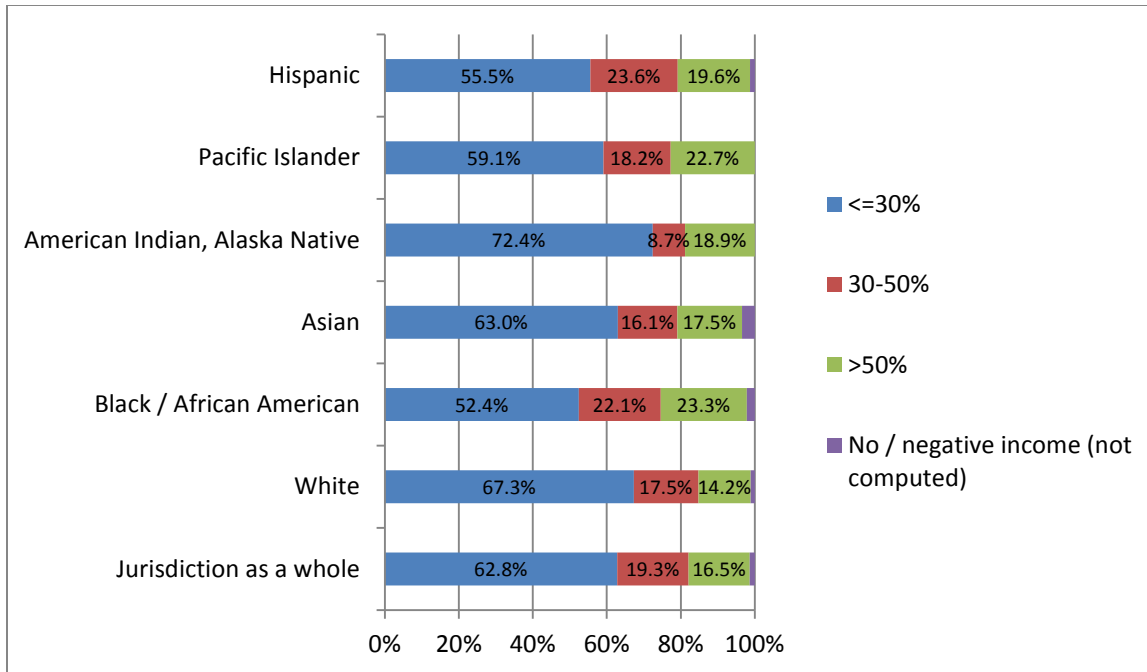
### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	191,159	58,880	50,375	4,064
White	121,380	31,500	25,560	1,954
Black / African American	12,930	5,460	5,739	530
Asian	9,795	2,500	2,720	540
American Indian, Alaska Native	499	60	130	0
Pacific Islander	130	40	50	0
Hispanic	43,755	18,630	15,430	985

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2006-2010 CHAS

<sup>4</sup> HUD Consolidated Planning: [http://archives.hud.gov/offices/cpd/about/conplan/conplan\\_narratives.doc](http://archives.hud.gov/offices/cpd/about/conplan/conplan_narratives.doc)



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

**Discussion:**

DRAFT

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

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

It is difficult to draw conclusions from the data provided about some racial or ethnic groups because some of these categories have a very small sample size. The income category below 30% MFI has a disproportionately greater need. See NA-05 Overview for more information.

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

2012 American Community Survey (ACS) data indicates that approximately 48,000 households making less than \$25,000 annually are cost burdened by rental housing costs in Austin. As rents rise, as a result of rising demand and limited supply in Austin's tight rental market, these households can become precariously housed. Rental assistance programs and targeted outreach are critical to serving households that are disproportionately impacted. Longer range strategies to meet disproportionately greater needs will be integrated into the Imagine Austin Household Affordability Priority Program, to ensure a wide range of affordable housing options and transportation choices exist to help households reduce annual costs associated with housing and transportation

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

Please see maps found in *Appendix II*.



## NA-35 Public Housing – 91.205(b)

### Introduction

The Housing Authority of the City of Austin (HACA) serves the community by providing residents an affordable home and avenues to self-sufficiency. Today, the HACA has grown to 18 public housing developments with 1,929 units, 22 single-family homes. The agency also administers the Housing Choice Voucher (HCV) Program which provides housing for more than 5,000 low-income individuals and families.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	50	1,838	5,400	0	5,400	355	85	95

**Table 22 - Public Housing by Program Type**

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

Data Source: PIC (PIH Information Center)

### Discussion

HACA administers 5,985 Housing Choice Vouchers through its regular voucher (5,256), Veterans Affairs Supportive Housing (355), Family Unification (85), Non-Elderly with Disabilities (36), Mainstream (59) and Hurricane Ike – Conversion (16) programs. HACA's Assisted Housing department also administers three additional special voucher programs for homeless individuals and families as part of the Austin/Travis County Continuum of Care. The Tenant Based Rental Assistance (TBRA), Single Room Occupancy (SRO) and Continuum of Care Homeless programs serve approximately 178 homeless individuals and families with disabilities by assisting with housing and supportive services. Fifty households are served by the Mod-Rehab SRO program, 63 are served through HACA's Continuum of Care Homeless

Grants (formerly called Shelter Plus Care Grants), and 65 households are served through the TBRA Program. HACA administers the vouchers for the TBRA program as part of the local Passages collaboration – a partnership between multiple local homeless and social service providers. For over 15 years HACA has worked with the Salvation Army which is the lead TBRA grantee funded by the City of Austin. During this time, HACA has participated with other community partners to make modifications and continuous improvements to the program to best meet the needs of the individuals served. Since the table provided as part of the Consolidated Plan data collection effort does not provide columns to indicate the number of Continuum of Care Homeless program and TBRA homeless program vouchers that HACA administers, these numbers have been included within HACA’s overall Tenant-Based voucher number. HACA continually seeks opportunities to participate in specialized voucher programs through the U.S. Department of Housing and Urban Development.

### Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	7,443	11,142	14,139	0	14,369	11,574	7,814
Average length of stay	0	7	8	5	0	5	2	2
Average Household size	0	1	2	3	0	3	2	3

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	
# Homeless at admission	N/A	N/A	N/A	178	0	178	N/A	N/A	
# of Elderly Program Participants (>62)	0	7	364	915	0	889	26	0	
# of Disabled Families	0	29	1,041	2,386	0	2,183	189	14	
# of Families requesting accessibility features	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
# of HIV/AIDS program participants	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
# of DV victims	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	

**Table 23 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	N/A	N/A	4786	75	0	75	N/A	N/A	N/A
Black/African American	N/A	N/A	3130	68	0	68	N/A	N/A	N/A
Asian	N/A	N/A	132	0	0	0	N/A	N/A	N/A
American Indian/Alaska Native	N/A	N/A	111	2	0	2	N/A	N/A	N/A
Pacific Islander	N/A	N/A	10	0	0	0	N/A	N/A	N/A
Other	N/A	N/A	9	1	0	1	N/A	N/A	N/A
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data PIC (PIH Information Center)

Source:

## Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	N/A	N/A	3,260	64	0	64	N/A	N/A	N/A
Not Hispanic	N/A	N/A	4,907	81	0	81	N/A	N/A	N/A

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

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

**Data Source:** PIC (PIH Information Center)

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

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

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

1. Apartments without stairs. This includes both internally and externally. Many families have a family member for whom it is very difficult or not possible to navigate stairs on a regular basis.
2. Wheelchair accessible. This accessibility goes beyond simply no stairs in the apartment. This includes the need for ramps to the front door and lowered curbs to allow them to cross the street or access the management office. Doors need to be wide enough to allow for a wheelchair. Light switches, sinks and appliances need to be located at a height that would allow a wheelchair occupant to reach them. Roll-in showers or transfer showers with grab bars may also be necessary.
3. Specific bathtub / shower types and bathroom grab bars. The specifics of each case will vary. Some will need a walk-in or roll-in shower. Others will need a tub shower. Many need grab bars at the toilet or the bathtub /shower or both.
4. Flashing doorbell and flashing smoke detector. Family members may be hearing impaired and require these items as safety measures.
5. Live in aid or caregiver. A family member may require continual assistance of a caregiver to live independently.

## **Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

In Public Housing, HACA has 4 designated elderly and disabled apartment communities. At these properties apartment units do not have any stairs; there is elevator access to each floor and wheelchair accessibility throughout the building. However, these four sites only have 1- and 2-bedroom apartments. For larger families which require 3- 4- or 5-bedroom units, HACA has very limited availability.

Residents in the Housing Choice Voucher program have the advantage of more options throughout the City. However, with a 97% occupancy rate in Austin, first floor apartments, apartments without stairs and wheelchair accessible apartments are limited. Among accessible apartments, many are 1 or 2 bedrooms.

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

Currently, 24.0% of participants in HACA's Housing Choice Voucher Program are disabled compared to 8.9% of Travis County residents as a whole and 9.4% of City of Austin residents.

### **Discussion**

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

### Introduction:

The Ending Community Homelessness Coalition (ECHO) in Austin/Travis County defines homelessness as:

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

- (1) Has a primary nighttime residence that is a public or private place not meant for human habitation (cars, parks, sidewalks, abandoned buildings); or
- (2) Is living in a publicly or privately operated shelter designated to provide *temporary* living arrangements (including congregate shelters[1], transitional housing, and hotels and motels paid for by charitable organizations or by federal, state, and local government programs); or
- (3) Is exiting an institution where s/he has resided for 90 days or less and who resided in an emergency shelter or place not meant for habitation, immediately before entering that institution.

The primary causes of homelessness in the U.S. are poverty and the lack of affordable housing. Other major factors that can contribute to homelessness include: insufficient income or loss of employment, domestic violence, mental illness, and substance abuse. Additionally, being released from incarceration without sufficient transitional assistance and aging out of foster care may also contribute to homelessness for specific populations. Homelessness can be a short- or long-term, or even a chronic condition.

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless**



population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Historical Point in Time Counts - Overall Totals

	2011	2012	2013	2014	2011	2012	2013	2014	2011	2012	2013	2014
<b>Households with at least one Adult and one Child</b>	<b>Sheltered</b>				<b>Unsheltered</b>							
	Emergency				Transitional							
Total Number of Households	86	82	68	71	129	128	127	140	2	3	0	1
Total Number of Persons (Adults and Children)	242	252	220	241	415	406	396	455	5	14	0	4
Number of Persons (Under Age 18)			153	166			246	300			0	3
Number of Persons (Age 18-24)			12	14			46	45			0	0
Number of Persons (Over Age 24)			55	60			104	110			0	1
<b>Households without Children</b>	<b>Sheltered</b>				<b>Unsheltered</b>							
	Emergency and Safe Haven				Transitional							
Total Number of Households	539	520	625	752	149	157	61	80	998	849	749	422
Total Number of Persons (Adults)	539	521	627	752	149	157	61	80	998	849	765	442
Number of Persons (Age 18-24)			38	65			16	19			17	24
Number of Persons (Over Age 24)			574	668			45	61			748	418
<b>Households with Only Children (under age 18)</b>	<b>Sheltered</b>				<b>Unsheltered</b>							
	Emergency				Transitional							
Total Number of Households	12	14	15	11	0	22	6	0	1	3	0	2
Total Number of One-Child Households	11	13	15	11	0	20	6	0	1	1	0	2
Total number of Multi-Child Households	1	1	0	0		2	0	0		2	0	0
Number of Children in Multi-Child Households	2	2	0	0		4	0	0		4	0	0
<b>Total Households and Persons</b>	<b>Sheltered</b>				<b>Unsheltered</b>							
	Emergency				Transitional							
Total Households	637	616	708	834	278	307	194	220	1001	855	749	425
Total Persons	794	788	862	1004	564	587	463	535	1004	868	765	448

## Homeless Subpopulations

	Sheltered				Unsheltered				Totals			
Chronically Homeless Individuals	319	270	104	169	466	438	328	177	785	708	432	346
Chronically Homeless Families			5	8			0	2	0	0	5	10
Persons in Chronically Homeless Families (Total Persons in Household)	8	22	26	35	0	3	0	4	8	25	26	39

## Other Homeless Subpopulations

Veterans	293	146	125	127	222	207	175	49	515	353	300	176
Female Veterans			10	15			0	1	0	0	10	16
Adults with a Serious Mental Illness	338	140	204	256	163	235	180	100	501	375	384	356
Adults with a Substance Use Disorder	350	86	81	151	431	287	5	48	781	373	86	199
Adults with HIV/AIDS	18	8	5	6	12	0	0	7	30	8	5	13
Victims of Domestic Violence (Optional)	392	392	373	305	35	348	235	111	427	740	608	416

	2011	2012	2013	2014
<b>Households with at least one Adult and one Child</b>	<b>Total</b>	<b>Total</b>	<b>Total</b>	<b>Total</b>
Total Number of Households	217	213	195	212
Total Number of Persons (Adults and Children)	662	672	616	700
Number of Persons (Under Age 18)			399	469
Number of Persons (Age 18-24)			58	59
Number of Persons (Over Age 24)			159	171

	<b>Total</b>	<b>Total</b>	<b>Total</b>	<b>Total</b>
<b>Households without Children</b>				
Total Number of Households	1686	1526	1435	1254
Total Number of Persons (Adults)	1686	1527	1453	1274
Number of Persons (Age 18-24)			71	108
Number of Persons (Over Age 24)			1367	1147

	<b>Total</b>	<b>Total</b>	<b>Total</b>	<b>Total</b>
<b>Households with Only Children (under age 18)</b>				
Total Number of Households	13	39	21	13
Total Number of One-Child Households	12	34	21	13
Total number of Multi-Child Households	1	5	0	0
Number of Children in Multi-Child Households	2	10	0	0

	2011	2012	2013	2014
<b>Total Households and Persons</b>	<b>Total</b>	<b>Total</b>	<b>Total</b>	<b>Total</b>
Total Households	1916	1778	1651	1479
Total Persons	2362	2249	2090	1987

Consolidated Plan

AUSTIN

### Nature and Extent of Homelessness:

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	7,357	0
Black or African American	4,691	0
Asian	324	0
American Indian or Alaska Native	109	0
Pacific Islander	65	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	4,282	0
Not Hispanic	9,144	0

**Alternate Data Source Name:**

Community Data on Shelter, Housing and Services

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

See tables above

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

Available data shows that in 2013, a disproportionate percentage of people receiving homeless services in Austin/Travis County were African American. While approximately 8% of the total population of Travis County is African American, 33% of people receiving services were African American. Conversely, the percentages of White (52%) and Asian (2%) people receiving homeless services were lower than the percentages of these populations for the county as a whole (72% and 6%, respectively.) The percentage of the Hispanic population that received services is roughly the same as the total percentage for the county (30% versus 33%).

### Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The 2014 Annual Homelessness Count provided a point-in-time snapshot of the Austin area homeless population, at a total of 1,987 homeless individuals. Seventy-seven percent (1,539) of these individuals were sheltered at the time of the count and 23% (448) were unsheltered. It should be noted that there are individuals without permanent housing who do not fall within traditional definitions of homelessness and who may not be included in the point-in-time count (for example, families who have lost their homes but are residing with friends or relatives). Therefore, the point-in-time number only provides an indication of the size of the homeless population, and may not demonstrate the extent of a community's homelessness needs.

A fuller picture of homelessness needs may be gained by looking at the total number of individuals receiving some type of service related to homelessness. Homelessness services encompass a spectrum that may include rental assistance, case management, shelter stays and permanent supportive housing, as well as programs that provide job search training, substance abuse counseling, and mental health care services. During 2013, a total of 14,147 people received homelessness services in Travis County.<sup>5</sup> It is important to note that this number includes not only individuals who are currently homeless, but also those at-risk for homelessness, and formerly homeless individuals who are currently sheltered. Of those served, 8,109 individuals were sheltered.

Additionally, among those receiving services, the following subpopulations were tracked: chronically homeless (1,602), chronic substance abusers (1,142), Veterans (1,220), people with severe mental illness (2,617), and unaccompanied children (240). The co-occurrence of two or more of these issues for many homeless individuals is part of what makes homelessness a very complex issue to address, requiring an array of services and interventions.

### **Discussion:**

The City of Austin has committed a great number of resources to moving forward best practices that aid in ending chronic homelessness for individuals and families. Outside of its

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<sup>5</sup> Data obtained from Homeless Management Information System (HMIS)

nearly \$6M annual, locally funded social service investments through the Health and Human Services Dept., the City Council moved forward a strategy that was instrumental in creating 350 new units of permanent supportive housing (PSH) from 2010-2014; through this they also created a committee of executives from all of the taxing entities, and housing and health funding agencies in the community to create and commit to a funding model for permanent supportive housing. The City has leveraged millions of dollars of General Obligation Bonds to build new units for very low-income tenants, including over 200 new PSH units since 2010. In 2014, the City has most recently made a strong commitment to the Housing First model of permanent supportive housing, with the goal of lowering barriers to house those most vulnerable faster and without constraints. With a new allocation of General Obligation Bonds (\$65 Million passed in 2013), new dedicated revenue from a downtown development density bonus program, and an upcoming solicitation from the City to create the first dedicated Housing First PSH project in the city, there is expected to be continued movement towards housing our chronically homeless population.

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

### Introduction:

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

- The Elderly and Frail Elderly
- Persons with Physical Disabilities
- Persons with Developmental Disabilities
- Persons with Mental Illness
- Persons with Substance Abuse Disorders
- Persons with HIV/AIDS
- At-Risk Children and Youth
- Victims of Domestic Violence
- Persons Experiencing Homelessness and at Risk of Homelessness
- Housing Authority Residents
- Households with Children in Need of Lead-Based Paint Remediation
- Persons Returning to the Community from Correctional Institutions

### HOPWA

<b>Current HOPWA formula use:</b>	
Cumulative cases of AIDS reported	5,752
Area incidence of AIDS	192
Rate per population	11
Number of new cases prior year (3 years of data)	469
Rate per population (3 years of data)	9
<b>Current HIV surveillance data:</b>	
Number of Persons living with HIV (PLWH)	4,690
Area Prevalence (PLWH per population)	263
Number of new HIV cases reported last year	0

**Table 26 – HOPWA Data**

Data Source: CDC HIV Surveillance

### HIV Housing Need (HOPWA Grantees Only)

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance	440
Short-term Rent, Mortgage, and Utility	653
Facility Based Housing (Permanent, short-term or transitional)	327

**Table 27 – HIV Housing Need**

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

### Describe the characteristics of special needs populations in your community:

#### The Elderly and Frail Elderly

Most of the senior households not living in group settings in Austin own their own homes. As seniors age, their homeownership rates tend to decline. Declining homeownership is indicative of both increasing needs for assisted living and the difficulty for individuals to support the burden of homeownership as they age. The elderly often have needs relating to: Substandard Housing, Physical Disabilities, Income Constraints, Transportation and Obtaining Resources.

#### Persons with Physical Disabilities

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

#### Persons with Developmental Disabilities

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

#### Persons with Mental Illness

Mental health continues to be raised as a very pressing challenge within the community. Approximately 20% of Travis County adults experienced five or more days of poor mental



health in the past month. A greater proportion of Blacks/African Americans (24.3%) and Latino/Hispanics (26.6%) reported poor mental health than did Whites in the County (17.9%). An overwhelming lack of resources for people with mental illnesses, including a shortage of psychiatrists and facilities to serve the community needs.

### **Persons with Substance Abuse Disorders**

Substance abuse disorders and mental health issues can often be intricately intertwined. Resources and treatment facilities are available; however they need to be improved to meet demand. Preventative efforts such as successful tobacco cessation campaigns in the area indicate that more work needs to be done to reach youth.

### **Persons with HIV/AIDS**

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

### **At-Risk Children and Youth**

As the population of persons under age 18 living below the poverty rate continues to rise, there is increasing awareness that efforts need to be coordinated to intervene in reducing childhood poverty. At-risk youth may be prone to limited educational and employment opportunities over the long term. Over the short term they may be prone to childhood obesity, poor nutrition and early onset diabetes.

### **Victims of Domestic Violence**

Victims of domestic violence require specialized housing, counseling and legal services. Given the hidden nature of domestic violence and the problems associated with self-reporting of such sensitive information, reliable statistics on the number of persons in violent domestic situations are not available.

### **Persons Experiencing Homelessness and at Risk of Homelessness**

While the number of people identified as being homeless through the point-in-time count has been declining, there are indicators in the community that point to high levels of need for homelessness services. As housing costs continue to rise, resources will need to be

directed to ensure households that are “precariously housed” (people who are at risk of homelessness, or living “doubled up”) are able to avert homelessness through sustainable means.

### **Housing Authority Residents**

Several programs promote pathways for Housing Authority Residents to achieving greater self-sufficiency. Service coordination and community partnerships help coordinate life skills training; adult basic education; workforce development/job training; job placement; financial literacy; housing counseling; parenting classes; health and wellness; childcare; and transportation. NHCD conducts outreach with HACA to ensure residents are aware of programs and services that are offered.

### **Households with Children in Need of Lead-Based Paint Remediation**

Excessive exposure to lead can slow or permanently damage the mental and physical development of children ages six and under. An elevated blood level of lead in young children can result in learning disabilities, behavioral problems, mental retardation and seizures. In adults, elevated levels can decrease reaction time, cause weakness in fingers, wrists or ankles and possibly affect memory or cause anemia. The severity of these results is dependent on the degree and duration of the elevated blood lead level. Lead-safe housing is the only effective medical treatment for poisoned children and is the primary means by which lead poisoning among young children can be prevented.

### **Persons Returning to the Community from Correctional Institutions**

The Texas Criminal Justice Coalition reports that 2,769 people were released to Travis County from state-level confinement in 2012. More than half were released into supervised parole or probation. Ex-offenders who can find employment, stable housing and services are much less likely to recidivate and return to the criminal justice system. The Reentry Roundtable is a coalition and catalyst for systemic change that promotes policies and programs to help people who are incarcerated gain the skills and treatment they need to be successful once released. The Reentry Roundtable also advocates for programs and policies to help formerly incarcerated people successfully reintegrate into their communities.<sup>6</sup>

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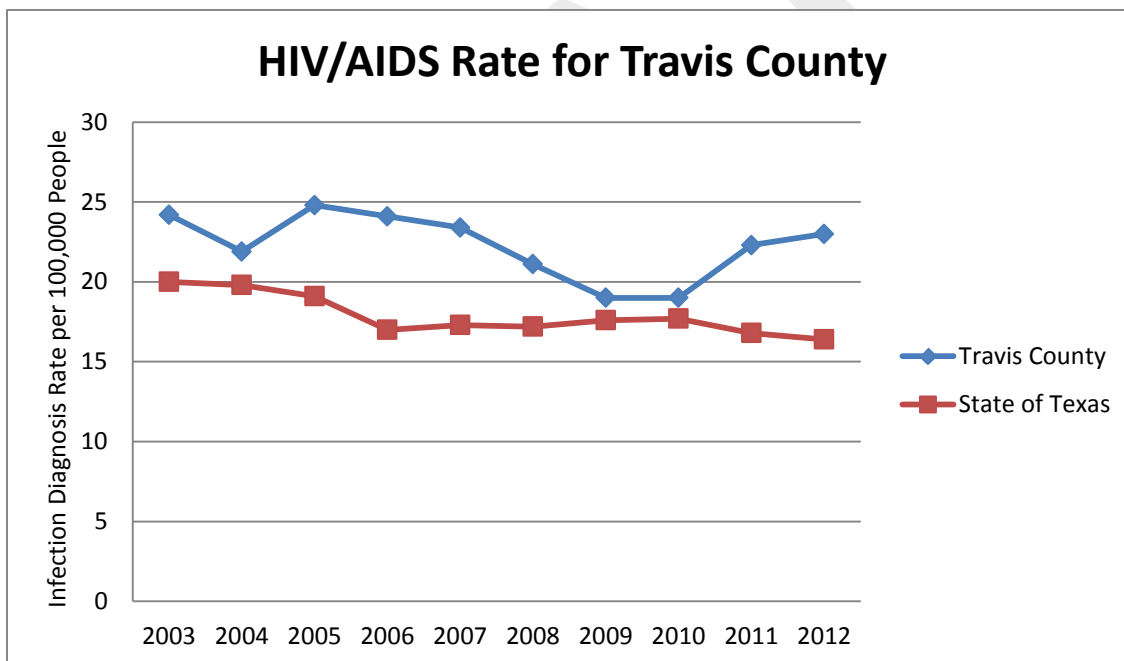
<sup>6</sup> Community Advancement Network (CAN) Dashboard, <http://www.cancommunitydashboard.org/community-dashboard-report.php>

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

Housing and supportive service needs are evaluated through the short- and long-term planning process by analyzing program data over time, and collecting community and service provider input. Trends are also identified to anticipate future community needs that may evolve or arise. By developing a structure, housing and supportive service needs are often provided in tandem.

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

The county's rate of new HIV diagnoses, 23 per 100,000 residents in 2012, was 40 percent higher than the state average. Groups at the highest risk include gay men, young people and minorities.



Source: Texas Department of State Health Services, eHARS

## Discussion:

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

### Describe the jurisdiction's need for Public Facilities:

Many City of Austin departments have identified the need for capital projects to address building reliability issues resulting from aging facilities and deferred maintenance including component failures and major structural rehabilitation. In addition to facility rehabilitation and preventative maintenance needs, there are needs for many new or expanded City facilities. Austin's rapid population and economic growth increases the need for City services as well as the staff and facilities to provide them. The City has developed a Facilities Governance process to look at how new sites and facilities will need to be developed to address capacity issues, reduce overcrowding, improve operational logistics, improve space conditions, reduce reliance on leased space, reduce transportation-based carbon footprints, and address future growth and space needs.

### How were these needs determined (for Public Facilities)?

Public facilities are needed for various functions and service delivery models and therefore the needs for public facilities across the City of Austin are identified by multiple departments. As with all infrastructure categories within the City, need is determined and guided generally by technical assessments of condition, acceptable levels of service, public input received through departments' planning efforts, cost-effective and coordinated capital project planning and project delivery, a balance of community priorities, the support of investments that reflect the Imagine Austin Comprehensive Plan vision and related policy directives, the promotion of sustainability and a high quality of life, and the alignment of need with financial policies. Different from other infrastructure categories that make up the Capital Improvement Program (CIP), the City of Austin has Information Technology Governance and Facilities Governance teams that provide an additional assessment beyond the department-level assessment of need for information technology and facilities.

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

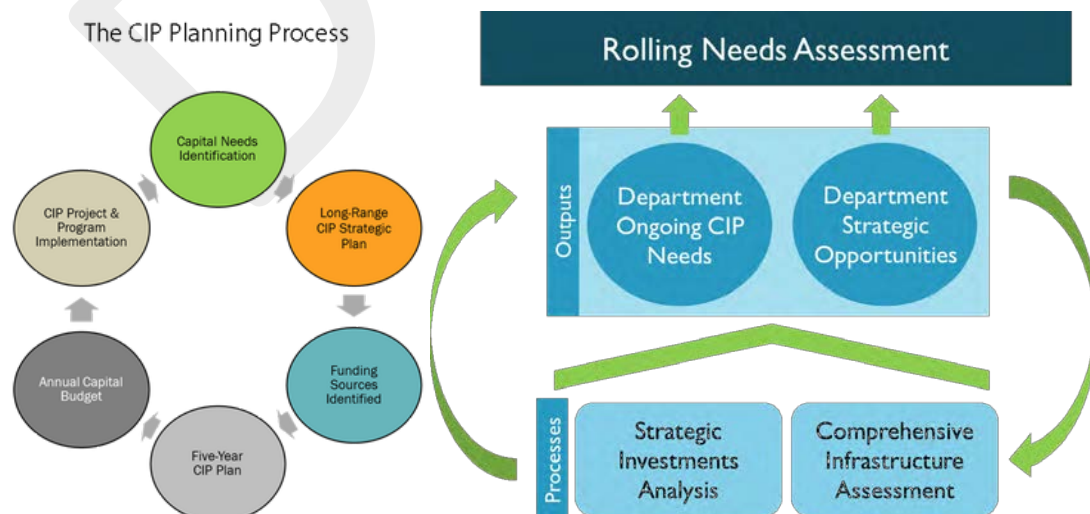
annually and can be found beginning on page 56 of the LRCSP. View the Draft Long-Range Capital Improvement Program (CIP) Strategic Plan here: [https://austintexas.gov/sites/default/files/files/Capital\\_Planning/Reports\\_and\\_Plans/FINAL\\_DR\\_AFT\\_FY\\_2014-15\\_LRCSP\\_with\\_Appendix\\_B\\_for\\_web.pdf](https://austintexas.gov/sites/default/files/files/Capital_Planning/Reports_and_Plans/FINAL_DR_AFT_FY_2014-15_LRCSP_with_Appendix_B_for_web.pdf)

**Describe the jurisdiction’s need for Public Improvements:**

The City of Austin’s CIP needs exceed available resources. This is exemplified by the approximately \$1.5 billion public improvements needs assessment that was completed in 2011 prior to a 2012 bond election. Of those needs, \$385 million was placed on the ballot, and \$306.6 million was approved by voters for transportation and mobility, open space acquisition, parks and recreation, public safety, health and human services, and library and cultural facility projects. An additional \$65 million was approved by voters in 2013 for affordable housing programs. Much of our current need within the CIP is for capital renewal of existing City facilities. Key drivers of CIP need in the City of Austin for public improvements are demographic changes, regional needs, information from our Facilities Governance process, the Imagine Austin Comprehensive Plan, climate preparedness and sustainability, and information technology advances. Many departments’ ongoing capital programs will need significant funding installments over the next 10 years to maintain acceptable levels of service for the City’s basic infrastructure responsibilities. This funding would be used for rehabilitation of existing infrastructure as well as expansion of infrastructure to meet growth demands.

**How were these needs determined (for Public Improvements)?**

See previous section “How were these needs determined (for Public Facilities)?”



## Describe the jurisdiction's need for Public Services:

In December 2012 the Austin/Travis County Health and Human Services Department (A/TCHHSD) partnered with many agencies to lead a comprehensive community health planning initiative, which included development of a [Community Health Assessment \(CHA\) and Community Health Improvement Plan \(CHIP\)](#). Core agencies included Travis County Health and Human Services and Veteran's Services, Central Health, St. David's Foundation, Seton Healthcare Facility, the University of Texas Health Science Center at Houston School of Public Health Austin Regional Campus, Austin/Travis County Integral Care, and Capital Metro. The process entailed community meetings, key informational interviews, and focus groups to gather a picture of our community's health and what we should do to address identified issues.

### Key Findings of this Study:

- The population of Austin/Travis County is ethnically and linguistically diverse, with wide variations in socioeconomic level, and is experiencing rapid growth, including demographic shifts among the aging, Hispanic and Asian populations.
- The wide variations in demographic characteristics of Austin/Travis County result in geographic disparities across the region where residents lack access to services and resources.
- It is evident that Blacks/African Americans and Latinos/Hispanics experience disproportionately higher rates of several health outcomes.
- Affordability, access and availability to health care facilities, resources and insurance.
- 3-5 year vision focuses on prevention, ensuring affordable and accessible health care, improving the built environment, engaging in policy change and strategic city planning.

The Health and Human Services Department utilizes ESG and HOPWA funds primarily to prevent homelessness and to provide shelter and rapid rehousing for persons and families currently experiencing homelessness. The need for these programs is identified in [Austin's Ten Year Plan to End Community Homelessness \(2009\)](#). To view the plan visit: <http://canatx.org/cms-assets/documents/Plan%20to%20End%20Community%20Homelessness.pdf>

The plan identified critical needs in:

- Prevention programs to identify problems and intervene quickly to keep people in their homes
- Affordable permanent housing linked with support services and case management
- Additional substance abuse and mental health treatment resources
- Community education to redefine social stigmas about people who are homeless
- Affordable healthcare
- Legal assistance and tenant/landlord mediation
- Employment opportunities and workforce development programs to address insufficient income/wages that are specifically targeted at the homeless
- Better data to accurately reflect the number of homeless and the needs of the subpopulations of the homeless community
- An effective systemic approach to addressing the issues, led by a coordinating entity that welcomes all stakeholders to find lasting solutions
- A visible, committed leader to champion the cause and mobilize policymakers, business leaders and others with resources that have heretofore remained on the sidelines

#### How were these needs determined?

ECHO sponsored a Steering Committee which guided the planning process. It involved community leaders and service providers. Community forums were held to identify the vision and create community goals and strategies.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

The City of Austin's new Five year 2015-2019 Consolidated Plan was informed by a Housing Market Study (HMS) conducted in 2014, an update to the city's 2008 housing study. Housing market data from that study is included within this and other sections of the Consolidated Plan, and a Housing Market Analysis snapshot is included in *Appendix I*. This section of the eCon Plan discusses the primary findings from the 2014 HMS. Where possible, the eCon Plan pre-populated tables are updated with current data from the 2014 HMS.

**Primary findings.** The City of Austin has made notable progress in the past 5 years addressing many of the greatest unmet housing needs of residents. More than 2,500 affordable units have been created or preserved, the majority of which will now provide permanently affordable rental units for households earning less than 50 percent of MFI and residents with special needs.

Addressing housing needs in an increasingly tight rental market is difficult. At the time the last Consolidated Plan was conducted, an estimated 37,600 renters earned less than \$20,000 per year and could not find affordable rentals. In 2014, this shortage is estimated to have grown to approximately 48,000 rental units. The creation of new units, as well as the acquisition/rehabilitation and addition of affordable restrictions on existing units, has prevented the gap from becoming even larger.

The housing market has improved slightly for homeowners, who, because of declining interest rates, can afford as much of the for sale inventory as they could in 2008. Still, affordable homes are hard to find for households earning less than \$50,000. Affordable housing units remain concentrated on the east side of I-35, much like in 2008.

Many of the new units created or preserved since 2006 are targeted to residents with special needs, who face some of the greatest challenges finding housing. Residents needing accessible and visitable units will benefit from the city's expanded visitability ordinance. But, as in most cities, the supply of affordable, accessible units and units to serve special needs residents in a wide variety of geographic locations remains a primary need.



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

### Introduction

This section discusses the supply of housing in Austin, focusing on the availability of units to serve low income households in Austin.

Between 2000 and 2012, the number of housing units in Austin grew by 84,000. The past decade (2000-2010) saw the highest numerical growth of housing units since the 1970s.

Even with this growth, the type of housing Austin residents occupy has changed little. Single family detached homes make up 47 percent of the city's housing units. Another 40 percent are larger multifamily developments. The balance is attached units (townhomes, duplexes/triplexes). These proportions are about the same as in 2000, except for a small shift away from attached homes toward apartments.

Most homes in the city that are owned have three or more bedrooms. Most rental units have 1 or 2 bedrooms. Just 5 percent of rental units have 3 or more bedrooms, which can make it challenging for families—especially lower income families—to find rental units.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	168,205	47%
1-unit, attached structure	15,428	4%
2-4 units	30,120	8%
5-19 units	63,833	18%
20 or more units	77,432	21%
Mobile Home, boat, RV, van, etc.	5,500	2%
<b>Total</b>	<b>360,518</b>	<b>100%</b>

**Table 28 – Residential Properties by Unit Number**

Data Source: 2012 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	1,544	1%	9,583	6%
1 bedroom	3,670	2%	65,225	43%

	Owners		Renters	
	Number	%	Number	%
2 bedrooms	23,967	16%	70,138	46%
3 or more bedrooms	118,577	80%	8,251	5%
<i>Total</i>	<i>147,758</i>	<i>100%</i>	<i>153,197</i>	<i>100%</i>

**Table 29 – Unit Size by Tenure**

Data Source: 2012 ACS

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

An estimated 18,500 affordable rental units have been developed with local, state and federal funds, according to the city's 2013 affordable housing inventory database. These include housing authority units, developments built with rental tax credits, developments funded by General Obligation (GO) bonds, S.M.A.R.T.™ Housing developments and others.

The city's GO Bond has funded most of the large scale affordable development and preservation since 2006. Since 2006, more than 2,500 units have been created or preserved with these funds. The number, targeted population and types of units created include:

**0-30% MFI units.** 636 rental units acquired, rehabilitated and preserved for households earning less than 30% MFI. The affordability period on the units is generally 99 years. Most of the properties are mixed income developments. One will serve seniors (86 units), one, homeless women and children (24 units) and one is the rehabilitation of a single family home to increase accessibility and visitability of a family with special needs.

**50% and less MFI units.** 939 rental units. Most of the units were acquired, rehabilitated and preserved for special needs populations. The target populations include youth aging out of foster care, persons who are homeless (permanent supportive housing), persons with severe and persistent mental health and seniors.

**Other affordable units.** The balance of the units serve 80 percent MFI and less (some 60%) and focus on creating homeownership for low income households.

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

Of the 18,500 publicly subsidized rentals, almost 2,500—or 13 percent of all units—have affordability contracts that expire in the next 10 years. As such, these units are at risk of being lost from the affordable rental inventory.

The highest proportion of at-risk units are located in zip code 78741—the Montopolis neighborhood (17% of all at-risk units) and 78753—the Walnut Creek neighborhood (19%).

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

The availability of housing units in Austin does not meet the needs of low income households. Many Austin renters have difficulty finding affordable rental units. Low income homeowners have seen their costs of housing rise with increases in property values. And although low interest rates have made it more affordable for many Austinites buy, the geographic locations where affordable housing can be found has narrowed.

**Rental needs.** In 2012, 27 percent of the city's renters earned less than \$20,000 per year. Just 4 percent of rental units were affordable to these renters.

In 2007, a comparison of low income renters to affordable rental units found a shortage of 38,000 affordable units. The 2007 gap existed for renters earning less than \$20,000. Renters earning \$25,000 and more were able to find units that they could afford.

The updated rental and homeownership gaps analysis conducted for the 2014 HMS found a shortage of approximately 48,000 affordable rentals for Austin households earning less than \$25,000 per year.

The impact of rising rents since 2007 is evident in the \$20,000 to \$25,000 income range. The 2012 gaps found a shortage of units for renters earning \$20,000 to \$25,000—about 1,500 units—which was not the case in 2008. This is not due to an increase in renters in this income range, but to a decrease in affordable, some privately provided, units.

**Homeowner needs.** The prices of homes to buy increased between 2008 and 2013, but falling interest rates helped preserve ownership opportunities for residents looking to purchase a home. In 2008, a household earning \$50,000 could afford a home priced at \$160,000 (with a 5% down payment and an interest rate of 6.5%). In 2014, the same

household, earning \$50,000, could afford a home priced at \$183,000 (with the same 5% down payment) because interest rates dropped two percentage points, to 4.5 percent.

Even with the affordability improvements due to interest rates, the ownership market in Austin remains out-of-reach for many renters who wish to purchase their first home. The 2008 homeownership gaps analysis—which examined how easily renters can buy in Austin—found a mismatch between supply and demand for renters earning less than \$50,000. The 2013 update confirms that there is still a shortage of affordable for-sale options for those renters.

The 2013 gaps analysis found that renters earning less than \$50,000 per year have very limited for-sale options, even if they have savings for a 10 percent down payment. Among the homes they can afford, more than one-quarter are attached properties (condos, townhomes, etc.). The market is particularly tight for renters earning less than \$35,000 per year: forty-six percent of all renters in Austin earn less than \$35,000 per year but only 9 percent of homes on the market are affordable to them, even with a 10 percent down payment. As was the case in 2008, renters earning \$75,000 are relatively well served by the for-sale market.

The current market has also raised concerns of low income owners who have experienced rising property taxes due to property value increases. This has mostly occurred in gentrifying neighborhoods, such as East Austin. These homeowners fear that they will not be able to stay in their homes if taxes continue to increase. They are also reluctant to make needed repairs that could further increase their home values.

### **Describe the need for specific types of housing:**

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

## **Discussion**

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

### Introduction

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

### Cost of Housing

	Base Year: 2000	Most Recent Year: 2012	% Change
Median Home Value	\$120,800	\$222,100	84%
Median Contract Rent	\$633	\$834	32%

**Table 30 – Cost of Housing**

Data Source: 2000 Census (Base Year), 2012 ACS

Rent Paid	Number	%
Less than \$500	7,991	4%
\$500-999	87,414	49%
\$1,000-1,499	58,068	32%
\$1,500+	25,732	14%
<i>Total</i>	<i>179,205</i>	<i>100.0%</i>

**Table 31 - Rent Paid**

Data Source: 2012 ACS

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	13,895	285
50% HAMFI	69,808	1,216
80% HAMFI	71,057	3,854
100% HAMFI	16,995	1,594
<i>Total</i>	<i>171,755</i>	<i>6,949</i>

**Table 32 – Housing Affordability**

Data Source: 2012 BBC Gaps Analysis

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$696	\$853	\$1,074	\$1,454	\$1,762
High HOME Rent	\$696	\$853	\$1,074	\$1,249	\$1,374
Low HOME Rent	\$665	\$712	\$855	\$986	\$1,101

**Table 33 – Monthly Rent**

Data Source: 2014 HUD FMR and HOME Rents

### Is there sufficient housing for households at all income levels?

As discussed in MA-10, the city is lacking approximately 48,000 affordable rental subsidies for renters earning less than \$25,000 per year. These renters—who represent 23 percent of all renters in the city—are cost burdened because only 10 percent of the city’s rental units are affordable to them. Renters earning less than \$25,000 have the hardest time finding affordable units, as only 4 percent of rentals are affordable. These affordable rentals are largely provided by the public sector using rental subsidies.

Renters looking to buy will find the inventory in the city limited to certain geographic areas and/or attached housing until they earn at least \$75,000 per year, at which point the market becomes much more affordable.

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

It is unlikely that demand to live in Austin will change anytime soon. The city’s strong employment base, recreational opportunities and cultural and social amenities will continue to draw young, mobile residents.

The types of units these residents choose to occupy will influence the affordability of the rental market. Current development has favored high end, Class A properties—but rising vacancy rates for these units suggest that they may be oversupplied in the future. If rental costs in high end developments drop, this could induce renters in non-luxury units to trade up. Yet most renters—except for those who are low income—“rent down” to save money for a home to buy and/or to have more discretionary income.

Except in very high vacancy environments, renter movement among different types of properties does not substantively change the affordability needs of the lowest income households. In Austin's case, the dominance of high end rentals in certain markets may lead to renters moving into substitute markets, occupying the more affordable rentals typically occupied by lower income residents. This would further tighten the rental market for low income households.

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

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

The FMR and HOME rents listed in the Monthly Rent table above are lower than what is found in the current market, but consistent with rental costs reported by the 2012 ACS. The first quarter 2014 Multifamily Trend Report for the Austin region reports overall rental costs at \$1.20 per square foot—or around \$1,200 for a 2 bedroom, 1,000 square foot rental.

The discrepancy between FMR and market rents does not change the city's existing strategies to address the needs for affordable rentals. The current strategy and investments have made preservation of existing affordable rentals a priority. Current research that has been funded by the city and available in summer 2014 will provide more information about the geographic areas in the city that are at risk of losing privately provided affordable units and help inform preservation activities.

City Council recently passed an ordinance to include Source of Income (SOI) as a protected class. This should broaden rental opportunities for Housing Choice Voucher holders, as landlords can no longer refuse to accept Section 8. Landlords can, however, raise their rents above FMRs to reduce the likelihood that Housing Choice Voucher holders can afford their units. The effectiveness of the SOI ordinance would be improved by FMRs that more closely reflect market rents.

## **Discussion**

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

### Introduction

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

The city does not currently maintain an inventory of units that are or are not suitable for rehabilitation.

To supplement the Census data on condition, the City of Austin conducted a survey of residents about their housing needs, including the condition of their current housing units.

Overall, 5 percent of renters earning less than \$25,000 per year—but no low income homeowners—said their housing units are in such poor condition that their units are in unlivable condition. This suggests that as many as 3,000 low income renters in the city occupy units that are in very poor condition.

The majority of African American owners and renters who said they needed repairs made to their homes or apartments said they did not have the resources available (financial, physical or know how) to make the needed repairs. The repairs most needed were sidewalks/driveways and roofs (owners) or appliances (renters). Six percent of African American renters, but no homeowners, said the units they occupy are in unlivable condition.

Of the Hispanic survey respondents who said their homes needed repairs, 51 percent of owners and 74 percent of renters said they do not have the resources to make the repairs needed to their homes or apartments. Repairs most needed were windows and/or cooling systems. Two percent of Hispanic homeowners and 1 percent of Hispanic renters said their homes were in unlivable condition.

For persons with disabilities, 2 percent of homeowners and 6 percent of renters said they lived in “unlivable” units. Sixty percent of owners and 87 percent of renters said they lacked the resources to make needed repairs. Repairs most needed for persons with disabilities included windows and a variety of items ranging from mold mitigation to gates/doors repaired to insulation.



## Definitions

### Definition of Substandard and Standard Housing

The Austin City Council has adopted Chapter 25-12 of the Austin City Code. This chapter establishes the following regulations for "standard" and "substandard" housing:

1. All new multi-family and commercial buildings must meet the requirements of Article 1, Division 1 (International Building Code and local amendments); Article 4 (Electrical Code); Article 5 (Mechanical Code); Article 6 (Plumbing Code); Article 7 (Fire Code); and Article 12 (Energy Code).
2. All existing multi-family and commercial buildings must be maintained in accordance with the requirements of Article 1, Division 1 (International Building Code and local amendments); Article 4 (Electrical Code); Article 5 (Mechanical Code); Article 6 (Plumbing Code); Article 7 (Fire Code); Article 9 (Housing Code); Article 10 (Dangerous Buildings Code); and Article 12 (Energy Code).
3. All new one and two family dwellings must meet the requirements of Article 11 (Residential Code); Article 4 (Electrical Code); Article 6 (Plumbing Code); and Article 12 (Energy Code).
4. All existing one and two family dwellings must be maintained in accordance with the requirements of Article 11 (Residential Codes); Article 4 (Electrical Code); Article 6 (Plumbing Code); Article 9 (Housing Code); Article 10 (Dangerous Buildings Code); and Article 12 (Energy Code).
5. Any single-family, two-family or multi-family not maintained in accordance with Article 9 (Housing Code) and Article 10 (Dangerous Buildings Code) is a "substandard building" as defined in Chapter 10 of the 1994 Uniform Housing Code published by the International Conference of Building Officials and adopted by the Austin City Council.
6. Any single-family, two-family, multi-family or commercial building not maintained in accordance with Article 10 (Dangerous Buildings Code) is a "dangerous building" as defined in Chapter 3 of the 1994 Uniform Code for the Abatement of Dangerous Buildings published by the International Conference of Building Officials and adopted by the Austin City Council.

In addition, for properties with U.S. Department of Housing and Urban Development funds provided by the City of Austin, Neighborhood Housing and Community Development Division, the following clarifications for definition are provided:

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

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

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

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	39,580	27%	77,951	45%
With two selected Conditions	1,382	1%	6,479	4%
With three selected Conditions	90	0%	324	0%
With four selected Conditions	0	0%	47	0%
No selected Conditions	103,909	72%	86,575	51%
<i>Total</i>	<i>144,961</i>	<i>100%</i>	<i>171,376</i>	<i>100%</i>

**Table 34 - Condition of Units**

Data Source: 2006-2010 ACS – variables unique to HUD

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	34,100	23%	41,839	23%
1980-1999	48,815	33%	72,535	40%
1950-1979	54,542	37%	59,753	33%
Before 1950	10,301	7%	8,953	5%

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
<i>Total</i>	<i>147,758</i>	<i>100%</i>	<i>183,080</i>	<i>100%</i>

**Table 35 – Year Unit Built**

Data Source: ACS 2012

### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	67,919	47%	70,583	41%
Housing Units build before 1980 with children present	15,330	11%	85,039	50%

**Table 36 – Risk of Lead-Based Paint**

Data Source: 2006-2010 ACS (Total Units) 2006-2010 CHAS (Units with Children present)

### Vacant Units

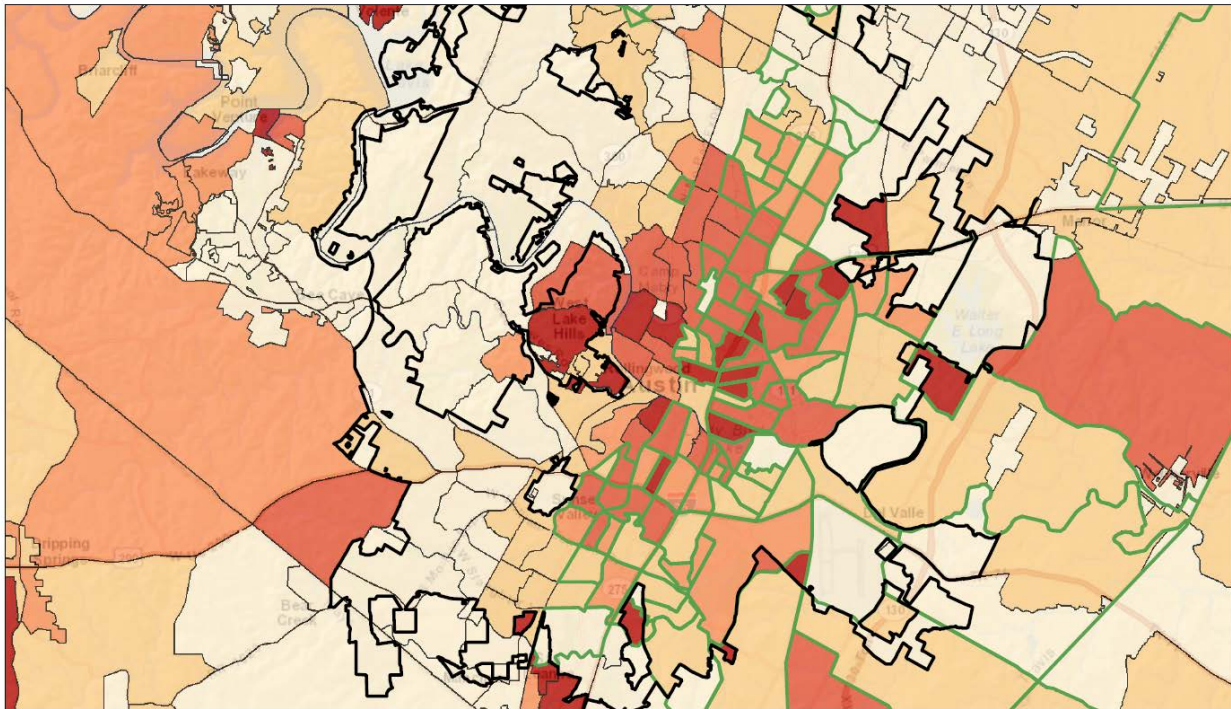
	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

**Table 37 - Vacant Units**

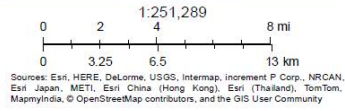
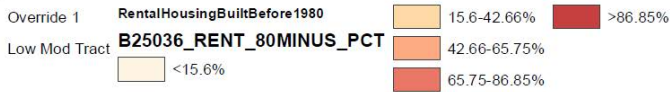
### Need for Owner and Rental Rehabilitation

Most of the City’s aging owner occupied and rental housing stock is located within central Austin. Smaller properties are more heavily concentrated in neighborhoods closer to downtown Austin. An effort is currently underway to map which properties are vulnerable to redevelopment and have low rents.

CPD Maps - Need for Rehabilitation: Rental



June 3, 2014



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

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	67,919	47%	70,583	41%
Housing Units build before 1980 with children present	15,330	11%	85,039	50%

**Table 38 – Risk of Lead-Based Paint**

Data Source: 2006-2010 ACS (Total Units) 2006-2010 CHAS (Units with Children present)

**Discussion**

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

### Introduction

Created in 1937, the Housing Authority of the City of Austin (HACA) is a major provider of affordable housing for low-income families, persons with disabilities and seniors in the Austin area. HACA owns, operates and maintains 1,838 public housing units at 18 properties throughout Austin and administers more than 5,900 Housing Choice Vouchers for rental subsidy in the private rental market, providing housing to over 19,000 individuals each day.

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
				Veterans Affairs Supportive Housing	Family Unification Program	Disabled *			
# of units vouchers available	0	50	1,838	5,400	0	5,400	355	85	95
# of accessible units	0	Unknown: not tracked for Tenant-based voucher program	145	Unknown: not tracked for Tenant-based voucher program	0	Unknown: not tracked for Tenant-based voucher program	Unknown: not tracked for Tenant-based voucher program	Unknown: not tracked for Tenant-based voucher program	Unknown: not tracked for Tenant-based voucher program
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 39 – Total Number of Units by Program Type**

Data Source: PIC (PIH Information Center)

**Describe the supply of public housing developments:**

HACA was one of the first three public housing authorities created in the United States as a result of the Housing Act of 1937. HACA's Public Housing portfolio is comprised of 18 public housing developments with 1,838 units serving more than 4,200 residents.

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

In 2011, the U.S. Department of Housing and Urban Development conducted physical inspections for each of HACA's public housing properties. Inspection scores are calculated utilizing the Public Housing Assessment System (PHAS) with a 100 point scale. HACA received high scores above 90 percent, indicating "high performer" status and, thus reducing the frequency of the HUD required property inspections to every three years. HACA is currently undergoing the HUD inspections for the FY2014, which will be completed in August or September 2014. The scores provided below are from the 2011 inspections.

**Public Housing Condition**

<b>Public Housing Development</b>	<b>Average Inspection Score</b>
Booker T. Washington	97b
Bouldin Oaks	95b
Chalmers	98b
Coronado Hills	99a
Gaston Place	99a
Georgian Manor	99a
Goodrich Place	94c
Lakeside	99a
Manchaca II	94c
Manchaca Village	94c
Meadowbrook	92b
North Loop	99a
Northgate	99a
Rosewood	96c
Salina	96c
Santa Rita	97b
Shadowbend	94c
Thurmond Heights	96b

**Table 40 - Public Housing Condition**

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

HACA's portfolio of public housing consists of three properties which were built in the late 1930's, two properties that were constructed in the early 1950's, two properties constructed in the mid-1960's, 10 properties constructed during the 1970's and one in the 1980's. Based on the varying ages of the properties, styles and construction methods used, each of HACA's public housing properties has different capital improvement needs.

In 2011, HUD updated its requirements for the physical needs assessment of public housing properties. Currently, all PHA's are required to submit a Physical Needs Assessment (PNA) for each of its properties every five years, and to update the PNA as needed annually, using a designated HUD assessment tool. HACA's most recent annual update to its PNAs for all properties indicated varying levels of need. In addition to assigning a hard cost estimate to conduct needed physical improvements, the PNA also assesses whether the proposed physical improvements will result in structural and system soundness of the property at a reasonable cost and whether the development has long-term physical and social viability. The most recent PHA updates indicate significant capital needs at most HACA properties.

HACA's Planning and Development Department manages the Capital Fund Program (CFP), utilizing HUD funds granted each year to the agency for the purpose of addressing major modernization projects, management improvements, emergency repair needs, regulatory compliance, improvements pursuant to security efforts, and other repair needs that are outside the scope of routine maintenance. Projects are brought into the CFP plan for implementation, based on the Physical Needs Assessments of the properties, site visits, discussions with staff, history of work orders and consideration of other systemic problems. The most pressing item that is feasible within financial constraints, provides the greatest overall benefit to residents, and has the highest degree of return on investment is implemented first. HACA receives approximately \$2.5 million per year from HUD for the Capital Fund, a fraction of the necessary funds to address outstanding capital improvement needs.

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



A new Investment Grade Energy Audit of all HACA Public Housing (PH) developments was completed in the past year as part of HACA's application to HUD for a Phase II Energy Performance Contract (EPC), building upon the highly successful Phase I program that ended in 2013. The 12-year Phase I EPC, the first awarded to any Texas public housing authority, saved over 450 million gallons of water for HACA and the Austin area, and generated significant utility and operational savings for all HACA developments. Through an Energy Performance Contract, the agency can complete energy efficiency activities that further reduce energy consumption, improve apartment unit quality, facilitate property and facility sustainability, and provide resident consumers with equipment and cost effective upgrades that can reduce their utility costs. These strategies conserve valuable energy resources, save taxpayer funds, and educate residents on energy saving technology and conservation techniques that help them spend less on utilities as they work toward self-sufficiency.

The U.S. Department of Housing and Urban Development recently approved HACA's application for its Phase II Energy Performance Contract (EPC). This 8-year EPC program will allow the agency to address 10 separate family properties, and implement the replacement of thousands of older inefficient windows, HVAC and domestic water heating systems, add insulation to improve unit thermal efficiencies, and introduce central air conditioning to units where none previously existed. The implementation of the Phase II EPC would bring this portion of the agency's inventory to a new level of quality and sustainability.

Through the Capital Fund program, HACA annually assesses and prioritizes the modernization needs of each property. Currently, HACA is in the second phase of a major renovation project at Thurmond Heights, a 144-unit public housing property constructed in the early 1970's. The scope of work includes full interior and exterior renovation of the thirty-eight (38) existing apartments including, but not limited to: complete re-insulation of all wall/attic areas, new drywall, all new interior doors, trim, cabinetry and millwork, exterior doors, double insulated windows, energy efficient light fixtures, bath facilities, plumbing fixtures, wiring, outlets/switches and electrical panels, with higher load capacities, fire alarm systems, tank less water heaters, and HVAC/furnace systems including energy efficient 14-seer air conditioning. On the exterior, existing siding will be replaced with cement siding and trim and painted. Site grounds will receive some grading and sidewalk replacements where necessary, to

provide compliant accessible pathways to property amenities including parking areas, playground areas, mailbox kiosks, and office and community room facilities. All units in this second phase will be re-occupied by approximately December 31, 2014.

### **Discussion:**

Two initiatives that HACA has pursued over the last two years include HUD's Rental Assistance Demonstration Program (RAD) and Choice Neighborhoods Initiative (CNI). A rental subsidy conversion program and a public housing revitalization program, respectively, both programs provide different resources to address the needs of HACA public housing stock.

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

In 2013, HACA applied for RAD for all of its public housing properties to address capital improvements and amenities, including safety measures, air conditioning, electrical and plumbing upgrades, interior and exterior renovations, site enhancements, and grounds and landscaping for greater accessibility. HACA will remain on the waitlist for the RAD program as HUD continues to determine the program scope. Prior to the 2013 application, HACA was awarded funding under the first round of RAD conversion to redevelop its Rio Lado public housing property, which was removed from service five years ago due to asbestos and its location in the flood plan. HACA is currently in the process of that redevelopment.

In 2012, HUD awarded HACA a \$300,000 Choice Neighborhoods Planning Grant to plan for the revitalization of HACA's Rosewood Courts public housing property and improvements in the surrounding neighborhood. Through the grant, HACA will create a plan to redevelop Rosewood Courts into a mixed-income, -use and -finance housing development including

investments in neighborhood assets including early childhood education, education, workforce development, transportation, parks and social services. HACA will present various funding scenarios, including a possible HUD Implementation Grant, to inform how the revitalization will be completed.

One-hundred twenty-four units of public housing currently exist at Rosewood Courts, and HACA will ensure that 124 units remain at the site following any preservation, rehabilitation or redevelopment. Additional affordable units will also be added. Rosewood Courts is of unique historical significance in East Austin and to Austin's African-American community and HACA commits to preserving this history, interpreting the site, and developing a plan to make the history more accessible to the community. Rosewood Courts residents who maintain lease compliance have the first right to return to the property following any redevelopment. A comprehensive plan will address relocation services, receipt of Section 8 Tenant Protection Vouchers, public housing transfer priority, relocation assistance, phasing and tenant's right to return. Choice Neighborhoods is only one strategy to maintain affordable housing in an area of Austin where housing costs have grown exponentially over recent years. HACA intends to submit a Choice Neighborhoods Implementation Grant application when appropriate, which could award up to \$30 million toward program implementation.

To further meet the need for affordable housing, HACA's subsidiary, Austin Affordable Housing Corporation (AAHC), operates nearly 1,000 affordable multifamily units at six properties in Austin, which are not federally subsidized. Over the next year, AAHC will also begin construction on 433 units across the Point at Ben White and the Villages at Ben White.

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

### Introduction

The following chart is based on the 2014 Housing Inventory Chart (HIC) of beds as of the night of the Point in Time Count (PIT), January 24, 2014. It adheres to the current HIC and PIT guidance, which reclassified some beds that in previous years had been listed as Permanent Supportive Housing (PSH) into Other Permanent Housing (OPH). Austin/Travis County has 102 current Other Permanent Housing (OPH) beds and 120 beds under development for households with children. For households without children, there are 46 OPH beds under development. Veteran beds are a subset of other year-round beds.

The chart does not take into account Rapid Rehousing (RRH) Beds. Austin/Travis County currently has 48 RRH beds for households with children and 43 RRH beds for households without children.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	280	40	404	453	25
Households with Only Adults	364	124	58	645	5
Chronically Homeless Households	0	0	0	369	0
Veterans	26	0	32	428	58
Unaccompanied Youth	20	0	16	0	0

**Table 41 - Facilities and Housing Targeted to Homeless Households**

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

The Continuum of Care (CoC) has a plan to increase the percentage of individuals who access mainstream benefits and will employ several strategies in the next 2 years. The plan includes utilizing a coordinated assessment to identify current and eligible mainstream services (Dec 2014); training case managers to ensure there are trained personnel in every COC funded program are able to assist clients in accessing Texas Department of Health Services (DHS) mainstream benefits (2014 and 2015). In addition, the Ending Community Homelessness Coalition (ECHO) CoC Committee sponsors a meeting with Temporary Assistance for Needy Families (TANF) representatives and programs that serve homeless or formerly homeless families and veterans to identify ways to streamline communication and successfully complete the application process (Summer 2014). The CoC will monitor increases in mainstream services by reviewing Homeless Management Information System (HMIS) data semi-annually.

CoC members have actively prepared for Affordable Care Act (ACA) implementation. Foundation Communities, a CoC member, has trained navigators and has three community sites where individuals can learn if they are eligible for ACA subsidies and other opportunities. Outreach through listservs and direct contact have alerted potential recipients about this opportunity. Texas chose not to conduct Medicaid expansion and does not provide Medicaid for adults unless they are pregnant. Local individuals who are not eligible for Medicaid are enrolled in the local Medical Assistance Program (MAP), which is identifying ways to maximize ACA funding for this population. CoC has also worked closely and advocated for Austin/Travis County Integral Care (ATCIC) to receive Medicaid Section 1115 waivers, which will provide substance abuse, psychiatric support, and increased access to doctors for chronically homeless and severely mentally ill individuals.

CoC augments support services by advocating for other local, state and federal monies. CoC advocacy has resulted in: Two Medicaid Section 1115 Waiver projects to fund support services partnered with PSH programs for the chronically homeless, including substance abuse treatment and psychiatric care. Two new state grants from the Department of State Health Services

are providing similar support services for 45+ chronically homeless persons with mental illness and substance abuse disorders, and is expanding local capacity for housing and housing support services. CoC is overseeing implementation of a Bureau of Justice Assistance (BJA) Justice Re-Investment grant for support services for 22 frequent users of jail living in Permanent Supportive Housing (PSH). CoC works with the Veterans Affairs (VA) to secure additional Veterans Affairs Supportive Housing (VASH) vouchers that bring additional support services to our community. CoC collaborates with Goodwill Industries, which focuses on employment services for the homeless and the re-entry population.

Annual ECHO sponsored SSI/SSDI Outreach Assistance and Recovery (SOAR) trainings ensure personnel in every CoC-funded program are trained to assist clients in accessing Supplemental Security Income (SSI) and Social Security Death Index (SSDI). Homeless services providers work closely with ATCIC, the local mental health authority, to ensure homeless persons get needed mental health services; this includes having ATCIC staff located at the Austin Resource Center for the Homeless (ARCH). Goodwill employment specialists are located across the city but have co-located staff on site at the ARCH and The Salvation Army, in addition to partnering with PSH programs. Homeless Service Providers work closely with CommUnityCare Health Centers providing services at 23 locations across the city and county. CommUnityCare provides outpatient primary healthcare, dental care, limited specialty care, behavioral health services, and care for income-qualified individuals throughout the community.

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

Emergency Shelter can be defined as "any facility with overnight sleeping accommodations, the primary purpose of which is to provide temporary shelter for the homeless in general or for specific populations of homeless persons. The length of stay can range from one night up to as much as three months." According to the 2013 homeless housing inventory, there were 808 emergency shelter beds in Austin/Travis County. Currently there are no emergency shelter housing units in the unincorporated areas of the county.

HUD defines transitional housing as "a project that is designed to provide housing and appropriate support services to homeless persons to facilitate movement to independent living within 24 months. In 2013, there were a total of 462 units of transitional housing in Travis County.

The Austin Community has a wide variety of Permanent Housing units serving the needs of the homeless and chronically homeless communities. In 2013, there were a total of 1,128 units of Permanent Supportive Housing constructed or under development in the community. Many of these PSH programs also include additional services that help to meet basic and critical needs, such as food and housing, as well as other services to assist the homeless population in becoming self-sufficient. Supportive services include assistance with health and substance abuse issues, employment, education, childcare, transportation, case management, and counseling in areas such as life skills and mental health. Outreach services including mortgage, rental and utilities assistance, counseling and advocacy, and legal assistance are also available. Many of these services are available to participants on the same site as their housing.

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

### Introduction

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

### HOPWA Assistance Baseline Table

Type of HOPA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	129
PH in facilities	0
STRMU	189
ST or TH facilities	29
PH placement	38

**Table 42– HOPWA Assistance Baseline**

**Data Source:** HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

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

### The Elderly and Frail Elderly

Most of the senior households not living in group quarter settings in Austin owned their own homes. As seniors age, their homeownership rates tend to decline. Declining homeownership is indicative of both increasing needs for assisted living and



the difficulty for individuals to support the burden of homeownership as they age. The elderly often have needs relating to: Substandard Housing, Physical Disabilities, Income Constraints, Transportation and Obtaining Resources.

### **Persons with Physical Disabilities**

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

### **Persons with Developmental Disabilities**

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

### **Persons with Mental Illness**

Mental health continues to be raised as a very pressing challenge within the community. Approximately 20% of Travis County adults experienced five or more days of poor mental health in the past month. A greater proportion of Blacks/African Americans (24.3%) and Latino/Hispanics (26.6%) reported poor mental health than did Whites in the County (17.9%). An overwhelming lack of resources for people with mental illnesses, including a shortage of psychiatrists and facilities to serve the community needs.

### **Persons with Substance Abuse Disorders**

Substance abuse disorders and mental health issues can often be intricately intertwined. Resources and treatment facilities are available however it needs to be improved to meet demand. Preventative efforts such as successful tobacco cessation campaigns in the area indicate that more work needs to be done to reach youth.

### **Persons with HIV/AIDS**

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

### **At Risk Children and Youth**

As the population of persons under age 18 living below the poverty rate continues to rise there is increasing awareness that efforts need to be coordinated to intervene in reducing childhood poverty. At risk youth may be prone to limited educational and employment opportunities over the long term. Over the short term they may be prone to childhood obesity, poor nutrition and early onset diabetes.

### **Victims of Domestic Violence**

Victims of domestic violence require specialized housing, counseling and legal services.

Given the hidden nature of domestic violence and the problems associated with self-reporting of such sensitive information, reliable statistics on the number of persons in violent domestic situations are not available

### **Persons Experiencing Homelessness and at Risk of Homelessness**

While the number of people identified as being homeless through the point-in-time count has been declining, there are indicators in the community that point to high levels of need for homelessness services. As housing costs continue to rise resources will need to be directed to ensure households that are "precariously housed" (people who are at risk of homelessness, or living "doubled up.") are able to avert homelessness through sustainable means.

### **Housing Authority Residents**

Several programs promote pathways for Housing Authority Residents to achieving greater self-sufficiency. Service coordination and community partnerships help coordinate life skills training; adult basic education; workforce development/job training; job

placement; financial literacy; housing counseling; parenting classes; health and wellness; childcare; and transportation. NHCD conducts outreach with HACA to ensure residents are aware of programs and services that are offered.

### **Households with Children in Need of Lead-Based Paint Remediation**

Excessive exposure to lead can slow or permanently damage the mental and physical development of children ages six and under. An elevated blood level of lead in young children can result in learning disabilities, behavioral problems, mental retardation and seizures. In adults, elevated levels can decrease reaction time, cause weakness in fingers, wrists or ankles and possibly affect memory or cause anemia. The severity of these results is dependent on the degree and duration of the elevated blood lead level. Lead-safe housing is the only effective medical treatment for poisoned children and is the primary means by which lead poisoning among young children can be prevented.

### **Persons Returning to the Community from Correctional Institutions**

The Texas Criminal Justice Coalition reports that 2,769 people were released to Travis County from state-level confinement in 2012. More than half were released into supervised parole or probation. Ex-offenders who can find employment, stable housing and services are much less likely to recidivate and return to the criminal justice system. The Reentry Roundtable is a coalition and catalyst for systemic change that promotes policies and programs to help people who are incarcerated gain the skills and treatment they need to be successful once released. The Reentry Roundtable also advocates for programs and policies to help formerly incarcerated people successfully reintegrate into their communities.

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

The City works with Ending Community Homelessness Coalition (ECHO) and the Continuum of Care (CoC) leadership to develop strategies that align customized support services with PSH for the chronically homeless and persons with mental and physical disabilities. For more detail, see SP-25 for information on projects the City of Austin plans to undertake during the next year to address the housing and supportive service needs identified.

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

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

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

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

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

### Negative Effects of Public Policies on Affordable Housing and Residential Investment

#### Policy barriers to affordable housing development

A number of policy and procedural barriers affect affordable housing development. The development process is made difficult in Austin by a number of city ordinances, a complicated land development code (LDC), site development costs, inconsistent neighborhood zoning, a city approval process that is not streamlined and a lack of multifamily zoning.

#### CodeNEXT: Austin's Land Development Code Revision

CodeNEXT is the new City of Austin initiative to revise the Land Development Code, which determines how land can be used throughout the city – including what can be built, where it can be built, and how much can (and cannot) be built. In 2013 the Austin City Council retained Opticos Design as the lead consulting firm for the revision. The process is a collaboration between Austin's residents, business community, and civic institutions to align the City's land use standards and regulations with what is important to the community. The initiative to revise the Land Development Code is a priority program in Imagine Austin, the City's plan for the future adopted by City Council in 2012. The City is actively engaged in the process and is promoting removal of policy barriers that negatively impact affordable housing development, including the following barriers identified in the [Draft Land Development Code Diagnosis](http://www.austintexas.gov/sites/default/files/files/Planning/CodeNEXT/Austin_CodeDiagnosis_PublicDraft_web_050514.pdf)

([http://www.austintexas.gov/sites/default/files/files/Planning/CodeNEXT/Austin\\_CodeDiagnosis\\_PublicDraft\\_web\\_050514.pdf](http://www.austintexas.gov/sites/default/files/files/Planning/CodeNEXT/Austin_CodeDiagnosis_PublicDraft_web_050514.pdf))

report released in May 2014:

- "Density Cap" Unduly Impacts Construction Costs
- Impacts of High Parking Requirements
- Minimum Site Area Requirements Drive Up Land Costs for Development
- Building and Site Design Requirements/Practices Are Sometimes Out of Touch with the Neighborhood Context
- Infrastructure Requirements Are Not Always in Lock-Step with New Development

- Inefficient Approval and Permitting Processes Drive Up Development Costs
- Regulations for Secondary Apartments Can Limit Feasibility for Many Homeowners
- Few Policy Levers in Place to Preserve or Enhance Existing Affordable Housing
- Current Density Bonus Programs Are Not Yielding Needed Results

### **“NIMBYism”**

The CodeNEXT code diagnosis also identified “Not in my Backyard,” or, “NIMBYism,” as a barrier to affordable housing. There is no strong, comprehensive guiding document for development in Austin. This has allowed neighborhood groups to play a very strong role in guiding the development process in Austin. Although neighborhood groups contribute to the unique fabric of Austin and help encourage a participatory and engaging public process, it also provides an opportunity for neighborhood groups to discourage the development of certain types of housing that are necessary to ensure housing for all of Austin’s residents.

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

### Introduction

The City of Austin’s rapid population growth is coupled with new employment growth as a result of entrepreneurial endeavors, business relocation, and existing business growth. Austin continues to experience unemployment rates, which are far below the national average, but there is an imbalance in educational achievement among certain demographic populations. It is also important to note economic shifts in our local economy and continue to strategically invest in educating the City’s current and future workforce for the new high paying jobs that are on the horizon in the City of Austin, particularly in the academic disciplines of science, technology, engineering, and mathematics (STEM).<sup>7</sup>

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1,624	1,151	1	0	0
Arts, Entertainment, Accommodations	39,751	53,895	15	14	-1
Construction	13,200	15,750	5	4	-1
Education and Health Care Services	40,237	61,654	15	16	1
Finance, Insurance, and Real Estate	21,954	32,476	8	8	0
Information	9,321	15,591	3	4	1
Manufacturing	18,638	32,523	7	8	2
Other Services	12,217	17,892	5	5	0

<sup>7</sup> United Way for Greater Austin, 2014: <http://www.unitedwayaustin.org/02/2014/stem-programs-expanding/>

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Professional, Scientific, Management Services	33,479	52,781	12	14	1
Public Administration	451	113	0	0	0
Retail Trade	33,461	44,650	12	12	-1
Transportation and Warehousing	5,966	6,801	2	2	0
Wholesale Trade	18,058	19,840	7	5	-2
Total	248,357	355,117	--	--	--

**Table 43 - Business Activity**

**Data Source:** 2006-2010 ACS (Workers), 2010 Longitudinal Employer-Household Dynamics (Jobs)



## Labor Force

Total Population in the Civilian Labor Force	446,741
Civilian Employed Population 16 years and over	417,764
Unemployment Rate	6.49
Unemployment Rate for Ages 16-24	19.66
Unemployment Rate for Ages 25-65	4.63

**Table 44 - Labor Force**

Data Source: 2006-2010 ACS

Occupations by Sector	Number of People
Management, business and financial	128,709
Farming, fisheries and forestry occupations	18,855
Service	38,734
Sales and office	57,785
Construction, extraction, maintenance and repair	40,227
Production, transportation and material moving	14,782

**Table 45 – Occupations by Sector**

Data Source: 2006-2010 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	275,289	71%
30-59 Minutes	92,801	24%
60 or More Minutes	17,467	5%
<i>Total</i>	<i>385,557</i>	<i>100%</i>

**Table 46 - Travel Time**

Data Source: 2006-2010 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	40,613	4,391	16,143
High school graduate (includes equivalency)	51,003	4,369	14,609
Some college or Associate's degree	82,082	5,141	16,504
Bachelor's degree or higher	164,941	6,033	24,293

**Table 47 - Educational Attainment by Employment Status**

Data Source: 2006-2010 ACS

### Educational Attainment by Age

	Age				
	18-24 yrs.	25-34 yrs.	35-44 yrs.	45-65 yrs.	65+ yrs.
Less than 9th grade	5,851	12,526	9,497	11,967	6,290
9th to 12th grade, no diploma	11,426	11,442	7,288	8,427	4,679
High school graduate, GED, or alternative	23,532	25,608	18,346	26,078	12,118
Some college, no degree	49,068	31,093	19,463	29,925	10,507
Associate's degree	3,877	7,435	6,635	9,479	1,563
Bachelor's degree	14,900	51,074	32,565	41,293	9,043
Graduate or professional degree	1,162	20,786	20,798	28,969	8,820

**Table 48 - Educational Attainment by Age**

Data Source: 2006-2010 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	18,416

<b>Educational Attainment</b>	<b>Median Earnings in the Past 12 Months</b>
High school graduate (includes equivalency)	25,070
Some college or Associate's degree	31,336
Bachelor's degree	45,949
Graduate or professional degree	61,410

**Table 49 – Median Earnings in the Past 12 Months**

Data Source: 2006-2010 ACS

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

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

**Describe the workforce and infrastructure needs of the business community:**

The business community continues to experience workforce and infrastructure needs in economic development; transportation; education, workforce and talent development; energy; water; and healthcare.<sup>8</sup> Workforce needs in the science and technology sector are poised to continue as growth in the healthcare sector is spurred by the development of the [University of Texas at Austin Dell Medical School](#) and growing biotech sector.

The most critical infrastructure for the business community remains transportation infrastructure. Traffic congestion frequently makes a list of top concerns within the community and congestion may increase as our population grows. Offering alternative modes of transportation options: sidewalks, bike lanes, increased bus service, and mass transit will help residents get from their homes to educational opportunities and job centers.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the**

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<sup>8</sup> Austin Chamber of Commerce Legislative Agenda

**planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

The Capital Area is home to many emerging industry clusters, including renewable energy and clean technology, and forecasts indicate that the Capital Area could gain more than 12,000 jobs in “green” industries between 2010 and 2015.<sup>9</sup> The Pecan Street Project, for example, is a public-private partnership which includes Austin Energy, City of Austin, Environmental Defense Fund, Austin Chamber of Commerce, and the Austin Technology Incubator at The University of Texas at Austin that is establishing Austin as “America’s clean energy laboratory.” The partnership has attracted participation from Dell, GE Energy, IBM, Intel, and many others to work collectively on the challenges of transitioning to a clean energy economy, including smart grid deployment, utility business models, commercialization of university research, and more.<sup>10</sup>

Capital Area Council of Government’s (CAPCOG) [Comprehensive Economic Development Strategy \(CEDS\) for the Capital Area Economic Development District](#) focuses on four goals – workforce development, entrepreneurship, economic competitiveness, and clean energy to strengthen knowledge-based industries. The transition to technology services—system design, software as a service, custom programming—has already found solid footing in the Capital Area and will help the region retain its competitive advantage

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

Educational institutions have taken notice and are offering more opportunities in the STEM fields. The Austin Community College System has expanded its course offerings in these fields, and embarked on an ambitious campus expansion plan. Most noteworthy the [ACC/Highland Mall Redevelopment](#) provides the opportunity to link this campus with downtown destinations, public services and potentially the new medical school via high capacity transit.

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<sup>9</sup> [http://data.capcog.org/Information\\_Clearinghouse/presentations/caedd/2010-05-27\\_Capital\\_Area\\_CEDS\\_2010-2015.pdf](http://data.capcog.org/Information_Clearinghouse/presentations/caedd/2010-05-27_Capital_Area_CEDS_2010-2015.pdf)

<sup>10</sup> [http://data.capcog.org/Information\\_Clearinghouse/presentations/caedd/2010-05-27\\_Capital\\_Area\\_CEDS\\_2010-2015.pdf](http://data.capcog.org/Information_Clearinghouse/presentations/caedd/2010-05-27_Capital_Area_CEDS_2010-2015.pdf)

Overall, Austin is a highly educated city, with 44 percent of residents<sup>11</sup> holding at least a bachelor's degree. This largely matches growth in industries associated with higher education, such as professional services, education and health services, and high tech. At the same time, the percentage of residents with lower education levels is increasing. This is also matched by an increase in corresponding industries such as construction, retail, and food service.<sup>12</sup>

In 2007, Angelou Economics produced an Austin Renewable Energy Workforce Assessment which concluded that providing a workforce to service this industry is complicated by the start-up, emerging nature of the industry and the current needs for experienced, jack-of-all-trades employees. The Austin region has a broad base of companies participating in virtually every sector of the renewable energy industry, but also has emerging clusters of solar energy, wind power, energy storage and energy services companies, which will enable the region to better focus its workforce development efforts as employers grow and mature over time. The mismatch between regional educational and workforce development enrollment trends and types of employees being sought by renewable energy companies indicates the need for targeted marketing and educational activities within the engineering, construction, and associated trade occupations.<sup>13</sup>

Goodwill Industries of Central Texas (Austin) is on the road to opening a charter school aimed at helping people over age 25 earn high school degrees. If the Texas State Board of Education accepts the application, the Excel Center will open its doors in August 2014 at the Goodwill Community Center in Austin. Only the lowest-paying positions are available to someone without a high school diploma — an achievement that eludes 19.6 percent of adult Texans. With the launch of the Excel Center in Austin, the Austin Goodwill would be able to help narrow the gap between the well-educated and the rest by helping more individuals become educated and successful working adults.<sup>14</sup>

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<sup>11</sup> Source: U.S. Census ACS 2008-2012

<sup>12</sup> <http://www.angeloueconomics.com/documents/2013%20AE%20Annual%20Forecast%20Presentation.pdf>

<sup>13</sup> <http://www.coolaustinjobs.com/documents/Austin%20Renewable%20Energy%20Workforce%20Assessment.pdf>

<sup>14</sup> <http://www.goodwill.org/blog/news-updates/austin-goodwill-seeks-to-open-charter-school-to-help-adults-earn-high-school-diplomas/>

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

Workforce Solutions Capital Area Workforce Board (WFS Capital Area) is the leadership and governing body for the regional workforce system, responsible for the planning, oversight, and evaluation of workforce development activities in the Austin/Travis County area. Workforce solutions currently has several ongoing initiatives, including the Accelerating Connection to Employment program, the Healthcare Workforce Alliance of Central Texas, the Workforce and Education Readiness Continuum, WorkReadyAustin, and the Youth Employment Partnership.

The Healthcare Workforce Alliance of Central Texas (the Alliance) is an industry-led and community-sponsored group that exists to collectively address the workforce needs of the healthcare industry in the Greater Austin community. Alliance members work together to expand the higher education pipeline for healthcare career training, support middle and high school initiatives/activities that provide healthcare career awareness to students, broker relationships with other community partners/government agencies who support workforce development, and maintain a centralized clinical placement website.

Workforce Solutions Capital Area is a part of a multi-state grant-funded consortium participating in the Accelerating Connection to Employment (ACE) program. ACE is designed to help low-income, lower-skill job seekers efficiently earn the skills and credentials needed to compete in high demand industries in their regions. ACE participants are eligible to receive a number of education and training services including basic skills, work ready skills, occupational skills, job readiness training, and job placement support. There are two career tracks available through ACE in Austin: Certified Nursing Aide and Acute Care Skills and Administrative Assistant. WFS Capital Area is partnering with Austin Community College to offer ACE workforce training and education.

The Workforce and Education Readiness Continuum (WERC) is a City of Austin-funded network of 10 community partners linked to help prepare Austin-area residents to enter or reenter today's competitive job market. Designed to seamlessly provide services ranging from GED, ESL, job-readiness instruction, and occupational training, WERC connects 38 provider locations for workforce and education services. As clients progress along the

continuum, they are equipped with the tools and support they need to achieve self-sufficiency. WERC participants are eligible to receive a number of education and training services including English as a Second Language (ESL) training, adult basic education, GED preparation, financial and computer literacy, job readiness, training and employment. Travis County/Austin-area residents at or below 200% of federal poverty income guidelines are eligible to participate in the WERC program.

The Work Readiness Certificate, or WorkReadyAustin, is a skills validation and assessment tool designed to help job seekers “verify” work readiness skills – including soft skills – to employers, and in turn, to help employers identify and select the right candidates. WorkReadyAustin provides entry-level job applicants with targeted instruction and validation of the basic workplace skills most desired by local employers. Job seekers who satisfactorily complete the requirements will be issued WorkReadyAustin certificates, signed by Workforce Solutions Capital Area and the Austin Human Resource Management Association (AHRMA), that prove to employers that the job seeker has been exposed to and mastered both important Personality/Soft Skills and Foundational Skills.

The Youth Employment Partnership (YEP) is a collaboration of four community partners whose goal is to help young people transition from high school to post-secondary education, training, or suitable employment. Workforce Solutions partners with Austin Youth Works, a non-profit Charter School located in downtown Austin that incorporates job training and job placement services as part of their educational and project-based enrichment programs and Communities in Schools, which enables young people to learn, stay in school, and prepare for a successful life by providing school-based services and links to community resources.<sup>15</sup>

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

Yes, the City of Austin participates in the Capital Area Council of Government’s (CAPCOG) [Comprehensive Economic Development Strategy \(CEDS\) for the Capital Area Economic Development District](#). The Capital area consists of ten counties in central Texas, including the Austin-Round Rock-San Marcos Metropolitan Statistical Area (MSA). The Austin

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<sup>15</sup> <http://www.wfscapitalarea.com/AboutUs/SpecialInitiatives>

Metropolitan Region is a collection of cities, suburbs, and rural areas that are becoming increasingly interdependent economically; Census data show 77 percent of workers in this region cross a county line to get to their jobs.

The CEDS has four goals: develop a globally competitive workforce that encourages businesses to start, locate, and expand in the Capital Area; make the Capital Area the most entrepreneur-friendly region in the U.S.; enhance the Capital Area's economic competitiveness; and make the Capital Area a leader in the clean energy economy. Programs CAPCOG is currently undertaking include providing venues for peer -to-peer learning about economic development for cities and counties, including Economic Development 101 workshops for elected officials; publishing reports for school districts that identify high-growth, high-wage job opportunities and relevant career and technical education that should be offered in the Capital Area; publishing a "how-to guide" with Pecan Street Project that can help communities pursue their own grid projects that result in economic development opportunities; and assisting communities with funding applications to the Economic Development Administration.<sup>16</sup>

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

The Capital Area CEDS will be implemented in a way that aligns closely with other aspects of regional planning, including transportation, environmental protection, workforce development, broadband deployment, and physical infrastructure development. CAPCOG engages in air quality monitoring and improvement strategies, disbursement of funding for solid waste mitigation and recycling programs, oversight of Community Development Block Grants, and a wide range of other regional activities.

Additionally, the Austin Chamber of Commerce published a detailed study and a strategic plan in 2007 related to its Opportunity Austin program. The Chamber targets five industry clusters under this plan: convergence technologies, creative media, green industries, corporate and professional headquarters or regional offices, and health care and life

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<sup>16</sup> [http://data.capcog.org/Information\\_Clearinghouse/presentations/caedd/2010-05-27\\_Capital\\_Area\\_CEDS\\_2010-2015.pdf](http://data.capcog.org/Information_Clearinghouse/presentations/caedd/2010-05-27_Capital_Area_CEDS_2010-2015.pdf)



sciences. While the study was completed before the recession that began in 2007, most of the opportunities and challenges identified in the report are still relevant today.

Workforce competitiveness is another area receiving significant attention. Organizations such as E3 Alliance (Education Equals Economics) and the Ray Marshall Center for the Study of Human Resources at The University of Texas Austin are engaged in several innovative research projects that demonstrate the linkages between the classroom and the labor market. The Student Futures Project, for example, is a collaboration involving the Ray Marshall Center, Austin Chamber of Commerce, Texas Education Agency, and many of the region's school districts. Researchers are linking secondary school records to college records and unemployment insurance records to track students as they move from school out into the workforce. The Student Futures Project and others like it are producing compelling evidence about the degree to which economic competitiveness is tied to education and workforce competitiveness—and why the Capital Area must address them together in a comprehensive economic development strategy.

The Capital Area is also home to many emerging industry clusters, including renewable energy and clean technology. The Pecan Street Project, for example, is a public-private partnership which includes Austin Energy, City of Austin, Environmental Defense Fund, Austin Chamber of Commerce, and the Austin Technology Incubator at The University of Texas at Austin that is establishing Austin as "America's clean energy laboratory." The partnership has attracted participation from Dell, GE Energy, IBM, Intel, and many others to work collectively on the challenges of transitioning to a clean energy economy, including smart grid deployment, utility business models, commercialization of university research, and more.<sup>17</sup>

## Discussion

Improving postsecondary education completion rates continues to be a critical component to economic success; however postsecondary education rates are disproportionately lower among some demographic segments of the community.

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<sup>17</sup> [http://data.capcog.org/Information\\_Clearinghouse/presentations/caedd/2010-05-27\\_Capital\\_Area\\_CEDS\\_2010-2015.pdf](http://data.capcog.org/Information_Clearinghouse/presentations/caedd/2010-05-27_Capital_Area_CEDS_2010-2015.pdf)

48% of annual job growth recently in the Austin MSA has been in occupations that pay, on average, at least \$19 per hour, but 72% of those jobs require completed postsecondary education. 23% of African Americans and 23% of Hispanics/Latinos in Austin have a completed associate's degree or more education. By contrast: Asians 75%, Whites 65%.<sup>18</sup>

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<sup>18</sup> Civic Analytics: <http://civicanalytics.com/austins-growth>

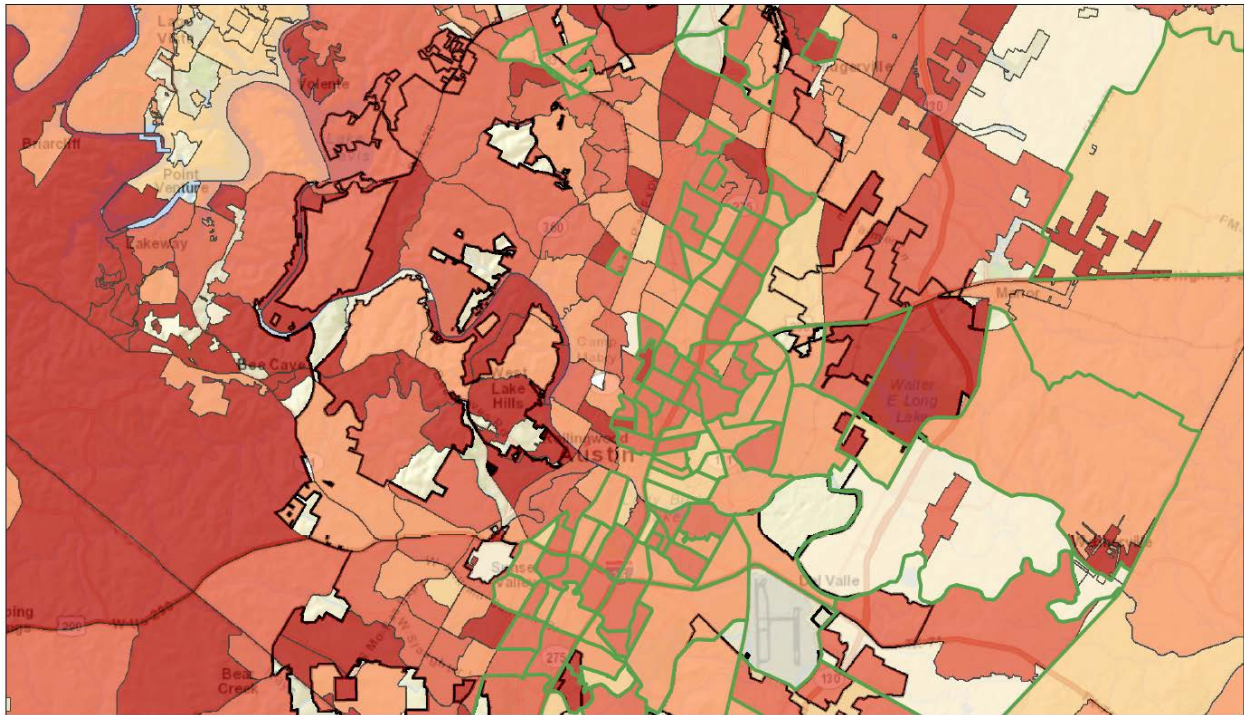
## **MA-50 Needs and Market Analysis Discussion**

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

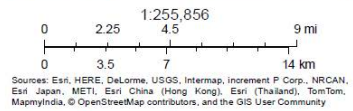
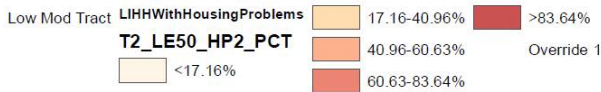
For the purposes of this section, "concentration" uses the HUD-prescribed definitions of: any neighborhood or Census tract in which: 1) The percentage of households in a particular racial or ethnic minority group is at least 20 percentage points higher than the percentage of that minority group for the housing market areas; 2) The total percentage of minority persons is at least 20 percentage points higher than the total percentage of all minorities in the housing market areas as a whole; or 3) for metropolitan areas, the total percentage of minority persons exceeds 50 percent of its population.

CHAS data indicate that households with multiple housing problems are disproportionately lower income, minority households. As discussed below, these households are primarily concentrated in East, Northeast and Southeast Austin. This part of the city is also where affordable housing is predominantly located. According to residents and stakeholders, much of the privately provided affordable housing in these areas has condition problems. See map below.

CPD Maps - % of Low Income Households with Any of 4 Severe Housing Problems



June 4, 2014



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

Yes. As demonstrated by the maps below and using both regional and urban/MSA definitions of concentration, areas of racial and ethnic concentration exist in Austin. African American concentrations occur in several Census tracts in east and northeast Austin. There are many areas of Hispanic concentrations throughout the region; these are most prominent in and around south and southwest Austin. The only concentration evident in northwest Austin is Asian residents. Otherwise, this area of the city is predominantly non-Hispanic White. See the maps below and the Community Needs Assessment document in the Appendix.

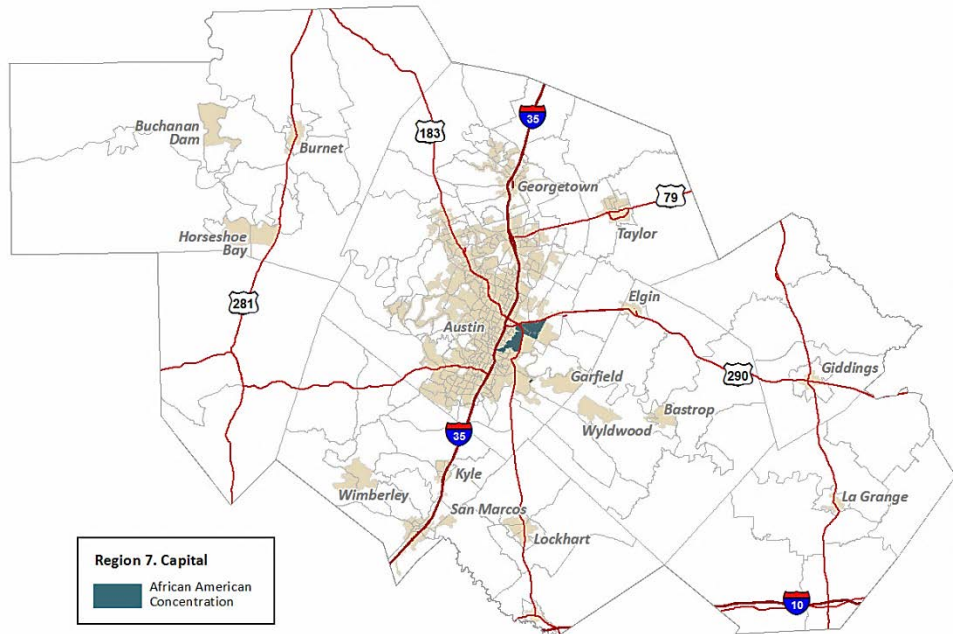
### Census Tracts with African American Concentrations, 2010

Note:

This map uses HUD's definition of "racially/ethnically impacted area." A Census tract is "impacted" when the percentages of residents in a particular racial or ethnic minority group is at least 20 percentage points higher than the percentage of that minority group for the county overall.

Source:

2010 Census and BBC Research & Consulting.



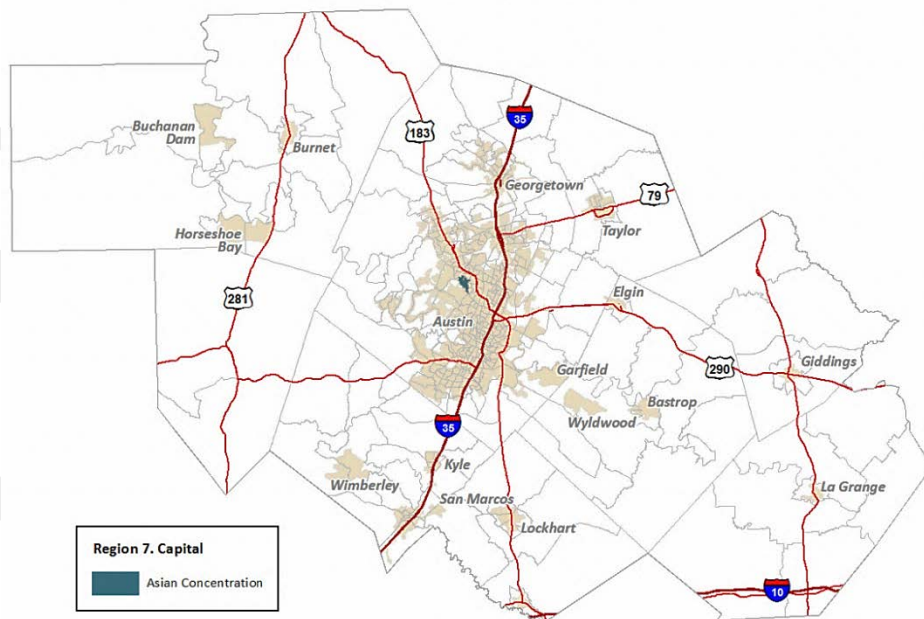
### Census Tracts with Asian Concentrations, 2010

Note:

This map uses HUD's definition of "racially/ethnically impacted area." A Census tract is "impacted" when the percentages of residents in a particular racial or ethnic minority group is at least 20 percentage points higher than the percentage of that minority group for the county overall.

Source:

2010 Census and BBC Research & Consulting.





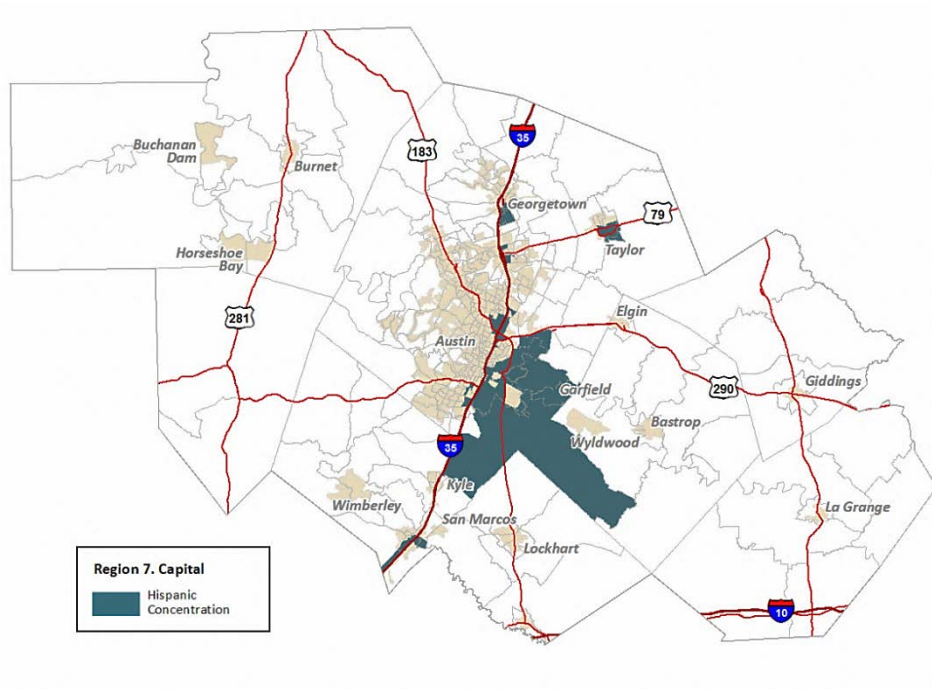
### Census Tracts with Hispanic Concentrations, 2010

Note:

This map uses HUD's definition of "racially/ethnically impacted area." A Census tract is "impacted" when the percentages of residents in a particular racial or ethnic minority group is at least 20 percentage points higher than the percentage of that minority group for the county overall.

Source:

2010 Census and BBC Research & Consulting.



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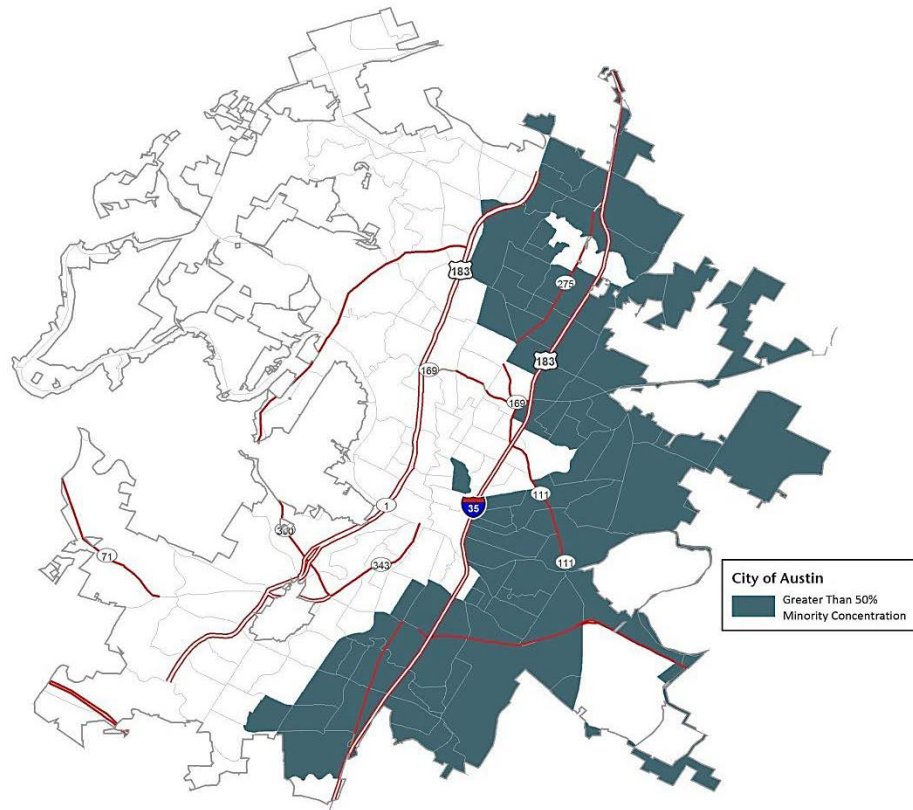
## Census Tracts with Greater Than 50% Minority Concentration, City of Austin, 2010

Note:

HUD's definition of a minority area is a metropolitan area in which more than 50% of the residents are minorities. This map shows all Census tracts in the region with greater than 50% minority concentration.

Source:

2010 Census and BBC Research & Consulting



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

The areas of minority concentrations are very closely aligned with the location of affordable housing in Austin, both affordable housing to rent and purchase. That said, the housing market in neighborhoods directly east/southeast of downtown is changing rapidly. These neighborhoods are quickly gentrifying and residents are concerned that continued increases in property values and rents will cause them to seek more affordable housing elsewhere, in less expensive suburbs outside of the city.

### Are there any community assets in these areas/neighborhoods?

The Kirwan Institute's "Geography of Opportunity in Austin," produced for the region's Sustainable Communities Grant, identifies several areas of community opportunity in East Austin—specifically, many neighborhoods with moderate to strong educational environment.

Broadening these environments to include areas with lower educational opportunity is an essential part of raising opportunity for minority residents in Austin.

Many of these neighborhoods have valuable community assets—proximity to the central core, transportation and transit systems, some of the last remaining affordable housing in the city—which are likely to spur redevelopment by the private sector as demand for living in Austin continues. Housing preservation in neighborhoods that are beginning to gentrify will be critical to maintain an inventory of affordable housing in the city. This should be coupled with broadening the inventory of affordable housing in West Austin, where it is lacking.

### **Are there other strategic opportunities in any of these areas?**

Because of the community assets mentioned above and the potential for gentrification in some of the areas, the City of Austin will continue to focus much of its funding and programs in low-income neighborhoods of Austin identified by HUD as low- and moderate-income priority neighborhoods. HUD defines CDBG qualifying areas as census tracts that have more than 51 percent of households living in poverty.

The 2006 Affordable Housing Incentives Task Force recommended several core values. The core values were adopted by Austin City Council in 2007, and now serve as guiding principles for affordable housing for the City. One of these core values was to encourage geographic dispersion of affordable housing. To implement this core value, the City must provide funding to affordable housing developments outside of low-income neighborhoods. This will give low-income households greater opportunities to locate to a variety of neighborhoods in Austin.



# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The City of Austin's strategic plan is based on our assessment of community needs as identified in this Consolidated Plan, in related plans and policy documents evaluated, and on the ability of funds identified in the Consolidated Plan to leverage or work together with other funds to meet the identified needs.

To the extent possible, targeted funds will be used to the maximum extent while resources with more discretionary purposes will be used to address needs without their own targeted funds. For instance, while the development of affordable housing is a critical issue for Austin, not all Consolidated Plan funds will be used for the creation or preservation of affordable housing.

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

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

### Geographic Area

Sort Order	Area Name	Area Type
1	Throughout Austin	Non Targeted

**Table 50 - Geographic Priority Areas**

### General Allocation Priorities

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

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

NHCD will encourage housing developments that support focused community development investments that improve the quality of life in low-income communities, and developments in locations where revitalization trends are leading to the displacement of low-income residents. Access to transit will be a priority, as transportation costs are second only to housing costs for a majority of low-income households and many low-income households do not own a car.

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

### Priority Needs

1	<b>Priority Need Name</b>	Homeless/Special Needs
	<b>Priority Level</b>	High
	<b>Population</b>	<p><b>Income:</b> Extremely Low, Low</p> <p><b>Family Type:</b> Families with Children and Elderly</p> <p><b>Homeless:</b> Chronic Homelessness, Individuals, Families with Children, Mentally Ill, Chronic Substance Abuse, Veterans, Persons with HIV/AIDS, Victims of Domestic Violence, Unaccompanied Youth</p> <p><b>Non Homeless Special Needs:</b> Elderly, Frail Elderly, Persons with HIV/AIDS and their families, at risk youth</p>
	<b>Geographic Areas Affected</b>	Throughout the City of Austin
	<b>Associated Goals</b>	Homeless/Special Needs
	<b>Description</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, children and their families.
	<b>Basis for Relative Priority</b>	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.
	2	<b>Priority Need Name</b>
<b>Priority Level</b>		High
<b>Population</b>		<p><b>Income:</b> Extremely Low, Low</p> <p><b>Family Type:</b> N/A</p> <p><b>Homeless:</b> Families with Children, Victims of Domestic Violence, Unaccompanied Youth</p> <p><b>Non Homeless Special Needs:</b> Persons with Mental Disabilities, Persons with Physical Disabilities</p>
<b>Geographic Areas Affected</b>		Throughout the City of Austin
<b>Associated Goals</b>		Renter Assistance

	<b>Description</b>	Renter Assistance provides assistance to renters so that rent is more affordable as well as provides tenants' rights services to equip renters with information that may allow them more stability. It also provides financial assistance for necessary rehabilitation to make homes accessible.
	<b>Basis for Relative Priority</b>	The City of Austin's 2014 Comprehensive Housing Market Study identifies the high need for affordable rental housing in Austin. This analysis was echoed in every aspect of the public input process from service providers, government partners, policy makers, and community members. Renter assistance is a high priority in the Consolidated Plan.
<b>3</b>	<b>Priority Need Name</b>	Homebuyer Assistance
	<b>Priority Level</b>	High
	<b>Population</b>	<b>Income:</b> Low, Moderate <b>Family Type:</b> N/A <b>Homeless:</b> N/A <b>Non Homeless Special Needs:</b> N/A
	<b>Geographic Areas Affected</b>	Throughout the City of Austin
	<b>Associated Goals</b>	Homebuyer Assistance
	<b>Description</b>	Homebuyer Assistance provides counseling to renters wishing to become homebuyers and to existing homebuyers to help them stay in their homes. This category includes the Down Payment Assistance Program, which offers loans to qualifying low- and moderate-income homebuyers to help them buy their first home.
	<b>Basis for Relative Priority</b>	The City identified 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 with 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.
<b>4</b>	<b>Priority Need Name</b>	Homeowner Assistance
	<b>Priority Level</b>	High
	<b>Population</b>	<b>Income:</b> Extremely Low, Low, Moderate <b>Family Type:</b> Families with Children and Elderly

		<p><b>Homeless:</b> N/A</p> <p><b>Non Homeless Special Needs:</b> Elderly, Frail Elderly, Persons with Mental Disabilities, Persons with Physical Disabilities, Persons with Developmental Disabilities</p>
	<b>Geographic Areas Affected</b>	Throughout the City of Austin
	<b>Associated Goals</b>	Homeowner Assistance
	<b>Description</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.
	<b>Basis for Relative Priority</b>	Preserving the safety and livability of the housing of low-income homeowners, allowing owners to stay in their homes, improving the City's aging housing stock, and repairing the lives of existing homeowners were highlighted as high priority needs by stakeholders and community members. Homeowner assistance is a high priority in the Consolidated Plan.
5	<b>Priority Need Name</b>	Housing Development Assistance
	<b>Priority Level</b>	High
	<b>Population</b>	<p><b>Income:</b> Extremely Low, Low, Moderate</p> <p><b>Family Type:</b> N/A</p> <p><b>Homeless:</b> Chronic Homelessness</p> <p><b>Non Homeless Special Needs:</b> N/A</p>
	<b>Geographic Areas Affected</b>	Throughout the City of Austin
	<b>Associated Goals</b>	Housing Development Assistance
	<b>Description</b>	Housing Development Assistance includes NHCD programs that offer assistance to non-profit and for-profit developers to build affordable housing for low- and moderate-income households.
	<b>Basis for Relative Priority</b>	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 has established Housing Development Assistance a

		high priority for the Consolidated Plan.
6	<b>Priority Need Name</b>	Neighborhood and Commercial Revitalization
	<b>Priority Level</b>	High
	<b>Population</b>	<b>Income:</b> Extremely Low, Low, Moderate, Middle <b>Family Type:</b> N/A <b>Homeless:</b> N/A <b>Non Homeless Special Needs:</b> Non-Housing Community Development
	<b>Geographic Areas Affected</b>	Throughout the City of Austin
	<b>Associated Goals</b>	Neighborhood and Commercial Revitalization
	<b>Description</b>	Neighborhood and Commercial Revitalization includes programs related to reinvesting in disadvantaged or underserved neighborhoods and commercial areas.
	<b>Basis for Relative Priority</b>	Neighborhood and Commercial Revitalization is a high priority for the City of Austin based on the feedback received at public hearings.
7	<b>Priority Need Name</b>	Small Business Assistance
	<b>Priority Level</b>	High
	<b>Population</b>	<b>Income:</b> N/A <b>Family Type:</b> N/A <b>Homeless:</b> N/A <b>Non Homeless Special Needs:</b> Non-Housing Community Development
	<b>Geographic Areas Affected</b>	Throughout the City of Austin
	<b>Associated Goals</b>	Small Business Assistance
	<b>Description</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.
	<b>Basis for Relative Priority</b>	Recognizing that small businesses are important drivers of the Austin economy, assistance to small businesses is a high priority for the City of Austin. Feedback from the Consolidated Plan survey identified job creation as the highest community development need.
8	<b>Priority Need</b>	Public Facilities

	<b>Name</b>	
	<b>Priority Level</b>	Low
	<b>Population</b>	<b>Income:</b> N/A <b>Family Type:</b> N/A <b>Homeless:</b> N/A <b>Non Homeless Special Needs:</b> Non-Housing Community Development
	<b>Geographic Areas Affected</b>	Throughout the City of Austin
	<b>Associated Goals</b>	Public Facilities
	<b>Description</b>	Facilities geared to support critical public needs that create economic opportunity
	<b>Basis for Relative Priority</b>	Low priorities are not anticipated to be funded.
9	<b>Priority Need Name</b>	Infrastructure
	<b>Priority Level</b>	Low
	<b>Population</b>	<b>Income:</b> N/A <b>Family Type:</b> N/A <b>Homeless:</b> N/A <b>Non Homeless Special Needs:</b> Non-Housing Community Development
	<b>Geographic Areas Affected</b>	Throughout the City of Austin
	<b>Associated Goals</b>	Infrastructure
	<b>Description</b>	City of Austin ordinance 820401-D ("The Austin Housing and Community Development Block Grant Ordinance") dated April 1, 1982 sets forth requirements and provisions for the administration of funds received by the City under the Housing and Community Development Act of 1974, as amended, including the assertion that "the primary objectives of community development activities in the City of Austin shall be the development of a viable urban community, including decent housing, a suitable living environment, elimination of slums and blight and expanding economic opportunities, principally for persons of low and moderate income," and that in implementing the above, "the City's general obligation to provide capital improvements to the target areas is not diminished except in extraordinary circumstances. Capital improvements in the target areas are to be funded through the normal

		course of city-wide capital improvements." The City has interpreted this ordinance to indicate that infrastructure needs are a low priority for Consolidated Planning purposes and will not be funded with Community Development Block Grant (CDBG) funding.
	<b>Basis for Relative Priority</b>	Low priorities are not anticipated to be funded.

**Table 51 – Priority Needs Summary**

**Narrative (Optional)**

The City of Austin’s Neighborhood Housing and Community Development (NHCD) Office categorizes an array of prioritized programs along an investment plan within the 2014-19 Consolidated Plan. This framework offers an array of housing, small business development programs and public services under seven priority categories which serve very low-, low-, and moderate-income households, meeting the definition of addressing obstacles to meet underserved needs.

- Homeless/Special Needs Assistance
- Renter Assistance
- Homebuyer Assistance
- Homeowner Assistance
- Housing Development Assistance
- Neighborhood and Commercial Revitalization
- Small Business Assistance
- Financial Empowerment



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

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Historically low rental vacancy rates, and household incomes which are not keeping up with rising rents, high demand for Section 8 vouchers at HACA, a gap of approximately 48,000 affordable rental units to meet need for renters earning less than \$25,000/year.
TBRA for Non-Homeless Special Needs	Historically low rental vacancy rates, and household incomes which are not keeping up with rising rents, high demand for Section 8 vouchers at HACA, a gap of approximately 48,000 affordable rental units to meet need for renters earning less than \$25,000/year.
New Unit Production	Rising rental and homeownership costs, continued rapid population growth, tight housing market with rapid housing absorption rates. The City of Austin is currently updating its Land Development Code through CodeNEXT; this may result in a wider array of more affordable housing types and increase in supply of attached housing opportunities in the “missing middle” as well as streamlined development approval process.
Rehabilitation	In the city’s historically low income areas, increasing property taxes and other costs associated with homeownership have negatively affected vulnerable owners, those with stagnant incomes who are low income, the elderly and those with special needs. The tight lending market makes home improvement financing particularly difficult for these households, and drives the need for owner occupied home rehabilitation programs.
Acquisition, including preservation	Rapidly rising land values, rents and homeownership costs. Coordination around capital improvement projects may put additional pressure on the retention of affordable housing opportunities.

**Table 52 – Influence of Market Conditions**

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

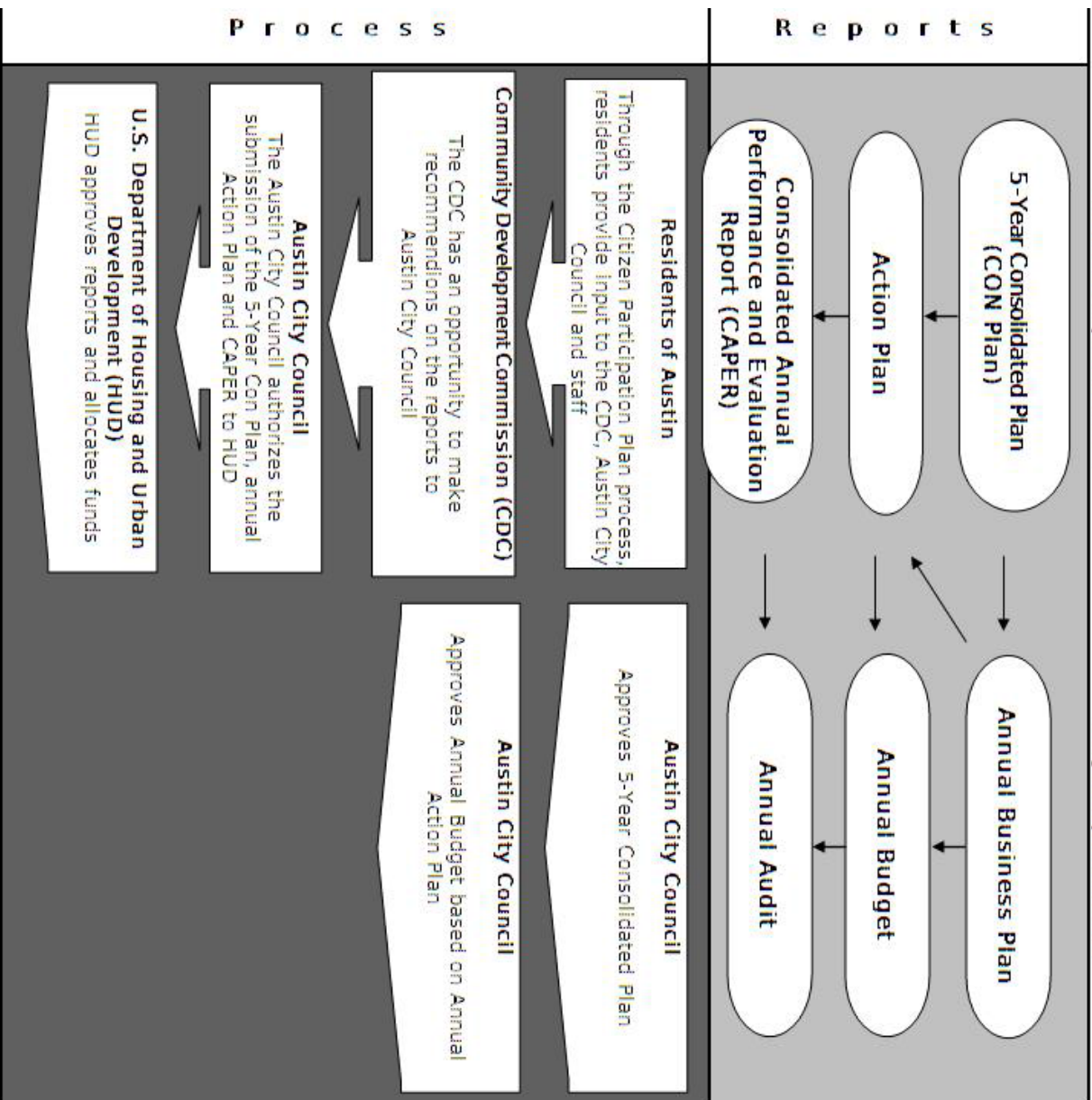
### Introduction

In addition to HUD funding, the City of Austin allocates revenue to the Neighborhood Housing and Community Development (NHCD) Office for affordable housing and community development activities. HUD's guidance regarding the inclusion of non-federal funding sources in an annual Action Plan is that non-federal sources are to be included if they are reasonably expected to be made available to address the needs outlined in the plan. The FY 2014-15 City of Austin budget is expected to be approved by the Austin City Council in September 2014. Once the City budget is approved, NHCD will notify HUD of any additional funding allocated by the City that will leverage the federal investment outlined in the FY 2014-15 Action Plan. See Exhibit 1 for a visual depiction of the federal and local allocation process. NHCD anticipates publishing a comprehensive funding table that includes federal and local funds that will be available at <http://www.austintexas.gov/housing> after the Austin City Council approves the FY 2014-15 city budget.

This Action Plan is not intended to confer any legal rights or entitlements on any persons, groups, or entities, including those named as intended recipients of funds or as program beneficiaries. The terms of this Annual Action Plan are subject to amendment and to the effect of applicable laws, regulations and ordinances. Statements of numerical goals or outcomes are for the purpose of measuring the success of programs and policies and do not impose a legal obligation on the City to achieve the intended results. Actual funding of particular programs and projects identified in this Plan are subject to completion of various further actions, some of which involve discretionary determinations by the City or others. These include HUD approval of this Plan; appropriations by the United States Congress and the City Council; reviews and determinations under environmental and related laws; and results of bidding and contracting processes.

**Exhibit 1: HUD and COA Allocation Process  
Federal Requirements**

**City Requirements**



### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		

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<b>CDBG</b>	Public-Federal	<ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Admin and Planning</li> <li>• Economic Development</li> <li>• Housing</li> <li>• Public Improvements</li> <li>• Public Services</li> </ul>	\$6,983,366	\$70,000	\$0	\$7,053,366	\$27,317,169	<p>The Community Development Block Grant (CDBG) Program is authorized under Title I of the Housing and Community Development Act of 1974 as amended. The primary objective of CDBG is the development of viable communities by:</p> <ul style="list-style-type: none"> <li>o Providing decent housing.</li> <li>o Providing a suitable living environment.</li> <li>o Expanding economic opportunities. To achieve these goals, any activity funded with CDBG must meet one of three national objectives: <ul style="list-style-type: none"> <li>o Benefit low- and moderate-income persons.</li> <li>o Aid in the prevention of slums or blight.</li> <li>o Meet a particular urgent need.</li> </ul> </li> </ul>
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<b>HOME</b>	Public-Federal	<ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Homebuyer assistance</li> <li>• Homeowner rehab</li> <li>• Multifamily rental new construction</li> <li>• Multifamily rental rehab</li> <li>• New construction for ownership</li> <li>• TBRA</li> </ul>	\$2,183,750	\$347,000	\$0	\$2,530,750	\$8,590,060	<p>The HOME Program was created by the National Affordable Housing Act of 1990(NAHA), and has been amended several times by subsequent legislation. The three objectives of the HOME Program are:</p> <ul style="list-style-type: none"> <li>o Expand the supply of decent, safe, sanitary, and affordable housing to very low and low-income individuals.</li> <li>o Mobilize and strengthen the ability of state and local governments to provide decent, safe, sanitary, and affordable housing to very low- and low-income individuals.</li> <li>o Leverage private sector participation and expand the capacity of non-profit housing providers.</li> </ul>
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<b>HOPWA</b>	Public-Federal	<ul style="list-style-type: none"> <li>• Permanent housing in facilities</li> <li>• Permanent housing placement</li> <li>• Short term or transitional housing facilities</li> <li>• STRMU</li> <li>• Supportive services</li> <li>• TBRA</li> </ul>	\$1,112,354	\$0	\$0	\$1,112,354	\$4,418,929	<p>The Housing Opportunity for Persons with AIDS (HOPWA) Program was established by the U.S. Department of Housing and Urban Development (HUD) to address the specific needs of low-income persons living with HIV/AIDS and their families. HOPWA makes grants to local communities, states, and non-profit organizations. HOPWA funds provide housing assistance and related supportive services in partnership with communities and neighborhoods.</p>
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<b>ESG</b>	Public-Federal	<ul style="list-style-type: none"> <li>• Conversion and rehab for transitional housing</li> <li>• Financial Assistance</li> <li>• Overnight shelter</li> <li>• Rapid re-housing (rental assistance)</li> <li>• Rental Assistance Services</li> <li>• Transitional housing</li> </ul>	\$583,706	\$0	\$0	\$583,706	\$2,971,584	<p>The Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act) became law on May 20, 2009, and consolidated several homeless assistance programs administered by the U.S. Department of Housing and Urban Development (HUD). It also renamed the Emergency Shelter Grants program to the Emergency Solutions Grants (ESG) program. The ESG program is designed to be the first step in a continuum of assistance to help clients quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.</p>
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**Table 53 - Anticipated Resources**

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

The City of Austin will satisfy its matching requirement through S.M.A.R.T. Housing™ Fee Waivers, General Obligation (G.O.) Bond Funding, and Capital Improvement Program (CIP) Funds.



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

There are several publically owned parcels that may be utilized to address the needs identified in the FY 2014-15 Action Plan:

- 0.73 Acres on Linden Street - The city is planning to construct four new single-family homes.
- 208.16 Acres on Loyola Lane (Colony Park) - Site of the HUD Community Challenge Planning Grant, development to be determined
- 5.15 Acres on Tillery Street and Henninger Street - Pecan Grove development to be determined.
- 0.50 Acres on Goodwin Avenue - Construction of three new single-family homes is planned, currently processing the subdivision plat, once completed the filed subdivision plat building permit application will be submitted on or before September 30, 2014. The building permit is estimated to be issued on or before January 30, 2015. Construction start estimated to be on or before February 28, 2015 with construction completion estimated to be on or before July 30, 2015.
- 44.45 Acres on Levander Loop, "Animal Shelter" Property - Development to be determined, property has not been transferred to AHFC yet.
- 1.50 Acres on E. 12th Street "Anderson Village," - Constructing 24 rental units, including 5 Permanent Supportive Housing Units (PSH) were completed in November 2013. The units are currently being leased to low-income residents; some have VASH Vouchers and are receiving supportive services through local non-profit organizations.
- Rosewood Property – In the event the Housing Authority of the City of Austin (HACA) is awarded a Choice Neighborhood Implementation Grant, NHCD will provide a total of \$750,000 in CDBG funds over 5 years to assist in the redevelopment of this property according to the plan developed in partnership with the community.

**Discussion**

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

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
TBD	TBD	TBD	TBD

Table 54 - Institutional Delivery Structure

### Assess of Strengths and Gaps in the Institutional Delivery System

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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance			
Mortgage Assistance			
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
<b>Street Outreach Services</b>			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services			

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

**Table 55 - Homeless Prevention Services Summary**

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

The Emergency Solutions Grant programs targets the chronically homeless at the Austin Resource Center for the Homeless and frequent offenders in the Downtown Austin Community Court, as well as homeless persons with HIV. Other City funding supports homelessness prevention, rapid rehousing, counseling and other supportive services for people who are homeless or at risk of homelessness. The City also provides health services at clinics targeted for the homeless, mental health and substance abuse services, and other supportive services listed above

HOPWA does not target the homeless; the HOPWA Program prevents homelessness for persons with HIV/AIDS.

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

As with most urban areas, the demand for services outweighs the supply of supportive services for people who are homeless and at risk of homeless. City-funded programs have been successful, but there are more people needing services than can be accommodated. The Ending Community Homelessness Coalition is working to develop a coordinated assessment which will triage the most in need and reduce the number of clients going to inappropriate referrals. The system will allow staff at different agencies to review the eligibility requirements of the different programs and make targeted referrals. Prioritization of the most in need will lead to those clients being referred more quickly and will hopefully lead to less people sinking further into homelessness. The other key gap in our system is the lack of affordable housing for all incomes. The City is working on strategies discussed elsewhere in the plan to address this gap.

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

As previously stated the Ending Community Homelessness Coalition is developing Austin/Travis County's Coordinated Assessment System per HUD mandates in the HEARTH Act. Currently the homeless services system is fragmented and can be difficult to navigate. For persons in housing crisis who are seeking services, finding the program that best meets their needs, whether prevention services, emergency shelter, transitional housing, rapid re-housing, permanent supportive housing, affordable housing, or other services and for which they are eligible, is a challenging task. Many programs have unique and complicated eligibility requirements to program entry as well. The Coordinated Assessment program will remedy many of the challenges that consumers face when seeking access to the homeless services system by providing consumers with front door information regarding the most appropriate housing intervention, the services that best meet their needs, the program for which they are eligible, as well as timely referrals and placements. Implementing Coordinated Assessment will not immediately result in additional services or housing options for persons experiencing homelessness in our communities. However, an effective Coordinated Assessment System, will allow the community to begin developing strategies for systems change based on quality data collection, evidence-based best practices, and a thorough analysis of consumer need. Client services will be based on a universal assessment that will prioritize clients, allocating services to the most vulnerable, chronically homeless first instead of the traditional "first come, first served" method. It will also allow the

community to use data to identify the number of individuals in need of the different types of housing interventions, for the first time giving the community accurate data on how many units and what types of housing services are required to meet the needs of our homeless population. The system will help providers determine what clients may be ready to exit PSH thereby increasing capacity. It will also help to increase housing opportunities through partnerships with Foundation Communities, Austin Travis County Integral Care (ATCIC) and the Housing Authority of the City of Austin.

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## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeless/Special Needs	2014	2019	Homeless/Special Needs	Throughout the City of Austin	Homeless/Special Needs	CDBG: \$5,163,500 ESG: \$2,278,561 HOPWA: \$4,084,490	Public service activities other than Low/Moderate Income Housing Benefit: 2,525 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 885 Households Assisted Homeless Person Overnight Shelter: 42,500 Persons Assisted HIV/AIDS Housing Operations: 1,975 Household Housing Unit

<b>2</b>	Renter Assistance	2014	2019	Renter Assistance	Throughout the City of Austin	Renter Assistance	CDBG: \$1,153,267 HOME: \$2,551,500	Tenant-based rental assistance / Rapid Rehousing: 3,425 Households Assisted
<b>3</b>	Homebuyer Assistance	2014	2019	Homebuyer Assistance	Throughout the City of Austin	Homebuyer Assistance	HOME: \$2,725,000	Direct Financial Assistance to Homebuyers: 90 Households Assisted
<b>4</b>	Homeowner Assistance	2014	2019	Homeowner Assistance	Throughout the City of Austin	Homeowner Assistance	CDBG: \$13,450,330 HOME: \$2,596,798	Homeowner Housing Rehabilitated: 2,763 Household Housing Unit
<b>5</b>	Housing Development Assistance	2014	2019	Housing Development Assistance	Throughout the City of Austin	Housing Development Assistance	CDBG: \$4,561,717 HOME: \$3,553,380	Homeowner Housing Added: 325 Household Housing Unit Homeowner Housing Rehabilitated: 100 Household Housing Unit Other: 13 Other

7	Small Business Assistance	2014	2019	Non-Housing Community Development	Throughout the City of Austin	Small Business Assistance	CDBG: \$1,750,000	Jobs created/retained: 150 Jobs Businesses assisted: 29 Businesses Assisted
8	Neighborhood and Commercial Revitalization	2014	2019	Non-Housing Community Development	Throughout the City of Austin	Neighborhood and Commercial Revitalization	CDBG: \$700,000	Other: 4 Other

**Table 56 – Goals Summary**

**Goal Descriptions**

1	<b>Goal Name</b>	Homeless/Special Needs
	<b>Goal Description</b>	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.
2	<b>Goal Name</b>	Renter Assistance
	<b>Goal Description</b>	The City of Austin’s 2014 Comprehensive Housing Market Study identifies the high need for affordable rental housing in Austin. This analysis was echoed in every aspect of the public input process from service providers, government partners, policy makers, and community members. Renter assistance is a high priority in the Consolidated Plan.



3	<b>Goal Name</b>	Homebuyer Assistance
	<b>Goal Description</b>	The City identified 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 with 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.
4	<b>Goal Name</b>	Homeowner Assistance
	<b>Goal Description</b>	Preserving the safety and livability of the housing of low-income homeowners, allowing owners to stay in their homes, improving the City's aging housing stock, and repairing the lives of existing homeowners were highlighted as high priority needs by stakeholders and community members. Homeowner assistance is a high priority in the Consolidated Plan.
5	<b>Goal Name</b>	Housing Development Assistance
	<b>Goal Description</b>	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 Development Assistance a high priority for the Consolidated Plan.
7	<b>Goal Name</b>	Small Business Assistance
	<b>Goal Description</b>	Recognizing that small businesses are important drivers of the Austin economy, assistance to small businesses is a high priority for the City of Austin. Feedback from the Consolidated Plan survey identified job creation as the highest community development need.

8	<b>Goal Name</b>	Neighborhood and Commercial Revitalization
	<b>Goal Description</b>	Neighborhood and Commercial Revitalization includes programs related to the revitalization of the East 11th and 12th Street Corridors. These programs include commercial acquisition and development, historic preservation efforts related to public facilities and parking facilities within the Corridors.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

Extremely low-income households: 140 (TBRA, RHDA, A&D and HRLP)

Low-income households: 44 (RHDA, A&D, HRLP, and DPA)

Moderate-income households: 22 (A&D and DPA)

Totals include the number of households for all HOME financed programs: Down Payment Assistance (DPA), Tenant Based Rental Assistance (TBRA), Homeowner Rehabilitation Loan Program (HRLP), Rental Housing Development Assistance (RHDA) and Acquisition and Development (A&D). Estimates were based on data from FY 2013 and YTD FY 2014 data reflecting the percent of households served by income category, when possible.

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

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

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

Currently HACA has 145 accessible public housing units under Section 504. Additionally, HACA provides reasonable accommodations to residents upon request. Public housing residents with disabilities may request that accessibility modifications be made to their assigned unit, should those accommodations be deemed necessary and reasonable. For individuals with disabilities, HACA has made provisions to conduct annual eligibility and re-examination appointments in residents' homes under extenuating circumstances, should a resident not have access to Special Transportation Services through Capital Metro. Individuals with disabilities may also be eligible for upgrades in unit size based on specific medical and accessibility needs. Finally, all of HACA's public housing Property Managers and Housing Choice Voucher Inspectors maintain specific information on accessible units and their unique accommodations.

### **Activities to Increase Resident Involvements**

Each of HACA's public housing properties has an active Resident Council that serves as the voice of the residents at that development. Each council has elected officers including a President, Vice-President, Secretary and Treasurer, though all residents are considered members. Most organize social events, participate in property safety programs and help with senior and youth activities. HACA brings together the President and Vice-President of each Resident Council to comprise the City-Wide Advisory Board (CWAB), an independent 501(c)3 nonprofit organization. The purpose of the CWAB includes: 1) encourage improvement in the economic, educational, social and cultural life of HACA public housing communities; 2) foster and develop leadership skills among residents; 3) promote a better understanding of how to work together toward building a good community; 4) encourage and assist residents to become civically engaged and utilize available resources; 6) promote

programming to assist with resident employment and education; 7) provide a forum for the consideration of issues that affect HACA public housing communities; and 8) serve as a liaison between public housing communities and HACA administration. HACA recently established the Rosewood Courts Resident Apprenticeship Program. Designed to develop leadership capacity that can translate into improved opportunities for residents, this 10-month program trains selected residents to become leaders so they can speak on important community issues and advocate for various needs. Participants learn valuable empowerment and job readiness skills, and build self-esteem and self-confidence that can be drawn upon to support them in the future. The program consists of 45 leadership development trainings provided by Austin Interfaith, Goodwill and HACA staff, and 15 seminars on topics including housing revitalization, historic preservation, affordable housing, neighborhood engagement, homeownership, life skills, and employment-related topics. Seminars are provided by community partners with expertise in a particular subject matter. HACA hopes to replicate the leadership development program at its other public housing properties in the future.

HACA implements two programs designed to assist residents in achieving self-sufficiency. The Family Self-Sufficiency (FSS) program provides service coordination to residents and grows community partnerships. Services coordinated include: life skills training; adult basic education; workforce development/job training; job placement; financial literacy; housing counseling; parenting classes; health and wellness; childcare; and transportation. Residents in the FSS program maintain an escrow account that accrues funds when the resident has an increase in earned income. At the end of the FSS participants' five-year contract of participation, the funds are disbursed and can be used toward education, homeownership, debt repayment or other self-sufficiency goals. HACA's Resident Opportunity and Self-Sufficiency (ROSS) program is a stepping stone for the FSS program that provides connection to similar services and allows participants to complete individual goals through modules that build upon one another.

HACA's Youth Educational Success (YES) Program is an umbrella of programs to keep kids in school and develop social skills and support networks. Programming includes on-site tutoring at HACA communities, in-school case management and quality

after-school programs to ensure youth are engaged in healthy and meaningful activities. HACA also offers an academic incentive program to students who have made the A/B honor roll and/or have perfect attendance during the school.

Finally, HACA's Board established the HACA Resident Scholarship in 2001. The scholarship serves as a vehicle of hope to those individuals who have a desire to further their education but lack the adequate financial means. Since 2001, HACA has awarded more than 265 scholarships.

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

Neither the Travis County Housing Authority nor the Housing Authority of the City of Austin (HACA) is designated as a troubled agency under 24 CFR part 902.

**Plan to remove the 'troubled' designation**

N/A

## SP-55 Barriers to Affordable Housing – 91.215(h)

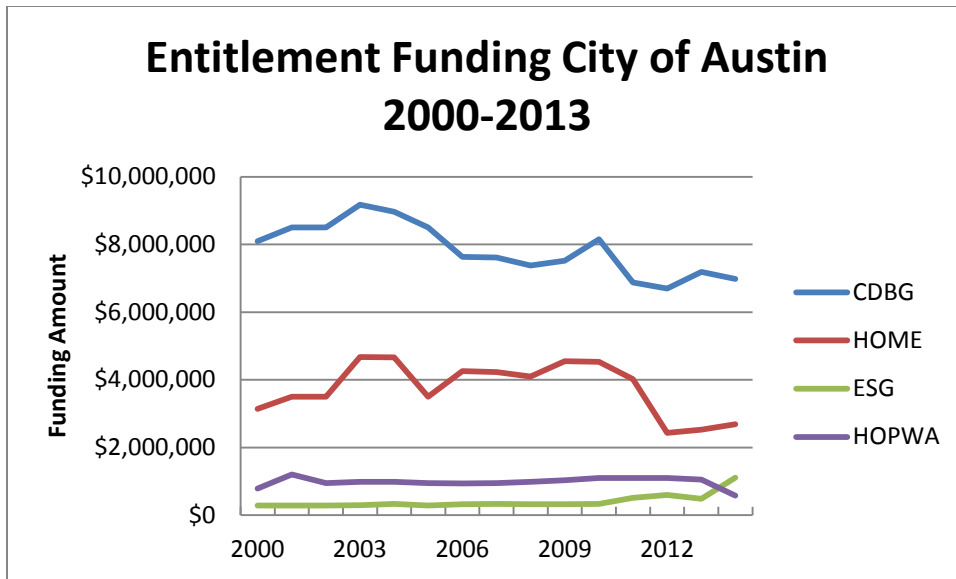
### Barriers to Affordable Housing

#### Funding

Limited funding for affordable housing in Austin is a large obstacle to the creation of affordable housing. The following are some of the funding issues for development of affordable housing in the City:

- The State of Texas Housing Tax Credit (HTC) Program is one of the community's largest affordable housing funding tools for non-profit and for-profit developers.
- The City of Austin, unlike some larger urban areas, lacks sophisticated private lenders and foundations that fund affordable housing initiatives. The City plans to continue to work with the lending community to encourage funding of affordable housing.
- As the Housing Market Study highlights, land values in the City of Austin have rapidly appreciated particularly in the inner city.
- Due to rising land and construction costs, more gap financing is required to make a project financially viable.

The City received cuts in federal Community Development Block Grant funds for the five years prior to the fiscal year 2009-10 allocation. In fiscal year 2008-09, for the first time, the City of Austin's Neighborhood Housing local funding was more than its federal funding.



One contributing factor for this is the community's commitment to affordable housing demonstrated by the voter-approved \$65 million General Obligation Bond for Affordable Housing in November 2013. The City continues to search for creative alternative sources of funding. Even with increased local revenue, more funding is needed to meet the demand for affordable housing in Austin. The City anticipates that G.O. Bond funds will be depleted by 2018. For more information on the G.O. Bond Affordable Housing Program visit: <http://www.austintexas.gov/2013bond>.

### Preservation of Current Affordable Housing

In April 2008, NHCD issued the report, *Preserving Affordable Housing in Austin, A Platform for Action* in order to proactively address the loss of affordable housing stock in the community. As a follow up to that report, Austin Housing Finance Corporation has contracted with HousingWorks Austin to develop a comprehensive preservation strategy. HousingWorks' final report – to be released in summer 2014 – will lay out a multi-faceted preservation strategy with both quantitative and qualitative goals, as well as financial strategies.

The following are highlights from the analysis regarding affordability in Austin:

- **Subsidized units are at risk.**

According to the National Housing Preservation Database, the City of Austin has 150 properties (15,432 units) that have affordability requirements. These requirements are triggered by federal, state, and/or local funding sources, including Low Income Housing Tax Credits, Project Based Rental Assistance, HUD Direct Loans (Section 202 or Section 811), and HUD insurance. Forty of these properties (a total of 2,758 units) have subsidies that will expire in the next three years.

Austin has 1,897 Project-Based Section 8 units (14 properties). There are eight properties (with nearly 1,200 units) with mortgages that will expire within the next three years.

As part of the City of Austin's preservation strategy, it is critical that the status of properties with subsidized units are closely monitored for expiring affordability periods.

- **Most of Austin affordable housing is privately-owned and not subsidized.**

The City of Austin is a majority renter city. According to the 2010 census data, the City of Austin has 354,241 housing units, 178,226 of which are renter-occupied. As mentioned above, approximately 15,500 units are publicly subsidized. Accordingly, less than nine percent of multifamily stock includes affordability restrictions.

The majority of the City of Austin's affordable housing is privately-owned, "market" housing. According to data from Capitol Market Research, there are slightly more than 30,000 one-, two-, and three-bedroom rental units that are affordable to households earning at or below 50% MFI.

- **Development is strong**

The City of Austin continues to enjoy a strong economy, low unemployment, and a tight residential market. Rental occupancy is at a historic high – 98%. Rental rates are also at a historic high. However, in first quarter 2014, there were



nearly 17,000 multifamily apartments and condo developments under construction. The increase in supply is anticipated to have a positive impact on both occupancy and rent levels.

- **Most of multifamily stock is old but occupied.**

More than 70% of the multifamily housing stock was built between 1960 and 1999. Only 20.8% of the housing stock has been built since 2000. As mentioned above, rental occupancy rates are approximately 98%.

### **Increased Need for Affordable Housing Education**

The City of Austin will continue to explore opportunities to educate neighborhood organizations and the community about affordable housing and opportunities to increase and maintain affordable housing stock throughout the community. High quality affordable housing improves property values and provides housing for our teachers, service providers, and others to live. In addition, the City will continue to utilize public forums as a vehicle to educate the community about affordable housing. NHCD also coordinates with the Planning Development and Review regarding neighborhood education on affordable housing during small area planning processes.

Increasing moderately priced housing stock in Austin is crucial to recruit and keep entry-level workers and sustain economic growth in the urban core. Increasing the supply of affordable housing in Austin improves the quality of life for all residents as they face shorter commutes, less pollution, fully funded essential public services, and more equal tax burdens.

### **Statutory Barriers**

#### *Inclusionary Zoning*

State legislation prevents the City of Austin from using several important tools to increase affordable housing. House Bill 2266, the Baxter Bill, was passed in 2005 and made inclusionary zoning illegal in Texas. Inclusionary zoning allows jurisdictions to require that housing developments of a certain size include a portion of affordable housing. Without that tool, the City is forced

to use incentives to encourage developers to develop affordable housing. The City will continue to explore creative developer incentives for affordable housing to build on the success of the S.M.A.R.T. Housing™ program.

### *Property Taxes*

Texas relies heavily on property taxes for government revenue since there is no state income tax. High property taxes not only impact homeowners, but those costs are also passed on to renters. High property taxes particularly impact gentrifying areas that have historically had low home values and therefore, low property taxes. Existing homeowners and renters may no longer be able to afford to stay in gentrifying areas, partially due to rising property taxes. The City of Austin will continue to develop affordable housing in and outside of gentrifying areas to help alleviate the effects of gentrification.

## **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

### *Streamline/Remove Regulatory Barriers through CodeNEXT*

CodeNEXT is the new City of Austin initiative to revise the Land Development Code, which determines how land can be used throughout the city – including what can be built, where it can be built, and how much can (and cannot) be built. The process is a collaboration between Austin’s residents, business community, and civic institutions to align the City’s land use standards and regulations with what is important to the community. This initiative to revise the Land Development Code is a priority program from Imagine Austin, the City’s plan for the future adopted by City Council in 2012. NHCD is actively engaged in the process and is promoting removal of policy barriers that negatively impact affordable housing development.

### *H.B. 3350 - Homestead Preservation Districts*

NHCD submitted an analysis of HB 3350 to City Council identifying four eligible Homestead Preservation Districts in addition to the existing district in November of 2013. In February of 2014, City Council passed Resolution 20140213-044 <http://www.austintexas.gov/edims/document.cfm?id=205564> to develop a program plan, financing, and funding strategy for viable Homestead Preservation Districts in the context of an overall affordable housing financing strategy. NHCD will provide the program plan and strategy to the City Manager’s Office in July of 2014.

*Council Action to Reduce Property Tax Burdens for Seniors*

In March of 2014, Austin City Council raised the property tax exemption it gives homeowners who are older than 65 or disabled, from \$51,000 to \$70,000. The change will save the typical elderly or disabled homeowner about \$100 a year.

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## **SP-60 Homelessness Strategy – 91.215(d)**

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

Please see AP-65 for information on the Homelessness Strategy

### **Addressing the emergency and transitional housing needs of homeless persons**

Please see AP-65 for information on the Homelessness Strategy

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

Please see AP-65 for information on the Homelessness Strategy

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

Please see AP-65 for information on the Homelessness Strategy

## **SP-65 Lead based Paint Hazards – 91.215(i)**

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

The City of Austin was awarded \$2.5 million through HUD's Lead Hazard Reduction Demonstration Grant in 2011. The funding is used to provide services to 150 homes for the presence of lead-based paint hazards in eligible low-income rental and owner-occupied housing during the three-year grant period.

The City of Austin was also awarded \$2.5 million through HUD's Lead Hazard Control/Healthy Homes Grant in May 2013. This grant provides services to 138 eligible households for the three-year grant period targeting homeowners and renters earning at or below 80 percent Median Family Income (MFI) with children under the age of six and living in homes built prior to 1978.

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

The City's LeadSmart Program serves homes built prior to 1978 where children under six years of age live or spend a significant amount of time or who have tested positive for lead poisoning. The program targets communities with the greatest need, a high incidence of lead poisoning and older housing stock. The City of Austin is exploring opportunities to partner with Travis County in its administration of LeadSmart.

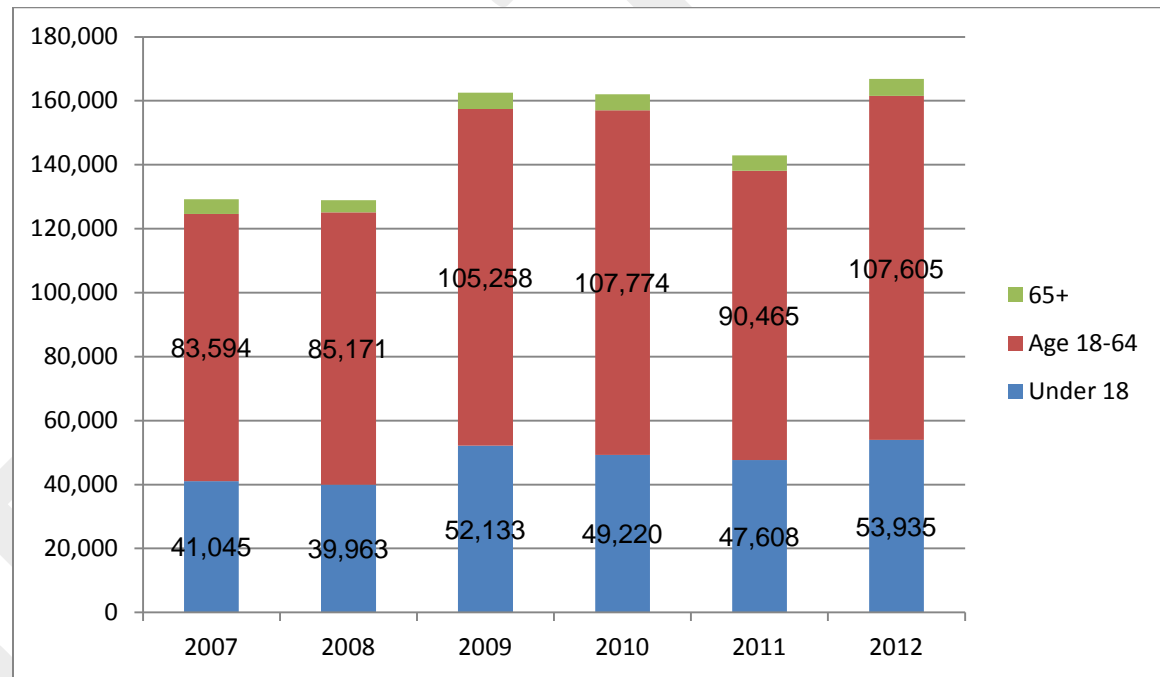
### **How are the actions listed above integrated into housing policies and procedures?**

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

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

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

The City of Austin continues to experience an increase in poverty among children under the age of 18 years old. A coordinated strategy with outcome driven goals is key to reducing this trend.



Poverty Rate for Individuals in the City of Austin

Source: U.S. Census Bureau, American Community Survey Table S1701 1-Year Estimates, 2009-2012

The following programs are part of the City’s anti-poverty strategy:

**“A Roof Over Austin” - Permanent Supportive Housing (PSH) Initiative**

In 2010, the Austin City Council passed a resolution directing staff to develop a strategy that would prioritize the City's affordable housing resources - including federal and local monies – for PSH. The unanimous action was the result of several initiatives that culminated in Austin elected officials pledging to create 350 units by 2014 for residents most vulnerable to homelessness.

As of May 2014, 251 units of PSH have been completed and occupied; an additional 84 units are in the pipeline and are scheduled to be operational by year-end.

### **PSH Collaborations**

Roof Over Austin has been a collaborative initiative with partnerships between Austin/Travis Co. Integral Care, Caritas, Corp. for Supportive Housing, Easter Seals of Central TX, Foundation Communities, FrontSteps, GreenDoors, Lifeworks, Mary Lee Found., Summit Housing Partners, Village on Little Texas, and VinCare. Another instrumental partnership to spearhead advancement in the formation of funding strategies and partnerships is the Leadership Committee on PSH Finance that brings together executives from all of the taxing entities, housing and health funding agencies in the community to create and commit to a funding model for PSH.

### **1115 Medicaid Waiver Partnership**

The City was successful in securing an 1115 Waiver project to create an ACT Team to offer tri-morbid, chronically homeless individuals case management and wraparound healthcare services. NHCD brought \$500,000 to this program to offer Housing First PSH rental subsidies until all clients could be matched with permanent vouchers.

### **Housing Development Assistance**

The City of Austin continues to prioritize geographic dispersion, deep levels of affordability and long affordability periods. Affordable housing is developed or incentivized through the Rental Housing Development Assistance Program,

Multi-Family Bond Program, S.M.A.R.T.™ Housing Program, a variety of developer incentives and development agreements.

### **Dedicated Revenue for PSH**

The City of Austin has dedicated 100% of the revenue from a downtown development density bonus program to housing first, low-barrier PSH.

### **Renter Assistance**

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

### **Match My Savings**

The City of Austin was awarded a federal grant to provide financial education and matched savings accounts to low-income residents. The goal is to help households save.

### **The following policies are part of the City's anti-poverty strategy:**

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

Public input and the housing market analysis clearly demonstrate the need for affordable housing for very low-income households. The 2014 Housing Market Study revealed a gap of approximately 48,000 rental units for households making less than \$25,000 annually. This represents an increase of 14.6% since the 2009 Housing Market Study.

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



Support services for vulnerable populations continue to be a priority of the City. The City's Health and Human Services Department (HHSD) provides a wide range of supportive services, mostly funded by the City's general fund. In addition, this Consolidated Plan utilizes 15 percent (the maximum amount of CDBG allowed) for public services to provide support services for these vulnerable populations.

- **Support microenterprise and small business training and development to increase asset creation among low- and moderate-income households.**

The City will continue to support small businesses through training, technical assistance, and gap financing. Assistance to small business contributes to the overall health of the local economy and provides economic opportunities through job creation.

- **Reduce concentration of poverty through geographic dispersion of affordable housing.**

Through its Rental Housing Development Assistance Program application and scoring process, the City will continue encourage affordable housing developments that build outside of existing low-income neighborhoods. This geographic dispersion allows for low-income households to locate near public amenities, employment opportunities, transportation options, and quality schools.

### **How is the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?**

The City of Austin's programs and policies to address poverty could not be effective without the participation and collaboration between community partners, which has been instrumental in nearly attaining its 350 unit PSH goal in 4 years. These partners are able to provide public services to meet specific household needs as affordable housing is created at each step of the affordable housing continuum.

The City of Austin continues to strive toward wider scale collaboration throughout the region. New data from the Brookings Institute has indicated Austin has the 2<sup>nd</sup> fastest growing suburban poverty rate. Households in outlying areas of the city and unincorporated areas do not have access to public services, which are usually concentrated within the urban core. These households are also auto dependent, which contributes to higher transportation costs, a households' second largest expense after housing. Service providers are also being faced with pressure as costs rise to maintain centralized locations.

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## **SP-80 Monitoring – 91.230**

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

The goal of the City of Austin's monitoring process is to assess subrecipient/contractor performance in the areas of program, financial and administrative compliance with applicable federal, state and municipal regulations and current program guidelines. The City of Austin's monitoring plan consists of active contract monitoring and long-term monitoring for closed projects. For more information including a copy of the City of Austin's Monitoring Plan please see *Appendix III-C*.

## Expected Resources

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

#### Introduction

The City of Austin expects to receive the following resources for FY 2014-15

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources \$	Total: \$		

CDBG	public - federal	<ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Administration and Planning</li> <li>• Economic Development</li> <li>• Housing</li> <li>• Public Improvements</li> <li>• Public Services</li> </ul>	\$6,983,366	\$70,000	\$0	\$7,053,366	\$27,317,169	<p>The Community Development Block Grant (CDBG) Program is authorized under Title I of the Housing and Community Development Act of 1974 as amended. The primary objective of CDBG is the development of viable communities by:</p> <ul style="list-style-type: none"> <li>• Providing decent housing.</li> <li>• Providing a suitable living environment.</li> <li>• Expanding economic opportunities. To achieve these goals, any activity funded with CDBG must meet one of three national objectives: <ul style="list-style-type: none"> <li>• Benefit low- and moderate-income persons.</li> <li>• Aid in the prevention of slums or blight.</li> <li>• Meet a particular urgent need.</li> </ul> </li> </ul>
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HOME	public - federal	<ul style="list-style-type: none"> <li>•Acquisition</li> <li>•Homebuyer Assistance</li> <li>•Homeowner Rehabilitation</li> <li>•Multifamily Rental New Construction</li> <li>•Multifamily Rental Rehabilitation</li> <li>•New Construction for Homeownership</li> <li>•Tenant Based Rental Assistance (TBRA)</li> </ul>	\$2,183,750	\$347,000	\$0	\$2,530,750	\$8,590,060	<p>The HOME Program was created by the National Affordable Housing Act of 1990(NAHA), and has been amended several times by subsequent legislation. The three objectives of the HOME Program are:</p> <ul style="list-style-type: none"> <li>•Expand the supply of decent, safe, sanitary, and affordable housing to very low and low-income individuals.</li> <li>•Mobilize and strengthen the ability of state and local governments to provide decent, safe, sanitary, and affordable housing to very low- and low-income individuals.</li> <li>•Leverage private sector participation and expand the capacity of non-profit housing providers.</li> </ul>
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HOPW A	public - federal	<ul style="list-style-type: none"> <li>•Permanent Housing in Facilities</li> <li>•Permanent Housing Placement</li> <li>•Short-Term or Transitional Housing Facilities</li> <li>•Short-Term Rent, Mortgage, and Utility (STRMU)</li> <li>•Supportive Services</li> <li>•Tenant Based Rental Assistance (TBRA)</li> </ul>	\$1,037,864	\$0	\$0	\$1,037,864	\$3,046,626	<p>The Housing Opportunity for Persons with AIDS (HOPWA) Program was established by the U.S. Department of Housing and Urban Development (HUD) to address the specific needs of low-income persons living with HIV/AIDS and their families. HOPWA makes grants to local communities, states, and non-profit organizations. HOPWA funds provide housing assistance and related supportive services in partnership with communities and neighborhoods.</p>
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ESG	public - federal	<ul style="list-style-type: none"> <li>•Conversion and Rehabilitation for Transitional Housing</li> <li>•Financial Assistance Overnight Shelters</li> <li>•Rapid Re-Housing (Rental Assistance)</li> <li>•Rental Assistance Services</li> <li>•Transitional Housing</li> </ul>	\$488,262	\$0	\$0	\$488,262	\$1,790,299	<p>The Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act) became law on May 20, 2009, and consolidated several homeless assistance programs administered by the U.S. Department of Housing and Urban Development (HUD). It also renamed the Emergency Shelter Grants program to the Emergency Solutions Grants (ESG) program. The ESG program is designed to be the first step in a continuum of assistance to help clients quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.</p>
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**Table 57 - Expected Resources – Priority Table**



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

As part of the requirements of HOME Funding the U.S. Department of Housing and Urban Development (HUD) requires that a local match \$0.25 for every dollar. The matching requirement mobilizes community resources in support of affordable housing.

<b>FY 2014-15 HOME Match Calculation</b>	
<b>Description</b>	<b>FY 2013-14</b>
Grant Allocation	2,686,764
Administration	268,676
Amount Incurring Repayment	-
<b>Total Match Obligation</b>	<b>2,418,088</b>
<b>25% Matching Requirement Percentage</b>	
<b>Total Match Requirement</b>	<b>604,522</b>
<b>Sources:</b>	
Non-Federal Matching Funds	453,391
Bond Proceeds (25% Max.)	151,131
<b>Total Sources of Match</b>	<b>604,522</b>

The Emergency Solutions Grant (ESG) Program requires each local government grantee to match dollar-for-dollar the ESG funding provided by the U.S. Department of Housing and Urban Development (HUD). These matching funds must come from other public or private sources.

Any of the following may be included in calculating the matching funds requirement: (1) Cash; (2) The value or fair rental value of any donated material or building; (3) The value of any lease on a building; (4) Any salary paid to staff to carry out the program of the recipient, and; (5) The value of the time and services contributed by volunteers to carry out the program of the recipient at a current rate of five dollars per hour.

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

There are several publically owned parcels that may be utilized to address the needs identified in the FY 2014-15 Action Plan:

- 0.73 Acres on Linden Street - The city is planning to construct four new single-family homes.
- 208.16 Acres on Loyola Lane (Colony Park) - Site of the HUD Community Challenge Planning Grant, development to be determined
- 5.15 Acres on Tillery Street and Henninger Street - Pecan Grove development to be determined.
- 0.50 Acres on Goodwin Avenue - Construction of three new single-family homes is planned, currently processing the subdivision plat, once completed the filed subdivision plat building permit application will be submitted on or before September 30, 2014. The building permit is estimated to be issued on or before January 30, 2015. Construction start estimated to be on or before February 28, 2015 with construction completion estimated to be on or before July 30, 2015.
- 44.45 Acres on Levander Loop, "Animal Shelter" Property - Development to be determined, property has not been transferred to AHFC yet.
- 1.50 Acres on E. 12th Street "Anderson Village," - Constructing 24 rental units, including 5 Permanent Supportive Housing Units (PSH) were completed in November 2013. The units are currently being leased to low-income residents; some have VASH Vouchers and are receiving supportive services through local non-profit organizations.
- Rosewood Property – In the event the Housing Authority of the City of Austin (HACA) is awarded a Choice Neighborhood Implementation Grant, NHCD will provide a total of \$750,000 in CDBG funds over 5 years to assist in the redevelopment of this property according to the plan developed in partnership with the community.

**Discussion**

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeless/ Special Needs	2014	2015		Throughout the City of Austin	Homeless/ Special Needs	CDBG: \$812,707 ESG: \$488,262 HOPWA: \$1,037,864	Public service activities other than Low/Moderate Income Housing Benefit: 2,213 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 253 Households Assisted Homeless Person Overnight Shelter: 5,500 Persons Assisted HIV/AIDS Housing Operations: 257 Household Housing Unit

<b>2</b>	Renter Assistance	2014	2015		Throughout the City of Austin	Renter Assistance	CDBG: \$234,798 HOME:\$510,300	Tenant-based rental assistance / Rapid Rehousing: 103 Households Assisted Other: 615 Other
<b>3</b>	Homebuyer Assistance	2014	2015		Throughout the City of Austin	Homebuyer Assistance	HOME: \$645,000	Direct Financial Assistance to Homebuyers: 15 Households Assisted
<b>4</b>	Homeowner Assistance	2014	2015		Throughout the City of Austin	Homeowner Assistance	CDBG: \$2,553,470 HOME: \$698,634	Homeowner Housing Rehabilitated: 681 Household Housing Unit
<b>5</b>	Housing Development Assistance	2014	2015		Throughout the City of Austin	Housing Development Assistance	CDBG: \$511,350 HOME: \$251,507	Homeowner Housing Added: 15 Household Housing Unit Homeowner Housing Rehabilitated: 681 Household Housing Unit Other: 28 Other

<b>7</b>	Small Business Assistance	2014	2015	Non-Housing Community Development	Throughout the City of Austin	Small Business Assistance	CDBG: \$390,000	Jobs created/retained: 6 Jobs Businesses assisted: 32 Businesses Assisted
<b>8</b>	Neighborhood and Commercial Revitalization	2014	2015	Non-Housing Community Development	Throughout the City of Austin	Neighborhood and Commercial Revitalization	CDBG: \$0	Other: 4 Other

**Table 58 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Homeless/Special Needs
	<b>Goal Description</b>	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.
2	<b>Goal Name</b>	Renter Assistance
	<b>Goal Description</b>	The City of Austin's 2014 Comprehensive Housing Market Study identifies the high need for affordable rental housing in Austin. This analysis was echoed in every aspect of the public input process from service providers, government partners, policy makers, and community members. Renter assistance is a high priority in the Consolidated Plan.
3	<b>Goal Name</b>	Homebuyer Assistance
	<b>Goal Description</b>	The City identified 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 with 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.
4	<b>Goal Name</b>	Homeowner Assistance
	<b>Goal Description</b>	Preserving the safety and livability of the housing of low-income homeowners, allowing owners to stay in their homes, improving the City's aging housing stock, and repairing the lives of existing homeowners were highlighted as high priority needs by stakeholders and community members. Homeowner assistance is a high priority in the Consolidated Plan.

5	<b>Goal Name</b>	Housing Development Assistance
	<b>Goal Description</b>	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 Development Assistance a high priority for the Consolidated Plan.
7	<b>Goal Name</b>	Small Business Assistance
	<b>Goal Description</b>	Recognizing that small businesses are important drivers of the Austin economy, assistance to small businesses is a high priority for the City of Austin. Feedback from the Consolidated Plan survey identified job creation as the highest community development need.
8	<b>Goal Name</b>	Neighborhood and Commercial Revitalization
	<b>Goal Description</b>	Neighborhood and Commercial Revitalization includes programs related to the revitalization of the East 11th and 12th Street Corridors. These programs include commercial acquisition and development, historic preservation efforts related to public facilities and parking facilities within the Corridors.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

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

#### Objectives

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

#### Outcomes

1. Availability/Accessibility
2. Affordability
3. Sustainability

The City of Austin plans to undertake the following projects throughout FY 2014-15:

#### Projects

#	Project Name
1	Child Care Services
2	Senior Services
3	Youth Support Services
4	Austin Resource Center for the Homeless (ARCH) - ESG Shelter Operation and Maintenance
5	Communicable Disease Unit - Rapid Re-Housing Program
6	Downtown Austin Community Court Rapid Re-Housing Program
7	Front Steps Rapid Re-Housing Program
8	Permanent Housing Placement (PHP)
9	Short-Term Supported Housing Assistance (STSH)
10	Short-Term Rent, Mortgage, and Utility (STRMU)
11	Supportive Services
12	HOPWA - TBRA
13	HOPWA Transitional Housing
14	Rental Tenant-Based Rental Assistance (TBRA)
15	Tenants' Rights Assistance



16	Down Payment Assistance (DPA)
17	Architectural Barrier Removal (ABR) Program - Owner
18	Emergency Home Repair (EHR) Program
19	Minor Home Repair (MHR) Program
20	Homeowner Rehabilitation Loan Program (HRLP)
21	Lead Hazard Control Grants - Healthy Homes
22	Rental Housing Development Assistance (RHDA)
23	Acquisition and Development
24	CHDO Operating Expense Grants
25	Microenterprise Technical Assistance
26	Community Development Bank
27	Neighborhood Opportunity Improvement Program (NOIP)
28	East 11th and 12th Street Revitalization Debt Service
29	CDBG Admin
30	HOME Admin
31	HOPWA Admin

**Table 59 – Project Information**

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

Allocation priorities are based on the Community Needs Assessment and feedback during the community needs assessment period. See *Appendix I* for a summary of the public comments received.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	Child Care Services
	<b>Target Area</b>	Throughout the City of Austin
	<b>Goals Supported</b>	Homeless/Special Needs
	<b>Needs Addressed</b>	Homeless/Special Needs
	<b>Funding</b>	CDBG: \$603,226
	<b>Description</b>	The Austin/Travis County Health and Human Services Department contracts with child care providers for services that increase the supply of quality childcare, and with a social service agency that provides a child care voucher service for families in crisis such as homelessness. The programs provide services to children (ages: 0-13 years) from low-income families with gross incomes less than 200 percent of Federal Poverty Guidelines who reside within the Austin city limits.
	<b>Planned Activities</b>	Child Care Services will increase the supply of childcare for low-income families. Social service contracts through HHSD will provide: 1) child care vouchers for families in crisis, including homeless and near homeless families, and parents enrolled in self-sufficiency programs; 2) direct child care services for teen parents who are attending school; and 3) direct child care services through the Early Head Start child development program. Objective: Suitable Living Environment; Outcome: Availability/Accessibility
2	<b>Project Name</b>	Senior Services
	<b>Target Area</b>	Throughout the City of Austin
	<b>Goals Supported</b>	Homeless/Special Needs

	<b>Needs Addressed</b>	Homeless/Special Needs
	<b>Funding</b>	CDBG: \$20,439
	<b>Description</b>	The Austin/Travis County Health and Human Services Department contracts with a subrecipient to provide guardianship and bill payer services that help prevent and protect seniors from becoming victims of abuse, neglect, or financial exploitation. Persons must meet income, age, and residential eligibility requirements.
	<b>Planned Activities</b>	Senior Services will provide legal protection for low-income seniors who are at risk of abusive, neglectful, or financially exploitative situations. Objective: Suitable Living Environment; Outcome: Availability/Accessibility
<b>3</b>	<b>Project Name</b>	Youth Support Services
	<b>Target Area</b>	Throughout the City of Austin
	<b>Goals Supported</b>	Homeless/Special Needs
	<b>Needs Addressed</b>	Homeless/Special Needs
	<b>Funding</b>	CDBG: \$189,042
	<b>Description</b>	The Youth Support Services program provides access to holistic, wraparound services and support to youth designated as at-risk and their families. The program's three components provide different levels of intervention: school-based intensive wraparound services, community-based wraparound services, and summer camps. The program, in partnership with the youth and their family, addresses the needs and challenges of the youth's situation to improve his or her functioning in school, the community, and home.
	<b>Planned Activities</b>	Youth Support Services will serve youth designated at-risk and their families. The services and support will be customized to the youth and family and will be delivered utilizing the wraparound model. The interventions will focus on the areas of basic needs, mental health services, educational support and social enrichment. Services will continue to be accessed through designated schools and community centers.

4	<b>Project Name</b>	Austin Resource Center for the Homeless (ARCH) - ESG Shelter Operation and Maintenance
	<b>Target Area</b>	Throughout the City of Austin
	<b>Goals Supported</b>	Homeless/Special Needs
	<b>Needs Addressed</b>	Homeless/Special Needs
	<b>Funding</b>	ESG: \$240,132
	<b>Description</b>	The City of Austin/Travis County Health and Human Services Department (HHSD) contracts with a private nonprofit organization to operate the Austin Resource Center for the Homeless (ARCH.) All clients served in the ARCH have low- to moderate-incomes and are at or below 50 percent of MFI. Emergency Solutions Grant (ESG) funds are used to provide maintenance and operations for this program. The ARCH provides emergency shelter to homeless adult males through its Overnight Shelter program, and provides Day Sleeping to homeless adult males and females. The ARCH provides basic services such as showers, laundry facilities, mailing addresses, telephone use, and lockers through its Day Resource Center program. The Day Resource Center program also includes a number of services such as mental health care, legal assistance, and employment assistance provided by co-located agencies. In addition, ARCH also houses the Healthcare for the Homeless clinic.
	<b>Planned Activities</b>	The ARCH will serve individuals with its Night Sleeping, Day Sleeping and Day Resource Program. All clients will be entered into the Homeless Management Information Systems (HMIS) database.
5	<b>Project Name</b>	Communicable Disease Unit - Rapid Re-Housing Program
	<b>Target Area</b>	Throughout the City of Austin
	<b>Goals Supported</b>	Homeless/Special Needs
	<b>Needs Addressed</b>	Homeless/Special Needs

	<b>Funding</b>	ESG: \$65,912
	<b>Description</b>	There are three ESG-funded Rapid Rehousing programs connecting clients with safe and stable housing. 1) Communicable Disease Unit of the Austin/Travis County Health and Human Services Department will provide Rapid Rehousing to homeless persons with HIV/AIDS who are not utilizing shelter services. 2) Downtown Austin Community Court provides homeless community court clients with Rapid Rehousing services. 3) Front Steps provides homeless clients at the Austin Resource Center for the Homeless (ARCH) and clients referred from other programs with Rapid Rehousing services.
	<b>Planned Activities</b>	The Rapid Rehousing Program will provide housing relocation services to rapidly rehouse persons experiencing homelessness who are receiving services from ESG-funded programs at the Communicable Disease Unit, Austin Resource Center for the Homeless (ARCH) and Downtown Austin Community Court. Outcome: Availability/Accessibility
<b>6</b>	<b>Project Name</b>	Downtown Austin Community Court Rapid Re-Housing Program
	<b>Target Area</b>	Throughout the City of Austin
	<b>Goals Supported</b>	Homeless/Special Needs
	<b>Needs Addressed</b>	Homeless/Special Needs
	<b>Funding</b>	ESG: \$132,218
	<b>Description</b>	The City of Austin Downtown Austin Community Court has two full-time equivalent (FTEs) who will provide Rapid Re-Housing Housing Location and Housing Stability Case Management to homeless persons who are frequent users of the Downtown Austin Community Court, frequent users of the shelter and HIV positive clients. They will work with the other ESG recipients to provide Housing Location Services.

	<b>Planned Activities</b>	The City of Austin Downtown Austin Community Court will provide Rapid Re-Housing, Housing Location and Housing Stability Case Management to homeless persons who are frequent users of the Community Court, frequent users of the shelter and HIV positive clients. Objective: Suitable Living Environment; Outcome: Availability/Accessibility
7	<b>Project Name</b>	Front Steps Rapid Re-Housing Program
	<b>Target Area</b>	Throughout the City of Austin
	<b>Goals Supported</b>	Homeless/Special Needs
	<b>Needs Addressed</b>	Homeless/Special Needs
	<b>Funding</b>	ESG: \$50,000
	<b>Description</b>	Front Steps will utilize Emergency Solutions Grant (ESG) funds for Scan card program at the Austin Resource Center for the Homeless (ARCH), increased service and Homeless Management Information System (HMIS) coordination with downtown service providers and to comply with ESG regulations from HMIS.
	<b>Planned Activities</b>	The ARCH will support part time staff to administer program and will purchase computers and necessary equipment for program. Administrative activity so no clients served. Outcome: Availability/Accessibility
8	<b>Project Name</b>	Permanent Housing Placement (PHP)
	<b>Target Area</b>	Throughout the City of Austin
	<b>Goals Supported</b>	Homeless/Special Needs
	<b>Needs Addressed</b>	Homeless/Special Needs
	<b>Funding</b>	HOPWA: \$28,344

	<b>Description</b>	Permanent Housing Placement (PHP) is designed to increase stability to reduce homelessness and increase access to care and support. The program may provide clients with first month's rent, security deposit, and utility connection fees to meet urgent needs of eligible persons living with HIV/AIDS and their families with a cap of "Fair Market Rent." The goal is to prevent homelessness and to support independent living for persons with HIV/AIDS who can access the program through HIV case management.
	<b>Planned Activities</b>	PHP will help prevent homelessness and will support independent living of persons with HIV/AIDS. Persons can access the program through HIV case management. PHP will assist eligible clients establish a new residence where on-going occupancy is expected to continue. Assistance will be provided to eligible clients and their families with payment of first month's rent to secure permanent housing and will complement other forms of HOPWA housing assistance. Objective: Decent Housing; Outcome: Affordability
<b>9</b>	<b>Project Name</b>	Short-Term Supported Housing Assistance (STSH)
	<b>Target Area</b>	Throughout the City of Austin
	<b>Goals Supported</b>	Homeless/Special Needs
	<b>Needs Addressed</b>	Homeless/Special Needs
	<b>Funding</b>	HOPWA: \$60,327
	<b>Description</b>	The Short-Term Supported Housing Assistance (STSH) program provides short-term emergency shelter needs to persons living with HIV/AIDS. Short-term facilities provide temporary shelter (up to 60 days in a six month period) to prevent homelessness and allow an opportunity to develop an individualized housing and service plan to guide the client's linkage to permanent housing.
	<b>Planned Activities</b>	STSH will provide temporary shelter to eligible individuals to address immediate housing needs. Eligible clients will receive case management services to assist them in securing other types of long-term, permanent, and stable housing. Objective: Decent Housing; Outcome: Affordability

<b>10</b>	<b>Project Name</b>	Short-Term Rent, Mortgage, and Utility (STRMU)
	<b>Target Area</b>	Throughout the City of Austin
	<b>Goals Supported</b>	Homeless/Special Needs
	<b>Needs Addressed</b>	Homeless/Special Needs
	<b>Funding</b>	HOPWA: \$104,098
	<b>Description</b>	The Austin/Travis County Health and Human Services Department contracts with AIDS Services of Austin (ASA) to manage the Short-Term Rent, Mortgage, and Utility Assistance program (STRMU). Both agencies work with four community-based organizations to provide essential financial help to persons living with HIV/AIDS and their families. Case managers assess client needs and submit requests for assistance. STRMU provides monthly payments to eligible clients who are at risk of becoming homeless. The service allows clients to remain in their current residences and limits support to three months, with a cap of \$500 per month. The time limit may be waived for clients based on medical needs. Eligibility is restricted to those with notices to vacate, evictions, and utility termination notices.
<b>Planned Activities</b>	STRMU will provide short-term housing assistance to prevent homelessness of the renters or homeowners. It will help maintain a stable living environment for households who experience financial crisis and possible loss of their housing arrangement. Objective: Decent Housing; Outcome: Affordability	
<b>11</b>	<b>Project Name</b>	Supportive Services
	<b>Target Area</b>	Throughout the City of Austin
	<b>Goals Supported</b>	Homeless/Special Needs
	<b>Needs Addressed</b>	Homeless/Special Needs



	<b>Funding</b>	HOPWA: \$91,109
	<b>Description</b>	The Supportive Services program and provides residential supportive services to help program participants stabilize their living situation and help address care needs of persons living with HIV/AIDS. The program is designed to increase stability, reduce homelessness and increase access to care and support. A variety of supportive services are offered to all clients including: facility-based meals, life skills management counseling, substance abuse relapse prevention support, client advocacy, transportation, and assistance with obtaining permanent housing. Case managers ensure that clients are informed of the availability of needed medical and supportive services. They also provide referrals and assistance in accessing those services. Project Transitions has 30 apartments located in two agency-owned facilities and other apartments are leased throughout the community.
	<b>Planned Activities</b>	Supportive Services will assist persons living with HIV/AIDS to stabilize their living situation and help address care needs. Objective: Decent Housing; Outcome: Affordability
12	<b>Project Name</b>	HOPWA – Tenant Based Rental Assistance (TBRA)
	<b>Target Area</b>	Throughout the City of Austin
	<b>Goals Supported</b>	Homeless/Special Needs
	<b>Needs Addressed</b>	Homeless/Special Needs
	<b>Funding</b>	HOPWA: \$537,498
	<b>Description</b>	The Tenant-Based Rental Assistance (TBRA) program provides rent, mortgage, utility assistance, and assistance with shared housing arrangements for income-eligible persons with HIV/AIDS and their families. Income eligibility is restricted to families earning an income at or below 10 percent of MFI and for households of one with zero income. The program goal is to prevent homelessness and support independent living of persons living with HIV/AIDS.

	<b>Planned Activities</b>	TBRA will provide rent, mortgage, utility assistance, and assistance with shared housing arrangements to meet the urgent needs of eligible persons with HIV/AIDS and their families. The goal is to prevent homelessness and to support independent living of persons living with HIV/AIDS who access the program through HIV case management. Objective: Decent Housing; Outcome: Affordability
13	<b>Project Name</b>	HOPWA Transitional Housing
	<b>Target Area</b>	Throughout the City of Austin
	<b>Goals Supported</b>	Renter Assistance
	<b>Needs Addressed</b>	Renter Assistance
	<b>Funding</b>	HOPWA: \$195,522
	<b>Description</b>	The Transitional Housing program is designed to increased stability, to reduce homelessness and increase access to care and support. Transitional Housing provides facility-based and scattered-site housing with support services to persons living with HIV/AIDS. Transitional Housing may not provide housing for any individual for more than 24 months. A variety of supportive services are offered to all clients including: facility-based meals, life skills management counseling, substance abuse relapse prevention support, client advocacy, transportation and assistance with obtaining permanent housing. Case managers ensure that clients are informed of the availability of needed medical and supportive services and provide referrals and assistance in accessing those services. Project Transitions has 30 apartments located in two agency-owned facilities and other apartments that are leased throughout the community.
	<b>Planned Activities</b>	Transitional Housing will provide eligible households with housing and supportive services to maintain stability and receive appropriate levels of care. Objective: Decent Housing; Outcome: Affordability
14	<b>Project Name</b>	Tenant-Based Rental Assistance (TBRA)
	<b>Target Area</b>	Throughout the City of Austin

	<b>Goals Supported</b>	Renter Assistance
	<b>Needs Addressed</b>	Renter Assistance
	<b>Funding</b>	HOME: \$510,300
	<b>Description</b>	The Tenant-Based Rental Assistance (TBRA) program provides rental-housing subsidies and security deposits to eligible case-managed families working toward self-sufficiency. The City funds the TBRA program due to the lack of affordable rental housing identified in the housing market analysis.
	<b>Planned Activities</b>	The Austin Housing Finance Corporation (AHFC) will oversee the TBRA program and contracts with The Housing Authority of the City of Austin (HACA) and the Salvation Army to administer program services. Objective: Decent Housing; Outcome: Affordability
<b>15</b>	<b>Project Name</b>	Tenants' Rights Assistance
	<b>Target Area</b>	Throughout the City of Austin
	<b>Goals Supported</b>	Renter Assistance
	<b>Needs Addressed</b>	Renter Assistance
	<b>Funding</b>	CDBG: \$234,798

	<b>Description</b>	Tenants' Rights Assistance provides services to tenants residing in Austin city limits. Objectives of this program includes: 1) facilitate mediation services between landlords and low- to moderate-income tenants to complete health and safety related repairs in rental units, which will help maintain reasonable habitability standards; 2) provide direct counseling and technical assistance to low-income renters regarding tenant/landlord issues; 3) provide public education and information through workshops and public forums on landlord/tenant relationships and educate renters on their rights as well as their responsibilities under the law; and 4) identify fair housing complaints that can be investigated and may assist in resolving, reducing or minimizing discriminatory housing practices.
	<b>Planned Activities</b>	This program will provide mediation, counseling, public information, and assistance to help the community identify fair housing complaints. The program will also further fair housing in the elimination of discrimination, including the present effects of past discrimination, and the elimination of de facto residential segregation. Objective: Suitable Living Environment; Outcome: Availability/Accessibility
16	<b>Project Name</b>	Down Payment Assistance (DPA)
	<b>Target Area</b>	Throughout the City of Austin
	<b>Goals Supported</b>	Homebuyer Assistance
	<b>Needs Addressed</b>	Homebuyer Assistance
	<b>Funding</b>	HOME: \$225,000 HOME-PI: \$220,000
	<b>Description</b>	The purpose of the Down Payment Assistance (DPA) Program is to assist low- and moderate- income first-time homebuyers by providing down payment and closing cost assistance to purchase a home. The Program increases housing opportunities to eligible households. Eligible income is at or below 80 percent of MFI.

	<b>Planned Activities</b>	The DPA Program provides a Standard DPA in the form of a 0% interest, deferred-forgivable loan in an amount no less than \$1,000 and up to a maximum amount of \$14,999, with a minimum affordability period of 5 years. Shared Equity DPA provides assistance no less than \$15,000 and up to a maximum amount of \$40,000, with a minimum affordability period of 10 years. The shared-equity portion of the loan will be forgiven at 10 years, and the borrower will still be responsible for paying the original assistance amount. A lien will be placed on the property. For Shared Equity there will be a Shared Equity, Purchase Option and Right of First Refusal component. Objective: Decent Housing; Outcome: Affordability
17	<b>Project Name</b>	Architectural Barrier Removal (ABR) Program - Owner
	<b>Target Area</b>	Throughout the City of Austin
	<b>Goals Supported</b>	Homeowner Assistance
	<b>Needs Addressed</b>	Homeowner Assistance
	<b>Funding</b>	CDBG: \$1,465,950
	<b>Description</b>	The Architectural Barrier Removal (ABR) Program-Owner modifies or retrofits the living quarters of eligible, low-income elderly and disabled homeowners. The Program increases the accessibility of the residences through the removal of architectural barriers in their homes. The results of the program will allow clients to remain in their homes and increase self-sufficiency. No more than \$15,000 per home per year can be provided to a single home through the Program. Eligible income is at or below 80 percent of MFI.
	<b>Planned Activities</b>	The ABR Program - Owner will install physical improvements in housing units that are limited to those improvements designed to remove the material and architectural barriers that restrict mobility and accessibility and are considered to be part of the structure and permanently fixed such as wheelchair ramps, handrails and more. Objective: Suitable Living Environment; Outcome: Availability/Accessibility
18	<b>Project Name</b>	Emergency Home Repair (EHR) Program

	<b>Target Area</b>	Throughout the City of Austin
	<b>Goals Supported</b>	Homeowner Assistance
	<b>Needs Addressed</b>	Homeowner Assistance
	<b>Funding</b>	CDBG: \$925,000
	<b>Description</b>	The Emergency Home Repair (EHR) Program makes repairs to alleviate life-threatening living conditions and health and safety hazards for low- and moderate-income homeowners. Households residing in Austin city limits and earning incomes at or below 80 percent of MFI are eligible. Eligible households can receive up to \$5,000 for home repairs per year.
	<b>Planned Activities</b>	Households that are owner-occupied and low- to moderate-income will receive home repairs to alleviate life-threatening conditions or health and safety hazards. Objective: Decent Housing; Outcome: Sustainability
<b>19</b>	<b>Project Name</b>	Minor Home Repair (MHR) Program
	<b>Target Area</b>	Throughout the City of Austin
	<b>Goals Supported</b>	Homeowner Assistance
	<b>Needs Addressed</b>	Homeowner Assistance
	<b>Funding</b>	CDBG: \$75,000
	<b>Description</b>	The Minor Home Repair (EHR) Program makes minor necessary repairs to living conditions and health and safety hazards for low- and moderate-income homeowners. Households residing in Austin city limits and earning incomes at or below 80 percent of MFI are eligible. Eligible households can receive up to \$5,000 for home repairs per year.

	<b>Planned Activities</b>	Households that are owner-occupied and low- to moderate-income will receive home repairs to alleviate life-threatening conditions or health and safety hazards. Objective: Decent Housing; Outcome: Sustainability
20	<b>Project Name</b>	Homeowner Rehabilitation Loan Program (HRLP)
	<b>Target Area</b>	Throughout the City of Austin
	<b>Goals Supported</b>	Homeowner Assistance
	<b>Needs Addressed</b>	Homeowner Assistance
	<b>Funding</b>	HOME: \$848,634 HOME-PI: \$53,000 CDBG-RL: \$24,000
	<b>Description</b>	The purpose of the Homeowner Rehabilitation Loan Program (HRLP) is to assist low- and moderate-income homeowners bring their homes up to building code standards with repairs to the foundation, roof, plumbing, HVAC system, electrical system and other major interior and exterior repairs. The property must be located within the city limits of Austin. The Program provides financial assistance to address the substandard housing conditions that exist on a homeowner's property. The result is that decent, safe and sanitary housing is restored. Eligible income is at or below 80 percent of MFI.
	<b>Planned Activities</b>	The HRLP provides assistance in the form of a 0% interest, deferred-forgivable loan, in an amount not less than \$5,000 and up to a maximum amount of \$95,000 for Rehabilitation and \$100,000, for Historical. If it is determined that it is economically infeasible to rehabilitate a property, reconstruction is necessary. For Reconstruction, assistance is provided up to a maximum amount of \$130,000 or 125% loan-to-value based on the after-reconstruction appraised market value. Liens will be placed on properties assisted. For Reconstruction there will be a Shared Equity, Purchase Option and Right of First Refusal component. Objective: Suitable Living Environment; Outcome: Sustainability

21	<b>Project Name</b>	Lead Hazard Control Grants - Healthy Homes
	<b>Target Area</b>	Throughout the City of Austin
	<b>Goals Supported</b>	Renter Assistance Homeowner Assistance
	<b>Needs Addressed</b>	Renter Assistance Homeowner Assistance
	<b>Funding</b>	\$0 (No New Funding)
	<b>Description</b>	HUD's office of Healthy Homes awarded a \$2.5M Lead Hazard Reduction Demonstration Grant (LHRDG) to the City of Austin in the October 2011. The lead hazard demonstration grant provides services for 150 eligible households for the three-year grant period targeting homeowners and renters earning at or below 80 percent of MFI with children under the age of six and living in homes built prior to 1978. HUD's office of Healthy Homes awarded a \$2.5M Lead Hazard Control/Healthy Homes Grant to the City of Austin in May 2013. The Lead Hazard Control/Healthy Homes Grant provides services for 138 eligible households for the three-year grant period targeting homeowners and renters earning at or below 80 percent of MFI with children under the age of six and living in homes built prior to 1978.
	<b>Planned Activities</b>	The Lead Hazard Reduction Demonstration Grant (LHRDG) proposes to provide lead hazard reduction, elevated blood lead level draws (EBLL), lead hazard education to clients and lead certification training to contractors and staff through fiscal year 2013-2014. Objective: Suitable Living Environment; Outcome: Sustainability
22	<b>Project Name</b>	Rental Housing Development Assistance (RHDA)
	<b>Target Area</b>	Throughout the City of Austin
	<b>Goals Supported</b>	Housing Development Assistance



	<b>Needs Addressed</b>	Housing Development Assistance
	<b>Funding</b>	CDBG: \$573,830 HOME-CHDO: \$201,507
	<b>Description</b>	The Rental Housing Development Assistance (RHDA) program provides opportunities to create and retain affordable rental units for low- and moderate-income households and low-income persons with special needs. RHDA provides below-market-rate financing to non-profit and for-profit developers for the acquisition, new construction, or rehabilitation of affordable rental housing. RHDA serves households at or below 50 percent of MFI with a target of serving households at or below 30 percent of MFI. If the funding source allows, an exception can be made to serve households between 51 percent and 80 percent of MFI under extenuating circumstances.
	<b>Planned Activities</b>	RHDA will increase the supply of affordable rental units for income-eligible households. Objective: Decent Housing; Outcome: Affordability
23	<b>Project Name</b>	Acquisition and Development (A&D)
	<b>Target Area</b>	Throughout the City of Austin
	<b>Goals Supported</b>	Housing Development Assistance
	<b>Needs Addressed</b>	Housing Development Assistance
	<b>Funding</b>	CDBG: \$543,634 HOME: \$331,140 CDBG-RL: \$120,000 HOME-CHDO: \$201,507

	<b>Description</b>	The Acquisition and Development (A&D) program works with lenders, non-profit and for-profit developers to leverage City and federal funds to increase homeownership opportunities for low- to moderate-income buyers. Activities of the A&D program include: 1) the acquisition and development of land; 2) the acquisition and rehabilitation of residential structures; 3) the acquisition of new or existing housing units; and 4) the construction of new housing, all for sale to income-eligible households at or below 80 percent of MFI.
	<b>Planned Activities</b>	A&D will increase the supply of affordable homeownership units for income-eligible households. A&D activities using HOME funds that provide direct financial assistance to homebuyers will use the "recapture" method combined with a shared equity model, this ensures that HOME funds are returned for other HOME-eligible activities. For A&D activities using HOME funds that provide funding to a developer, the "resale" method will be used to ensure affordability throughout the affordability period. Objective: Decent Housing; Outcome: Affordability
24	<b>Project Name</b>	CHDO Operating Expense Grants
	<b>Target Area</b>	Throughout the City of Austin
	<b>Goals Supported</b>	Housing Development Assistance
	<b>Needs Addressed</b>	Housing Development Assistance
	<b>Funding</b>	HOME: \$100,000
	<b>Description</b>	The Community Housing Development Organizations (CHDO) Operating Expenses Grant program provides financial support to eligible, City-certified CHDOs actively involved in housing production or expected to begin production within 24 months. Under the terms of the grant, CHDOs must access CHDO set-aside funds to produce affordable housing for the community. Funding can only be used for the organization's operating expenses and cannot be used on project-related expenses.

	<b>Planned Activities</b>	Eligible CHDOs will receive financial assistance to support their operations as affordable housing providers. Financial support to CHDOs allows them to maintain or increase their capacity to create affordable rental and homeownership units. Objective: Decent Housing; Outcome: Affordability
25	<b>Project Name</b>	Microenterprise Technical Assistance
	<b>Target Area</b>	Throughout the City of Austin
	<b>Goals Supported</b>	Small Business Assistance
	<b>Needs Addressed</b>	Small Business Assistance
	<b>Funding</b>	CDBG: \$200,000
	<b>Description</b>	The Microenterprise Technical Assistance program provides operational funds for the administration of training and technical assistance for qualified microenterprises in the City of Austin. HUD defines a Microenterprise as either: 1) a business with five or fewer employees, one being the owner, or 2) an individual who is actively working towards developing a business that is expected to be a Microenterprise.
	<b>Planned Activities</b>	The program will provide training and technical assistance to current and aspiring Microenterprises. Objective: Creating Economic Opportunity; Outcome: Sustainability
26	<b>Project Name</b>	Community Development Bank
	<b>Target Area</b>	Throughout the City of Austin
	<b>Goals Supported</b>	Small Business Assistance
	<b>Needs Addressed</b>	Small Business Assistance
	<b>Funding</b>	CDBG: \$150,000

	<b>Description</b>	The Community Development Bank (CDB) provides funds to a Community Development Financial Institution (CDFI) to administer loan programs offering flexible capital and technical assistance to small and minority businesses that are expanding or relocating to low-income areas. The performance goal for this program is job creation or retention for low- to moderate-income individuals.
	<b>Planned Activities</b>	The program will create or retain jobs for low- to moderate-income individuals. Objective: Creating Economic Opportunity; Outcome: Availability/Accessibility
27	<b>Project Name</b>	Neighborhood Opportunity Improvement Program (NOIP)
	<b>Target Area</b>	Throughout the City of Austin
	<b>Goals Supported</b>	Neighborhood and Commercial Revitalization
	<b>Needs Addressed</b>	Neighborhood and Commercial Revitalization
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	NOIP is a competitive grant application program that provides opportunities to non-profit and for profit organizations that increase opportunities in disadvantaged neighborhoods with limited access to funding.
	<b>Planned Activities</b>	NOIP will provide grants annually through a competitively driven process. The projects must target low-moderate-income census tracts and report on performance measures defined in the grant agreement which increase access to opportunities for area residents.
28	<b>Project Name</b>	East 11th and 12th Street Revitalization Debt Service
	<b>Target Area</b>	East Austin
	<b>Goals Supported</b>	Neighborhood and Commercial Revitalization
	<b>Needs Addressed</b>	Neighborhood and Commercial Revitalization

	<b>Funding</b>	CDBG: \$643,209 CDBG-PI: \$56,000 Section 108-PI: \$190,000
	<b>Description</b>	The City secured a \$9,350,000 HUD Section 108 Loan Guarantee to implement the East 11th and 12th Streets revitalization project. The source for repayment of the Section 108 Loan will be from small business loan repayments and current and future CDBG funds for a 20-year period ending in 2017.
	<b>Planned Activities</b>	Debt Servicing for Revitalization Objective: Creating Economic Opportunity; Outcome: Availability/Accessibility
29	<b>Project Name</b>	CDBG Admin
	<b>Target Area</b>	Throughout the City of Austin
	<b>Goals Supported</b>	Homeless/Special Needs, Renter Assistance, Homeowner Assistance, Housing Development Assistance, Small Business Assistance
	<b>Needs Addressed</b>	Homeless/Special Needs, Renter Assistance, Homeowner Assistance, Housing Development Assistance, Small Business Assistance
	<b>Funding</b>	CDBG: \$1,396,673
	<b>Description</b>	Funds provide administrative costs for programs
	<b>Planned Activities</b>	Administration of Federal Programs
30	<b>Project Name</b>	HOME Admin
	<b>Target Area</b>	Throughout the City of Austin
	<b>Goals Supported</b>	Renter Assistance, Homebuyer Assistance, Homeowner Assistance, Housing Development Assistance
	<b>Needs Addressed</b>	Renter Assistance, Homebuyer Assistance, Homeowner Assistance, Housing Development Assistance

	<b>Funding</b>	HOME: \$268,676
	<b>Description</b>	Funds provide administrative costs for programs
	<b>Planned Activities</b>	Administration of Federal Programs
31	<b>Project Name</b>	HOPWA Admin
	<b>Target Area</b>	Throughout the City of Austin
	<b>Goals Supported</b>	Homeless/Special Needs
	<b>Needs Addressed</b>	Homeless/Special Needs
	<b>Funding</b>	HOPWA: \$31,450
	<b>Description</b>	Funds provide administrative costs for programs.
	<b>Planned Activities</b>	Funds provide administrative costs for programs.

**Table 60 – Project Summary**

## AP-50 Geographic Distribution – 91.220(f)

### Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Austin does not currently direct its investments in specific target areas.

#### Geographic Distribution

Target Area	Percentage of Funds
Throughout the City of Austin	100

Table 61 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

The City of Austin does not currently direct its investments in specific geographic areas.

#### Discussion

While the City of Austin does not currently target investments to specific geographic areas, it considers the geographic dispersion of affordable housing to be a key core value in the investment of affordable housing-related activities with federal and local funds. The City supports providing affordable housing in areas outside of low-income neighborhoods, thereby reducing racial and ethnic segregation, de-concentrating poverty, and providing for more economic opportunities for low-income households. NHCD currently provides funding preference through a scoring matrix system to projects that assist in the dispersion of affordable housing stock throughout the community, to focus on areas in Austin where there is a shortage of affordable housing. As a result of this focus, NHCD has achieved greater geographic dispersion in the units it has funded in recent years.

NHCD focuses its outreach efforts around data available through the eCon Planning Suite and CPD Maps to more effectively target programmatic outcomes responsive to ownership opportunities and rental subsidies for low income residents. Please see maps included in *Appendix II*.

# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

Affordable housing is a critical priority for the City of Austin. The need for affordable housing for extremely low-, low- and moderate-income renters, special needs populations and homebuyers was reflected in the housing market analysis and public input received from the community in the FY 2014-19 Consolidated Plan. The FY 2014-19 Action Plan Community Needs Assessment period makes clear that this trend has continued. Housing affordability in Austin has continued to decline among many segments of the population but particularly among very low-income households making between 30% and 50% MFI (between \$22,600 and \$37,700 for a household of 4 persons) and extremely low-income households making between 0 and 30% MFI (less than \$22,600 for a household of 4 persons). No other theme came up as frequently as affordable housing throughout the needs assessment process. Many service providers cited the lack of affordable housing as having a ripple effect impacting the ability to provide a stable foundation of opportunity for the clients they serve.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	5,652
Non-Homeless	50
Special-Needs	227
<b>Total</b>	<b>5,929</b>

**Table 62 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	718
The Production of New Units	8
Rehab of Existing Units	681
Acquisition of Existing Units	20
<b>Total</b>	<b>1,427</b>

**Table 63 - One Year Goals for Affordable Housing by Support Type**



## Discussion

The City of Austin promotes affordable housing by addressing three core values:

### **Long Term Affordability**

#### *Shared Equity Tools*

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

#### *Community Land Trust (CLT)*

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

#### *Publicly-Owned and/Public Property Tax Exemption*

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

#### *Preservation of Affordable Housing*

NHCD regularly examines the loss of existing affordable housing stock in the community. The City will continue to follow recommendations of the most recent reports by:

- 1) Developing and sharing data to strengthen intergovernmental coordination to increase opportunities for preservation in high opportunity areas.
- 2) Maximizing the use of partnerships by promoting existing programs and services to affordable housing targeted for preservation.
- 3) Exploring educational and outreach initiatives to help ensure low-income residents have reasonable avenues through education to remain in affordable housing.
- 4) Pursuing new strategies to bring forward alternative resources and incentives, expanding efforts to increase long-term, permanent affordability.
- 5) Developing data regarding the condition of Austin's housing units, including unit counts for subsidized properties.

### **Geographic Dispersion**

The City supports providing affordable housing in areas outside of low-income neighborhoods, thereby reducing racial and ethnic segregation, deconstructing poverty, and providing more economic opportunities for low-income households.

### **Deeper Levels of Affordability**

The Comprehensive Housing Market Study (2014) showed a gap of approximately 48,000 units of affordable housing for households making less than \$25,000 a year. To assist in closing that gap, the City will continue to prioritize resources to affordable housing projects that serve very-low income households.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The City of Austin boundaries are served by two Public Housing Authorities (PHAs): the Housing Authority of the City of Austin (HACA) and the Housing Authority of Travis County (HATC). The agencies are not departments of the City or County, respectively, but work independently of the City of Austin and Travis County. Both HACA and HATC share updates on agency progress through regular contacts and meetings with City staff.

HACA's PHA Annual and Five-Year Plan provide comprehensive information on actions that HACA has planned or considered for implementation in the next year to address the need for public housing. HACA's Public Housing 2013 Annual and Five-Year plan can be found on the Housing Authority of the City of Austin's website at <http://www.hacanet.org/forms/index.php>.

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

#### **Housing Authority of the City of Austin (HACA)**

The Housing Authority of the City of Austin (HACA) continues to be successful in moving families toward self-sufficiency with 86 families who have become homeowners through its down payment assistance program. The program provides qualified families participating in the Public Housing or Housing Choice Voucher programs with a \$10,000 forgivable loan to be applied towards the down payment on a new or existing home. If the applicant meets all program criteria for the first five years, then the loan is forgiven. Started in 2011, AAHC has also successfully implemented its own Community Land Trust. This program provides HACA's Public Housing residents the ability to purchase a home at an extremely affordable price while the land is held by the Trust. HACA closed its first CLT Home in April of 2013. Through its subsidiary, Austin Affordable Housing Corporation (AAHC), HACA's Six Star program provides another alternative for those who are ready to move out of public housing, but have not met all the criteria to purchase a home. The Six-Star program allows residents to reside at one of AAHC's apartment homes at a rate lower than the fair market rental rate. The rent amount increases slightly over the course of the three-year program, until the fair market rent is reached. The Six Star program allows participants to continue to learn financial management skills and work toward goals that will support sustainable economic and housing self-sufficiency and ultimately homeownership.

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

### **Housing Authority of Travis County (HATC)**

HATC administers eight housing services programs, the largest of which is 566 units of Housing Choice Vouchers, with approximately 800 individuals and families on a waiting list to receive a voucher. HATC receives a Shelter Plus Care grant for 95 units to provide assistance for homeless individuals and families in the Austin Travis County Metropolitan area, as well as inter-local agreements with two other counties that allow for services in those areas. HATC is a partner in the Permanent Supportive Housing (PSH) Leadership Council to assist in developing a financial model for a multi-jurisdictional solution to fund PSH in Austin. The City of Austin is committed to continuing the support of partnership and efforts that will improve public housing and resident initiatives, and will continue coordinating with both HACA and HATC in FY 2014-15 to inform public housing residents of affordable housing programs and opportunities.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

The City of Austin collaborates closely with local PHA officials to ensure that City housing programs are linked to the needs of public housing residents. The Housing Authority of the City of Austin (HACA) continues to be successful in moving families toward self-sufficiency with 86 families who have become homeowners through its down payment assistance program. The program provides qualified families participating in the Public Housing or Housing Choice Voucher programs with a \$10,000 forgivable loan to be applied towards the down payment on a new or existing home. If the applicant meets all program criteria for the first five years, then the loan is forgiven. Started in 2011, AAHC has also successfully implemented its own Community Land Trust (CLT). This program provides HACA's Public Housing residents the ability to purchase a home at an extremely affordable price while the

land is held by the CLT. HACA closed its first CLT Home in April of 2013. Through its subsidiary, Austin Affordable Housing Corporation (AAHC), HACA's Six Star program provides another alternative for those who are ready to move out of public housing, but have not met all the criteria to purchase a home. The Six-Star program allows residents to reside at one of AAHC's apartment homes at a rate lower than the fair market rental rate. The rent amount increases slightly over the course of the three year program, until the fair market rent is reached. The Six Star program allows participants to continue to learn financial management and work toward goals that will support sustainable economic and housing self-sufficiency and ultimately homeownership.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

Neither the Travis County Housing Authority nor the Housing Authority of the City of Austin (HACA) is designated as troubled.

**Discussion**

## AP-65 Homeless and Other Special Needs Activities – 91.220(i)

### Introduction

The City of Austin coordinates the administration of the Emergency Solutions Grant (ESG) funding with local and state funding of homeless services. ESG funds serve primarily the downtown single adult homeless population, many of which are chronically homeless. ESG funds provide emergency shelter, Rapid Rehousing Housing Location and Housing Stabilization Case Management.

The Ending Community Homelessness Coalition (ECHO) serves as the lead planning entity on homeless issues in Austin/Travis County. As part of this responsibility, ECHO coordinates and completes Austin's Continuum of Care (CoC) application and Community Plan to End Homelessness. ECHO also administers Austin's homeless count and survey, which is a HUD prerequisite for CoC funding, and the Homeless Management Information System (HMIS). The City of Austin allocates General Fund dollars to support a Homeless Management Information System (HMIS) Director position.

A Roof Over Austin is an initiative of the City of Austin to provide Permanent Supportive Housing (PSH) and other deeply affordable housing options to the lowest-income residents of the City, including the chronically homeless. In 2010, the Austin City Council passed a resolution to create 350 new PSH units in the City by 2014. As of the beginning of 2013, there had been 279 units of PSH committed, with 170 of them occupied. The City's goal is to have the remaining 71 units committed by 2014. The City has dedicated a planner position to work with ECHO in promoting this PSH initiative and appointed a Leadership Committee to identify funding for PSH. The Committee includes representatives (staff and elected officials) from the City and County, PHA, healthcare, criminal justice, private philanthropy and social services. ECHO's former Board Chair presides over the committee. The City and ECHO are developing financing plans for development of more PSH through federal, state and local funding.

**Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:**

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

The City of Austin funds two outreach case managers at the Downtown Austin Community Court (DACC) to provide outreach and case management to mostly unsheltered frequent offenders of the court, and other frequent users of the shelter system. The City also allocates Emergency Solutions Grant (ESG) funds to support two employees at DACC who provide Rapid Rehousing Housing Search and Placement and Housing Stability Case Management, and work with the outreach case managers. The ESG-funded staff members are one part of a two-person team and primarily work to find housing for these hard-to-serve populations. The City is partnering with ECHO to develop the community Coordinated Assessment to ensure that once outreach workers identify unsheltered persons they have opportunities for equal access, assessment and assignment to permanent housing.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The City of Austin Health and Human Services Department (HHSD) funds a private non-profit organization, to operate the Austin Resource Center for the Homeless (ARCH.) The ARCH provides emergency shelter to homeless adult males through its Overnight Shelter program, and provides Day Sleeping to homeless adult males and females. The ARCH provides basic services such as showers, laundry facilities, mailing addresses, telephone use, and lockers through its Day Resource Center program. The Day Resource Center program also includes a number of services such as mental health care, legal assistance, and employment assistance provided by co-located agencies. In addition, ARCH also houses the Healthcare for the Homeless clinic operated by CommunityCare/Central Health. The ARCH will serve 5,500 individuals with its Night Sleeping, Day Sleeping and Day Resource Program. All clients are entered into the Homeless Management Information Systems database. While the City also funds other shelters, transitional housing and homeless services including a shelter for women and children, it does not utilize ESG funds to do so. All clients served in the ARCH have low- to moderate-incomes and are at or below 50 percent of MFI. Emergency Solutions Grant (ESG) funds are used to provide maintenance and operations for this program.

### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience**

**homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

Front Steps, Inc., City of Austin Downtown Austin Community Court, City of Austin Health and Human Services Department Communicable Disease Unit will all administer ESG Rapid Rehousing funds in coordination to move homeless, particularly chronically homeless, from the streets and shelter into permanent housing. The ESG Rapid Rehousing Coordinator is housed at Front Steps, at the Austin Resource Center for the Homeless. The Rapid Rehousing program serves frequent users of the shelter, frequent offenders at the Community Court and HIV positive homeless individuals. Many of these program clients are the hardest to serve and chronically homeless. This program brings together case management and housing location, and coordinates with other funding sources like the City of Austin General Fund dollars, to bring housing resources to this hard-to-serve population.

A Roof Over Austin initiative (described in Section AP-65) serves chronically homeless individuals and families, including youth aging out of foster care, veterans and those with mental, behavioral, or physical disabilities. Permanent Supportive Housing units are defined as subsidized rental units linked to a range of support services that enable tenants to live independently and participate in community life. The City is on target to reach its goal set in 2010 to create 350 new PSH units by 2014.

As a community, Austin has exceeded HUD goals for moving clients to permanent housing with 77% in 2010, 83% in 2011 and 91% in 2012. In anticipation of additional measures on length of homelessness, ECHO and the City are looking for efficiencies through the coordinated assessment redesign, landlord outreach and case management specialization to reduce the number of days before securing permanent housing.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services,**



## **employment, education, or youth needs**

The Ending Community Homelessness Coalition (ECHO) coordinates the Continuum of Care funded projects and submits the annual application to HUD. ECHO works with the Reentry Roundtable, Travis County Criminal Justice, Central Health's Psychiatric Stakeholders, ATCIC leadership and other community planning organizations. ECHO coordinate Discharge Planning from hospitals, treatment facilities and jails to assist persons leaving mental/physical health facilities to locate support services and housing, and persons with mental/physical health challenges leaving other institutions to do the same. Central Health, the local healthcare taxing district has identified Permanent Supportive Housing as a top 10 strategy for improving mental health in Travis County.

The City of Austin Emergency Solutions Grant funds are not allocated to Homelessness Prevention. However, the ESG Rapid Rehousing program and the ESG-funded Emergency Shelter do serve persons exiting an institution where they have resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution.

The City of Austin HHSD uses City General Fund dollars for a homelessness prevention program, which provides financial assistance and case management to families who are at risk of homelessness.

## **Discussion**

## AP-70 HOPWA Goals - 91.220 (I)(3)

<b>One year goals for the number of households to be provided housing through the use of HOPWA for:</b>	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	<b>50</b>
Tenant-based rental assistance	<b>80</b>
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	<b>0</b>
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	<b>30</b>
<b>Total</b>	<b>160</b>

DRAFT

## AP-75 Barriers to Affordable Housing – 91.220(j)

### Introduction:

The City of Austin conducts a number of initiatives that aim to remove barriers to affordable housing, including regularly reviewing the City's Analysis of Impediments to Fair Housing Choice (AI). The City of Austin's last AI, completed in 2009, will be revised during FY 2014-15 and is slated to be released at the end of 2014. The following is a summary of the impediments identified in the AI. The Discussion section offers a summary of the actions taken by the City to affirmatively further fair housing choices and overcome the effects of these impediments.

### *Impediments to Fair Housing Choice*

#### **Lack of action by residents experiencing discrimination**

A discrepancy exists between the number of surveyed residents citing housing discrimination and the number of complaints received by the City of Austin Equal Employment and Fair Housing Office and the Austin Tenant's Council and the number of survey respondents citing discrimination in Austin. Although some respondents in the 2009 AI cited discrimination for reasons not protected under fair housing ordinances, many respondents cited race as the reason for their housing discrimination.

#### **NIMBYism**

Although the City of Austin has currently launched CodeNEXT, a process to revise its Land Development Code (LDC), there is no strong, comprehensive guiding document for development in Austin. This has allowed neighborhood groups to play a very strong role in guiding the development process in Austin. Although neighborhood groups contribute to the unique fabric of Austin and help encourage a participatory and engaging public process, it also allows for neighborhood groups to discourage the development of certain types of housing that are necessary to ensure housing for all of Austin's residents. This is often referred to as **Not In My BackYard**, or, NIMBYism.

#### **Geographic concentration of loan denials**

Home Mortgage Disclosure Act (HMDA) data suggests that residents in east Austin receive a higher proportion of loan denials than in other portions of the city. These neighborhoods

also have traditionally contained higher proportions of African American and Hispanic residents. A lack of capital in these neighborhoods could result in a disinvestment in certain parts of Austin.

### **Policy barriers to affordable housing development**

Stakeholders in the 2009 study identified a number of policy and procedural barriers to fair housing, and, developing affordable housing in particular. The development process is made difficult in Austin by a number of city ordinances passed within the last two years, site development costs, inconsistent neighborhood zoning, a city approval process that is not streamlined and a lack of multifamily zoning.

### **Affordability**

Stakeholders and affordable housing developers alike identified affordability as an impediment to fair housing. As a result, stakeholders in 2009 said affordable housing stock is limited for those who need it, which means that many low-income individuals may be living in substandard housing or tolerating discriminatory situations, such as apartments with little to no accessibility, for fear of not finding another affordable unit.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

### **Imagine Austin Comprehensive Plan**

On June 15, 2012, the City Council voted unanimously to adopt Imagine Austin, the City's comprehensive plan for Austin's future. NHCD is lead in implementing the Household Affordability Priority Program which contains a number of short- and long-term implementation steps focusing on addressing barriers to affordable housing.

### **CodeNEXT: Austin's Land Development Code Revision**

CodeNEXT is the new City of Austin initiative to revise the Land Development Code, which determines how land can be used throughout the city – including what can be built, where it can be built, and how much can (and cannot) be built. The process is a collaboration between Austin's residents, business community, and civic institutions to align our land use standards and regulations with what is important to the community. This initiative to revise

the Land Development Code is a priority program out of Imagine Austin.. A number of elements in the current land development code can increase the cost of development and create barriers to realizing the community's shared vision for household affordability in Austin. NHCD is actively engaged in the process and is promoting removal of policy barriers that negatively impact affordable housing development.

### **S.M.A.R.T. Housing™**

The City Council adopted the S.M.A.R.T. Housing™ Policy in April 2000 to encourage the development of reasonably priced, mixed-income housing units that meet accessibility standards. The policy was codified in 2007 and the S.M.A.R.T. Housing™ Ordinance ensures that new homes are Safe, Mixed-Income, Accessible, Reasonably Priced, and Transit-Oriented and meet the City's Green Building minimum-energy efficiency rating. All multi-family developments must comply with federal, state and local accessibility standards, and at least 10 percent of the multi-family housing units must be accessible. Developments that meet these and other prerequisites are given expedited review under the City's development process and reductions waivers for certain development and construction fees. S.M.A.R.T. Housing™ provides a method to achieve neighborhood support for housing that serves low- and moderate-income residents by requiring applicants to meet with neighborhood organizations prior to filing an application for a zoning change.

### **Affordability Impact Statements (AIS)**

Chapter 25-1, Article 15 of the City of Austin's S.M.A.R.T. Housing™ Ordinance requires an Affordability Impact Statement (AIS) on proposed ordinances, rules or processes that could impact housing affordability. As part of the S.M.A.R.T. Housing™ Ordinance, staff prepares an AIS for all proposed city code amendments, ordinances and other proposed changes to identify any potential impacts on housing affordability. This analysis ensures that the City Council and the community are informed of an amendment's potential impact on housing affordability. To date, the City of Austin has issued more than 150 Affordability Impact Statements (AIS).

### **Amendments to Austin's Fair Housing Ordinance**

On April 17, 2014 the Austin City Council passed Resolution 20140417-048 directing the City Manager to gather input from stakeholders on the subject of adding protections based on "source of income" to Austin's Fair Housing Ordinance. This action is related to the continued pressure in the tight housing market, as well as data and research illustrating

where concentrations of section 8 vouchers are currently accepted (predominantly low opportunity areas) and where they are currently not accepted (predominantly high opportunity areas).

### **Discussion:**

In addition to the activities outlined above, the City of Austin also addresses barriers to affordable housing through actions taken to affirmatively further fair housing choice and overcome the effects of impediments to fair housing choice outlined in the City's Analysis of Impediments to Fair Housing (AI), including the following activities:

#### **HousingSmarts-Housing Counseling**

The City of Austin through the Austin Housing Finance Corporation (AHFC) currently offers HousingSmarts, a housing counseling program that provides financial literacy skills, lending education, homebuyer education and foreclosure prevention. In addition, the City contracts with two non-profit organizations to further financial literacy related to foreclosure prevention and to offer the HousingSmarts program in Spanish. The City of Austin discourages predatory lending and requires that all households participating in the Down Payment Assistance Program secure a fixed-rate mortgage at prevailing interest rates. The City will continue seeking partnerships with local agencies to ensure the residents are informed on quality lending opportunities that lead to positive results.

#### **Tenants' Rights Assistance**

The Fair Housing Analysis in the City of Austin FY 2009-14 Consolidated Plan reports that more than half of all fair housing complaints in Austin in 2008 were regarding disability status. Likewise, the Austin Tenants' Council (ATC) reports that 54% of the total complaints received in 2008 were from individuals with disabilities. To address this concern as it relates to persons with disabilities, the City continues its investment in ATC. ATC is a recipient of HUD's Fair Housing Initiative Program (FHIP) funds. The Austin Tenants' Council Fair Housing Program serves to provide tenant-landlord fair housing education/outreach, counseling, documentation, and investigation of housing discrimination complaints. The agency also provides advice about remedies under fair housing laws and coordinates legal services to assist victims of housing discrimination. ATC carries out testing and enforcement activities to prevent or eliminate discriminatory housing practices.

#### **Accessibility/Visitability Standards**

The federal government, State of Texas and City of Austin all provide funding for affordable housing that have accessibility standards. Federal and state requirements include accessibility for people who are mobility-impaired, hearing-impaired, or visually impaired and are governed by the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act, Section 2306.514 of the Texas Government Code, and the City's building code. In 2005, the City of Austin adopted the 2003 International Building Code that federal enforcement agencies determined was in compliance with federal accessibility requirements.

In 2000, the City of Austin adopted the S.M.A.R.T. Housing™ Ordinance that encourages the development of reasonably priced units and has created more than 20,000 S.M.A.R.T. Housing™ units. S.M.A.R.T. has additional standards for accessibility beyond federal and state levels and all single-family S.M.A.R.T. Housing™ units must be visitable. In 2014, the City Council expanded the Visitability Ordinance as a local amendment to the International Residential Code so it would apply to all new single-family homes and duplexes in the City of Austin. This action further promoted accessibility/visitability by including requirements for new homes to have at least one first-floor entrance without a step and at least one bathroom or half-bath on the first floor, among other requirements.

### **Architectural Barrier Removal (ABR) Program (Accessibility Modifications)**

ABR modifies homes of seniors and persons with disabilities who have limited income and would like their homes to be more accessible. These free programs are available to persons who rent or own their home. These accessibility modifications help persons with disabilities remain in their homes longer and live with a greater degree of independence.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

Federal regulations require that Participating Jurisdictions (PJs) include in their annual Action Plans how they will use HUD grant funds in conjunction with other HUD funding and local resources in order to improve the lives of low- and moderate-income households. Federally mandated guidelines are outlined below, along with a brief description of a best practice or an initiative underway or planned to begin in FY 2014-15 to meet the specific directive.

### **Actions Planned to Address Obstacles to Meeting Underserved Needs**

Affordable housing remains an underserved need with the City of Austin. The Comprehensive Housing Market Study (2014) showed a gap of approximately 48,000 units of affordable housing units for renter households making less than \$25,000 annually. To assist in closing that gap, the City will continue to prioritize resources to affordable housing projects. Through the City of Austin's Acquisition and Development (A&D) and Rental Housing Development Assistance (RHDA) programs, NHCD has partnered with various lenders and non-profit and for-profit developers to increase and preserve the supply of affordable rental and homeownership opportunities that will benefit low- and moderate-income households.

### **Actions planned to foster and maintain affordable housing**

#### **Expand Alternate Funding Sources**

NHCD continues to strategically seek opportunities to increase and expand funding sources in an effort to foster and maintain affordable housing. NHCD's programs and services rely on federal and local funding sources to deliver many of the activities in response to community priorities.

NHCD identified the Demand for Services and Limited Funding as a horizon issue for FY 2014-15. To address this horizon issue, NHCD will continue its pursuit of competitive and non-competitive federal and state grant opportunities in an effort to increase its financial capacity to address the needs of low-income residents.

#### **Create and Retain Affordable Housing**

Through the City of Austin's Acquisition and Development (A&D) and Rental Housing Development Assistance (RHDA) programs, NHCD has partnered with various lenders and



non-profit and for-profit developers to increase and preserve the supply of affordable rental and homeownership opportunities that will benefit low- and moderate-income households.

### **Community Housing Development Organizations (CHDOs)**

Community Housing Development Organizations (CHDOs) are non-profit housing providers whose organizational mission includes the development of affordable housing for low- and moderate-income households. The City is able to work closely with CHDOs to help them meet their housing development goals by coordinating with the CHDO Roundtable, an organization comprised of local, non-profit affordable housing providers. The City meets with the CHDO Roundtable to discuss policy matters and provides CHDO Operating Expenses Grants to help increase organizational capacity. NHCD will continue to work closely and support CHDOs in FY 2014-15 to increase opportunities that will foster and maintain affordable housing.

### **Neighborhood and Community Revitalization**

The City of Austin has created two new Neighborhood and Community Revitalization programs: the Neighborhood Opportunity Improvement Program (NOIP) and the Rosewood Choice Neighborhood Implementation Grant Program. NOIP is a competitive grant application program that provides opportunities to non-profit and for profit organizations that increase opportunities in disadvantaged neighborhoods with limited access to funding. It will provide grants annually through a competitively driven process. The proposed projects must target low- moderate-income census tracts and report on performance measures defined in the grant agreement which increase access to opportunities for area residents.

In 2012, HUD awarded HACA a \$300,000 Choice Neighborhoods Planning Grant to target the Rosewood Courts public housing property and the Rosewood neighborhood. The Austin Housing Finance Corporation (AHFC) supported the application as a co-applicant. The Rosewood Choice Neighborhoods Planning process employed a comprehensive approach to neighborhood planning to revitalize the distressed Rosewood Courts public housing complex while investing and leveraging investments in well-functioning services, high quality public schools and education programs, high quality early learning programs and services, public assets, public transportation, and improved access to jobs. As part of the City of Austin's ongoing commitment to this planning grant, the City has identified a total of \$750,000 in CDBG funds to be allocated over a 5 year period if the Implementation Grant is

awarded in FY 2015.

### **Home Repair Activities**

Home Repair activities are a high priority for the City of Austin. These activities make units more accessible by alleviating life-threatening living conditions and health and safety hazards for low- and moderate-income homeowners. NHCD administers the following home repair programs: Architectural Barrier Removal (ABR) - Rental and Owner, Emergency Home Repair (EHR), Homeowner Rehabilitation Loan Program (HRLP), and the G.O. Repair! Program, which is leveraged by members of the Home Repair Coalition membership. In addition, NHCD collaborates with Austin Energy (AE), Austin Water Utility (AWU) and the City's Code Compliance department to offer comprehensive services promoting healthier homes.

### **Housing Authority Activities**

A new Investment Grade Energy Audit of all HACA Public Housing (PH) developments was completed in the past year as part of HACA's application to HUD for a Phase II Energy Performance Contract (EPC), building upon the highly successful Phase I program that ended in 2013. The 12-year Phase I EPC, the first awarded to any Texas public housing authority, saved over 450 million gallons of water for HACA and the Austin area, and generated significant utility and operational savings for all HACA developments. Through an Energy Performance Contract, the agency can complete energy efficiency activities that further reduce energy consumption, improve apartment unit quality, facilitate property and facility sustainability, and provide resident consumers with equipment and cost effective upgrades that can reduce their utility costs. These strategies conserve valuable energy resources, save taxpayer funds, and educate residents on energy saving technology and conservation techniques that help them spend less on utilities as they work toward self-sufficiency.

The U.S. Department of Housing and Urban Development (HUD) recently approved HACA's application for its Phase II Energy Performance Contract (EPC). This 8-year EPC program will allow the agency to address 10 separate family properties, and implement the replacement of thousands of older inefficient windows, HVAC and domestic water heating systems, add insulation to improve unit thermal efficiencies, and introduce central air conditioning to units where none existed before. The implementation of the Phase II EPC would bring this portion of the agency's inventory to a new level of quality and sustainability.

Through the Capital Fund program, HACA annually assesses and prioritizes the modernization needs of each property. Currently, HACA is in the second phase of a major renovation project at Thurmond Heights, a 144-unit public housing property constructed in the early 1970's. The scope of work includes full interior and exterior renovation of the thirty-eight (38) existing apartments including, but not limited to: complete re-insulation of all wall/attic areas, new drywall and T/F/T/P, all new interior doors, trim, cabinetry and millwork, exterior doors, double insulated windows, energy efficient light fixtures, bath facilities, plumbing fixtures, wiring, outlets/switches and electrical panels, with higher load capacities, fire alarm systems, tankless water heaters, and HVAC/furnace systems including energy efficient 14-seer air conditioning. On the exterior, existing siding will be replaced with cement siding and trim and painted. Site grounds will receive some grading and sidewalk replacements where necessary, to provide compliant accessible pathways to property amenities including parking areas, playground areas, mailbox kiosks, and office and community room facilities. All units in this second phase will be re-occupied by approximately December 31, 2014.

### **Actions planned to reduce lead-based paint hazards**

The City of Austin was awarded \$2.5 million through HUD's Lead Hazard Reduction Demonstration Grant in 2011. The funding is used to provide services to 150 homes for the presence of lead based paint hazards in eligible low-income rental and owner-occupied housing during the 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 program targets communities with the greatest need, a high incidence of lead poisoning and older rental housing.

In 2013, the City of Austin was awarded \$2.5 million through HUD's Lead Hazard Control/Healthy Homes Grant. This grant provides services to 138 eligible households for the three-year grant period targeting homeowners and renters earning at or below 80 percent MFI with children under the age of six and living in homes built prior to 1978.

### **Actions planned to reduce the number of poverty-level families**

All programs administered by the City of Austin aim to address critical needs through housing, community development, and public services to benefit eligible residents so they

can increase their opportunities for self-sufficiency which includes persons in poverty. HOPWA, ESG, and CDBG activities in particular assist households that fall under the special populations category outlined in the FY 2009-14 Consolidated Plan.

### **Housing Opportunities for People with AIDS (HOPWA) Activities**

The Austin/Travis County Health and Human Services Department (HHSD) administers all HOPWA activities for the City of Austin. These programs provide housing assistance for income-eligible persons living with HIV/AIDS and their families. The goals of these programs are to prevent homelessness and to support independent, self-sufficient living among persons living with HIV/AIDS. The services ensure clients have improved access to primary medical care and other supportive services.

### **Emergency Solutions Grant (ESG) Activities**

The Austin/Travis County Health and Human Services Department (HHSD) administers all ESG activities for the City of Austin. These programs are designed to be the first step in a continuum of assistance to help clients quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness. ESG can also assist with the operational costs of the shelter facility, and for the administration of the grant.

### **Public Service Activities**

The Austin/Travis County Health and Human Services Department (HHSD) and NHCD administer the public services contracts funding with CDBG funds. Public services offer supportive services to households with gross incomes less than 200 percent of Federal Poverty Guidelines. Childcare Services provides childcare vouchers for homeless and near-homeless families and direct child care services for teen parents who are attending school. Youth Services provides access to holistic, wraparound services and support to youth designated as at-risk and their families. Senior Services offers services that prevent and protect seniors in becoming victims of abuse, neglect, and/or financial exploitation. Austin's Tenants' Council is another community partner that provides public services that focus on housing discrimination, tenant-landlord education and information, and housing repair and rehabilitation.

## **Actions planned to develop institutional structure**

### **City of Austin - Interdepartmental Coordination**

NHCD administers housing, community, and economic development programs, which

require interdepartmental coordination. Many City of Austin departments coordinate efforts to provide program services and projects outlined in the annual Action Plan.

The City of Austin contracts with the Austin Housing Finance Corporation (AHFC) to develop affordable rental and homeownership opportunities and housing rehabilitation of owner-occupied homes. HHSD provides support to Austin residents living with HIV/AIDS and their families through the use of HOPWA grant funds. HHSD also provides assistance to help clients quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness using Emergency Solutions Grant (ESG) funds. HHSD and NHCD jointly administer several public service programs. The Economic Development Department (EDD) will foster small business expansions in low- and moderate-income neighborhoods to stimulate job creation through the Family Business Loan Program (FBLP). Numerous non-federally funded housing programs and activities offered by NHCD rely on the coordination of other City departments including: Austin Energy, Austin Water Utility, Budget Office, City Manager's Office, Code Compliance Department, Contract and Land Management Department, Government Relations, HHSD, Law Department, Office of Sustainability, Parks and Recreation Department, Planning and Development Review Department (PDR), Public Works, Solid Waste Services, and Watershed Protection Review.

Below are initiatives and programs that require interdepartmental coordination and will be underway in FY 2014-15:

#### *Development Incentive Programs*

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

- o [East 11th and 12th Streets Revitalization](#),
- o Coordination with multiple departments on [Imagine Austin Comprehensive Plan, Household Affordability Priority Program and implementation](#),
- o [S.M.A.R.T. Housing™ Program](#)
- o [Development Density Bonuses](#)

#### *Redevelopment of Publicly-Owned Land*

- o [Colony Park Sustainable Communities Initiative](#),
- o [Agreements](#) between the City of Austin and developers including affordable housing as a community benefit

### *Home Repair and Other Initiatives*

- o Coordination with Austin Energy (AE) to administer the [Holly Good Neighbor Program](#),
- o Coordination with Austin Water Utility (AWU) to administer the private lateral Program,
- o Collaboration with Code Compliance utilizing a referral system to identify and address homes needing substantial and costly repairs, and
- o Coordination with Austin/Travis County Health and Human Services Department (HHSD), Ending Community Homelessness Coalition (ECHO) and other key agencies for activities supporting the Community Plan to End Homelessness.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

NHCD will continue to work closely with the following organizations to overcome gaps and enhance coordination efforts: African American Resource Advisory Commission (AARAC), Community Development Commission (CDC), Community Advancement Network (CAN), Community Housing Development Organizations (CHDOs), Ending Community Homelessness Coalition (ECHO), Housing Authority of the City of Austin (HACA), Housing Authority of Travis County (HATC), HousingWorks, the Urban Renewal Agency as well as other key stakeholders and organizations. NHCD will also remain engaged with housing finance agencies, the National Association of Local Housing Finance Agencies (NALHFA) and the Texas Association of Local Housing Finance Agency (TALHFA), to connect with other agencies whose missions address critical housing needs.

In FY 2014-15, NHCD will continue to participate in the Opportunity Mapping. Opportunity mapping is a research tool used to understand the dynamics of opportunity within geographic areas. The purpose of opportunity mapping is to illustrate where opportunity-rich communities exist (and assess who has access to these communities) and to focus on areas of need in underserved or opportunity-poor communities. Key indicators include: areas with sustainable employment, high performing schools, access to high-quality healthcare, adequate transportation, quality child care, safe neighborhoods, and institutions that facilitate civic and political engagement. As NHCD moves forward in implementing a geographic dispersion/siting policy ensuring affordable housing in all parts of Austin, staff

anticipates utilizing the [Kirwan Opportunity Map](#) to further the City's housing and community development goals.

### **Discussion:**

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

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

During FY2012, the Economic Development Department (EDD) developed the FBLP program guidelines, and the guidelines were approved by HUD, the Texas Attorney General's Office, and the Austin City Council. The Austin City Council and Texas Attorney General's Office also approved acceptance of a \$3 million Section 108 HUD loan guarantee to provide funding for the FBLP.

EDD made extensive efforts to inform businesses about the FBLP during FY2012. EDD staff has met with individual business owners and presentations were made to the Greater Austin Hispanic Chamber of Commerce, the Capital City African American Chamber of Commerce, and the Austin Gay and Lesbian Chamber of Commerce. FBLP presentations were also made to the City of Austin's Community Development Commission, the African American Resource Commission, and to eleven neighborhood and community associations that represent East Austin.

EDD has so far identified five potential FBLP loans. EDD received Council approval for the first FBLP loan in May 2013, which will create 12 new low- to moderate-income jobs within five years in the Saltillo neighborhood. EDD anticipates approving a loan that will create 33 new low- to moderate-income jobs within five years in the Saltillo neighborhood in 2013.

## Program Specific Requirements

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

#### Introduction:

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

#### Monitoring

The goal of the City of Austin's monitoring process is to assess subrecipient/contractor performance in the areas of program, financial and administrative compliance with applicable federal, state and municipal regulations and current program guidelines. The City of Austin's monitoring plan consists of active contract monitoring and long-term monitoring for closed projects. For more information including a copy of the City of Austin's Monitoring Plan please see *Appendix III-C*.

#### 20% CDBG Administrative Cap

CDBG Entitlement: \$6,983,366

Admin. Expense: \$1,396,673 = 20.00%

#### 15% CDBG Public Service Cap

CDBG Entitlement: \$6,983,366

Public Service Expense: \$1,047,504 = 15.00%

#### 10% HOME Administrative Cap

HOME Entitlement: \$2,686,764

Expense: \$268,676 = 10.00%

#### 15% CHDO Set Aside

HOME Entitlement: \$2,686,764

CHDO Set Aside: \$403,014 = 15.00%



### **3% HOPWA Administrative Cap**

HOPWA Entitlement: \$1,112,354

HOPWA Administrative Expense: \$33,370 = 3.00%

### **HOPWA**

#### **Selection of Project Sponsors**

The Austin/Travis County Health and Human Services Department (HHSD) has contracted with two agencies, AIDS Services of Austin (ASA) and Project Transitions (PT) since 1995. These two agencies have been the sole respondents to Notifications of Funding Availability (NOFA) for HOPWA services. They also were selected to provide these services via a Request for Applications (RFA) process in August of 2002 and have been the designated subrecipients for these services. These agencies carry out activities independently or collaboratively with other housing case management providers in the area and have a history of satisfactory service performance and delivery.

#### **Monitoring**

The goal of the City of Austin's monitoring process is to assess subrecipient/contractor performance in the areas of program, financial and administrative compliance with applicable federal, state and municipal regulations and current program guidelines. The City of Austin's monitoring plan consists of active contract monitoring and long-term monitoring for closed projects. For more information including a copy of the City of Austin's Monitoring Plan please see *Appendix III-C*.

### **Community Development Block Grant Program (CDBG)**

#### **Reference 24 CFR 91.220(I)(1)**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed

0

2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's

strategic plan

0

3. The amount of surplus funds from urban renewal settlements

0

4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.

0

5. The amount of income from float-funded activities

0

Total Program Income

0

### **Other CDBG Requirements**

1. The amount of urgent need activities

0

### **HOME Investment Partnership Program (HOME)**

#### **Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City does not anticipate utilizing any other forms of investment beyond those identified in Section 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

To view the City's Resale and Recapture Policy, please see *Appendix II*.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds as required in 24 CFR 92.254(a)(4) are as follows:

Cities receiving HOME Investment Partnership Funds are required to comply with a designated affordability period. The affordability period of any project is contingent upon the amount per unit subsidy received and may be five, ten, or fifteen years long.

Participating jurisdictions are required to utilize the recapture or resale provisions to ensure continued affordability and the wise stewardship of federal funds. The following NHCD programs use HOME funds to assist homebuyers, developers, or homeowners; thus, recapture and resale provisions are incorporated in its program guidelines: Down Payment Assistance (DPA), Homeowner Rehabilitation Loan Program (HRLP), and the Acquisition and Development (A&D).

### **Resale**

In cases where HOME funding was provided to the developer but not directly to the homebuyer, the resale method is used. The affordability period is enforced through a Restrictive Covenant signed by the homebuyer at closing and is recorded in the County Clerk's Official Public Records. The Restrictive Covenant details the length of the affordability period and the specific resale requirements that must be satisfied should the owner wish to sell the property prior to the end of the affordability period. Both recapture and resale options have distinct advantages; the decision of which option to use is a matter of weighing factors such as trends in the marketplace, the availability of homeownership opportunities for lower-income households in the community, and the homebuyer program's local objectives.

### **Recapture**

Under a recapture provision, the HOME financial assistance generally must be repaid. This option allows the seller to sell to any willing buyer at any price; PJs can decide what proportion of net proceeds from sale, if any, will go to the homebuyer and what proceeds will go to the PJ. Once the HOME funds are repaid, the property is no longer subject to any HOME restrictions. The funds may then be used for any other HOME-eligible activity. The City's Resale/Recapture Policy can be found in *Appendix III-A*.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City has no plans to utilize HOME funds to refinance existing debt secured by multifamily housing rehabilitated with HOME funds.

## Emergency Solutions Grant (ESG)

### Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

Please see ESG Program Standards attached in Appendix III.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Ending Community Homelessness Coalition (ECHO) is the Homeless Management Information System administrator in the community and has taken the lead on implementation of the coordinated assessment. In 2013, the Austin Continuum of Care (CoC) approved a new framework for housing stability for the entire CoC with coordinated assessment that identifies three permanent housing interventions based on the principle of providing the least intervention necessary. The new system will ensure that individuals are placed in the best housing situation to meet their individual needs, which in turn will increase housing stability. Based on need, individuals will receive one of the three interventions, which may include one-time housing assistance, rapid rehousing with three to twenty-four months of support, or permanent supportive housing (PSH). PSH is intended to be reserved for those individuals and families who are unable to remain stably housed "but for" a permanent subsidy and ongoing supportive services. The strategy of "just enough" assistance is important as Austin has more demand for assistance than available resources. The assessment tool identifies which Permanent Housing intervention best meets each client's need. The tool includes diversion and self-sufficiency outcomes matrix. In January 2014 ECHO launched the second pilot of our assessment questions and will continue to pilot and modify as needed. The framework calls for multiple front doors making the assessment easily accessible when fully implemented. By Jan 2015 the new coordinated assessment will be fully in place. CoC has made numerous presentations about the changes coming and continues to involve the community throughout implementation; all social service agencies and local intercept points will be made aware of how persons approach the system. All CoC programs have agreed to participate.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

In 2012, the City of Austin HHSD competed the funding for the Rapid Rehousing program. There was one applicant, Front Steps, and they received the award. Since then, there has been no new competition due to the reduction in award. The additional funding in 2014-15 was allocated to fill the gap in the Austin Resource Center for the Homeless (ARCH) allocation since that is the City's primary overnight shelter, and to continue funding the HMIS Scan Card Project at the ARCH since it has helped make the program more efficient and improved data quality.

See table below for details on all programs:

Agency	Program	New contract, Renewal or competitive process?
Front Steps	Shelter Operations: Austin Resource Center for the Homeless	Renewal
Front Steps	Rapid Rehousing Coordinator	Renewal/ competed in 2012
HHSD Communicable Disease Unit	Rapid Rehousing	Renewal
Downtown Community Court	Rapid Rehousing	Renewal
Front Steps	HMIS	New contract
HHSD Admin	Admin	N/A

Please see the FY 14-15 ESG Program Standards page 5. Grant Sub-award Process in Appendix III.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

HHSD works with the Ending Community Homelessness Coalition (ECHO) to develop the

ESG program and ECHO has persons who are homeless or formerly homeless as members.

**5. Describe performance standards for evaluating ESG.**

All City of Austin homeless contracts have the following performance measures:

- Number of unduplicated clients served.
- Number of households provided homeless services that transition from homelessness into housing.

In addition, all ESG recipients must provide demographic information to reflect the IDIS report screens.

Please also see attached FY 2014-15 ESG Program Standards in Appendix III.

**Discussion:**

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# Appendices

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