



# Fiscal Year 2010-11 Highlights

*Providing Opportunities,  
Changing Lives*



**Neighborhood Housing and Community Development Office  
Consolidated Annual Performance and Evaluation Report (CAPER) Brief**

## **Mission**

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



# A Special Message

To say that changes are taking place in affordable housing and community development in Austin, and indeed in all cities, is somewhat of an understatement. With housing prices increasing but wages generally stagnating, current economic conditions have increased demand for many rental and home repair programs serving low- to moderate-income households. At the same time, other programs that have traditionally supported self-sufficiency, especially for homeowners, must be reconsidered in light of current restrictions on credit and mortgage finance.

Most public entities are currently facing budget challenges, but federal resources to support housing and community development activities have been one of the most hard-hit, with major cuts to the Community Development Block Grant and the HOME Investment Partnership programs for FY 2011-12. The current news coming from Washington tells us that the FY 2012-13 budget cuts may be even worse.

These challenges fundamentally impact the way we do business. But did you know that Austin has doubled its population every 20 years since the 1800s? In Austin, we thrive on change. In these challenging times, we have invested in new technologies, conducted data-driven policy analysis to target gaps in services provided, successfully competed for federal grant funding, and strengthened our local and regional partnerships to collaborate in achieving our goals.

As we move forward, we will continue to ensure our resources and strategies are forward-thinking and reach beyond the moment to anticipate a dynamic and evolving market. And, most importantly, we will ensure that our efforts to create opportunities continue to serve those most in need. Their voice—those who are most in need—will continue to guide our overall outcomes, and remains the single most important element for how we plan for the future of our organization and community.

Anthony Snipes, Chief of Staff

Betsy Spencer, Director

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# A ROOF OVER AUSTIN

Ending homelessness  
with a sensible, safe,  
stable housing  
approach.

## Homeless & Special Needs Assistance

### **Did you know?**

The Austin Resource Center for the Homeless (ARCH) serves more than 8,500 vulnerable clients annually.

### **Serving Austin:**

The City's Roof Over Austin initiative is committed to providing 350 units of housing and supportive services to Austinites experiencing chronic homelessness.

*"Garden Terrace apartments help ensure my safety and make a comfortable environment a financial reality. This is coupled with the Resident Services, that on a day-to-day basis not only effectively give advice but also provide social, interactive activities. Resident Services staff have been an integral part of my progress in living a healthy life and contributing back to society."*

**-Michael Greene, resident at Garden Terrace,**  
a Single Room Occupancy property  
developed by Foundation Communities.

# Renter Assistance

## **Did you know?**

More residents in Austin rent than own a home. There is a need for more than 39,000 rental units for Austin's low-income residents.

*"With help from the City, we were able to reach over 800 renters in Austin over the last year to protect tenants' rights to safe, decent, fair, and affordable housing. One way we helped was through our tenant counseling program. In addition, we support NHCD and the City of Austin in creating more affordable housing to ensure that Austin renters have multiple housing options available to them."*

**-Kathy Stark, Executive Director, Austin Tenants' Council**



# Homeowner Assistance



## Serving Austin

The LeadSmart program removed lead from 19 Austin homes in fiscal year 2010-11. Removing lead often found in older homes keeps our children safe from the harmful effects of lead poisoning. The program will continue thanks to a \$3.7 million lead abatement grant from the U.S. Department of Housing and Urban Development.

*"Home repair is a critical need in the City of Austin as part of a comprehensive affordable housing plan. Home repair keeps low-income, disabled and elderly residents safe in their homes and sustains Austin's neighborhood fabric."*

**- Charles Cloutman,  
Meals on Wheels and More**

# Homebuyer Assistance

## Did you know?

In FY 2010-11, the City of Austin served 370 households through its Housing Smarts and Down Payment Assistance programs.

Watch their story



*"Finding out about the City's Down Payment Assistance program was finding a ray of hope. I never knew programs and this type of assistance existed. DPA gave my family and I the opportunity to move further in life by becoming a homeowner."*

- Austin homeowner Michele Christophe with husband, Michael and son, Christian.



# Housing Developer Assistance



*"Foundation Communities' mission is to create housing for families to succeed. M Station is our dream project because we were able to build in such a transit-rich location. Located in the MLK Transit-Oriented Development in Central Austin, the complex provides a wealth of public transportation options. In addition, M Station offers on-site services, green spaces, affordable utilities, an on-site daycare facility, and a large new learning center."*

**- Walter Moreau, Foundation Communities Executive Director**

## **Did you know?**

The City of Austin's \$2 million contribution for M Station helped leverage more than \$17 million in additional public and private investment.



# Small Business Assistance



To help small businesses thrive in Austin, the City contracts with PeopleFund and BiGAUSTIN to provide financing opportunities and technical assistance to small and locally based businesses.

*"At Bennu, we believe we give a lot back to our community, whether it be with our commitment to using local vendors at every chance possible, being environmentally responsible with recycling/composting programs, and providing jobs with health insurance to take care of our employees. All of this wouldn't have been possible without the loan we received from PeopleFund through the City's Small Business Assistance program."*

- Stephanie Williams, co-owner of Bennu Coffee Lounge

Watch her story



# Commercial Revitalization



Rendering by McKinney York Architects

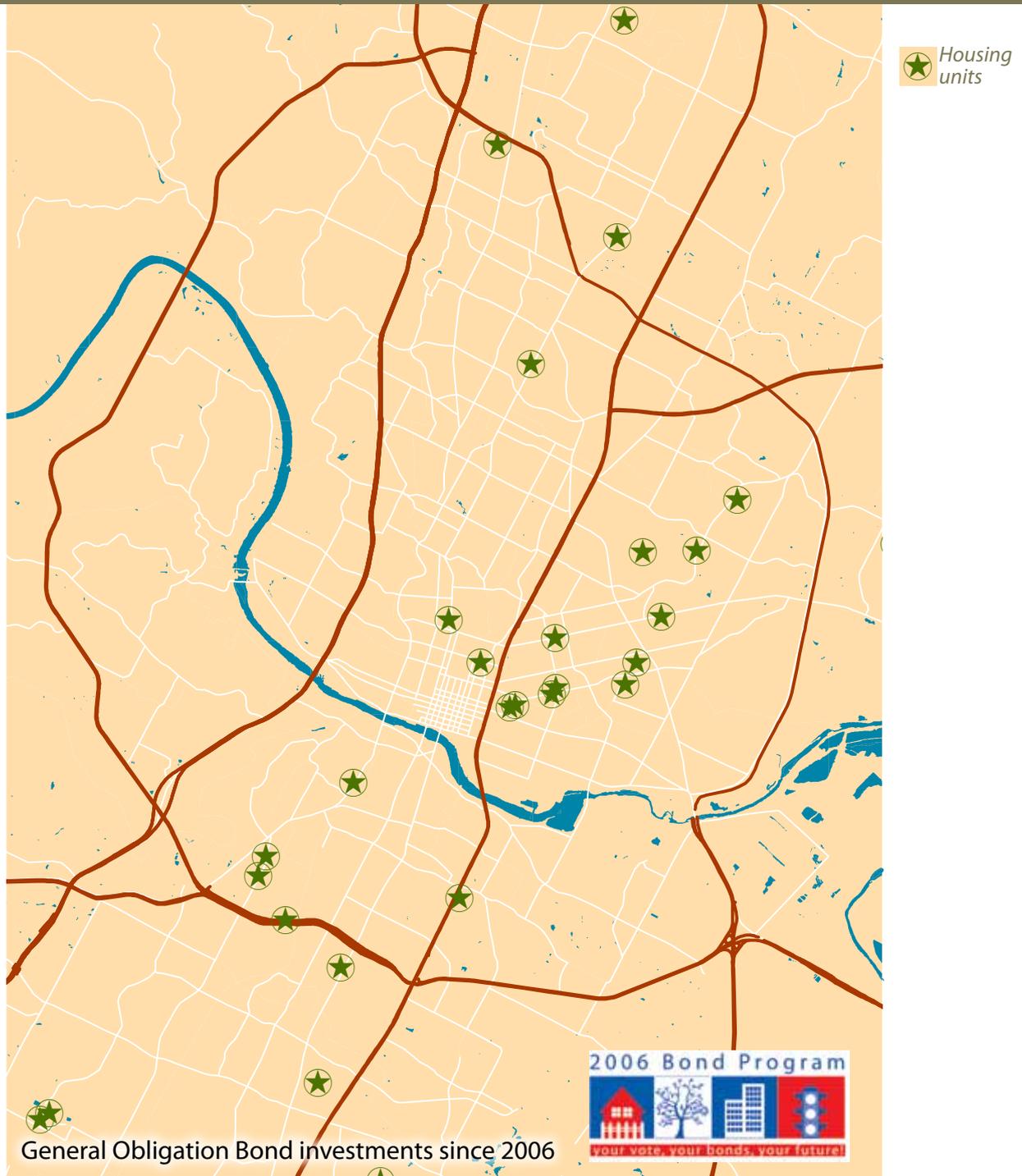
In FY 10-11, NHCD began construction on the African American Cultural and Heritage Facility, which includes stabilization, partial demolition, and restoration of the historic Dedrick-Hamilton House and construction of an attached building.

When complete, the complex will include a visitors' bureau, office space, meeting space, reception areas, and a dance practice and performance room for the Capital City African American Chamber of Commerce and ProArts Collective. The cultural and heritage facility is on track to open in summer 2012.



Owned by the family of Thomas Dedrick, one of the first freed slaves in Travis County, the historic Dedrick-Hamilton House was built about 1880 in one of the earliest African American communities in East Austin.

# G.O. Bond Highlights



## Your vote. Your bonds. Your community.

The Austin community has assisted in identifying core values that guide how the City invests in affordable housing:

- Providing affordable housing throughout Austin.
- Making sure affordable units remain affordable for many years.
- Creating deeply affordable units to ensure residents of all incomes can stay in the city.

**Invested: \$49 Million**

**# Of Housing Units: 1,650**

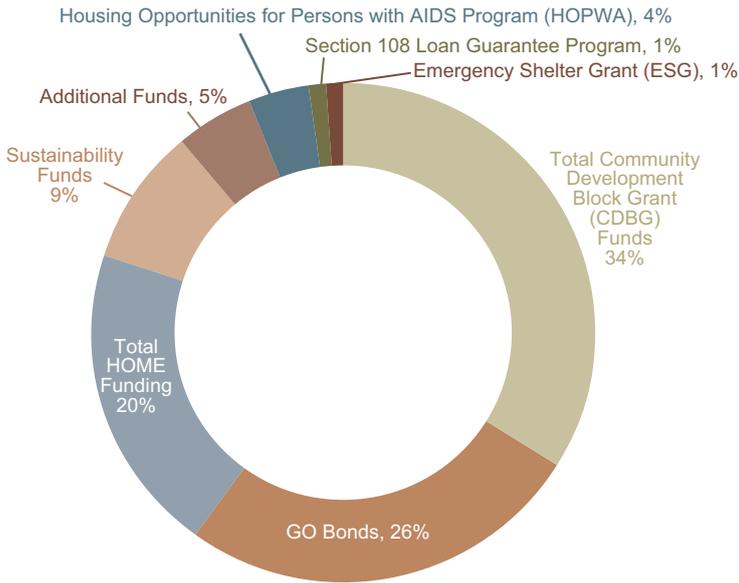
**# Of Homes Repaired: 592**

**Private & Public Financing Leveraged: \$178 Million**

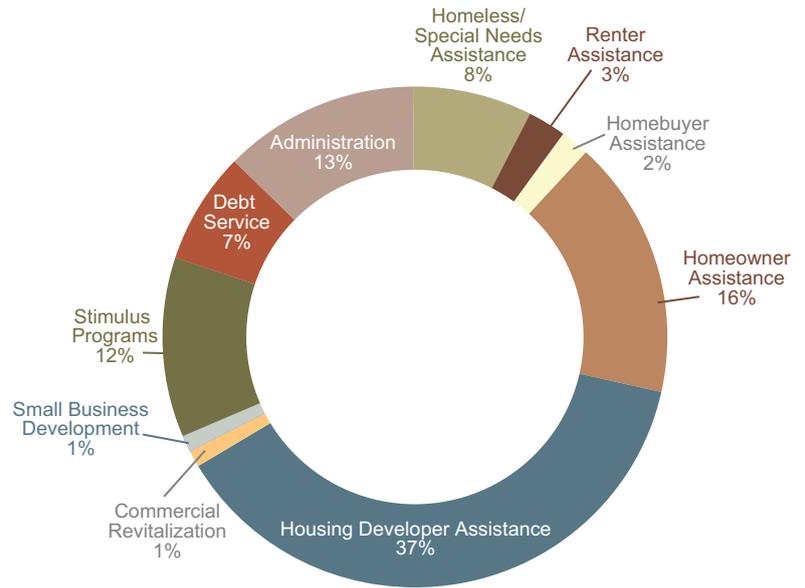
**# Of Jobs Created: 1,500**

# Financial Overview

## Funding Sources



## Where We Invest (by program)



## 2010-11 Budget & Expenditures

	New Appropriation	Total Available Amount	Expenditures	# of Households Served
Homeless/Special Needs Assistance	\$2,426,919	\$2,523,504	\$2,425,137	10,252
Renter Assistance	\$1,013,305	\$1,211,929	\$781,128	942
Homeowner Assistance	\$5,346,494	\$10,068,948	\$5,263,809	818
Homebuyer Assistance	\$1,685,431	\$2,038,466	\$468,413	370
Housing Developer Assistance	\$7,348,624	\$25,406,913	\$11,732,541	1,460
Small Business Assistance	\$444,498	\$1,711,726	\$50,000	40
Commercial Revitalization	\$47,143	\$3,529,173	\$278,891	2,170
Debt Service	2,536,835	2,978,286	\$2,202,530	N/A
Stimulus	N/A	\$4,177,209	\$3,610,640	50
Administration	\$4,131,732	\$4,232,120	\$4,001,662	N/A
<b>TOTAL</b>	<b>\$24,980,981</b>	<b>\$57,878,274</b>	<b>\$31,114,751</b>	<b>16,102</b>

# Staff

<b>Office of the Director</b>	Betsy Spencer, Director Rebecca Giello, Assistant Director Diana Domeracki, Community Development Administrator Cindy Lott, Executive Assistant
<b>Administrative/Facilities/Records</b>	Rebecca Kennedy, Administrative Manager Barbara Coleman Ruth Dalrymple Sharen Maitland Analisa Williams
<b>Client Services</b>	Fernando Hernandez, Housing Development Manager Ed Alonzo Janice Kinchion Sheri Munguia Pamela Skoglund
<b>Construction &amp; Development</b>	Steve Ritchie, Construction & Development Manger Coby Ramirez, Housing Development Supervisor Randal Bishop Marianne Ouren Sunny Vela Arlie Williams
<b>Compliance</b>	Letitia Brown, Contract Compliance Manager Edward Blake Marie Bonicoro Susan Kinel Dorcas Moore Edith Murry
<b>Finance</b>	Alex Zamora, Finance Manager Craig Beeman Lucy Belmarez Maneesh Chaku Edward Gonzales Linda Lindsey Ladi Mosadomi Nora Richardson
<b>Human Resources</b>	Chris Jones, HR Coordinator
<b>Policy/Planning/Outreach</b>	Kelly Nichols, Planning & Policy Manager Marti Bier Patricia Bourenane Ateja Dukes Meng Qi Kathleen Saenz
<b>Real Estate &amp; Development</b>	Gina Copic, Real Estate & Development Manager David Potter, Housing Development Manager Sherry Cardino Javier Delgado Sandra Harkins Virginia Riojas
<b>Regulatory Office</b>	Diana Domeracki, Community Development Administrator Kim Freeman Linell Goodin-Brown (Purchasing) Edie Merla (AMANDA)

# Partnerships

## Community Development Commission

John Limon, *Chair*

Karen Paup, *Vice Chair*

Susana Almanza (*former Commissioner*)

Cory Coles

Mario Flores (*former Commissioner*)

Karen Langley

Rueben Montoya

George Morales

Elizabeth Mueller

Elridge Nelson

Angelica Noyola

Sharlene Perkins (*former Commissioner*)

Gilberto Rivera

Ruby Roa (*former Commissioner*)

Dorcas Seals

Ken Shepardson

Myron Smith

Stephanie Tsen

Cornell Woolridge (*former Commissioner*)

## Housing Bond Review Committee

Frances Ferguson

Sherri Greenberg

Elridge Nelson

Myron Smith

Tim Taylor

## Urban Renewal Board

Andrew Bucknall, *Chair*

Michael Clark-Madison, *Vice Chair*

Joe Babb

Sharon Baxter (*former member*)

Cristina De La Fuente-Valadez

Jennifer Diamond (*former member*)

Sean Garretson (*former member*)

Darwin McKee

Travis Michel

Ben M. Sifuentes (*former member*)

Gary Smith

## NHCD Investment Plan Program Subrecipients

American YouthWorks

Austin Area Urban League

Austin Housing Finance Corporation

Austin Independent School District

Austin Neighborhood Alliance for Habitat

Austin Tenants' Council

Austin/Travis County Integral Care

AIDS Services of Austin

Business and Community Lenders of Texas

BiGAUSTIN

Child, Inc.

Family Eldercare

Frameworks Community Development Corporation

Front Steps

Generations Child Development Centers

Housing Authority of the City of Austin

Interfaith Action of Central Texas

Lifeworks

Meals on Wheels and More

PeopleFund

Salvation Army



Neighborhood Housing & Community Development Office  
1000 E. 11th St., Austin, TX 78702  
(512) 974-3100  
[www.austintexas.gov/housing](http://www.austintexas.gov/housing)

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