

APPENDICES

APPENDICES

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Public Input

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Appendix 1
Section 1a: Citizen Participation Plan

CITY OF AUSTIN
NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT OFFICE

CITIZEN PARTICIPATION PLAN
Approved by Austin City Council January 29, 2004

A. PURPOSE

The purpose of the Citizen Participation Plan (CPP) is to outline opportunities for citizen input for Austin residents- especially those living in low- and moderate- income neighborhoods, or participating in affiliated institutions, businesses, and community organizations in the development of the City's Consolidated Plan and related documents. The City considers it the right of all Austin's citizens to be informed about and have the opportunity to comment on the use of public funds. The City will take appropriate actions to encourage participation of minorities, people who do not speak English, and people with disabilities.

The CPP applies to five areas of planning for the City of Austin's use of federal housing and community development monies; they are: (1) the development of the five-year Consolidated Plan; (2) each annual Action Plan; (3) each Annual Performance Report; (4) substantial amendments to a Consolidated Plan and/or Action Plan; and (5) amendments to the CPP, itself. The City of Austin's program/fiscal year begins October 1 and ends September 30.

In order to receive certain federal grant monies, the U. S. Department of Housing and Urban Development (HUD) requires jurisdictions to submit a Consolidated Plan every five years. This plan is a comprehensive strategic plan for community planning and development activities. The Plan serves as the City's application for these HUD grant programs. Federal law also requires citizens have opportunities to review and comment on the local jurisdiction's plans to allocate these funds.

The purpose of programs covered by this Citizen Participation Plan is to improve the Austin community by providing: decent housing, a suitable living environment, and growing economic opportunities – all principally for low- and moderate- income people. Opportunities for genuine involvement by low- and moderate- income people will be provided and encouraged.

This document outlines how members of the Austin community may participate in the five key planning areas listed above. General requirements for all or most activities are described in detail in Section E of the Citizen Participation Plan.

B. HUD PROGRAMS

The City of Austin receives four entitlement grants from the Federal government to help address the City's housing, economic, and community development needs. The four grant programs are described below:

1. ***Community Development Block Grant Program (CDBG)***: Title I of the Housing and Community Development Act of 1974 (PL 93-383) created the CDBG program. It was re-authorized in 1990 as part of the Cranston-Gonzalez National Affordable Housing Act. The primary objective of the CDBG program is to develop viable urban communities by providing decent housing and a suitable living environment and by expanding economic development opportunities for persons of low and moderate income. The City develops locally defined programs and funding priorities for CDBG, but activities must address one or more of the national objectives of the CDBG program. The three national objectives are: (1) to benefit low- and moderate- income persons; (2) to aid in the prevention or elimination of slums or blight; and/or (3) to meet other urgent community development

needs. The City of Austin's CDBG program emphasizes activities that directly benefit low and moderate-income persons.

2. ***HOME Investment Partnerships Program (HOME)***: HOME was introduced in the Cranston-Gonzalez National Affordable Housing Act of 1990 and provides funding for housing rehabilitation, new housing construction, acquisition of affordable housing, and tenant-based rental assistance. A portion of the funds (15 percent) must be set aside for community housing development organizations (CHDOs) certified by the City of Austin.
3. ***Emergency Shelter Grant (ESG)***: The ESG program is part of the homeless programs created by the McKinney Act. ESG has four primary objectives: (1) to improve the quality of existing emergency shelters for the homeless; (2) to provide additional emergency shelters; (3) to help meet the cost of operating emergency shelters; and (4) to provide certain essential social services to homeless individuals. The program is also intended to help reduce the number of people at risk of becoming homeless.
4. ***Housing Opportunities for Persons with AIDS (HOPWA)***: HOPWA funds may be used to assist housing designed to meet the needs of persons with HIV/AIDS, including the prevention of homelessness. Supportive services may also be included. HOPWA grants are allocated to Eligible Metropolitan Statistical Areas (EMSAs) with a high incidence of HIV/AIDS. The City of Austin receives a HOPWA grant on behalf of a five-county EMSA (Bastrop, Hays, Travis, Williamson, and Caldwell Counties).

C. LEAD AGENCY

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

As the single point of contact for HUD, NHCD is responsible for developing the 5-Year Consolidated, Annual Action Plans, and the Consolidated Annual Performance and Evaluation Report (CAPER). NHCD coordinates with the HHSD, the Community Development Commission (CDC), and the Austin Area Comprehensive HIV Planning Council (HIV Planning Council) to develop these documents. Needs and priorities for funding for the ESG and HOPWA grants are developed by HHSD in consultation with the Austin Area Homeless Coalition and the Austin Area Comprehensive HIV Planning Council.

D. PLANNING ACTIVITIES SUBJECT TO CITIZEN PARTICIPATION PLAN

ACTIVITY 1: FIVE-YEAR CONSOLIDATED PLAN. The City of Austin's Consolidated Plan is developed through a collaborative process whereby the community establishes a unified vision for Austin's community development actions. Citizen participation is a critical part of the Consolidated Plan, including developing and amending the plan as well as reporting on program performance. Consultations, public hearings, citizen surveys and opportunities to provide written comment are all a part of the strategy to obtain citizen input. The city will make special efforts to solicit the views of citizens who reside in the designated CDBG-priority neighborhoods of Austin, and to encourage the participation of all citizens including minorities,

the non-English speaking population, and persons with disabilities. The steps for public participation in the five-year Consolidated Plan follow:

1. **Consultations with Other Community Institutions.** In developing the Consolidated Plan, the City will consult with other public and private agencies, both for-profit and non-profits that either provide or have direct impact on the broad range of housing, health, and social services needed by Austin residents. Consultations may take place through meetings, task forces or committees, or other means with which to coordinate information and facilitate communication. The purpose of these meetings is to gather information and data on the community and economic development needs of the community. The city will seek specific input to identify the needs of homeless persons, persons with HIV/AIDS and their families, persons with disabilities and other special needs.
2. **Citizen Surveys.** City staff shall conduct surveys of Austin residents in order to gather additional information on community priorities.
3. **Initial Public Hearings.** There will be a minimum of two public hearings at the beginning stages of the development of the Consolidated Plan before the Community Development Commission (CDC), policy advisers to NHCD appointed by the City Council, to gather information on community needs from citizens. There will be two more hearings sponsored by organizations working with low-income populations (i.e. Austin Area Comprehensive HIV Planning Council; the Community Action Network; or another appropriate community organization as defined by the City.) An additional hearing will be held before City Council. Based on public testimony received, the CDC will make recommendations to City Council on the community needs.
4. **Written Comments.** Based on public input and quantitative analysis, NHCD staff will prepare a draft Consolidated Plan, which also includes proposed allocation of first-year funding. A period of 30 calendar days will be provided to receive written comments on the draft Consolidated Plan. The public may review the draft plan at the City main library, specified neighborhood centers, NHCD offices, local public housing authorities, and on the City's website. Notification of availability of the draft will appear in a local newspaper of general circulation as well as newspapers that target minority or special needs populations.
5. **Draft Consolidated Plan Public Hearings.** There will be a public hearing held before the City Council to receive oral public comments on the draft. An additional hearing will be held before the Community Development Commission (CDC). These hearings will be scheduled during the 30-day written comment period on the draft plan. The CDC will be given the opportunity to make recommendations to Council on the draft Consolidated Plan/ Action Plan.
6. **Final Action on the Consolidated Plan.** All written or oral testimony provided will be considered in preparing the final Consolidated Plan. A summary of testimony received and the City's reasons for accepting or not accepting the comments must be included in the final document. The Council will consider these comments, CDC recommendations, and the recommendations of the City Manager before taking final action on the Consolidated Plan. Final action by the City Council will occur no sooner than fifteen calendar days next following the second Council public hearing on the draft plan. When approved by Council, the Consolidated Plan will be submitted to HUD, no later than August 15 each year.

ACTIVITY 2: ONE-YEAR ACTION PLAN. Each year the City must submit an annual Action Plan to HUD, reporting on how that year's funding allocation for the four HUD entitlement grants will be used to achieve the goals outlined in the five-year Consolidated Plan.

1. NHCD staff will gather input from citizens and consultations to prepare the draft Action Plan. There shall be a public hearing with the CDC to receive citizen input on the city's performance report for the preceding year and proposed Action Plan and a public hearing before City Council on the proposed Action Plan, including funding allocations. The hearings provide the Commission, the Council and NHCD staff with the public's perspective on Austin's housing and community and economic development needs.
2. NHCD staff will gather community input and statistical data to prepare the draft Action Plan. A draft Action Plan will be available for 30 days for public comment after reasonable notice to the public is given.
3. During this comment period, the City Council shall conduct a second public hearing to receive oral public comment on the draft One-Year Action Plan and Consolidated Plan, if it is during a Consolidated Planning year. An additional hearing will be held before the Community Development Commission.
4. The CDC will be given the opportunity to make recommendations to Council prior to its final action.
5. Final action by the City Council will occur no sooner than fifteen calendar days next following the second Council public hearing on the draft plan.
6. When approved by Council, the Action Plan will be submitted to HUD.

ACTIVITY 3: SUBSTANTIAL AMENDMENTS TO CONSOLIDATED/ACTION PLAN. Recognizing that changes during the year may be necessary to the Consolidated Plan and Action Plan after approval, the Citizen Participation Plan allows for "substantial amendments" to plans. These "substantial amendments" apply only to changes in CDBG funding allocations. Changes in funding allocation for other HUD grant programs received by the City of Austin -- HOME, ESG, and HOPWA -- are not required to secure public review and comment. The CPP defines a substantial amendment as:

- a) A proposed use of CDBG funds that does not address a need identified in the governing Consolidated Plan or Action Plan; or
- b) A change in the use of CDBG funds from one eligible program to another. The eligible programs defined in the City of Austin's Business Plan are "Housing" or "Community Development."
- c) A cumulative change in the use of CDBG funds from an eligible activity to another eligible activity that decreases an activity's funding by 10% or more OR increases an activity's funding by 10% or more during fiscal year. An activity is defined as a high priority need identified in the Consolidated Plan that is eligible for funding in the Action Plan (see attachment #1)

In the event that there are substantial amendments to the governing Consolidated or Action Plan,

1. The City will draft the amendment and publish a brief summary of the proposed substantial amendment(s) and identify where the amendment(s) may be viewed
2. After reasonable notice, there will be a 30-day written public comment period
3. During the 30-day comment period, the City Council shall receive oral comments in public hearings.
4. The CDC will be given the opportunity to make recommendations to Council prior to its final action.
5. Upon approval by Council, the substantial amendment will be posted in the official City Council minutes and available on-line and in the City Clerk's office. Final action by the

City Council will occur no sooner than fifteen calendar days next following the second Council public hearing on the draft plan.

ACTIVITY 4. CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER). The City is required to submit annually by December 30 a CAPER to HUD that describes the City's progress in meeting the goals in the Consolidated Plan.

1. NHCD staff prepares the draft CAPER.
2. After reasonable notice is provided, the CAPER is available for 15 days for written public comment.
3. The final CAPER and public comments will then be submitted to HUD.
4. The CAPER and public comments will be presented at one of the initial CDC public hearings on the proposed Action Plan for the subsequent fiscal year.

ACTIVITY 5 – AMENDMENTS TO CITIZEN PARTICIPATION PLAN. In the event that changes to this Citizen Participation Plan are necessary, the NHCD staff shall draft them.

1. After reasonable notice, these will be available to the public for 15 days for written comment.
2. The CDC and City Council shall each hold a public hearing to receive oral public comments on the proposed change.
3. The CDC will be given the opportunity to make recommendations to Council prior to its final action.
4. Upon approval by Council, the substantial amendment will be posted in the official City Council minutes and available on-line and in the City Clerk's office.

E. GENERAL REQUIREMENTS

1. **Public Hearings.** Public hearings before the Community Development Commission, the City Council, and other appropriate community organizations will be advertised in accordance with the guidelines outlined in the notification section below. The purpose of public hearings will be to allow citizens, public agencies, and other interested parties the opportunity to provide input on Austin's primary housing and community development needs. Public hearings will be held in locations accessible to low- and moderate- income residents and people with disabilities. Translation for non-English speaking residents and/or those who are hearing impaired will be provided upon request.
2. **Public Meetings.** Public meetings of the City Council, Community Development Commission (CDC), and other boards and commissions overseeing HUD programs provide opportunities for citizen participation and comment on a continuous basis. Notice of public meetings subject to the Open Meeting Act is posted at the Office of the City Clerk at least three days prior to the meeting. The Clerk's office also provides the names and phone numbers of people to contact regarding the meeting or topics to be discussed. Meetings are held in locations accessible to persons with disabilities. Spanish translation and translation for individuals with hearing impairments are provided as necessary. The Austin City Council and the CDC are required to post their agendas in accordance with the Texas Open Meetings Act. These notices are also typically available on the City's web page. Interested parties should contact the City Clerk's Office to confirm specific meeting dates of the City Council and CDC. **Notification.** Advance notice of any public hearing, CDC Consolidated Plan/Action Plan subcommittee meeting, or comment period will be provided to the public on the City's web page (<http://www.ci.austin.tx.us/housing>) through advertisements in local newspapers for general circulation and for minorities as well as City press releases. The newspaper of general circulation is the *Austin American-Statesman* or the *Austin Chronicle*; examples of newspapers that target minority populations are *El Mundo*,

- Arriba*, *The Capitol Times*, and *The Villager*. Ads will appear in both Spanish and English, whichever is most appropriate for the publication. Such ads will appear at least two weeks prior to any public hearing or comment period. The City will also consult and coordinate with the Travis County Housing Authority and the Housing Authority of the City of Austin during the development of the Consolidated Plan and Action Plan. Information will be made available to Public Housing Authority residents and their input sought.
3. **Document Access.** Copies of all planning documents, including the Citizen Participation Plan, Consolidated Plan, Action Plan, and annual performance report, will be available to the public upon request. Citizens will have the opportunity to review and comment on these documents in draft form prior to final adoption by the City Council. These documents will be made available at public libraries, public housing authorities, certain neighborhood centers, at NHCD, and on the City's web page (www.ci.austin.tx.us/housing/publications.) Upon request, these documents will be provided in a form accessible to persons with disabilities. Citizens, groups, and other interested organizations may obtain copies of the written reports by calling NHCD at (512) 974-3100 or (512) 974-3102 (TDD).
 4. **Access to Records.** The City will provide citizens, public agencies, and other interested organizations with reasonable and timely access to information and records relating to the Citizen Participation Plan, Consolidated Plan, performance reports, and the City's use of assistance under the four grant programs, as stated in the Texas Public Information Act and the Freedom of Information Act.
 5. **Technical Assistance.** The City can provide technical assistance upon request and to the extent resources are available to groups or individuals that need assistance in preparing funding proposals, provided that the level of technical assistance does not constitute a violation of federal or city rules or regulations. These groups or individuals must represent CDBG-target neighborhoods or other low-income areas. The provision of technical assistance does not involve re-assignment of City staff to the proposed project or group, or the use of City equipment, nor does technical assistance guarantee an award of funds.

F. CITIZENS' COMPLAINTS

Written complaints may be directed to the City with regard to any HUD program or activity. A timely, written, and substantive response to the complainant will be prepared with 15 working days of receipt of the complaint by the appropriate department. If a response cannot be prepared within the 15-day period, the complainant will be notified of the approximate date a response will be provided. Written complaints must clearly state the complainant's name, address, and zip code. A daytime telephone number should also be included in the event further information or clarification is needed. Complaints should be addressed as follows:

For CDBG or HOME programs, correspondence should be addressed to:

Ms. Margaret Shaw, Director
Neighborhood Housing and Community Development Office
City of Austin
PO Box 1088
Austin, Texas 78767

For ESG or HOPWA programs, correspondence should be addressed to:

Mr. David Lurie, Director
City of Austin/Travis County Health and Human Services Department
PO Box 1088
Austin, Texas 78767

With a copy sent to Ms. Margaret Shaw at the above address.

If the response is not sufficient, an appeal may be directed to the City Manager, and a written response will be provided within 30 days. An appeal should be addressed as follows:

Mr. Marc Ott
City Manager
City of Austin
P.O. Box 1088
Austin, Texas 78767

G. CITY OF AUSTIN RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN

The City of Austin's Anti-Displacement and Relocation Assistance Policy (see attachment) is amended to incorporate CDBG, HOME, HOPWA, and ESG grants.

The City of Austin is committed to compliance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, as amended. Reasonable modifications and equal access to communications will be provided upon request. Please call 974-3100 (voice) or 974-3102 (TDD) for assistance.

The City of Austin does not discriminate on the basis of disability in the admission or access to, or treatment or employment in, its programs and activities. Dolores Gonzalez has been designated as the City's ADA/Section 504 Coordinator. Her office is located at 206 E. 9th Street, Suite 14.138. If you have any questions or complaints regarding your ADA/Section 504 rights, please call the ADA/Section 504 Coordinator at 974-3256 (voice) or 974-2445 (TTY). This publication is available in alternative formats. Please call 974-3100 (voice) or 974-3102 (TDD) for assistance.

Appendix 1
Section 1b: Public Notice

CITY OF AUSTIN
Neighborhood Housing and Community Development Office
CONSOLIDATED PLAN Fiscal Years 2009-14
ACTION PLAN Fiscal Year 2009-10

The City of Austin is preparing a five-year Consolidated Plan for fiscal years 2009-14. This five-year Plan includes funding recommendations for the fiscal year 2009-10. The U. S. Department of Housing and Urban Development (HUD), through four grant programs in the last five years, allocated \$69 million to the City of Austin. The City of Austin is beginning to plan for the next five years for four grant programs: Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) and additional funding from local programs including General Revenue Funds, local General Obligation Bonds and program income. The Consolidated Plan will be used as a blueprint for identifying community priorities for funding to address priority housing, community development, economic development, and public service needs. In order to receive these grants from the U. S. Department of Housing and Urban Development (HUD), the City of Austin must submit a Consolidated Plan every 5 years, in addition to an annual Action Plan that describes community needs, resources, priorities, and proposed activities with regard to housing, community development, economic development and public services. The City has begun development of the fiscal years 2009-14 Consolidated Plan and fiscal year 2009-10 Action Plan, which are due to HUD on August 15, 2009.

As required by Chapter 373 of the Texas Local Government Code and the City's Citizen Participation Plan, the initial steps for public participation in the 5-year Consolidated Plan include five public hearings.

The following outlines the public input process for the FY 2009-14 Consolidated Plan.

1. PUBLIC HEARINGS

The City of Austin encourages all citizens to participate in the planning process. The City of Austin will host five public hearings through the following public forums: Community Development Commission, the Austin City Council, the Community Action Network and the HIV Planning Council. The purpose of the public hearings is to gather information from citizens about the community's needs and priorities.

Public Hearings

- January 27, 2009 (Tuesday) at 2:00 p.m.: Community Action Network, at 1000 E. 11th St. – 400A.
- February 5, 2009 (Thursday) at 6:30 p.m.: Community Development Commission, at Austin City Hall, Boards and Commissions Room, 301 West Second Street.
- February 10, 2009 (Tuesday) at 6:00 p.m.: HIV Planning Council, 1520 Rutherford Ln., Bldg 1, 1st Floor.
- March 5, 2009 (Thursday) at 6:00 p.m.: Austin City Council, Austin City Hall, 301 West Second Street.
- March 9, 2009 (Monday) at 6:30 p.m.: Community Development Commission, at Austin City Hall, Boards and Commissions Room, 301 West Second Street.

Visit the City of Austin's website at www.cityofaustin.org/housing for additional public meeting opportunities from January to March 2009.

2. SURVEYS

Citizens may also submit public feedback through a survey regarding the needs of the City of Austin community. Surveys will be available at:

- 1) The public hearings and public meetings.
- 2) Online at www.cityofaustin.org/housing in English and Spanish.
- 3) All City of Austin Libraries.

3. WRITTEN COMMENTS

The public may submit written comments regarding the Consolidated Plan and Action Plan through March 13, 2009. The City will utilize written comments to help identify community needs and allocate funding accordingly. The Draft FY 2009-14 Consolidated Plan and the FY 2009-10 Action Plan will be published for additional public comment in June 2009.

Please submit your written comments to:
Neighborhood Housing and Community Development Office
Attn: Kate Moore, P.O. Box 1088 Austin, TX 78767
(512) 974-3100 Fax: (512) 974-3122; or email comments to: kate.moore@ci.austin.tx.us
Visit the City of Austin's website at: www.cityofaustin.org/housing

For additional information, call the NHCD Office at 974-3100 (voice) or 974-3102 (TDD).

The City of Austin is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. For assistance please call 974-2210 OR 974-2445 TDD.

Correction to Public Notice Published on May 29, 2009
CITY OF AUSTIN
Fiscal Year 2009-14 CONSOLIDATED PLAN
Fiscal Year 2009-10 ACTION PLAN
NOTICE OF PUBLIC COMMENT PERIOD AND PUBLIC HEARINGS

REVISED: NOTE REVISED DATE OF PUBLIC HEARINGS BELOW

The City of Austin Neighborhood Housing and Community Development Office announces the 30-day public comment period and public hearings to receive citizen comments on the draft fiscal year 2009-14 Consolidated Plan and the draft fiscal year 2009-10 Action Plan. These draft plans describe community needs, resources, and priorities for the City's housing and community development activities that are funded with grants from the U.S. Department of Housing and Urban Development (HUD) and additional funding from local programs including General Revenue Funds, local General Obligation Bonds and program income. The draft Action Plan reflects \$13 million in HUD funds and additional monies from General Revenue Fund, local General Obligation Bonds, and program income. HUD funds are provided through four grant programs: Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA).

DRAFT COMMENT PERIOD

Development of the draft fiscal year 2009-14 Consolidated Plan and fiscal year 2009-10 Action Plan involved participation by citizens, including: public input received by the Community Development Commission and City Council; written comments; surveys; and meetings with stakeholders and community members involved in housing and community development.

From June 12, 2009 to July 13, 2009 the draft plans may be viewed at:

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

PUBLIC HEARINGS

The City of Austin will have two public hearings to receive citizen comments on the draft fiscal year 2009-14 Consolidated Plan and the draft fiscal year 2009-10 Action Plan. The public hearings will be:

- **Thursday, June 18, 2009 at 6:00PM.** Austin City Council Meeting at Austin City Hall, City Council Chambers, 301 W. Second St.
- **Monday, June 29, 2009 at 6:30 PM.** Community Development Commission Meeting at Austin City Hall, Boards and Commissions Room, 301 W. Second St.

WRITTEN COMMENTS

The public is encouraged to submit written comment, including name, address, and phone number to:

Mail:

Kate Moore

Neighborhood Housing and Community Development Department

City of Austin

PO Box 1088

Austin, Texas 78767

Email: kate.moore@ci.austin.tx.us

All comments must be received at the NHCD office by 4:45 p.m. on July 13, 2009.

For information about the draft Consolidated Plan, the draft Action Plan and the public input process, NHCD staff may be reached at 974-3100 (voice) or 974-3102 (TDD) Monday through Friday 7:45 a.m. to 4:45 p.m.

Visit www.cityofaustin.org/housing for more information.

The City of Austin is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. For assistance please call 974-3256 or 974-2445 (TDD).

Appendix 1
Section 1c: Consolidated Plan Flyers



You Are the Key...

to Helping the City Understand the
Housing and Community Development
Needs of Austin's Residents!



Austin's Neighborhood Housing and Community Development Office invites you to provide feedback on the Fiscal Year 2009-14 Consolidated Plan. The Consolidated Plan will be used to identify community priorities to fund housing, community development, economic development, and public service needs.

PUBLIC HEARINGS

- Tues, Jan 27 at 2:00 pm:** Community Action Network Meeting (1000 E. 11th Street, 400A)
- Thurs, Feb 5 at 6:30 pm:** Community Development Commission (Austin City Hall, Boards & Commission, 301 West Second Street)
- Tues, Feb 10 at 6:00 pm:** HIV Planning Council (1520 Rutherford Ln, Bldg 1, 1st Floor)
- Thurs, March 5 at 6:00 pm:** Austin City Council (Austin City Hall, 301 West Second Street)
- Mon, March 9 at 6:30 pm:** Community Development Commission (Austin City Hall, Boards & Commission, 301 West Second Street - To include a public hearing regarding Economic Development and Small Business Needs)

Spanish translators and sign language interpreters available upon request.

SURVEYS - YOUR FEEDBACK IS KEY.

Citizen surveys are available at: all City of Austin **libraries**; public **hearings** or **online at www.cityofaustin.org/housing**. *Spanish survey is provided online.*

WRITTEN COMMENTS

Please submit your written comments on the Consolidated or Action Plan to:

Neighborhood Housing and Community Development Office

Attn: Kate Moore, P.O. Box 1088 Austin, TX 78767

Phone: (512) 974-3100 Fax: (512) 974-3122 Email: kate.moore@ci.austin.tx.us



You Are the Key...

to Helping the City Understand the
Housing and Community Development
Needs of Austin's Residents!



La Oficina de Viviendas y Desarrollo Comunitario de la Ciudad de Austin les invita a comentar sobre el Plan Consolidado por los años 2009-14. El propósito del Plan Consolidado es identificar las prioridades de la comunidad en el uso de fondos en los rubros de viviendas, desarrollo económico, y necesidades de servicios al público.

PUBLIC HEARINGS

Martes, 27 de Enero, 2:00 pm: Red de Accion de Comunidad (1000 E 11th Street, 400A)

Jueves, 5 de Febrero, 6:30 pm: La Comisión de Desarrollo Comunitario (Austin City Hall, Boards & Commission, 301 West Second Street)

Martes, 10 de Febrero, 6:00 pm: Concilio de Planificación de HIV (1520 Rutherford Ln, Bldg 1, 1st Floor)

Jueves, 5 de Marzo, 6:00 pm: Concilio de la Ciudad de Austin (Austin City Hall, 301 West Second Street)

Lunes, 9 de Marzo, 6:30 pm: La Comisión de Desarrollo Comunitario (Austin City Hall, Boards & Commission, 301 West Second Street)

Traductores de español y intérpretes de lenguaje de señales estarán disponibles a pedido expreso.

ENCUESTAS - SU COMENTARIO ES LA CLAVE.

Encuestas estarán disponibles en: todas las **bibliotecas** públicas, **audiencias** públicas, o **en línea** en www.cityofaustin.org/housing.

COMENTARIOS POR ESCRITO

Favor de someter sus comentarios por escrito sobre el Plan Consolidado o el Plan de Acción a:
Neighborhood Housing and Community Development Office

Attn: Kate Moore, P.O. Box 1088 Austin, TX 78767

Teléfono: (512) 974-3100 Fax: (512) 974-3122 Correo electrónico: kate.moore@ci.austin.tx.us

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- e. Written Comments
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- f. Survey
 - i. Copy of Survey
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Appendix 1

Section 2a: Public Hearing Summaries

- iii. *January 27-* Community Action Network Meeting
- iv. *February 5-* Community Development Commission Meeting
- v. *February 10-* HIV Planning Council
- vi. *March 5-* Austin City Council Meeting
- vii. *March 9-* Community Development Commission Meeting

Public Hearing
Community Action Network (CAN)
January 27, 2009

The following represents a summary of the testimony during the public hearing summarized by NHCD staff. The following is not a complete transcript of public testimony.

Name	Statement	Staff Response
Kathy Stark – Austin Tenants’ Council	Reported an increase in lock-outs, inability to pay rent and threat of evictions due to a rise in layoffs and foreclosures related to the economic downturn. Recommends the city look into methods to maintain rent and utility payments in order to keep people housed.	The FY 2009-14 Consolidated Plan provides funding for rental and utility mitigation services to keep people housed.
Claudia Conner – BiGAUSTIN	BiGAUSTIN seeks funds from the city to assist low and middle income people to transition back into the workforce. BiGAUSTIN has witnessed higher traffic in their office because many people feel that lay-offs are imminent.	The FY 2009-14 Consolidated Plan provides funding for programs and businesses to help promote job creation.
Nancy Cates – Mary Lee Foundation	Stressed the need for more permanent supportive and transitional housing for very low-income people. Also expressed the need for more of affordable housing to be built in central Austin where public transportation, medical services, and job opportunities are more readily accessible.	The FY 2009-14 Consolidated Plan has placed a high priority on providing tenant-based rental assistance, utility and security deposits to homeless and low-income households who earn less than 50 percent of the median family income.
Jeri Houchins – Austin Travis County Re-entry Roundtable	Advocated for more housing support for ex-offenders. Suggested that the Tenant Based Rental Assistance program be utilized to target this population.	The FY 2009-14 Consolidated Plan provides financial support to organizations that work with persons who are homeless and persons at risk of becoming homeless, including providing rental assistance under TBRA. HUD stimulus funding will support the Homeless Prevention and Rapid-Re-Housing Program (HPRP) in FY2009-10. HPRP will prevent people from becoming homeless, divert people out of shelters, and rapidly re-house people through rental assistance into permanent housing targeting individuals reentering from institutions and criminal justice

		system, youth aging out of foster care, families, and persons with mental illness.
Jo Kathryn Quinn – Caritas	Stressed the importance of permanent housing for people in the lowest spectrum of the housing continuum. Stated there is a need for more supportive housing for the disabled and ex-offenders. Also stated that emergency and temporary shelter and support services are only as good as the permanent housing that is available on the other side of the continuum.	The FY 2009-14 Consolidated Plan has placed a high priority on providing tenant-based rental assistance, utility and security deposits to homeless and low-income households who earn less than 50 percent of the median family income.
Stuart Hersh	Advocated for greater transparency between the city and citizens. Suggested the City publish draft documents and comments from other shareholder meetings on the City’s Website. Requested that the city release the Housing Market Study and then hold additional public hearings so citizens can be better informed.	Summaries of testimony and stakeholder meetings and written comments were posted to the ConPlan webpage at http://www.ci.austin.tx.us/housing/conplan_09-14.htm . The Comprehensive Housing Market Study was released in March 2009.
Rich Elmer, Austin Apartment Association	Spoke of the need to clarify and tighten HUD definitions, especially pertaining to rental regulatory issues. The lack of specificity in HUD regulations and definitions creates disincentives to rent to special needs clients, such as ex-offenders, because landlords feel the need to protect themselves from lawsuits. Also addressed finding a balanced approach to Austin’s homelessness problem, stating that Austin should create homeless policies that alleviate the problem; but the policies should not be so favorable that it attracts homeless populations from other regions.	The FY 2009-14 Consolidated Plan provides financial support to organizations that work with persons who are homeless and persons at risk of becoming homeless, including providing rental assistance under TBRA. HUD stimulus funding will support the Homeless Prevention and Rapid-Re-Housing Program (HPRP) in FY2009-10. HPRP will prevent people from becoming homeless, divert people out of shelters, and rapidly re-house people through rental assistance into permanent housing targeting individuals reentering from institutions and criminal justice system, youth aging out of foster care, families, and persons with mental illness.

<p>Eric Blumberg – Austin/Travis County, Mental Health, Mental Retardation Center</p>	<p>Spoke about the need for Bridge Rental Subsidies, a program that exists in a number of states that provides rental assistance to disabled people who are on the Section 8 waiting list. Existing Bridge Rental Subsidies programs utilize HOME and HOPWA funding to pay for expenditures.</p>	<p>The FY 2009-14 Consolidated Plan provides financial support to organizations that work with persons who are homeless and persons at risk of becoming homeless, including providing rental assistance under TBRA. HUD stimulus funding will support the Homeless Prevention and Rapid-Re-Housing Program (HPRP) in FY2009-10. HPRP will prevent people from becoming homeless, divert people out of shelters, and rapidly re-house people through rental assistance into permanent housing targeting individuals reentering from institutions and criminal justice system, youth aging out of foster care, families, and persons with mental illness.</p>
<p>Christa Noland - Community Partnership for the Homeless</p>	<p>Recommendations: 1) The city needs to focus efforts on preserving and increasing the assisted and permanent supportive housing stock. 2) Increase the use of G.O. Bonds for rental assistance. 3) The definition for special needs population under the Tenant Based Rental Assistance (TBRA) program should be broadened. Also TBRA funding should be broadened to other not-for-profit agencies. 4) City should support the Housing First model. 5) There should be increased partnerships between cities and not-for-profit organizations.</p>	<p>The FY 2009-14 Consolidated Plan continues funding for rental assistance services and supports an increase in the development of public private partnerships to address housing and community development needs and priorities.</p>

Public Hearing
Community Development Council (CDC)
February 5, 2009

The following represents a summary of the testimony during the public hearing summarized by NHCD staff. The following is not a complete transcript of public testimony.

Name/Affiliation	Statement	Staff Response
Stuart Hersh	Requested the public have access to the Housing Market Study in order to assist with the Consolidated Plan planning process. Also requested summaries of all the public input hearings, including testimony and meeting summaries. Recommended dedicating more HOME funds to the tenant based rental assistance (TBRA) program. Also recommends that NHCD pay the Millennium and ARCH debt, so that when the new census data is released in 2012 the debt will be paid.	During the development of the FY 2009-14 Consolidated Plan, the Housing Market Study was posted on the NHCD Website as well as made available at several physical locations. The City continues to prioritize its resources to best meet community priorities.
Jay Felderman – Passages Coordinator at Salvation Army	Stated that TBRA, which is funded by HOME and HTF, housed 610 households since March of 1998. This includes families and single adults who have receive 12 to 18 months of rental assistance. Stated that 80% to 85% of TBRA clients have transitioned into permanent housing. One major problem for clients attempting to transition to permanent housing is past utility debt. Recommended that current funding level of \$567,000.	The FY 2009-2014 Consolidated Plan continues funding for the TBRA program.
Grace Rivera	Austin resident lives in a newly annexed area near the airport. The area does not have bus access, and therefore she is searching for methods to access CDBG funds for services in her community. She used the Del Valle High School system as an example of the need. The school is currently expanding but has a large drop-out rate among Juniors and Seniors, mainly due to pregnancies. Stated that this need was not being addressed.	The FY 2009-14 Consolidated Plan continues funding Youth services programs that assist at-risk youth and their families in Austin through wrap-around services that focus on basic needs, mental health services, educational support and social enrichment.

<p>Eric Blumberg – MHMR</p>	<p>Stated that there was a ribbon cutting for Next Steps program, which has a capacity of 40 to 45. The program will help clients, but they will not have a place to go when they are released from this facility – as well as other facilities that MHMR operates. Recommends the City begin a Bridge Subsidy program with TBRA HOME funds. The TBRA program would provide rental subsidies for households on the Section 8 waiting list until they receive a voucher. He would like to see this used by mental health and other priority populations.</p>	<p>The FY 2009-14 Consolidated Plan provides financial support to organizations that work with persons who are homeless and persons at risk of becoming homeless, including providing rental assistance under TBRA. HUD stimulus funding will support the Homeless Prevention and Rapid-Re-Housing Program (HPRP) in FY2009-10. HPRP will prevent people from becoming homeless, divert people out of shelters, and rapidly re-house people through rental assistance into permanent housing targeting individuals reentering from institutions and criminal justice system, youth aging out of foster care, families, and persons with mental illness.</p>
<p>Kathy Stark – Austin Tenants’ Council (ATC)</p>	<p>Stated that ATC met all of their goals for FY 07-08, except for repair mediation. This goal was not met because landlords were not finishing repairs, which was partially due to the economy. Stated that ATC takes over 10,000 calls a year on their counseling line, and recently a lot of those calls are from underemployed individuals looking for help. Stated that community should anticipate an increased need for rental and utility assistance.</p>	<p>The FY 2009-14 Consolidated Plan continues funding for mediation services between landlords and low-income tenants that result in necessary health and safety repairs to rental units.</p>
<p>Rory O’Malley – Frameworks</p>	<p>Stated that families today are stretched further with fewer resources, especially among the Hispanic and African American community. Frameworks now sees 20 to 25 families a week and has a strong success record helping families save their housing by working with families and negotiating with lenders. Frameworks raises funds from a variety of sources, including federal and private. Recommended dedicating \$100,000 to the organization to add two counselors (one bilingual) plus clerical support. Frameworks served 300 families last year, and expects to serve 800 families this year. Frameworks serves Austin, Travis County, and the nine surrounding counties. However, approximately 85% of clients are from Austin.</p>	<p>The FY 2009-14 Consolidated Plan provides funding for homeownership, financial literacy, and foreclosure prevention counseling to low- and moderate-income households.</p>

<p>Nancy Cates – Mary Lee – Development Director</p>	<p>Advocated for more supportive permanent affordable housing for people with brain injuries. Mary Lee has a licensed program for people with traumatic brain injury and they treat about 50 people a year. Brain injury clients often need housing and supportive services to become sufficient. Stated that transitional housing is not the answer because clients have no where to go after their stay is up.</p>	<p>The FY 2009-14 Consolidated Plan provides funding for programs that retrofit or modify the rental units of low-income households and severely disabled renters to make their homes more accessible.</p>
<p>Joe Catherine Quinn – Caritas – Director of Self Sufficiency Services</p>	<p>Advocated for more permanent, safe, affordable housing. Stated that the majority of the time transitional housing clients do not have a permanent house option, which is causing a gap in the continuum. Also advocated for supportive housing for people with disabilities and the reentry population. Also stressed the chronic homeless population could benefit from programs that provide permanent housing as they wait to get on the Section 8 waiting list. Recommended that the community’s Consolidated Plan prioritize housing for households making less than \$22,000 a year.</p>	<p>The FY 2009-14 Consolidated Plan provides financial support to organizations that work with persons who are homeless and persons at risk of becoming homeless, including providing rental assistance under TBRA. HUD stimulus funding will support the Homeless Prevention and Rapid-Re-Housing Program (HPRP) in FY2009-10. HPRP will prevent people from becoming homeless, divert people out of shelters, and rapidly re-house people through rental assistance into permanent housing targeting individuals reentering from institutions and criminal justice system, youth aging out of foster care, families, and persons with mental illness.</p>
<p>Christa Noland – Green Doors (formerly Community Partnership for the Homeless)</p>	<p>Recommendations: 1) Increase in transitional, permanent, homeless prevention, and assisted housing. 2) Preserve and revitalize affordable housing – especially in west and central Austin. 3) Increase TBRA funding, and increase the number of agencies receiving TBRA funding. Also wants TBRA to expand its definition to include family violence population, disabled population, and the elderly. 4) Increase GO Bond allocation to rental housing. 5) Recommended that the City look into the Housing First model.</p>	<p>The FY 2009-14 Consolidated Plan provides financial support to organizations that work with persons who are homeless and persons at risk of becoming homeless, including providing rental assistance under TBRA. HUD stimulus funding will support the Homeless Prevention and Rapid-Re-Housing Program (HPRP) in FY2009-10. HPRP will prevent people from becoming homeless, divert people out of shelters, and rapidly re-house people through rental assistance into permanent housing targeting individuals reentering from institutions and criminal justice system, youth aging out of foster care, families, and persons with mental illness.</p>

Public Hearing
HIV Planning Council
February 10, 2009

The following represents a summary of the testimony during the public hearing summarized by NHCD staff. The following is not a complete transcript of public testimony.

Name	Statement	Staff Response
Michael Laster – Wright House	Stated that the ARCH and Salvation Army are not safe residences for the homeless population. Utility debt is a significant barrier to housing and recommends that Austin Energy create a framework to allow clients to pay off debt. Also recommends that HACA administer regulations of the Sober House industry.	The FY 2009-14 Consolidated Plan provides financial support to organizations that work with persons who are homeless and persons at risk of becoming homeless, including providing rental assistance under the Tenant Based Rental Assistance Program.
Mathilde Hyams-Flores, Deputy Director, AIDS Services of Austin (ASA)	Stressed the need for timely, long-term affordable housing and transitional housing. The need exists for two reasons. First, the waiting list for Section 8 housing and public housing is long, with a wait time of approximately two years. Second, barriers to accessible housing (criminal history, substance abuse and poor rent history) are high.	The FY 2009-14 Consolidated Plan provides financial support to organizations that work with persons who are homeless and persons at risk of becoming homeless, including providing rental assistance under the Tenant Based Rental Assistance Program.
Stephanie Eaton- City of Austin, HHSD- Communicable Disease Unit	Voiced the need for affordable housing options for populations with limited income. The following reasons were cited for the need: 1) Income from SSI and SSDI is not sufficient to meet basic needs 2) High demand from the chronic homeless population, 85% of who she serves is dual-diagnosed (HIV positive, homeless, and/or chemical dependency), 3) Drug history, credit problems, or criminal history makes public housing unattainable and 4) Long term help is needed to keep people safe and secure.	The FY 2009-14 Consolidated Plan provides financial support to organizations that work with persons who are homeless and persons at risk of becoming homeless, including providing rental assistance under the Tenant Based Rental Assistance Program.
Tanya Winters- Commissioner AMCPD	Requested increasing affordable housing for disabled population, specifically for those who earn less than \$700 in SSI per month. Recommended an increase in funding	The FY 2009-14 Consolidated Plan continues funding to the Emergency Home Repair and Architectural Barrier Removal programs to retrofit or modify the

	for the Architectural Barrier Removal Program. Also suggested that NHCD should partner with stakeholders to create a voluntary program outside of SMART Housing to increase visitability standards in private developments.	rental units of low- and moderate-income households at or below 80 percent of median family income and severely disabled renters to make their home more accessible.
HIV program recipient (Spanish speaker with translator)	Agreed with the other participants' recommendations and further stressed the need for expanding the available stock of affordable rental units. Also recommended increasing development assistance services programs that are coupled with affordable housing.	The FY 2009-14 Consolidated Plan continues funding programs that assist persons living with HIV/AIDS achieve stable housing and increase access to medical care and supportive services.
HIV program recipient	AIDS patient who participated in each needs assessment for the past several years. Reiterated that the priorities drafted in the 1996 Consortium have remained the same for each needs assessment, even though the needs of the HIV community must have changed over time. The needs of HIV population are therefore being ignored.	The FY 2009-14 Consolidated Plan continues funding programs that assist persons living with HIV/AIDS achieve stable housing and increase access to medical care and supportive services.
HIV program recipient	Stressed that many HIV/AIDS patients suffer from substance abuse problems that makes it difficult for them to obtain housing. Recommended creating more housing options for HIV/AIDS patients that have mental illnesses.	The FY 2009-14 Consolidated Plan continues funding programs that assist persons living with HIV/AIDS achieve stable housing and increase access to medical care and supportive services.
Jeremy Riddle- Manager of MHMR C.A.R.E. program	Stated that 100% of their clientele have mental illness and/or substance abuse issues and that the housing options available to this population is not safe or conducive to their recovery or stability. Voiced the need for safe, affordable housing for this population subset.	The FY 2009-14 Consolidated Plan continues funding programs that assist low-income and special needs populations with supportive services to increase self-sufficiency.
Joyce Pohlman- Grant and Contract Manager with Family Eldercare	Stated that Family Eldercare receives funding from various HUD grants and provides supportive services to help clients obtain and maintain housing. The organization provides bill payer services to help avoid exploitation of seniors/disabled persons and keep them in permanent housing.	The FY 2009-14 Consolidated Plan continues funding programs that Assist low-income seniors to maintain independent living through home care services and provide guardianship and elder shelter programs for seniors to prevent and protect seniors for becoming victims of abuse, neglect, or exploitation.

Public Hearing
Austin City Council Meeting
March 5, 2009

The following represents a summary of the testimony during the public hearing summarized by NHCD staff. The following is not a complete transcript of public testimony

Name	Statement	Staff Response
Helen Varty- Front Steps	Testified for the need to include housing for Austin homeless citizens, specifically those suffering from chronic alcoholism.	The FY 2009-14 Consolidated Plan continues to provide financial support to organizations that work with persons who are homeless and persons at risk of becoming homeless, including providing rental assistance under the Tenant Based Rental Assistance Program (TBRA).
Jo Kathryn Quinn- Caritas	Would like to see the Consolidated Plan prioritize housing funding priorities to fill the gap for very low-income people and the chronically homeless. A range of housing options is a missing component in the community, specifically affordable housing for persons with criminal records.	The FY 2009-14 Consolidated Plan continues to provide financial support to organizations that work with persons who are homeless and persons at risk of becoming homeless, including providing rental assistance under the Tenant Based Rental Assistance Program (TBRA).
Lindsey Harvel- Caritas	Requested that the city prioritize and recognize the needs of the homeless population in the Consolidated Plan. Described the increase of homeless clients are a result of the economic downturn. In order to prevent a steady increase of newly homeless individuals, the city needs to create affordable housing units for individuals making less than \$22,000 per year.	The FY 2009-14 Consolidated Plan prioritizes affordable housing development as high to develop permanent housing for households at or below 30 percent of median family income.
Jennifer McPhail- ADAPT	Need is high for affordable housing for people with disabilities who are also extremely low-income. Stated reservations with the current qualifying regulations and implementation of the Architectural Barrier Removal Program.	The FY 2009-14 Consolidated Plan prioritizes affordable housing development as high to develop permanent housing for households at or below 30 percent of median family income.
Joanne Green- Caritas	Spoke of the need to remember the homeless population in the Consolidated Plan. The current housing market in Austin is not affordable for individuals living on Social	The FY 2009-14 Consolidated Plan prioritizes affordable housing development as high to develop permanent housing for households at or below 30 percent of

	Security or for individuals with a criminal history.	Median Family Income.
Mathilde Hyams-Flores - AIDS Services of Austin	The Section 8 waiting list is very long and potential clients may have to wait years to qualify. Testified for the need for the plan to include more transitional housing for individuals with HIV and also the need for more affordable housing for individuals with criminal and poor credit history.	The FY 2009-14 Consolidated Plan continues funding programs that assist persons living with HIV/AIDS achieve stable housing and increase access to medical care and supportive services.
Charlene Richardson- AIDS Services of Austin	Spoke about the need for affordable housing. Important to continue existing services, such as Section 8.	The FY 2009-14 Consolidated Plan prioritizes Affordable Housing and services to the homeless and special needs populations as high. The Plan continues to provide tenant-based rental assistance, utility and security deposits to homeless and low-income households who earn less than 50 percent of the median family income.
Elizabeth Dosman- Austin/Travis County Mental Health	Testified for the need for more affordable housing for individuals living with HIV, mental illness, drug addictions, and criminal histories. Current options such as shelters, boarding houses, and weekly hotels are not safe or conducive to healthy living, recovery, and rehabilitation.	The FY 2009-14 Consolidated Plan provides financial support to organizations that work with persons who are homeless and persons at risk of becoming homeless, including providing rental assistance under TBRA. HUD stimulus funding will support the Homeless Prevention and Rapid-Re-Housing Program (HPRP) in FY2009-10. HPRP will prevent people from becoming homeless, divert people out of shelters, and rapidly re-house people through rental assistance into permanent housing targeting individuals reentering from institutions and criminal justice system, youth aging out of foster care, families, and persons with mental illness.
Michael Laster-Wright House Wellness Center	Spoke about the drug abuse present in Austin's primary homeless shelters and the need to ensure the safety of persons staying in homeless shelters. Suggested a solution might be to have the housing authority should run transitional housing such as halfway houses. Mr. Lassiter also spoke about the need for more public housing, Section 8, and more money allocated for successful programs such as ones ran by Foundation Communities, and more lenient policies for past utility bills.	The FY 2009-14 Consolidated Plan provides tenant-based rental assistance, utility and security deposits to homeless and low-income households who earn less than 50 percent of the median family income.

Rory O'Malley- Frameworks Community Development Corporation	Testified for the need for the Consolidated Plan to include funding for foreclosure prevention counseling services. Spoke about the need as a preventative measure to prevent a rise in the number of homeless individuals and families in Austin.	The FY 2009-14 Consolidated Plan continues funding programs that provide homeownership, financial literacy, and foreclosure prevention counseling to low- and moderate-income households.
Edward McHorse- ECHO	Would like the City to continue to place transitional and affordable housing and rent utility assistance as high priorities. Spoke about the need for the city to prioritize transitional and permanent housing more supportive based. Also, spoke about the need for the Consolidated Plan to work with the 10 year plan to end homelessness and the strategies to transition homeless persons into housing.	The FY 2009-14 Consolidated Plan prioritizes affordable housing creation and retention and rental assistance as high priority.
Ted Hughes- National Alliance on Mental Illness	Gave his support for all of the previous testimony. Testified for the need for an agency or organization to help coordinate the efforts of the departments working with the mentally ill, homeless, drug addicted, and those who have served time to received proper treatment and housing.	The City of Austin funds and participates in the Community Action Network which coordinates the communities' efforts working with low-income, vulnerable populations, and the homeless.
Joseph Debovy- Special Needs Housing Coalition	A huge rise in the number of the special needs population has strained case workers and the current housing market is unable to accommodate the need. Recommended the city council and mayor have periodic meetings to discuss long-term goals and expand the Mental Health Task Force and work to better coordinate housing issues to help keep individuals off the streets and out of jail.	The City of Austin participates in the Community Action Network, which coordinates efforts working with low-income, vulnerable populations, and the homeless. The City recognizes the importance of mental health issues and coordinates these efforts through the Community Action Network, Austin/Travis County Health and Human Services, and the Mayor's Mental Health Task Force Monitoring Committee.
Francie Ferguson- HousingWorks	Thanked the City for the Housing Market Study and the opportunity to include the information documented in the study to help shape the priorities and strategy of the Consolidated Plan to close the gaps in affordable housing throughout the city. Also recommended the need for the city and organizations to unite to appeal to the state for additional funding for affordable housing.	The FY 2009-14 Consolidated Plan continues funding programs that create and retain affordable rental units for low-income households, including households with special needs.

Dara Ruiz-SafePlace	Mentioned problems with the waiting list associated with the TBRA housing voucher program that helps families with subsidized rent for one year so they can focus on education and employment. The program is very important for victims of domestic abuse as they rebuild their lives, but the extended wait makes success difficult for many of her clients.	The FY 2009-14 Consolidated Plan provides financial support to organizations that work with persons who are homeless and persons at risk of becoming homeless, including providing rental assistance under TBRA. HUD stimulus funding will support the Homeless Prevention and Rapid-Re-Housing Program (HPRP) in FY2009-10. HPRP will prevent people from becoming homeless, divert people out of shelters, and rapidly re-house people through rental assistance into permanent housing targeting individuals reentering from institutions and criminal justice system, youth aging out of foster care, families, and persons with mental illness.
Eva-SafePlace Client	TBRA helped her achieve financial and emotional independence for herself and her family. Although the process was very long, the voucher program helped her become financially independent. She would like to see additional funding, so more individuals and families can benefit from the program.	The FY 2009-14 Consolidated Plan provides financial support to organizations that work with persons who are homeless and persons at risk of becoming homeless, including providing rental assistance under the Tenant Based Rental Assistance Program (TBRA).
Stuart Hersh-Retired City Employee	Recommended four actions relative to federal funding. 1) Increase HOME funding for tenant-based rental assistance. 2) Expanding Community Development Block Grant funds for case management. 3) Maximize the HOME allocation, to build the capacity of our not for profits, so they can build low cost housing for low-income renters and low-income home buyers. 4) Seek a HUD waiver and repay debt sooner rather than later, so that CDBG money can meet community needs. Also, recommended non-federal action to fund the Housing Trust Fund for new rental and home buyer counseling and construction. Recommended funding streams including repayment of fee waivers for non-complying S.M.A.R.T. Housing builders.	The City continues to prioritize its resources to best meet community priorities.
Marilyn Hartman-National Alliance	Advocated for mentally ill patients and the need for housing that is safe and publicly funded or otherwise affordable that includes care support services to help prevent recidivism and	The FY 2009-14 Consolidated Plan provides financial support to organizations that work with persons who are homeless and persons at risk of becoming homeless,

on Mental Illness	re-hospitalization.	including providing rental assistance under TBRA. HUD stimulus funding will support the Homeless Prevention and Rapid-Re-Housing Program (HPRP) in FY2009-10. HPRP will prevent people from becoming homeless, divert people out of shelters, and rapidly re-house people through rental assistance into permanent housing targeting individuals reentering from institutions and criminal justice system, youth aging out of foster care, families, and persons with mental illness.
Eric Wilkins	Recommended a the Bridge rental subsidy program as a viable solution to the lack of affordable housing available for individuals with disabilities, mental illness, and substance abuse problems. The bridge program provides subsidies for individuals while they are waiting for a Section 8 voucher.	The FY 2009-14 Consolidated Plan provides financial support to organizations that work with persons who are homeless and persons at risk of becoming homeless, including providing rental assistance under TBRA. HUD stimulus funding will support the Homeless Prevention and Rapid-Re-Housing Program (HPRP) in FY2009-10. HPRP will prevent people from becoming homeless, divert people out of shelters, and rapidly re-house people through rental assistance into permanent housing targeting individuals reentering from institutions and criminal justice system, youth aging out of foster care, families, and persons with mental illness.
Douglas Crawford-Caritas client	Advocated on the importance of ARCH and Caritas and the services they provide and recommended a stronger accountability program and more collaboration for the organizations involved in homeless issues and services. Mr. Crawford also shared his personal story of homelessness.	The FY 2009-14 Consolidated Plan continues funding agencies and programs that assist persons who are or at-risk of becoming homeless.
Christa Noland-Green Doors	Suggested that the plan should prioritize 1) Preservation and rehabilitation of affordable housing. 2) Homeless prevention and support for families at risk of homelessness. 3) Increase the inventory of permanent supported housing, not emergency shelter. Suggested specific strategies. 1) Continue to execute city partnerships with local CHODOA for local housing development. 2) Broaden the definition from chronic homeless to include the special needs population of	The FY 2009-14 Consolidated Plan prioritizes homeless and special needs, renter assistance, homebuyer assistance and affordable housing developer assistance as high. The Plan continues to fund each of these areas and the programs that support them and extend the services offered to special needs populations.

	disabled, aging and families that are impacted by family violence. 3) Housing stabilization pilot in a neighborhood with extremely high mobility rates.	
Frank Fernandez-Green Doors	Emphasized the need to invest in very low-income and the need for local non-profits to be able to help fill the gap of affordable housing. Suggested the city needs to be just as involved west of IH-35 and the city needs to consider tax credits as a way to fund mechanisms that can help the city achieve affordability long term and in geographically disperse areas.	The FY 2009-14 Consolidated Plan will provide gap financing to non-profit partners to develop permanent and transitional housing for households at or below 30 percent of Median Family Income and for homeless households.
Adrian Moore-Council for At-Risk Youth	Advocated for more assertive action regarding youth violence prevention. Suggested the city council to prioritize youthful violence prevention highly.	The FY 2009-14 Consolidated Plan continues funding programs that assist at-risk youth and their families through wrap-around services that focus on basic needs, mental health services, educational support and social enrichment.

Public Hearing
Consolidated Plan Needs Assessment
Community Development Commission Meeting
March 9, 2009

The following represents a summary of the testimony during the public hearing summarized by NHCD staff. The following is not a complete transcript of public testimony

Name	Statement	Staff Response
Marilyn Hartman- National Alliance on Mental Illness	Spoke as an advocate for mentally ill individuals who cannot speak for themselves and as a parent of child with mental illness who benefits from Austin/Travis County Mental Health and Mental Retardation Services. (ATCMHMR) and resides at a facility operated by the Mary Lee Foundation. Testified that she is very disappointed that the Housing Survey did not include the mentally ill and disabled. Spoke about how affordable housing is one of the most important needs of the mental health community. TCHMHMR has 1000 MH individuals waiting for services in Travis County and the longer they wait for services, the higher the risk they self medicate on drugs and alcohol. Recommended comprehensive planning and coordination between agencies to provide housing and services and urge implementation based on providers such as Mary Lee Foundation.	The FY 2009-14 Consolidated Plan will continue to provide funding to Retrofit or modify the rental units of low-income households and severely disabled renters to make their homes more accessible.
Margo Weisz- PeopleFund	Spoke about the needs for economic opportunity in Austin, especially for credit services to low-income individuals and small businesses. The need for investment in small business is the largest need, especially in the tough economic climate. Suggested the City consider the credit needs of small businesses and other opportunities to make homes affordable such as	The FY 2009-14 Consolidated Plan will continue funding small business assistance programs that help small businesses grow and prosper through financing and technical assistance in order to improve the economic viability of neighborhoods and promote the creation and/or retention of jobs.

	land trusts and shared appreciation loans.	
Eric Blumberg/ATCMHMR	Testified in favor of the City adopting Bridge Rental Subsidies as a solution to transition housing for disabled individuals. The program would utilize HOME or HOPWA funds to assist homeless individuals with a disability to get into housing immediately while waiting for Section 8 vouchers. Treatment for mental illness and substance abuse is much more difficult for individuals who do not have housing.	The FY 2009-14 Consolidated Plan provides financial support to organizations that work with persons who are homeless and persons at risk of becoming homeless, including providing rental assistance under TBRA. HUD stimulus funding will support the Homeless Prevention and Rapid-Re-Housing Program (HPRP) in FY2009-10. HPRP will prevent people from becoming homeless, divert people out of shelters, and rapidly re-house people through rental assistance into permanent housing targeting individuals reentering from institutions and criminal justice system, youth aging out of foster care, families, and persons with mental illness.
Douglas Crawford-S.N.H.C.	Mr. Crawford is a member of the new organization Special Needs Housing Coalition. Testified that the plans implemented over the past five years have failed or have been largely ineffective. Recommended that a new task force be formed to address the continued problems that would have a make-up consisting of 1/3 degreed professionals, 1/3 community spokespersons and 1/3 homeless individuals.	The City participates in the Ending Community Homelessness Coalition (ECHO) that includes city staff, service providers, and homeless individuals.
Kathy Stark- Austin Tenant's Council	Spoke about how the Housing Market Study indicated that 54% of Austin households rent. Results indicate a large need for rental housing, especially for individuals making less than \$20,000. Studies show housing as an element that holds family together and provides stability for individuals. Other than Bond money, the Consolidated Plan is the only source of funds for affordable rental housing. Recommends that the city places a high priority to affordable rental housing.	The FY 2009-14 Consolidated Plan provides funding to create and retain affordable rental units for low-income households, including households with special needs through renter assistance and developer assistance programs.

Jennifer McPhail-ADAPT	Testified that programs should focus on very low-income individuals. Tenants Council is an important agency that provides assistance to individuals having trouble with repair issues and fair housing issues for disabled persons. Also recommends that the committee consider that social services dispersion should remain separate from housing, especially if management is not currently fulfilling basic obligations, such as timely repair and upkeep. If housing and services are tied together, then vulnerable individuals must accept services that they may not need or want.	The FY 2009-14 Consolidated Plan continues to provide funding for direct counseling and technical assistance to low-income renters regarding tenant/landlord issues.
Stephanie Thomas-ADAPT	Testified that the programs and services should focus on very low-income. There is currently a shortage of affordable rental housing. The downturn in economy will continue to make affordable housing more important and housing needs will increase. Spoke about the need to support housing separate from services and the harm of unlicensed group homes. Offered support of the Austin Tenants Council as a vital program that fights against discrimination and landlord abuse of tenants. Also recommended that the guidelines for the Architectural Barrier Removal program be widened if possible to focus on the individual rather than the apartment complex.	The FY 2009-14 Consolidated Plan supports programs that develop permanent housing for households at or below 30 percent of Median Family Income.
Gary Gerstenhober-Front Steps	Board Member of Front Steps which manages ARCH and provides transitional housing and a pilot recuperative program. Benefits of both programs have been documented from economic development and social services viewpoints. Encourages the city with ECHO and CAN to overcome the myths and prejudices of homelessness to residents. Recommended the need for support for single room and community housing such as boarding houses.	The FY 2009-14 Consolidated Plan provides financial support to organizations that work with persons who are homeless and persons at risk of becoming homeless, including providing rental assistance under the Tenant Based Rental Assistance Program (TBRA). Support organizations that assist homeless persons to access eligible benefits that will give them a means to pay for housing.

<p>Helen Varty-Front Steps</p>	<p>Spoke about the prevalence of unlicensed boarding homes and the detrimental conditions that exist, because they are profit based. Many of the residents spend up to 90% of their income, often SSI, on room and board leaving no money to live on. Testified that there is a need for boarding houses to be run by non-profits with community support and volunteers. These options are cheaper than housing individuals in shelters, especially those in treatment programs. Testified that the location of these facilities has been a challenge and spoke about the need to work with zoning in order to make homes a reality.</p>	<p>The FY 2009-14 Consolidated Plan provides financial support to organizations that work with persons who are homeless and persons at risk of becoming homeless, including providing rental assistance under the Tenant Based Rental Assistance Program (TBRA). Support organizations that assist homeless persons to access eligible benefits that will give them a means to pay for housing.</p>
<p>Tom Spencer-Austin Area Interreligious Ministries</p>	<p>Agency operates a program that repairs homes for elderly who make between \$8,000 and \$10,000 dollars a year. Spoke about the importance of the program and how it enables individuals to stay in their homes and saves the public money. Partners with other providers, such as the Urban League and Habitat. Asked that the City continue to fund the program as it has in the past. The Committee indicated that its intention is to continue funding this program.</p>	<p>The FY 2009-14 Consolidated Plan continues to fund local non-profit organizations to cover the cost of materials used to repair the homes of low-income households at or below of 60 percent of median family income.</p>
<p>Joyce Hefner- Family Eldercare</p>	<p>Advocated for the needs of older adults. Recommended that the City augment the current Consolidated Plan to include programs specific to individuals over the age of 75. Indicated that this demographic is the second fastest growing segment of population and must be a priority due to great growth and declines of health and income. Provided data from a St. David's Foundation survey which indicated that individuals over 65 are most concerned with financial stability and spend one third of their incomes on housing, and many live alone and need assistance with household chores and shopping.</p>	<p>The FY 2009-14 Consolidated Plan continues funding programs that assist low-income seniors to maintain independent living through home care services and provide guardianship and elder shelter programs for seniors to prevent and protect seniors for becoming victims of abuse, neglect, or exploitation.</p>

<p>Helen Baker-Family Eldercare Client</p>	<p>Shared her experience as a Bill Pay Client and expressed her appreciation and the value of Family Eldercare's programs and volunteers.</p>	<p>The FY 2009-14 Consolidated Plan continues funding programs that assist low-income seniors to maintain independent living through home care services and provide guardianship and elder shelter programs for seniors to prevent and protect seniors for becoming victims of abuse, neglect, or exploitation.</p>
<p>Mitra Ekhtiar-Family Eldercare</p>	<p>Spoke as a manager of the agency's elder shelter program and the need for transitional housing to prevent homelessness. Spoke specifically about the importance of transitional housing that specifically addresses the needs of older adults, who have more health risks. Her program served 47 clients last year and the need is increasing as a result of the economic downturn.</p>	<p>The FY 2009-14 Consolidated Plan continues funding programs that assist low-income seniors to maintain independent living through home care services and provide guardianship and elder shelter programs for seniors to prevent and protect seniors for becoming victims of abuse, neglect, or exploitation.</p>
<p>Elizabeth Cox-Family Eldercare Client</p>	<p>Spoke as an individual who received the assistance of Family Eldercare. She testified to the importance of program and how it allowed her and her family to stay independently in the community.</p>	<p>The FY 2009-14 Consolidated Plan continues funding programs that assist low-income seniors to maintain independent living through home care services and provide guardianship and elder shelter programs for seniors to prevent and protect seniors for becoming victims of abuse, neglect, or exploitation.</p>
<p>Stephanie Chapman-Family Eldercare</p>	<p>Shared her personal story of being an individual that fell in the gap of services available and how her condition often put her family in jeopardy since her only option was to live with them. She remained on the Section 8 waiting list for over two years and recommended that the city increase the funding it allocates to the Housing Authority for rental assistance voucher programs.</p>	<p>The FY 2009-14 Consolidated Plan continues funding programs that assist low-income seniors to maintain independent living through home care services and provide guardianship and elder shelter programs for seniors to prevent and protect seniors for becoming victims of abuse, neglect, or exploitation.</p>

Romona Brush-Family Eldercare	Spoke about her experiences managing the agency's guardianship program that works to ensure elders that have been determined incapacitated by court of law maintain a high quality of life. They live in group homes and staff ensures that they receive the highest care and in home-like housing. Asked that the program continues to receive CBDG funding.	The FY 2009-14 Consolidated Plan continues funding programs that assist low-income seniors to maintain independent living through home care services and provide guardianship and elder shelter programs for seniors to prevent and protect seniors for becoming victims of abuse, neglect, or exploitation.
Brandi Means-Family Eldercare Volunteer	Shared her experiences as a volunteer for the guardian program and offered her support of the importance of the program and its continuation to receive funding.	The FY 2009-14 Consolidated Plan continues funding programs that assist low-income seniors to maintain independent living through home care services and provide guardianship and elder shelter programs for seniors to prevent and protect seniors for becoming victims of abuse, neglect, or exploitation.
James Wallace- Wallace Development	Spoke about a track of land he is developing for the purpose of affordable housing in East Austin, specifically the 2400 to 2600 block of Rosewood Avenue. He requests the assistance of public funds in order to make the project a reality. Testified that the development would provide 75 affordable rental units as well as retail space and includes an already operating Daycare. Requested the support of public funding to help complete the financing of the project to make it a reality.	The FY 2009-14 Consolidated Plan provides below market-rate gap financing to for-profit and non-profit developers for the acquisition, rehabilitation, or new construction of affordable rental projects for households at or below 50 percent of Median Family Income.
Fidel Acevedo- Coalition for Shared Governance	Advocated for need for affordable rental housing and offered his support for the Wallace Development project.	The FY 2009-14 Consolidated Plan provides below market-rate gap financing to for-profit and non-profit developers for the acquisition, rehabilitation, or new construction of affordable rental projects for households at or below 50 percent of Median Family Income.

Marcelo Tafoya-LYLAC	Testified for the need for low-income rental housing in Austin and offered his support for the Wallace Development project.	The FY 2009-14 Consolidated Plan provides below market-rate gap financing to for-profit and non-profit developers for the acquisition, rehabilitation, or new construction of affordable rental projects for households at or below 50 percent of Median Family Income.
Jen Wallace- Citizen	Offered her support for the Wallace Development project and testified that she believed it would be a place to provide community buildup and revenue on the east side and provide safe affordable housing.	The FY 2009-14 Consolidated Plan provides below market-rate gap financing to for-profit and non-profit developers for the acquisition, rehabilitation, or new construction of affordable rental projects for households at or below 50 percent of Median Family Income.
Linda Del Toro-LALYAC	Testified for the critical lack of affordable housing especially for those individuals making between \$10,000 to \$20,000 per year and the need to integrate commercial and housing opportunities in the community. Offered her support to the Wallace Development project and particularly its good location and access to public transportation.	The FY 2009-14 Consolidated Plan provides below market-rate gap financing to for-profit and non-profit developers for the acquisition, rehabilitation, or new construction of affordable rental projects for households at or below 50 percent of Median Family Income.
Andrea Torres-Meals on Wheels and More	Spoke about the increasing need for senior services, especially as the demographic continues to grow. Infrastructure is needed to support these services. Recommend funding for program infrastructure, specifically public facilities and senior services.	The FY 2009-14 Consolidated Plan continues funding programs that assist low-income seniors to maintain independent living through home care services and provide guardianship and elder shelter programs for seniors to prevent and protect seniors for becoming victims of abuse, neglect, or exploitation.
Stuart Hersh- Retired City Employee	Testified that the city should set extremely low-income and very low-income rental and very low-income and low-income homeownership as its highest priorities. Recommended that the city set five federal funding	The FY 200-14 Consolidated Plan prioritizes homeless and special needs programs, renter and homeowner assistance programs as a high priority. The City continues to fund TBRA with HOME and

	<p>priorities. 1) HOME and HOPWA funds for TBRA, 2) CDBG funds for support services for TBRA, 3) CDBG/HOME funds for permanent rental and assisted/supportive housing, 4) Maximum HOME allocation to build capacity of not for profit housing providers and CHDOs, and 5) HUD waiver to repay debt sooner for Millennium Youth Center and ARCH. Recommended three non-federal resources for funding the Housing Trust Fund: 1) Repaid fee waivers form non-complying S.M.A.R.T. Housing applications, 2) NHCD/AHFC program income, and 3) 40% property tax revenue from improved former city-owned land. Suggested targets and performance measures for completed and occupied funded housing: 1) Rental Housing (20%, 30%, 50%, and 80%, MFI) 2) Homeownership (50%, 65%, and 80% MFI) 3) CHDO Rental Housing (20%, 30%, 50%, and 80%, MFI) 4) CHDO Homeownership (50%, 65%, and 80% MFI). Final recommendation was to report the number of non-duplicative housing units in addition to any federal and City budget reporting on a monthly basis with data available to the public on City website.</p>	<p>HOPWA funds. The City continues to fund rental, assisted, and supportive housing through the Rental Housing Development Assistance program. The City continues to fund the CHDO operations loans program. The City continues to funds rental housing for 60% of MFI and below with a target of 30% of MFI and below. The Acquisition and Development program funds homeownership for households at 80% of MFI and below. The City reports end of the year households served, except in the cases of S.M.A.R.T. Housing because all housing funded by the city is required to be S.M.A.R.T. Housing certified. However, not all S.M.A.R.T. housing funding is produced by the City.</p>
<p>Debbie Russell- ACLU-TX</p>	<p>There is a large gap in transitional housing and job creation. Recommended that Austin work together to attack these issues as a community and that community based solutions should be highlighted and sought. Mentioned that she believes there are failures of federal accountability and this prevents the city from developing community ideas and solutions.</p>	<p>The FY 2009-14 Consolidated Plan continues funding renter assistance and affordable housing development programs as well as job creation through commercial revitalization and small business assistance programs.</p>
<p>Joe Dubovy-SNHC</p>	<p>Testified that many persons are falling through the cracks and testified about the lack of coordination between agencies and service providers. Testified that chemical dependency, criminal justice, special needs</p>	<p>The FY 2009-14 Consolidated Plan continues funding special needs housing services and programs.</p>

	housing, and homelessness should be all looked at together to provide a more holistic approach to solve problems.	
Rory O'Malley-Frameworks	Testified that foreclosures that have steadily increased and have exploded over the past six months in the city. Patterns show a trend with sub prime lending and predatory lending in conjunction with economic downturn leading to an increase in homelessness. Staying in housing is in best interest of family and community. Recommended that the CDC support putting money into foreclosure prevention services.	The FY 2009-14 Consolidated Plan will continue to provide funding for homeownership, financial literacy, and foreclosure prevention counseling to low- and moderate-income households.
Melvin G. Wrenn-Citizen	Testified that he would like the commission to take bold steps. 1) Housing patterns have placed low-income housing east of IH-35 for 81 years. Should break that cycle. 2) City needs to advocate and support the development of neighborhood associations. 3) East Austin developers receiving tax credit should be cut to 100 or less units. Testified that the Housing Market Study, comprehensive planning process, and the policies on how the city spends its funds cultivate continued racism, segregation, and saturation of public housing in specific neighborhoods. Also, the Department is not in compliance with The Civil Rights act when it comes to 5% of population must mirror top level management.	The FY 2009-14 Consolidated Plan will continue funding preference to projects that locate out of areas of concentrated poverty. The City supports providing affordable housing in areas outside of low-income neighborhoods, thereby de-concentrating poverty and providing for more economic opportunities for low-income households.

Appendix 1
Section 2b: Stakeholder Meetings Summary

Summary of Stakeholder Meetings

The following represents a summary of the statements at stakeholder meetings summarized by NHCD staff. The following is not a transcript of stakeholder meetings.

January 13, 2009

Housing Opportunities for Persons with AIDS (HOPWA) Meeting

Barriers to Program Success:

- Increased need for short-term transitional housing (SRO)
- Lack of affordable rental for those below 30% MFI and those on a fixed income.
- Issues of long waiting lists for clients to get into public housing or a Section 8 voucher. Comments among attendees indicated a waiting list of 2 years or more. Suggestion was made to work with the Housing Authority of the City of Austin to educate case workers and public regarding this barrier.
- Issue of outstanding utility bills with Austin Energy is often a barrier to getting clients into rental units.
- Inability to pay deposits makes it difficult to place clients in affordable housing.
- Hotels and motels that programs utilize for short term housing are getting more expensive
- Undocumented clients have a more difficult time access services.
- The program can take 2-4 years for a client to successfully become self-sufficient
- Large families are hard to place in housing. Discussion among attendees as to resources available to address this issue.

Needs:

- Additional affordable rental housing for very low income.
- Additional rental housing, especially for those on SSI.
- Programs that are more flexible with clients who are negatively impacted by: credit, criminal backgrounds, and sobriety

January 16, 2009

Ending Community Homelessness Coalition (ECHO) Meeting

Needs:

- Utility assistance for all households – even if they owe past utility bills
- More privately funded programs
- Consider funding more emergency shelter operations with ESG
- More emergency shelter – ARCH is at capacity and turns people away on 30% of the nights
- More emergency shelter needed for women and couples
- TBRA has been successful since 1998, but expensive because the Passages program provides wrap around services. Passages is willing to expand their program to serve population other than homeless, but those groups need to bring in funds for case management, since those funds are very limited.
- There is a need for more permanent, supportive housing that are both single site and scattered site housing
- There is a need for job training activities.

Other Items:

- Stakeholder representatives stated a desire to have more advocacy at the federal level for more ESG funds based on homeless count.
- TBRA can have a difficult time meeting goals because of lack of funding for case management.
- Would like to see some of the GO Bond homebuyer money be reallocated to rental

January 26, 2009

Child Care Providers Meeting

- The current economic downturn makes it increasingly important to measure program performance that will ensure accountability.
- No local private donor can match the funding that child care programs get from the City if agencies were to lose public funds. It is very important during these difficult economic times to make local needs for child care known.

January 30, 2009

Mayor's Mental Health Task Force Monitoring Committee

- Funding should increase for the youth services programs, specifically, the Youth and Family Assessment Center (YFAC).
- The criminal justice re-entry population needs to be addressed because there is not enough affordable housing for them after they are discharged. This population also needs more housing with supportive services.
- Affordable Housing for Veterans with criminal backgrounds is difficult to access.
- In addition to more wrap-around services for youth, adults need wrap-around services as well.
- All local planning efforts, including the Consolidated Plan, need multi-jurisdiction coordination. The City could coordinate with Travis County's planning around CDBG.
- The community should consider supporting "sober homes" that provide an alternative for individuals in recovery who would have difficulty accessing housing.
- Populations with mental illness should be prioritized in other areas (e.g. housing, supportive services)

February 9, 2009

Mayor's Committee for People with Disabilities

- Housing is an essential service; and the Federal definition of affordable housing may not be adequate for those households on SSI or very-low income. People with disabilities have a difficult time accessing accessible and affordable rental housing. Older rental housing, that tends to be more affordable, is less likely to be accessible.
- The Architectural Barrier Removal Program provides a vital service. The City should provide referral resources to households that are over income for the services.
- Visitability standards in the residential code are important. The City's residential code should include all 5 proposed core visitable standards.

- Accessibility and visitability should be expanded beyond S.M.A.R.T. Housing and encourage all private developers to build to those standards.
- Transportation continues to be a struggle for persons with disabilities. The City should coordinate with Capital Metro to ensure that housing is accessible to transit. Capital Metro currently has requirements that households live within a certain distance of transit service to be eligible for door-to-door service.
- The City's small business programs should assess job creation for a certain number of jobs for people with disabilities.
- The Austin Tenants' Council provides important services for persons with disabilities and should continue to receive City support.

February 19, 2009

Austin Area Human Services Association

- Staff gave a general overview of the Consolidated Plan, the Public Input Process, current Priorities for funding, and eligible uses of CDBG public service funds.
- Questions and comments were not received during the meeting due to time constraints, but feedback has been received in the form of written comments. See written comments for more information.

March 10, 2009

Tenant Based Rental Assistance (TBRA)

- The City currently provides rental assistance funds to eligible clients of the Passages Collaboration. The Housing Authority of the City of Austin (HACA) administers the housing side of the Tenant Based Rental Assistance Program. This includes client screening, review of leases, inspection of units to see that they meet the federal Housing Quality Standards, and monthly payments to landlords.
- Most current TBRA clients come out of emergency shelter.
- A number of clients needing housing through TBRA are automatically ineligible due to felony criminal backgrounds, arrest warrants, or utility debt.
- HACA uses the same screening criteria for TBRA as it does for the Housing Choice Voucher (Section 8) program.
- Many service providers thought the screening criteria are too strict since many of the clients that could use TBRA have felonies (mostly drug-related). Some agencies felt that HACA should trust them to determine if the applicant was trustworthy. Another participant did a study of their transitional housing program and the success rate of their clients. They found little correlation between criminal backgrounds and housing success.
- Potential TBRA clients that have a felony criminal background, and who have been denied TBRA are eligible to file an appeal with HACA. Many of the appeals are successful, allowing the client to receive TBRA.
- TBRA is one tool to address the rental gap identified in the recent Housing Market Study. However, assistance is limited to 24 months.
- The City should spend all of the current budgeted HOME dollars on TBRA and consider opening the program up to additional agencies this fiscal year.

- The City should consider creating a Bridge subsidy program for households on the Section 8 waiting list. TBRA could provide rental assistance until the household receives housing through Section 8.
- Austin/Travis County MHMR has 100 people they serve on the Section 8 waiting list. They would like to access \$100,000 a year to serve these clients on TBRA as they wait for their voucher.
- TBRA should expand its focus to include prevention of homelessness in addition to currently homeless households.
- The City could put some households that do not need case management directly into housing with TBRA funds.
- The City has many small groups providing housing assistance, including churches. The City could provide TBRA to these groups as well.

March 11, 2009

Regional Stakeholder Meeting

- Capital Area Council of Governments (CAPCOG) is currently updating their economic development strategic plan. Housing is a component of this plan to ensure that communities remain competitive. They see how Austin's housing market study will be particularly helpful with this plan, but noted the need for regional housing data.
- Envision Central Texas will soon hold a series of forums around regional infrastructure needs and will focus partially on education about infrastructure savings with dense development patterns. They see opportunities for cooperation with the City.
- The Housing Authority of Travis County finds it is difficult to make development of rental units for less than 30 percent of median family income economically viable. HUD is no longer funding public housing. Their biggest obstacles include lack of available land in Austin and NIMBYism. Many of their rental voucher clients have a difficult time finding rental housing to accept their voucher, due to the increasing lack of rental stock in Austin, particularly due to condo conversions. Their rental voucher waiting list was last open in 2005. It takes approximately 5 years, once on the list to get a voucher and a household can wait an addition 5 years for the list to even open.

March 12, 2009

Lead Consultation

- The City currently provides Lead Abatement Services through the Lead Hazard Control Grant (LHCG) received from HUD.
- The LHGC is administered through a collaboration of facilities and staff between NHCD and HHS, which has proven to be an effective strategy for success of the program.
- The removal of the City of Austin as a recipient of the Childhood Lead Poisoning Prevention Grant (CLIPP) has hindered the effectiveness of the LHCG staff's ability to reach potential clients. Suggested that the City should form a relationship with the State Agency administering the CLIPP grant so that LHCG can have access to the information of children living in Austin with elevated blood lead levels.

- Due to restrictions of the LHCG guidelines, a need not being addressed is commercial properties such as daycares and schools that may have lead present.
- LHGC staff recommended that the service area be extended outside of the city limits to include communities in the counties surrounding the Austin metropolitan area.

Appendix 1

Section 2c: Written Comments

- i. Letters and Emails Received
- ii. Staff Response Table

Written Comments

Email Received: January 16, 2009

Kate,

In response to your request for public comments for NCCD Consolidated Plan please note the following:

- Identify common community and city goals for Central East Austin over the next three years.
- Address concerns regarding development timetables, funding sources, public property acquisitions and use of city owned properties along the E. 12th Street NCCD e.g. Connie Yerwood House. From a community prospective, the City, in some cases lacks commitment and seems to be a land bank in perpetuity.
- Investigate concerns regarding patterns of discrimination with respect to allocation of public housing funds. i.e. identify and work with non-profit organizations that lacks diverse buyers and tenants groups.
- Assist with the repairs and rehabilitation of owner occupied homes e.g. energy efficient upgrades, paint, roofing and remodeling essentials.
- Discuss an "action plan" for community development and capital improvement projects.

Should you have any questions or comments, please do not hesitate to contact me.

Cheers,
Eric

Email Received: January 20, 2009

We have a massive problem with feral hog damaging our preserves in many parts of the city. The damage is now spreading into neighborhoods. The damage is unbelievable. Entire yards are being torn up with damage to the environment and the watershed. The city needs to give this problem a higher priority. See picture below from my street in Jester Estates. We need help.

Dale Bulla
7202 Foxtree Cove
Austin, TX 78750

Email Received: January 21, 2009

Dear Ms. Moore,

Thank you for receiving comments on this important subject. We have lived at 8205 Aloe Cove in the Jester subdivision since 1994. Aloe Cove is a small cul de sac off of Jester Blvd. 8205, where we live, is a corner lot; we also own the adjoining vacant lot, 8203 Aloe Cove, which we've kept in its natural state. Immediately behind our vacant lot is the wildlife preserve.

We never had a problem with feral hogs until the fall of 2007, when my neighbors at 8201 Aloe Cove had their entire back yard torn up by hogs. I then inspected my vacant lot closely and saw evidence that hogs had been rooting in it, and in beds that border my lot. Within a short time, the hogs began tearing up portions of my front and back yards and uprooting my beds. They became so bold that their trail showed they were actually coming from the wild area all the way out into the street portion of Aloe Cove, then turning back to uproot beds and parts of my lawn right next to the sidewalk on Jester Blvd. The existence of a streetlight on Aloe Cove was no deterrence, nor were my front and rear porch lights and a floodlight that shines on the side of my house into the vacant lot.

My neighbor and I were in touch with Mr. Aubrey Deal, who I believe is with Parks and Wildlife. He was very helpful in explaining the nature of hogs and the fact that their nomadic patterns make it difficult to know when and where they will strike. With his help I engaged professional trappers, who placed a large metal trap on my property. Unfortunately, it kept catching deer and was therefore not a feasible solution. The trappers eventually told me that, as they'd begun to tell a growing number of homeowner victims, building a fence is the only sure solution. I tried other alternatives; I put out considerable amounts of "Critter Ridder," an expensive pepper based spray and pellet formulation. It did no good. Finally, in early fall 2008, I decided to build a fence in my vacant lot area. While that was happening I placed an electric bug "zapper" and a motion-initiated short burst water sprayer called a "Scarecrow" in my front yard to at least keep them from the main part of my front yard. They just turned their attention to my back yard.

I ended up spending approximately \$2500 on my vacant lot fence, which per the trappers blocked the most likely path for the hogs (for various reasons it could not block access from the other direction). Less than a week after putting that in, the hogs destroyed about half my back yard. We then decided the only solution was to entirely fence virtually our entire yard at 8205 Aloe Cove, and we now have a 4 foot high ornamental fence around most of our property. It cost approximately \$6500. Within the last two weeks, the hogs visited again and uprooted grass and beds right up to the bars of the ornamental fence, but thankfully they were not able to breach that fence. At least, so far. We have spent nearly \$9000 on fences alone, plus another hundred or two on trappers and other devices. This does not include the resodding and other damage control work we've done and will do in the spring.

The wildlife preserve is a wonderful thing, but in my opinion the governmental entity or entities which operate the preserve has a duty to the public to control dangerous animals such as these hogs, whose proliferation is directly connected to the preserve. Trapping may help somewhat, but at best it is a partial solution. I believe the only solution that will really work is to extend the City fencing of the sort that already exists in parts of our neighborhood so that it protects all the properties which are vulnerable to this threat-- certainly those that back up to the wildlife preserve. I understand that some Jester properties extend a fair distance down into the preserve. While I understand that the City or other responsible entity may not be able to put fences on that private property, the City certainly could place fences along the boundaries of the wildlife preserve. That would greatly minimize, and likely would eliminate permanently, the hog threat in Jester.

These hogs are no mere nuisance. The trappers advised me never to confront a hog because they are capable of seriously injuring humans. They also prey on dogs and cats, and have recently been reported to carry rabies. I shudder to think of one near a small child at night. We Jesterites are defenseless against these dangerous and unbelievably destructive animals. In my view the city owes a duty to protect us from this threat coming from the preserve, and thus far the City has breached that duty. I have spent a lot of time and money dealing with this serious threat. The City simply must deal with this problem immediately, before more property damage and possible injuries to children and adults occur.

Thank you for considering my comments.

Carey and Rose Epps
8205 Aloe Cove
502-0608
ocepps@sbcglobal.net

Email Received: January 28, 2009

Kate,

I don't know if I can submit input for the plan since I served on one of the hearing panels, but I think it is important that there be a coordinating board for housing programs that serves like the Basic Needs Coalition's Best Single Source. What I heard yesterday is

- that clients get referred to agencies without knowledge of available resources,
- they are not guaranteed case management to address other needs that undermine sustainability, and
- waiting lists are probably duplicative because they are not coordinated.

I may be wrong and such a body may already exist, but if not, I would encourage funding for such a project to be included in the consolidated plan. It will provide better tracking for clients, reduce duplication on waiting lists, connect people to the best source of supportive housing for their individual needs, and make better use of available resources.

Ann Stafford

Letter Received: February 6, 2009

February 5, 2009

Dear Ms. Moore:

Thank you for the invite to participate in the City's plan to provide services and resources to the City of Austin and hopefully it's neighboring communities such as Del Valle. I understand the Consolidated Plan will be used to identify community priorities to fund housing, community development, economic development and public service needs.

I feel strongly that the Del Valle residents should be included in the Fiscal Year 2009-14 Consolidated Plan. We are in need of many resources to help our young youths as well as other residents in the community. The area is growing fast, however the resources afforded to our community by the City of Austin is slow.

I respectfully ask that the City of Austin include in the five-year plan amenities for the Del Valle community filled with everything a growing community needs to survive. Such as City of Austin Police Sub-station, library/resource center, and recreation center. The recreation center will be used for community meetings, tutoring sessions, adult classes, exercise classes, health fair meetings, neighborhood watch meetings, etc.

I hope my comments will assist the City of Austin in knowing what we in Del Valle need to survive. Thank you for your time.

Very truly yours,
Tiffany Nuckols, President
Berdoll Neighborhood Watch Committee

Letter Received: February 10, 2009

2-6-2009

Being a client with HOPWA has helped me and my family live close to normal life. I am a single mother of two and one of them has multiple disabilities and as a result keeps me from getting a really good job because I am always taking time from work to address her medical needs. As a substitute teacher, my job pays very minimal income and with that we hardly get by. We are forever grateful to HOPWA for assisting us and other families especially having roof over our heads but we believe that HOPWA can also do more to assist single families like mine and especially families of those with multiple disabilities.

We appeal to HOPWA to grant us more assistance to alleviate our living conditions. We also thank many of our social workers who work diligently and endlessly to assist us in every way they can. Thank you to all.

Name Withheld

Letter Received: February, 10, 2009

6 de febrero de 2009

Me llamo *Name Withheld*, soy madre soltera.

Yo soy de El Salvador, y hablo puro español.

Como madre soltera me cuesta mucho pagar un apartamento y los billes.

Estoy participando en el programa de HOPWA para la ayuda de los billes.

Me gustaria que el gobierno sigue ayudando a las personas con lo que necesitamos, y siguen dando el dinero para HOPWA a la comunidad de Austin.

Y ojala que en el futuro poder aumentar la cantidad de asistencia.

Atentamente,
Name Withheld

Translated: February, 16, 2009

February 6, 2009

My name is Maria, I am a single mother.

I am from El Salvador, and I speak only Spanish.

As a single mother, it is difficult to pay for my apartment and the bills.

I am participating in the HOPWA Program for bill assistance.

I would like the government to continue helping people with what we need, and to continue giving funds for the HOPWA program in the Austin community.

And, hopefully in the future, it will be possible to increase the amount of assistance.

Sincerely,

Name Withheld

Letter Received: February 10, 2009

To whom in May Concern,

I am a single mother with one son and another on the way. I need safe and secure housing from my childrean. You hear of so much violence & drugs now a days in your won back yard. I remember when my mom use to turn us kids lose in the yard to play. And now I feel that my kids have been robbed of that. I have to keep a close eye on them so they don't get taken by some one or offered drugs or shot because some one was shooting at some one else. I also need housing that is affordable. It takes a lot to raise kids today. If it wasn't for some family members that help out. I don't know how I would make it. But there are some that don't have a family to help them.

Sincerely,
Mary

Letter Received: February 10, 2009

Dear ASA, (AIDS Services of Austin)

I, *Names Withheld*, would like to thank you guys so much for helping me and my child out. It been a blessing bacauw with out your help, with ins in part of my rent, I don't know what I would have done if it wasn't for you guys helping us out. Over the years you guys help with food in other stuff to, Margret have being like an angel to us, she there when I need her help, she just a blessing too. Because she make sure thing are alright with my child's appt. like the doctor & other appt., so I don't miss work, so the little help you guys help us with, Is like a whole lot to us, It been a blessing that ASA is helping people out like that, So thank you guys so much god bless in love you guys,

Love,
Names Withheld

Letter Received: February 10, 2009

Lo de febrero de 2009

Yo soy madre soltera. Si no fuera por HOPWA me iria muy mal. Apartamentos son muy caras. Aquí adonde estoy me ha beneficiado mucho. La ayuda que me bunde para la luz y gas me ayuda y beneficia mucho. Quiero pedir que la ayuda del gobierno sigue llegando a la comunidad de Austin.

Attentamente,
Name Withheld

Translated: February 16, 2009

February 10, 2009

I am a single mother. If it weren't for the HOPWA Program, it would be very bad for me. Apartments are very expensive. Here where I am, I have benefited greatly. The assistance I am offered for electricity and gas bills really helps me. I want to request that the assistance from the government continues coming to the community of Austin.

Sincerely,
Name Withheld

Email Received: February 25, 2009

Kate,

I am a member of NAMI Austin (National Alliance on Mental Illness) and a parent of a consumer of Austin-Travis County Mental Health and Mental Retardation (ATCMHMR) services. I have just taken Austin's housing survey, but no where on it did it address the severe shortage of affordable, safe, licensed housing for the mentally ill, many of whom need on-site support services such as assistance in getting to medical appointments, help with food preparation, hygiene and care of their apartments, and ensuring medication compliance. Many of the homeless on our streets are mentally ill as are a large percent of the prison/jail population; others continually cycle in and out of the state hospitals because they do not have housing with the kinds of supports that they need. Mental illness affects 1 in 5 families in Austin, and yet, their needs are not being met. Only with both adequate housing and treatment programs are these people going to be able to get on the road to recovery. Studies have shown that this formula is cost effective vis-a-vis that of incarceration, hospitalization, and homelessness, and successfully addresses the public safety factors inherent with this population as well.

My 34-year-old son is a wonderful person, and very bright. He is a graduate of Yale University, but he has a severe mental illness. He was diagnosed 9 years ago, and lived in an apartment, then in motels and finally in his car, and for the first 3 years he cycled in and out of mental hospitals 13 times, many times staying for the maximum 3 months, the last time at Austin State Hospital (ASH). For the last 6 years he has lived at the Mary Lee Foundation here in Austin where there is 24-hour staff who ensure that he takes his medications, gets to his medical appointments, gives him food, and helps with the care of himself and his surroundings; in addition, Mary Lee provides a social network with other residents and staff. In his 6 years there, he has not been hospitalized once. Unfortunately, this program is not publicly funded and is unaffordable for most and unsustainable for others over the long term, but this is exactly the kind of housing and support that many individuals with mental illness need. I encourage the city of Austin to provide/create more publicly funded housing, with support services, for the mentally ill.

I have attached a funding statement with key data on mental illness that we are presenting to our state legislators. Hopefully this information will be helpful for the city of Austin as well.

Marilyn Hartman

Supporting Document Next Page

Funding for Treatment, Housing and Support Services for the Mentally Ill

Support for:

- Increased funding for recovery-oriented and crisis services for the mentally ill.
- Appropriation of funds for safe housing with support services for the mentally ill.

Key Point:

- Safe, affordable housing with appropriate support services, in combination with treatment (medications, therapy, etc.), leads to the best results for individuals with mental illness, is cost effective as compared to the huge expense of incarceration or hospitalization, and successfully addresses jail over-population and public safety issues.

Background:

- Mental illnesses are biologically based brain disorders; they are treatable.
- 6 percent, or 1 in 17 Americans suffer from a serious mental illness. Mental illness affects 1 in 5 families in America and in Texas.
- Four of the 10 leading causes of disability in the US are mental disorders.
- Mental illnesses usually strike individuals in the prime of their lives.
- Individuals with serious mental illness face an increased risk of having chronic medical conditions and die 25 years younger than other Americans.
- Without treatment the consequences of mental illness for the individual and society are staggering: unnecessary disability, unemployment, substance abuse, homelessness, inappropriate incarceration, suicide and wasted lives. The economic cost of **untreated** mental illness is more than **100 billion dollars** each year in the United States. A significant percent of our homeless and jail populations are mentally ill.
- The best treatments for serious mental illnesses today are highly effective. Between 70 and 90 percent of individuals have significant reduction of symptoms and improved quality of life with a combination of pharmacological and psychosocial treatments and supports. Studies confirm that providing housing with support services is cost effective and promotes recovery.
- With appropriate effective medication and a wide range of services tailored to their needs, most people who live with serious mental illnesses can significantly reduce the impact of their illness and find a satisfying measure of achievement and independence.
- Early identification and treatment is of vital importance. By ensuring access to the treatment and recovery supports that are proven effective, recovery is accelerated and further harm related to the course of illness is minimized. Untreated, individuals may "self-medicate" with alcohol or drugs. A recent study points to greatly increased criminal activity when mental illness is coupled with substance abuse.
- Stigma continues to pervade our society and erodes confidence that mental disorders are real, treatable health conditions.

The Current Situation in Texas:

- Texas ranks near the bottom in per capita spending for mental health vis-a-vis other states.
- Texas is not meeting the needs of its mentally ill citizens at its current level of funding. Austin Travis county MHMR (ATCMHMR) has 1,000 people on a waiting list who are qualified for mental health services, but cannot access services due to quotas imposed by inadequate funding.
- There continues to be a shortage of beds in state hospitals; as a result, individuals are going to emergency rooms that are ill-equipped to handle mental health cases. In addition, individuals in state hospitals are being released prematurely, before they are sufficiently stable, and there is lack of comprehensive support when they are discharged, especially supportive housing.
- A large percentage of the homeless and individuals in our over-populated jails are mentally ill and are not receiving treatment nor adequate support when they get out; recidivism is high.
- There is a complete lack of publicly funded, safe housing with on-site staffing to ensure that individuals stay on their medications, avoid substance abuse, feed and otherwise care for themselves, and get to their medical appointments; people are relegated to unlicensed group homes where abuses to this vulnerable population have been confirmed all too often.

Solution:

- Provide/create safe, affordable, publicly funded housing with appropriate support services AND make treatment accessible through increased funding for recovery-oriented and crisis services for the mentally ill. This relieves jail and state hospital over-crowding, gets the mentally ill homeless off the streets, and addresses the public safety issues related to these populations.
- For Austin, work with Austin-Travis County Mental Health and Mental Retardation (ATCMHMR) to assess the needs of and provide treatment to each consumer and involve proven housing providers such as the Mary Lee Foundation and Foundation Communities to implement this solution.

Compiled by Marilyn Hartman
Member, NAMI Austin (National Alliance on Mental Illness)
and Parent of ATCMHMR Consumer

Letter Received: February 25, 2009



*~helping youth
promote safe schools
and safe communities~*

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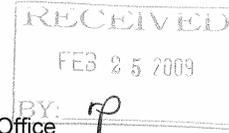
February 24, 2009

Ms. Kate Moore

Neighborhood Housing/Community Development Office

P.O. Box 1088

Austin, Texas 78767



Dear Ms. Moore:

Thank you for extending to the Austin Health and Human Services Association your request for information to be used to identify community priorities to fund housing, community development, economic development and public service needs. CARY has been a member of AAHSA for a good 8 years. The Council on At-Risk Youth has communicated with the City of Austin Council members and Travis County Commissioners Court the recognized need for youth violence prevention as a key element of our local public service needs. We plan during the coming year to encourage the City, the County, the School District, and the State to further raise the priority of youth violence prevention as one of the most cost-effective and far-reaching efforts the government can undertake.

Here are just a few reasons why:

- Austin and Travis County has a youth violence problem;
- Youth violence is a public health issue with impacts far beyond the immediate victim and economic damage caused by crime;
- Investment in preventing youth violence can pay back many times today's spending in future dollars saved; and
- Effective, proven tools exist to address the problem.

The following pages provide some excerpts from the data and research that underlie these reasons.

While we are well aware that resources are limited to address the wide array of community, housing, economic and public service needs, we hope that CARY can assist you in finding ways to strengthen investment in prevention. Please let us know how we can contribute to furthering the vision of the 2000 *CAN Community Assessment Report on Public Safety, Crime Prevention and Victimization*¹, which called for "improvement, development and implementation of a comprehensive prevention method that directs services to youth at risk of offending..." and to create "a balance between funding for incarceration and funding for prevention and intervention".

Sincerely yours,


Adrian L. Moore
Executive Director

3710 Cedar St. Box 23
Austin, TX 78705
512-451-4592

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Why should youth violence prevention be a high priority for community efforts?

Austin and Travis County has a youth violence problem.

Youth violence in the Austin and Travis County area is significant and growing. This echoes a nationwide trend of growing homicides committed by youth over the past decade. The Texas Department of Public Safety² documents over 19,000 arrests of school-age youth (aged 10 through 20) during the last 10 years for violent crimes. The arrests break down into the following categories:

- Rape – 80 arrests
- Murder – 101
- Aggravated robbery – 1,188
- Aggravated assault – 2,006
- Other assaults – 15,790

Worse, for four of the five categories these numbers have increased over the second half of the decade. Specifically, from 2003 to 2007 arrests of school-age youth for:

- murder and manslaughter have increased by 200% (from four to 12 arrests);
- aggravated robbery is up by 217% (from 46 to 146),
- aggravated assault increased by 119% (from 107 to 235), and
- other assaults are up by 84% (from 1,201 to 2,211).

Attachment A details the source data for these arrest statistics.

This alarming trend corresponds with nationwide statistics. A recent study by Northeastern University criminologists James Alan Fox and Marc L. Swatt found that the number of young black men and teenagers who either killed or were killed in shootings has risen at an alarming rate since 2002³. The study noted that while national homicide rates had changed little, “from 2002 to 2007, the number of homicides involving black male juveniles as victims rose by 31% and as perpetrators by 43%. In terms of gun killings involving this same population subgroup, the increases were even more pronounced: 54% for young black male victims and 47% for young black male perpetrators.”

Though Travis County and the City of Austin rightly boasts as being the second safest city in the country; we need to remind ourselves that those figures are relative. The Council on At-Risk Youth considers the violent crime arrest rates for school age youth to be unacceptable and inconsistent with other standards we set for our community.

Youth violence is a public health issue with impacts beyond the initial victim and immediate economic damage.

Viewing youth violence as a public health issue allows our community to respond to it with an encompassing array of strategies, programs, and approaches. Such a comprehensive approach reflects the multi-faceted nature of the problem and its vicious cycle of causes and effects.

The Center for Disease Control has designated youth violence as a public health issue⁴, an approach that broadens our response capacity, allowing communities to bring preventive strategies to bear. This approach can complement the criminal justice system's efforts by deploying strategies drawn from the social and developmental sciences. Moreover, recognition of youth violence as an epidemic can ensure that we address its causes and effects across the spectrum of affected victims.

The victimization of youth violence extends far beyond the initial injury. Violence leaves lasting scars not only on victims and perpetrators but the families and friends of both groups. Frequently, the devastation caused by violence lasts for a life time. For most victims, being physically assaulted prompts fear, grief, vulnerability and anger that continue for many years after the actual incident. Families of victims and perpetrators also suffer. Moreover, evidence continues to mount showing that victims are more likely to become offenders. For instance, a 2007 study on the link between victims and offenders found that "Victimization is associated with a later rise in offending in the longer term."⁵

Although the financial impact on victims of crime is less well documented, one study, published by the National Institute of Justice in 1996⁶ estimated the tangible cost of \$105 billion (including damaged property, medical and productivity losses). Tangible costs include:

- Repairing property or replacing possessions,
- Accessing health services,
- Participating in the criminal justice process, for example, attending the trial,
- Obtaining professional counseling to come to terms with the emotional impact,
- Taking time off work or from other income-generating activities,
- Funeral or burial expenses.

The "intangible" costs estimated by the NIJ study were far greater—at \$345 billion. The study borrowed from the approach of civil law damage suits to project the value of intangibles, including pain, emotional suffering, and risk of long-term disability or death.

This study was designed to establish the economic value of victimization for a variety of crimes regardless of the perpetrator's age, and did not include the governmental costs to investigate, try, and incarcerate offenders. Nevertheless, it certainly demonstrates that the impact of violence goes far beyond the initial victim.

Investments in prevention and early intervention of youth violence are highly cost-effective compared to the cost of the criminal justice system.

A recent study estimated the governmental costs of crime and criminal justice. Mark Cohen's 2005 book, "The Costs of Crime and Justice"⁷ estimated that each 10-year "repeat criminal" or the "career criminal", costs society \$2 million. Cohen based his cost estimate on the individual high school dropout who begins a 10-year crime cycle of drug related, misdemeanor and felony offenses, repeat arrests, court appearances, and jail, probation, prison and parole terms. He adds to the justice system costs estimates for tax revenue that is not paid while the perpetrator is not employed and the costs for child support which must be borne by the social safety net.

Costs for juvenile and adult criminal incarceration facilities are high. Based on web site published budget information comparing agency budgets to average daily populations for 2008, lock-up costs for one individual for one year are more than \$15,000 at a Texas State prison, \$25,000 at Travis County Jail and \$100,000 at the Texas Youth Commission. In contrast, costs for violence prevention programs are significantly less. CARY's cost for one youth in our evidence-based 12-month violence prevention program is less than \$1,000.

A review of 2008 budget figures published in respective City of Austin, Travis County and State of Texas agency websites demonstrates that the collective expenditures for law enforcement, courts, prosecution, public defense, jails, probation, prisons and parole plus federal grants for juvenile and criminal justice comes to over \$600 million for Travis County residents. Imagine the impact if the community were able to invest one percent of this amount or \$6 million in youth violence prevention services. Using the CARY program costs of less than \$1,000 per youth per year, that \$6 million would serve 6,000 at risk students involved in acts of school-based aggression, assault, abuse and intimidation of others.

Even if only 1 percent (60) of these youth were diverted from a "criminal career", using Mark Cohen's cost figures we can project a justice system savings of \$120 million! (60 youth X \$2 million). This amounts to a return on investment of 20 to 1.

Over the long-term, the criminal justice spending for our community could be significantly reduced if we could bring ourselves to invest in a prevention and early intervention effort more proportionate to the true extent of the need. However, given the reality of limited resources, we should at least strive to invest a meaningful amount in diversion efforts.

Effective tools exist to address youth violence.

We can identify the youth who would most benefit from prevention and early intervention. Moreover, many currently operating prevention and intervention programs have been evaluated and proven to be effective with these same individuals. Because we can target resources to those who most need them, and provide known, effective programs, we can provide assurance to the community that public resources are being used cost-effectively.

We know with a high degree of accuracy who our future public offenders are. A 2005 Texas A&M Institute for Public Policy Research study⁸ found “Juveniles’ behavior at school proved to be the most influential determinant of first contact with the justice system...students involved in one or more disciplinary incidents were 23.4 percent more likely to encounter a referral than those with no school disciplinary contact.” These characteristics describe 18,797 students in AISD alone, for the 2006-2007 school year.⁹

Another research review by Olweus, Limber, and Mihalic¹⁰ found that 60% of bullies in middle school will have at least one criminal court conviction by age 24; 40 % of bullies will have three criminal court convictions by age 24.

Programs exist to successfully prevent youth violence. These have been documented by the U.S. Center for Disease Control and Prevention in “Best Practices of Youth Violence Prevention: A Sourcebook for Community Action” and in the Department of Education and Justice publication “Annual Report on School Safety.” Attachment B includes summary descriptions of a few of the programs described in these resources.

CARY’s program evaluation results are very positive. Attachment C provides a summary of the findings from three independent program evaluations.

Attachment A

Arrests For School Age (10-20) Youth
for Crimes Against Persons in Travis County, Texas
for the Decade 1998 through 2007

	Murder & Manslaughter	Rape	Aggravated Robbery	Aggravated Assault	Other Assaults
1998	16	9	175	253	1,807
1999	12	20	122	207	928
2000	12	9	79	204	1,172
2001	7	13	42	168	1,147
2002	7	15	130	136	1,478
2003	4	5	46	107	1,201
2004	11	3	157	200	2,057
2005	11	2	122	273	1,723
2006	9	2	169	223	2,066
2007	12	2	146	235	2,211
Totals	101	80	1,188	2,006	15,790

Grand Total: 19,165 arrests for school age youth for crimes of violence during the last decade.

Source: Lori Kirk, Statistician - Texas Department of Public Safety, Uniform Crime Reporting
Phone: 512.424.2285 E-mail: lori.kirk@txdps.state.tx.us

Attachment B Examples of Effective Youth Violence Prevention Programs

A series of youth violence prevention programs for at-risk and high-risk youth are identified by the CDC publication "Best Practices of Youth Violence Prevention". At-risk and high-risk youth are defined as those who are aggressive and having difficulty with impulse control, problem solving, anger management, assertiveness and empathy. A small sample of "best practice" violence prevention programs includes the following:

- Elementary school programs including the "Anger Coping Program" and the "Coping Power Program". Both interventions focus on developing children's abilities to manage anger, reduce hostile intents, and improve social problem-solving skills through 18 to 30 group sessions. Post interventions showed significant reductions in children's aggression.
- One sixth grade program, "Responding in Peaceful and Positive Ways", designed for students with a history of violent behavior used Prothrow-Stith's model including 25 sessions of 50 minutes each in behavior repetition for conflict resolution, skill building and didactic learning opportunities. Results showed significantly fewer disciplinary code violations, fewer weapons carried and fewer injuries reported from fighting.
- Middle school programs included "Aggressors, Victims and Bystanders". This program was based on the premise that all three players can build the cognitive and social skills necessary to resolve problems nonviolently. The curriculum was evaluated in a study of over 300 high-risk adolescents and a control group. The intervention reduced students' belief that violence is a favorable response to conflict and it increased their intent to resolve conflict without aggression and improved their self-rated behavior.
- The PACT (Positive Adolescent Choices Training) was designed for aggressive 12 to 16 year olds and includes components of social skills training used to express anger, frustration and disappointment constructively. Anger management training is used to recognize anger triggers and learn anger responses. Techniques are learned to control anger; violence risk education is used to raise the awareness of the dynamics of violence. The program is delivered in groups fewer than ten, one to two times weekly, for 19 weeks. Researchers found that compared to controls, PACT participants had 50% fewer serious school incident reports and 50% fewer referrals to juvenile court.

Attachment C
Summary of Findings of CARY Program Evaluations

Repeated surveys of school administrators and parents shows that CARY program participants demonstrate positive attitudes, positive behaviors, improved social skills, improved problem solving skills and diminished reports of fighting and aggression. One of our recent graduating students at Bedichek Middle School proclaimed that the youth violence prevention program was so helpful to him, that he thought the program should be in each school in Austin.

- 2003-2004 School Year

Academic Research Associates found statistically significant "improvements in social behavior and decreases in anti social behaviors" with CARY students during the 2003-2004 school year.

- 2005-2006 School Year

Pablo Martinez Ph.D. found statistically significant results in improved social skills, anger management skills, conflict resolution skills and social responsibility skills for a group of CARY students in the 2005-2006 school year.

- 2006-2007 school year

Dottie Carmichael Ph.D., found that among 300 participants, CARY students demonstrated a 50% decrease in serious incident reports with the decrease sustained for an 18-month period of time in a recent evaluation of pre- and post CARY treatment using serious school incident reports during the 2006-2007 school year.

Attachment D Endnotes

¹ *Public Safety Assessment: Report on Public Safety, Crime Prevention and Victimization*. 2000. Community Action Network. Recommendations included a call for "improvement, development and implementation of a comprehensive prevention method that directs services to youth at risk of offending," and creation of "a balance between funding for incarceration and funding for prevention and intervention".

² *Uniform Crime Reporting*, by Texas Department of Public Safety, detailing the number of arrests of school-age youth for Travis County, Texas for the 10 years 1998 through 2007.

³ Fox, James Alan and Marc L. Swatt, *The Recent Surge in Homicides involving Young Black Males and Guns: Time to Reinvest in Prevention and Crime Control*; December 2008, Northeastern University; Boston, MA

⁴ David Satcher, M.D., Ph.D., et al; *Youth Violence: A Report of the U.S. Surgeon General*. January 2001. Prepared by the Department of Health and Human Services under the direction of the Office of the Surgeon General in partnership with the Centers for Disease Control and Prevention, National Center for Injury Prevention and Control, the National Institutes of Health, National Institute of Mental Health, and the Substance Abuse and Mental Health Services Administration, Center for Mental Health Services.

⁵ Smith, D.J. and Ecob, R. (2007), "An investigation into causal links between victimization and offending in adolescents", *British Journal of Sociology*, 58: 633-659.

⁶ "The Extent and Costs of Crime Victimization: A New Look." *NIJ Research Preview*; January 1996. National Institute of Justice .

⁷ Mark Cohen; *The Costs of Crime and Justice*. 2005 Routledge, New York, NY.

⁸ Carmichael, Dottie, Guy Whitten, and Michael Voloudakis. *Study of Minority Over-Representation in the Texas Juvenile Justice System*. October 2005. The Public Policy Research Institute, Texas A&M University, College Station, Texas

⁹ *Redacted Discipline Reports for the 2006-2007 School Year*, Austin Independent School District (AISD). Excerpts: "AISD took disciplinary actions such as in-school suspension, home suspension, and removal to the disciplinary alternative learning center in 37,853 cases with 18,797 students. This includes: 1) 12,080 'aggressive disciplinary acts' committed including abusive conduct to students and adults, sex offenses, illegal weapons and robbery, theft and destruction by 9,159 students; 2) 13,542 'disruptive disciplinary acts' including insubordination, disruption and throwing objects by 7,219 students; and 3) 16,148 'other disciplinary acts' by 6,678 students." During the same school year that 18,797 students were engaged in the school disciplinary system, 6,000 youth between the ages of 10 through 16 were taken into law enforcement custody and referred to the Travis County Juvenile Department.

¹⁰ Olweus, D., Limber, S., & Mihalic, S. (1999) *Bullying Prevention Program*. In D.S. Elliott (Series Ed.) *BluePrints for Violence Prevention: Book nine*. Boulder, CO: Center for the Study and Prevention of Violence. Studies of generally aggressive behavior (as opposed to studies specifically of bullying behavior) also show similar results. While many aggressive children do not become violent adults, too many do. Criminologist David Hawkins and his colleagues reviewed studies showing the link between early and later aggression and concluded that "these studies show a consistent relationship between aggressiveness in males measured from age six and later violent behavior". One study of ten and thirteen year olds showed that two thirds of the boys with high teacher rated aggression scores had criminal records for violent offenses by age 26. For the former see: Hawkins, J.D., Herrenkohl, T., Farrington, D.P., Brewer, D., Catalano, R.F., & Harachi, T.W. (1999) A Review of Predicators of Youth Violence. In R. Loeber, & D.P., Farrington (Eds.), *Serious and violent juvenile offenders: Risk factors and successful interventions* (pp.106-146). London: Sage Publications. For the later, see: Stattin, H., & Magnusson, D. (1989). The role of early aggressive behavior in the frequency, seriousness and types of later crime. *Journal of Consulting and Clinical Psychology*, 57, 710-718. Cited in Hawkins, J.D., Herrnkohl, T., Farrington, D.P., Brewer, D., Catalano, R.F., & Harachi, t.W. (1999) A review of predictors of youth violence. In R. Loeber, & D.P. Farrington (Eds.), *Serious and violent juvenile offenders: Risk factors and successful interventions* (pp.106-146). London: Sage Publications.

Email Received: March 12, 2009

Kate,

Please accept the following email that we received from one of our current clients. She was unable to attend the hearings this Monday.
Thank you for your support.

Kathleen Coggin
Family Eldercare
Director
In-Home Care & Caregiver Services

Supporting Document Below:

Dear Helen,

I appreciate your understanding that I'm not able to be with you today addressing the City Council on continuing funding for Family Eldercare's services. We are recipients of these services. We would be devastated if the City Council were to withhold funding from Family Eldercare's excellent and necessary services.

My sister & I have been caring for our Mother around the clock for the last 5 years. Prior to finding out about Family Eldercare, we were very overwhelmed with all the time & responsibilities it took to care for our Mother. My sister & I were becoming very stressed, worn out & isolated. It doesn't stop there; it begins to affect our relationships with our spouses, children, bosses, co-workers & friends. Family Eldercare provides us with a Personal Assistant at an affordable rate. Without this rate, we would not be able to have any outside help with our Mother. I can't begin to tell you how much this service has changed our lives for the better. Not only does our Mother receive excellent care but she also sees us smile a lot more now, too. We are able to go to the store at normal hours, have a little more time with our spouses and get caught up on our children & grandchildren. We are nervous and anxious at the thought of possibly losing any funding to Family Eldercare. They provide numerous necessary services for the Austin community. Many families would be directly affected. It's not just a company called Family Eldercare, it's "family elder care". I hope and pray that the Council will see that any funding toward Family Eldercare is more than worthwhile.

Thank you for listening. Again, I apologize that I'm unable to attend today.

Sincerely,

Ann Collins

Email Received: March 13, 2009

Kate:

Attached is input from Mary Lee Foundation for the Consolidated Plan.
Please contact us if you have any questions.

Thank you for your assistance.

Nancy Cates
Director of Development
Mary Lee Foundation

Supporting Document Next Page:

March 12, 2009

City of Austin
Tenant Based Rental Assistance (TBRA)
City of Austin Consolidated Plan

Mary Lee Foundation (MLF) requests FY2009-2010 TBRA funding that is part of the City of Austin Consolidated Plan for 10-15 persons who receive assistance from the Mary Lee Foundation Rehabilitation Center for persons with traumatic brain injury.

Mary Lee Foundation's CARF-accredited Rehabilitation Center focuses on:

- developing the skills necessary to maintain competitive employment
- accomplishing the activities required for daily living
- managing self medication
- improving cognitive skills
- achieving emotional adjustment and effective interpersonal relationships

Almost all the MLF Rehabilitation clients are low income and qualify for/receive funding for this program from the Texas Department of Assistive and Rehabilitative Services (DARS). Clients typically receive funding for 3-6 months of training/assistance that focuses on finding employment before the end of the 3-6 month period. Mary Lee maintains a near 90% employment success rate with these clients.

Upon graduation from the MLF Rehabilitation program, affordable housing is difficult to find for many of the approximately 30 clients who graduate each year. Many do not have money for even the first month's rent, utilities or food. Mary Lee can provide housing with the assistance of TBRA.

The Rehabilitation Center can continue onsite case management for these clients and will work within the HUD and City of Austin guidelines for TBRA.

Mary Lee Foundation can provide input into the City of Austin guidelines for 2009-2010 now being considered. Mary Lee asks that persons with brain injury be added to the TBRA's special needs priority list.

Please contact us if additional input is needed.



Charlene Crump
Founder/Executive Director, Mary Lee Foundation: 512-443-5777
Administrator, Mary Lee Foundation Rehabilitation Center: 512-443-1360

Additional contact: Nancy Cates, Director of Development: 512-443-5777

Email Received: March 13, 2009

Dear Ms. Moore,

I would like to take this opportunity to provide input for the City of Austin's Five Year Consolidated Plan in regard to housing. I strongly recommend that the Tenant-Based Rental Assistance (TBRA) vouchers, currently utilized through the Passages Collaboration, continue to be made available to very low-income (homeless or near homeless) individuals. This housing resource is extremely important in giving women and children the opportunity to transition out of emergency shelters into homes of their own. For survivors of domestic violence, the opportunity to receive these vouchers is often the most critical piece in allowing them to leave dangerous situations and begin new, violence-free lives.

Because TBRA vouchers can be utilized at a very large number of complexes in different areas of the City, the vouchers can create more safety for survivors of domestic violence who may be trying to keep the location of their new home confidential from abusers. Often times, public housing does not afford this additional safety. The flexibility in terms of location is also a huge asset in that single mothers can frequently find apartments in close proximity to their employment or preferred day cares/schools, again enhancing stability for the family.

Additionally, I urge that work be done to streamline the voucher application process currently administered by the City of Austin Housing Authority. The process can take many weeks and it is a common practice that applicants are asked to leave shelters prior to receiving their vouchers to meet demands of other families who need emergency shelter. This can result in additional exposure and risk to survivors of domestic violence in that they may go back to violent situations or live on the streets until the housing is secured. And finally, I would recommend that the barriers to obtaining vouchers for those with criminal histories be lessened. Obtaining a voucher is arduous and sometime impossible for individuals with criminal histories and that population is most often the one that needs the additional assistance in getting stabilized.

Thank you so much for your time and consideration of my recommendations and if you have questions or need further information, please do not hesitate to contact me.

Sincerely,

Coni Huntsman Stogner, MA
Director of Transitional Services
SafePlace

Email Received: March 13, 2009

Attached please find the Austin/Travis County Reentry Roundtable's written input for the Five Year Consolidated Plan. This is being submitted in addition to our input at the public hearings and TBRA stakeholders meetings.

Thanking you for the great process and your continued inclusion, I am

Jeri Houchins
Administrative Director
Austin/Travis County Reentry Roundtable

Supporting Document Next Page:

TENANT-BASED RENTAL ASSISTANCE PROGRAM

The Austin/Travis County Reentry Roundtable (A/TCRRT) recognizes the Housing & Urban Development's (HUD) desire to be responsive to local market conditions and housing needs. In this vein, A/TCRRT request the City of Austin to augment the Tenant Base Rental Assistance (TBRA) program in the Fiscal 2009-2014 Consolidated Plan by providing opportunities for the inclusion of persons with criminal backgrounds and/or persons returning to the community from Texas Department of Criminal Justice that are eligible by federal law for TBRA funding.

Travis County is one of the top five counties of release for the Texas Department of Criminal Justice with 3,044 inmates returning to our community in 2007.¹ Well designed transitioning initiatives that provide supports to offenders as they reenter the community reduces victimization, lowers recidivism rates, and breaks the cycle of involvement in the criminal justice system.² For hundreds of former offenders returning to Travis County, the question of where they will live upon re-entry is immediate and critical. Sixty-one percent of Travis County's homeless population reported having been in jail or prison. Slightly more than a third of inmates re- entering Travis County within 90 days from the TDCJ—Travis Unit and the Travis County Correctional Complex said that they did not know where they would go upon release.³ Unstable housing is a major cause of recidivism since, with each move after prison, a person's likelihood of re-arrest increases by 25%.⁴ Additionally, mental illness is more prevalent among the Texas' incarcerated population than it is among our general population.⁵ Like others in the criminal justice system, they will be returning to our community with special needs to reach self sufficiency.

The City currently contracts with two entities for TBRA funds--both of which exclude the reentry population through policy and screening tools. Historically, a primary cause of TBRA funds not being fully utilized is that persons with criminal histories are automatically ineligible. According to current HUD regulations, the City can use TBRA funds for self-sufficiency initiatives and assistance to special populations as well as provide a preference for persons with a particular type of special need, if (a) the specific category of need is identified in the consolidated plan as having unmet need and (b) the preference is needed to narrow the gap in benefits and services received by such persons. The reentry population meets both of these requirements and is further justified by the significant percentage of persons who are homeless and/or have mental disabilities in addition to their

¹ "Statistical Fiscal Year 2007 Report". Texas Department of Criminal Justice. July, 2008.

<http://www.tdci.state.tx.us/publications/executive/Fiscal%20Year%202007%20Statistical%20Report.pdf>

² "Community Supervision and Corrections in Texas". Texas Department of Criminal Justice. March, 2007.

http://www.tdci.state.tx.us/publications/cjad/HouseCorrections_3_22_2006_Interim%20Charges_final.pdf

³ "Housing Needs and Barriers for Formerly Incarcerated Persons in Travis County". Austin/Travis County Reentry Roundtable, 2008

⁴ Meredith, T., J. Speir, S. Johnson, and H. Hull. 2003. *Enhancing Parole Decision-Making Through the Automation of Risk Assessment*. Atlanta, GA

⁵ Baillargeon, J. "Psychiatric Disorders, HIV Infection, and Continuity of Care following Release from Prison". 2008.

http://www.mhtransformation.org/documents/incarceration/Baillargeon_MH_Reentry.pdf

criminal background. A/TCRRT requests the City to specify the reentry population as part of a community-wide and inclusive TBRA program with broadened eligibility criteria and moderate screening processes that allow more citizens the opportunity to reach the self sufficiency goals of the TBRA Program. Expanding the TBRA Program to include this population in the Fiscal 2009-2014 Consolidated Plan will enhance public safety, increase funds for community supports as criminal justice monetary needs are reduced, and meet the special needs of many persons in the homeless and behavioral health subpopulations to the benefit of all citizens of the City of Austin.

Email Received March 13, 2009:

Dear Ms. Moore:

Youth and Family Alliance and LifeWorks would like to emphasize the need for funding through City of Austin's Tenant-Based Rental Assistance (TBRA) program for youth who are formerly homeless, "aging out" of the foster care system, and/or are young parents.

LifeWorks was incorporated as a nonprofit in 1998 through a merger of four well established community-based organizations and has roots dating back to 1910. LifeWorks' mission is to transition youth and families from crisis to safety and success, and this is accomplished through a continuum of youth services not found within another single agency in central Texas.

LifeWorks' populations are poor and working-poor families; homeless, runaway and foster care youth (including young adults who have "aged out" of foster care), and teenage parents. Most of the youth, families and individuals served reside in high-risk areas of Austin/Travis County, such as South and Southeast Austin, East Austin and North Austin. This population includes severely vulnerable youth who have no choice but to transition to adulthood at a very early age.

A new report released this week from the National Center on Family Homelessness ranks Texas 50th in the nation in child homelessness, with over 330,000 Texas children going to sleep each night without a permanent and stable home. LifeWorks case managers are effective in supporting youth as they strive towards self-sufficiency, but the lack of affordable housing in our community is a noted barrier. Rental and security deposit assistance, as well as assistance with paying off past utility and housing debt are demonstrated needs among our clientele.

LifeWorks serves hundreds of homeless and formerly foster care youth each year that would be good candidates for TBRA funds. Many of these are already receiving case management services and are truly on the path to self-sufficiency but are in need of housing stability as they try to get through school, access life skills, parenting classes and/or counseling through the LifeWorks continuum. Additional rental assistance for this vulnerable population will be utilized efficiently and seamlessly within an existing system of supports.

Thank you for seeking input from the community, and we look forward to working with you in the future. Please contact me at 735-2453 or by email at Susan.McDowell@lifeworksweb.org.

Sincerely,

Susan McDowell
Executive Director

Letter Received: March 7, 2009:

CLIENT LETTER

I got on Section 8 after one year of waiting several years ago. I had to check with over 30 places to get accepted for housing due to criminal charges committed several years before.. As a person living with disabilities and receiving Section 8 housing, it has greatly improved my quality of life. Meaning that I'm able to pay my ^{to me} monthly expenses, adhere to my medical needs without the stress of finding a stable private place or the stress of most of my disability check going to rent. I have an affordable place that allows me to take care of myself both mentally and physically. We need more affordable housing in Austin for everyone especially for people with HIV and disabilities.

A J.

Letter Received: March 7, 2009:

**E. Rey Garcia
Leonardo Olivares**

Cellular: 512.939.5684
Email: ereyg@yahoo.com

2901 Swisher Street #313
Austin, Texas 78705-3420

February 10, 2009

Neighborhood Housing & Community Development Department
Street-Jones Building
1000 East 11th Street
Austin, Texas 78702

Ladies and Gentlemen:

We believe HIV/AIDS-specific housing is important for the City of Austin and its families for three reasons:

- **Financial need:** While public housing may be considered a undesirable by middle and upper classes, many hard-working, disciplined people living with HIV/AIDS consider a roof over their heads a blessing. Their daily financial struggles with medical bills, no medical insurance, or low paying jobs are alleviated by housing assistance.
- **Public health issue:** Everyone benefits when people with HIV/AIDS are provided public housing. When given public housing, people live healthier, less stressful lives as opposed to living on the streets where both people living with HIV/AIDS and the general public are exposed to other disease.
- **Criminal History:** People living with HIV/AIDS that have some criminal background, but have completed all their probation requirements, paid any outstanding fees and now live a crime-free, productive lives should be given the opportunity to obtain public housing.

Sincerely,



E. Rey Garcia



Leonardo Olivares

//

Response to Written Comments Received during Needs Assessment Period

Submitter/Affiliation	Summary	Staff Response
Eric	Recommended the need to investigate concerns regarding patterns of discrimination with respect to allocation of public housing funds. i.e. identify and work with non-profit organizations that lacks diverse buyers and tenants groups. Assist with the repairs and rehabilitation of owner occupied homes e.g. energy efficient upgrades, paint, roofing and remodeling essentials.	The FY 2009-14 Consolidated Plan continues funding rehabilitation or reconstruction of homes for households at or below 60 percent of median family income in need of substantial repairs, such as foundation repair, roofing, plumbing, and electrical repair. The plan also funds local non-profit organizations to cover the cost of materials used to repair the homes of low-income households at or below of 60 percent of median family income.
Dale Bulla, City Resident	Concern with feral hogs entering neighborhood and destroying property.	This concern is outside of the eligibility of programs funded by the FY 2009-14 Consolidated Plan. The City of Austin Water Utility is addressing this concern by contracting with the Texas AgriLife Extension Service to control the feral hog population.
Carey and Rose Epps	Resident of Aloe Cove requested help with feral hogs entering neighborhood and destroying property.	This concern is outside of the eligibility of programs funded by the FY 2009-14 Consolidated Plan. The City of Austin Water Utility is addressing this concern by contracting with the Texas AgriLife Extension Service to control the feral hog population.
Ann Stafford	Suggested that there be a coordinating board for housing programs such as the Basic Needs Coalition's Best Single Source.	The City participates in the Community Action Network that coordinates non-profits, government, entities, and community members around community issues such as housing and homelessness.

Tiffany Nuckols-Berdoll Neighborhood Watch Committee	Requests that Del Valle residents in an area recently annexed by the City of Austin should be included in the Fiscal Year 2009-14 Consolidated Plan. We are in need of many resources to help our young youths as well as other residents in the community.	The FY 2009-14 Consolidated Plan continues funding programs that assist at-risk youth and their families through wrap-around services that focus on basic needs, mental health services, educational support and social enrichment.
HOPWA Client	Support for housing program for individuals with HIV/AIDS	The FY 2009-14 Consolidated Plan continues funding programs that assist persons living with HIV/AIDS achieve stable housing and increase access to medical care and supportive services.
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Marilyn Hartman-National Alliance on Mental Illness	Concerned about the severe shortage of affordable, safe, licensed housing for the mental ill and offers support for the city to fund such housing and services.	The FY 2009-14 Consolidated Plan continues to fund programs that assist low-income and special needs populations with supportive services to increase self- sufficiency.
Adrian Moore-Executive Director Council on At-Risk Youth	Need to identify teen violence as a high priority and support for the city to fund violence prevention programs and services	The FY 2009-14 Consolidated Plan continues funding programs that assist at-risk youth and their families through wrap-around services that focus on basic needs, mental health services, educational support and social enrichment.
Ann Collins- Family Eldercare Client	Support of the City to continue funding Family Eldercare and the services they provide.	The FY 2009-14 Consolidated Plan continues funding programs that assist low-income seniors to maintain independent living through home care services and provide guardianship and elder shelter programs for seniors to prevent and protect seniors for becoming victims of abuse, neglect, or exploitation.
Charlene Crump-Mary Lee Foundation	Request for funding to serve 10-15 clients with traumatic brain injury through the TBRA program.	The FY 2009-14 Consolidated Plan provides financial support to organizations that work with persons who are homeless and persons at risk of becoming homeless, including providing rental assistance under TBRA. HUD stimulus funding will support the Homeless Prevention and Rapid-Re-Housing Program (HPRP) in FY2009-10. HPRP will prevent people from becoming homeless, divert people out of shelters, and rapidly re-house people through rental assistance into permanent housing targeting individuals reentering from institutions and criminal justice system, youth aging out of foster care, families, and persons with mental illness.

<p>Connie Huntsman Stogner, SafePlace</p>	<p>Expressed support for the continued funding of the TBRA program and requested the program extend to serve very low-income individuals.</p>	<p>The FY 2009-14 Consolidated Plan provides financial support to organizations that work with persons who are homeless and persons at risk of becoming homeless, including providing rental assistance under TBRA. HUD stimulus funding will support the Homeless Prevention and Rapid-Re-Housing Program (HPRP) in FY2009-10. HPRP will prevent people from becoming homeless, divert people out of shelters, and rapidly re-house people through rental assistance into permanent housing targeting individuals reentering from institutions and criminal justice system, youth aging out of foster care, families, and persons with mental illness.</p>
<p>Jeri Houchins-Austin/Travis Country Reentry Roundtable</p>	<p>Requested the City include the re-entry population as a part of an inclusive TBRA program with broadened eligibility criteria and requirements.</p>	<p>The FY 2009-14 Consolidated Plan provides financial support to organizations that work with persons who are homeless and persons at risk of becoming homeless, including providing rental assistance under TBRA. HUD stimulus funding will support the Homeless Prevention and Rapid-Re-Housing Program (HPRP) in FY2009-10. HPRP will prevent people from becoming homeless, divert people out of shelters, and rapidly re-house people through rental assistance into permanent housing targeting individuals reentering from institutions and criminal justice system, youth aging out of foster care, families, and persons with mental illness.</p>
<p>Susan McDowell-Lifeworks</p>	<p>Support of the need for funding through TBRA program for youth who are formerly homeless or aging out of foster care.</p>	<p>The FY 2009-14 Consolidated Plan provides financial support to organizations that work with persons who are homeless and persons at risk of</p>

		becoming homeless, including providing rental assistance under TBRA. HUD stimulus funding will support the Homeless Prevention and Rapid-Re-Housing Program (HPRP) in FY2009-10. HPRP will prevent people from becoming homeless, divert people out of shelters, and rapidly re-house people through rental assistance into permanent housing targeting individuals reentering from institutions and criminal justice system, youth aging out of foster care, families, and persons with mental illness.
HOPWA Client	Support for Section 8 housing services for persons living with HIV/AIDS and the need for continued support and funding.	The FY 2009-14 Consolidated Plan continues funding programs that assist persons living with HIV/AIDS achieve stable housing and increase access to medical care and supportive services.
E. Ray Garcia and Leonardo Olivares	Support for HIV/AIDS specific affordable housing.	The FY 2009-14 Consolidated Plan continues funding programs that assist persons living with HIV/AIDS achieve stable housing and increase access to medical care and supportive services.

Appendix 1

Section 2d: Survey

- i. Survey
 - a. English
 - b. Spanish
- ii. Survey Results

Please fill out the following survey through March 13, 2009 to help the City of Austin plan for affordable housing, community development, economic development, and public service needs of Austin residents for the next five years. This survey will help the City determine budget and program priorities for the FY 2009-14 Consolidated Plan.

PLEASE SEE THE BACK OF THIS SURVEY FOR MAILING INSTRUCTIONS OR FILL OUT THIS SURVEY ONLINE IN ENGLISH OR SPANISH AT WWW.CITYOFAUSTIN.ORG/HOUSING.

⊕ **Rate the need for the following programs/services in the Austin community using the following scale:**

4) Very High, 3) Somewhat High, 2) Somewhat Low, 1) Very Low, or 0) No Opinion/Don't Know

- Emergency Shelters/Homeless Services
- Rent & Utility Assistance
- Creation of Affordable Rental Housing
- Homeownership Opportunities for First-Time Homebuyers
- Homebuyer Education, Financial Literacy & Foreclosure Prevention Education
- Home Repair/Home Rehabilitation/Home Accessibility Services
- Small Business Assistance Programs
- Job Creation
- Revitalization of Blighted Commercial Districts
- Tenants' Rights/ Fair Housing Assistance
- Child Care
- Senior Services
- Youth Services
- Public Facilities

⊕ **Rate the affordable housing needs of Austin residents using the following scale:**

4) Very High, 3) Somewhat High, 2) Somewhat Low, 1) Very Low, or 0) No Opinion/Don't Know

- Workforce population (e.g. nurses, teachers, firefighters)
- Working Poor population (e.g. child care workers; janitors, food service workers)
- Elderly/Disabled population living on fixed income
- Homeless population

⊕ **Rate the need for the following housing types in the Austin community using the following scale:**

4) Very High, 3) Somewhat High, 2) Somewhat Low, 1) Very Low, or 0) No Opinion/Don't Know

- Accessible housing for disabled persons/elderly
- Apartments
- Assisted living for seniors
- Homeless shelters
- Single family, detached homes
- Duplex/Triplex
- Town homes
- Condominiums
- Housing for previously homeless people, including victims of domestic violence
- Housing for people with HIV/AIDS

Mail Survey to:

Neighborhood Housing and Community Development Office

Attn: Kate Moore, P.O. Box 1088 Austin, TX 78767

Or Fill out Survey Online in English or Spanish: www.cityofaustin.org/housing

FOR MORE INFORMATION ON THE FY 2009-14 CONSOLIDATED PLAN

BACKGROUND:

The City receives funding from the U.S. Department of Housing and Urban Development (HUD) and additional funding from local programs including General Revenue Funds, local General Obligation Bonds and program income to benefit low and moderate income households. The Consolidated Plan will be used as a blueprint for identifying community priorities for funding to address priority housing, community development, economic development, and public service needs. In order to receive these grants from the U. S. Department of Housing and Urban Development (HUD), the City of Austin must submit a Consolidated Plan every 5 years, in addition to an annual Action Plan.

Visit the City of Austin's website at www.cityofaustin.org/housing, or call (512) 974-3100, for more information about the Consolidated Plan and opportunities for public input, including public hearings dates and locations.

SURVEYS ARE AVAILABLE AT THE FOLLOWING:

- 1) Online at www.cityofaustin.org/housing in English and Spanish. **Encuestas en español están disponibles a www.cityofaustin.org/housing**
- 2) All public hearings.
- 3) All City of Austin Libraries.

WRITTEN COMMENTS:

The public may submit written comments regarding the Consolidated Plan and Action Plan through March 13, 2009. The City will utilize written comments to help identify community needs and allocate funding accordingly. The Draft FY 2009-14 Consolidated Plan and the FY 2009-10 Action Plan will be published for additional public comment in June 2009.

Please submit your written comments to:

Neighborhood Housing and Community Development Office

Attn: Kate Moore, P.O. Box 1088 Austin, TX 78767

(512) 974-3100 Fax: (512) 974-3122; or email comments to: kate.moore@ci.austin.tx.us

Visit the City of Austin's website at: www.cityofaustin.org/housing

Favor de completar esta encuesta antes de 13 de Marzo, 2009 para ayudar a la Ciudad de Austin a planificar la vivienda, el desarrollo comunitario, el desarrollo económico, y las necesidades de servicios al público por los próximos cinco años. Esta encuesta ayudará a la Ciudad a determinar las prioridades del presupuesto y los programas para el Plan Consolidado por los años fiscales 2009-14.

FAVOR DE REVISAR PÁGINA 2 PARA INSTRUCCIONES SI USTED DESEA REGRESAR ESTA ENCUESTA POR CORREO REGULAR. PARA COMPLETARLA POR INTERNET EN ESPAÑOL E INGLÉS, VISITE WWW.CITYOFAUSTIN.ORG/HOUSING.

Clasificar la necesidad que Austin tiene de los siguiente programas/servicios. Use la siguiente escala:

4) *Muy alta*, 3) *Algo alta*, 2) *Algo baja*, 1) *Muy baja*, o 0) *Sin opinión/No sé*

- Refugios/servicios para personas sin hogar
- Asistencia para pagar rentar o pagos de servicios
- Creación de viviendas de bajo costo que se rente
- Oportunidades para personas comprando una casa por la primera vez
- Educación para compradores de casa, entrenamiento personal financiero, educación para prevenir la ejecución de hipoteca
- Reparaciones de casa/Mejoras de casa/Servicios para hacer la casa más accesible
- Préstamos y entrenamiento a negocios pequeños/menores
- Creación de trabajo
- Rehabilitación comercial de vecindad
- Asistencia sobre derechos para renteros
- Servicios de cuidados de niños
- Servicios para personas de edad avanzada
- Servicios para jóvenes
- Facilidades públicas

Clasificar la necesidad que la gente de Austin tiene para vivienda de bajo costo. Use la siguiente escala:

4) *Muy alta*, 3) *Algo alta*, 2) *Algo baja*, 1) *Muy baja*, o 0) *Sin opinión/No sé*

- Población de trabajadores (por ejemplo: enfermeras, maestros, bomberos)
- Población de trabajadores con bajos sueldos (por ejemplo: trabajadores de guarderías; custodios, trabajadores de restaurantes)
- Personas de edad avanzada/incapacitadas que tiene ingreso fijo
- Personas sin hogar

Clasificar la necesidad que Austin tiene de las siguiente clases de vivienda. Use la siguiente escala:

4) *Muy alta*, 3) *Algo alta*, 2) *Algo baja*, 1) *Muy baja*, o 0) *Sin opinión/No sé*

- Vivienda accesible para personas de edad avanzada/incapacitadas
- Apartamentos
- Vivienda con servicios adicionales para personas de edad avanzada
- Refugios para personas sin hogar
- Casa separada, para sólo una familia
- Duplex (casa doble)/Triplex (casa triple)
- Casa unifamiliar en grupo ("townhouse")
- Condominio
- Vivienda de transición para personas que anteriormente estuvieron sin hogar, incluyendo víctimas de violencia doméstica
- Vivienda para gente con SIDA

Regrese la encuesta a:

Neighborhood Housing and Community Development Office

Attn: Kate Moore, P.O. Box 1088 Austin, TX 78767

O complete la encuesta por internet en español e inglés: www.cityofaustin.org/housing

**MÁS INFORMACIÓN SOBRE EL PLAN CONSOLIDADO
POR LOS AÑOS FISCALES 2009-14**

ANTECEDENTES:

La Ciudad recibe fondos del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD) y fondos adicionales de programas locales los que incluyen El Fondo de Ingresos Municipales, Bonos de Obligación General, e ingresos derivados por programas para ciudadanos de bajo ingreso. El propósito del Plan Consolidado es identificar las prioridades de la comunidad en el uso de fondos en los rubros de vivienda, desarrollo comunitario, desarrollo económico, y necesidades de servicios al público. Para recibir los fondos del Departamento de Vivienda y Desarrollo Urbano, la Ciudad de Austin debe de someter el Plan Consolidado cada cinco años, además del Plan de Acción anual.

Visite el sitio web de la Ciudad de Austin www.cityofaustin.org/housing o llame al (512) 974-3100 para más información sobre el Plan Consolidado y algunas oportunidades para comentarios públicos.

LAS ENCUESTAS ESTÁN DISPONIBLES:

- 1) En línea a www.cityofaustin.org/housing en español e inglés.
- 2) En las audiencias públicas y reuniones públicas.
- 3) En todas las bibliotecas públicas de la Ciudad de Austin

COMENTARIOS:

El público podrán someter comentarios por escrito sobre el Plan Consolidado y el Plan de Acción hasta 13 de Marzo, 2009. La Ciudad utilizará comentarios por escrito para identificar necesidades de la comunidad y distribuir fondos como corresponde. Los borradores del Plan Consolidado 2009-14 y del Plan de Acción 2009-10 serán publicados para recibir comentarios adicionales en Junio del 2009.

Favor de enviar sus comentarios por escrito a:

Neighborhood Housing and Community Development Office

Attn: Kate Moore, P.O. Box 1088 Austin, TX 78767

(512) 974-3100 Fax: (512) 974-3122; o por correo electrónico a: kate.moore@ci.austin.tx.us

Visite el sitio web de la Ciudad de Austin www.cityofaustin.org/housing

VEA AL REVERSO PARA MÁS INFORMACIÓN.

Survey Results

Survey Totals for Question 1: Rate the need for the following programs/services in the Austin community							
Components	Very High	Somewhat High	Somewhat Low	Very Low	No opinion/Don't Know	Rating Average	Response Count
Emergency Shelters/Homeless Services	190	101	29	21	13	3.35	354
Rent & Utility Assistance	192	106	33	16	10	3.36	357
Creation of Aff. Rental Housing	248	59	28	16	5	3.53	356
Homeownership Opp. for 1st Time Homebuyers	98	117	70	41	23	2.83	349
Homebuyer Education, Financial, & Foreclosure	120	115	74	23	17	3.00	349
Home Repair, Rehab, & Accessibility Services	120	122	63	18	27	3.07	350
Small Business Assistance Programs	70	112	93	35	41	2.70	351
Job Creation	196	91	37	21	10	3.34	355
Revitalization of Blighted Commercial Districts	62	104	89	50	40	2.58	345
Tenants' Rights/ Fair Housing Assistance	122	120	65	28	19	3.00	354
Child Care	172	91	46	22	24	3.25	355
Senior Services	139	106	54	22	29	3.13	347
Youth Services	136	119	44	28	20	3.11	347
Public Facilities	93	106	72	40	31	2.81	342

Survey Totals for Question 2: Rate the affordable housing needs of Austin residents							
Components	Very high	Somewhat high	Somewhat Low	Very Low	No Opinion/ Don't Know	Rating Average	Response Count
Workforce population	104	126	63	36	21	2.91	350
Working Poor population	249	60	20	17	7	3.56	353
Elderly/Disabled population living on fixed income	236	60	23	19	17	3.52	355
Homeless population	222	61	24	33	16	3.39	356

Survey Totals for Question 3: Rate the need for the following housing types in the Austin community							
Components	Very high	Somewhat high	Somewhat Low	Very Low	No Opinion/ Don't Know	Rating Average	Response Count
Accessible housing for disabled/elderly people	175	102	38	11	25	3.35	351
Apartments	104	80	84	51	20	2.74	339
Assisted living for seniors	122	115	45	27	38	3.08	347
Homeless shelters	168	92	41	35	13	3.17	349
Single family, detached homes	98	82	88	46	25	2.74	339
Duplex/Triplex	66	89	94	48	43	2.58	340
Town homes	41	70	112	89	32	2.20	344
Condominiums	30	46	99	130	37	1.92	342
Housing for previously homeless people	216	76	26	19	14	3.45	351
Housing for people with HIV/AIDS	125	99	43	31	46	3.07	344

Appendix 1

Section 3: Draft Comment Period

Draft Comment Period

- a. Public Hearing Summaries
 - i. *June 18*- Austin City Council Meeting
 - ii. *June 29*- Community Development Commission Meeting

- b. Written Comments
 - i. Letters and Emails Received
 - ii. Staff Response Table

Appendix 1

Section 3a: Public Hearing Summaries

- i.* June 18- Austin City Council Meeting
- ii.* June 29- Community Development Commission Meeting

Public Hearing
Austin City Council
June 18, 2009

The following represents a summary of the testimony during the public hearing summarized by NHCD staff. The following is not a complete transcript of public testimony.

Name	Statement	Staff Response
Jo Kathryn Quinn – Caritas of Austin	Advocated for special needs populations, the homeless, and persons with criminal backgrounds as they relate to housing barriers, and the homeless. Reviewed the Consolidated Plan and found it to be thorough and accurate with regard to the homeless population. Ms. Quinn wants the Consolidated Plan to include specific strategies related to persons with criminal backgrounds.	The final Fiscal Year 2009-14 Consolidated Plan features the reentry population as a Special Needs Population.
Debbie Russell - ACLU	Commended the Plan’s public input process and wants to see it modeled in other plans. Advocated to fund affordable housing, senior services, youth programs, permanent supportive housing, homeless prevention measures, job creation, and transitional housing for disabled, mentally ill, and the criminal justice re-entry population. Spoke against General Fund cuts that would impact these services.	The Fiscal Year 2009-14 Consolidated Plan prioritizes affordable housing, senior services, youth services, homeless services, and job creation. The Plan also prioritizes affordable housing for households with incomes less than 30 percent of median family income. This housing could include permanent supportive housing and transitional housing.
Catherine Stark - Executive Director of Austin Tenants’ Council	Advocated for affordable housing and the importance of NHCD and its role in affordable housing. Spoke against General Fund cuts that would impact these services.	NHCD’s final fiscal year 2009-10 budget includes \$2 million from the sustainability fund, replacing funds received from the general fund in prior years.
Stuart Hersh, Retired City of Austin Employee	Recommendations: 1) Support level funding for the Tenant Based Rental Assistance program (TBRA) and adopt local guidelines that match federal guidelines. 2) Minimize the carry-forward in the Housing Trust Fund (HTF) by making up to \$850,000 available for shovel-ready rental projects before September 1; 3) Supplement next year’s HTF by adding money from	1) The Fiscal Year 2009-10 Action Plan budget contains level funding for TBRA; 2) NHCD continues to process Housing Trust Fund applications in fiscal year 2008-09; 3) NHCD does not currently receive repaid fee waivers, however, the City is currently exploring this issue; 4) The General Fund (now from the Sustainability Fund) was

	<p>the 9/7/2000 Council Resolution and from repaid S.M.A.R.T. Housing fee waivers and other program income. 4) Restore General Fund support for Senior Services and Tenant Counseling services. 5) Add General Fund support for one vacant S.M.A.R.T. Housing staff position to increase production.</p>	<p>restored for senior services and tenants' counseling; 5) The general fund (now from the Sustainability Fund) did restore the S.M.A.R.T. Housing position.</p>
<p>Ted Hughes - National Alliance on Mental Illness</p>	<p>Advocated services for persons with severe mental illnesses and drug addictions and feels the draft Consolidated Plan does not address people who have problems that are co-occurring. Spoke regarding people with severe mental illness who end up in the criminal justice system and back into society with criminal backgrounds, another barrier for affordable housing and asked for more detailed information about this population in the Plan.</p>	<p>The Fiscal Year 2009-14 Consolidated Plan includes persons with mental illness as a Special Needs population. Many programs funded by the Plan serve this population, including homeless services and affordable rental housing. The final Consolidated Plan includes more information about persons with Mental Illness.</p>
<p>Nancy Cates - Mary Lee Foundation</p>	<p>Spoke against cuts to the Housing Trust Fund for this year. Projects, including the Willows project, are shovel-ready. Ms. Cates also requested there not be so many cuts to NHCD and their programs.</p>	<p>NHCD continues to process Housing Trust Fund applications in fiscal year 2008-09. NHCD's final fiscal year 2009-10 budget included \$2 million from the sustainability fund, instead of the general fund.</p>
<p>Jerry Houchins, Austin Re-entry Round Table (ARRT)</p>	<p>Testified that reducing recidivism means promoting public safety and that successful re-entry and reintegration back into our community is vital for public safety. Thanked NHCD for working with ARRT to include the re-entry population in the Consolidated Plan.</p>	<p>The final Fiscal Year 2009-14 Consolidated Plan features the reentry population as a Special Needs Population.</p>
<p>Mathilde Flores - AIDS Services of Austin & Housing Opportunities for Persons with Aids</p>	<p>Testified regarding people with HIV/AIDS, and those with criminal backgrounds and the barriers they face along with the need of housing assistance for that population. Ms. Flores thanked NHCD for the work they do.</p>	<p>The Fiscal Year 2009-14 Consolidated Plan prioritizes services and housing for persons with HIV/AIDS and features the reentry population as a Special Needs Population.</p>

<p>Joyce Pohlman - Family Eldercare</p>	<p>Advocated for the homeless and affordable housing and testified regarding assisting people who make less than \$650 a month, who have serious disabilities, including mental health issues, criminal backgrounds, physical disabilities issues, and elderly or frail. Family Eldercare is a program that helps keep people in housing. It is a preventative and proactive housing organization.</p>	<p>The Fiscal Year 2009-14 Consolidated Plan prioritizes affordable housing and services for very low-income households and special needs populations, including the elderly. The Senior Services program, which funds Family Eldercare, is fully funded in the final Fiscal Year 2009-10 Action Plan budget.</p>
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Public Hearing
Community Development Commission

June 29, 2009

The following represents a summary of the testimony during the public hearing summarized by NHCD staff. The following is not a complete transcript of public testimony.

Name	Statement	Staff Response
Rosa Linda Martinez – Family Eldercare	Testified on behalf of Family Eldercare. Due to health issues Ms. Martinez was unable to find work and Family Eldercare provided support for her. She highly recommended their services.	The Fiscal Year 2009-14 Consolidated Plan prioritizes services to special needs populations, including the elderly. The Senior Services program, which funds Family Eldercare, is fully funded in the final Fiscal Year 2009-10 Action Plan budget.
Georgia Hutchison – Family Eldercare	Testified on behalf of Family Eldercare and all they have done for her. Family Eldercare assisted her in moving out of an unhealthy living environment, provided food, and relocated her to a more suitable living situation.	The Fiscal Year 2009-14 Consolidated Plan prioritizes services to special needs populations, including the elderly. The Senior Services program, which funds Family Eldercare, is fully funded in the final Fiscal Year 2009-10 Action Plan budget.
Nancy Cates - Development Director for Mary Lee Foundation	Advocated for S.M.A.R.T. Housing™ and the Housing Trust Fund for this year. Several projects, including the May Lee Project - the Willows, are shovel-ready if access to some gap funding was available. S.M.A.R.T. Housing has been an invaluable to the Mary Lee Foundation and their programs. Many pre-development needs were facilitated by S.M.A.R.T. Housing.	S.M.A.R.T. Housing™ is funded in the fiscal year 2009-10 budget under Developer Assistance. The Willows application was funded with \$2.25 million in GO Bonds in fiscal year 2008-09. The Housing Trust Fund will receive approximately \$200,000 in fiscal year 2009-10.

<p>Stuart Hersh - Retired City Employee</p>	<p>Recommendations: 1) Support the Tenant Based Rental Assistance (TBRA) funding level and adopt local guidelines that match federal guidelines. 2) Minimize the carry-forward in the Housing Trust Fund (HTF) by making up to \$850,000 available for shovel-ready rental projects before September 1; 3) Supplement next year's HTF by adding money from repaid S.M.A.R.T. Housing fee waivers and other program income. 4) Restore General Fund support for Senior Services and Tenant Counseling services. 5) Add General Fund support for one vacant S.M.A.R.T. Housing staff position to increase production.</p>	<p>1) The Fiscal Year 2009-10 Action Plan budget does have level funding for TBRA; 2) NHCD continues to process Housing Trust Fund applications in fiscal year 2008-09; 3) NHCD does not currently receive repaid fee waivers, however, the City is currently exploring this issue; 4) The General Fund (now the Sustainability Fund) was restored for senior services and tenants' counseling; 5) the general fund did restore the S.M.A.R.T. Housing position for fiscal year 2009-10.</p>
<p>Joyce Hefner - Family Eldercare</p>	<p>Spoke against General Fund cuts that would impact senior services. The current proposed cut is over 70 percent of Family Elderly Care's funding and would effectively stop their ability to serve the senior population at need. Many of the current clients are afraid of ending up at traditional emergency centers and shelters, whereas Family Eldercare provides important and safe service.</p>	<p>The Fiscal Year 2009-14 Consolidated Plan prioritizes services to special needs populations, including the elderly. The Senior Services program, which funds Family Eldercare, is fully funded in the final Fiscal Year 2009-10 Action Plan budget.</p>
<p>Joyce Pohlman - Family Eldercare</p>	<p>Agreed that CDBG should be used for housing, but also services. Advocates and works with Family Eldercare. Understands why the affordable housing department would want to keep financial focus on housing specifically. However, their program helps keep people in housing and reduces the need for additional affordable housing.</p>	<p>The Fiscal Year 2009-14 Consolidated Plan prioritizes services to special needs populations, including the elderly. The Senior Services program, which funds Family Eldercare, is fully funded in the final Fiscal Year 2009-10 Action Plan budget.</p>
<p>Mitra Ekhtiar – Family Eldercare</p>	<p>Advocated for Family Eldercare and spoke against General Fund cuts that would impact senior services. Eldercare has a 100% success rate in post-service placement. There are closures of several more senior transitional housing facilities in the region.</p>	<p>The Fiscal Year 2009-14 Consolidated Plan prioritizes services to special needs populations, including the elderly. The Senior Services program, which funds Family Eldercare, is fully funded in the final Fiscal Year 2009-10 Action Plan budget.</p>

Shirley Rose – Family Eldercare	Testified on behalf of Family Eldercare whom has helped her with improving her quality of life and assisted with health issues after she relocated to Austin following Hurricane Ike.	The Fiscal Year 2009-14 Consolidated Plan prioritizes services to special needs populations, including the elderly. The Senior Services program, which funds Family Eldercare, is fully funded in the final Fiscal Year 2009-10 Action Plan budget.
Kendra Peters - Family Eldercare Bill Payer Program Manager	Spoke on behalf of Family Eldercare. Many people use the services of Eldercare and the demand is high. Eldercare prevents exploitation of elderly and for those in need of assistance, stabilizes housing, and serves citizens who without a family support system.	The Fiscal Year 2009-14 Consolidated Plan prioritizes services to special needs populations, including the elderly. The Senior Services program, which funds Family Eldercare, is fully funded in the final Fiscal Year 2009-10 Action Plan budget.
Clyde O’Dell - Family Eldercare	Testified on behalf of Family Eldercare. Mr. O’Dell stated the he is very thankful for the service he receives and enjoys the service.	The Fiscal Year 2009-14 Consolidated Plan prioritizes services to special needs populations, including the elderly. The Senior Services program, which funds Family Eldercare, is fully funded in the final Fiscal Year 2009-10 Action Plan budget.
Gloria Estrada - Family Eldercare	Testified for Family Eldercare and the services they provide. Eldercare changed and saved her life. Ms. Estrada was homeless, abused, incarcerated, institutionalized, addicted to drugs, and trying to survive. Due to the services provided by Eldercare she is now recovering and is in the process of building a new life.	The Fiscal Year 2009-14 Consolidated Plan prioritizes services to special needs populations, including the elderly. The Senior Services program, which funds Family Eldercare, is fully funded in the final Fiscal Year 2009-10 Action Plan budget.
Faith Shexnayder - Family Eldercare	Advocated for Family Eldercare and is a neighbor of a recipient of the services provided by Eldercare. We have a moral and ethical obligation to take care of those in the community who can’t take care of themselves and she is happy to see Eldercare fulfilling this obligation.	The Fiscal Year 2009-14 Consolidated Plan prioritizes services to special needs populations, including the elderly. The Senior Services program, which funds Family Eldercare, is fully funded in the final Fiscal Year 2009-10 Action Plan budget.
Gloria Morales	Testified to voice support for any youth and senior services. Getting youth involved with seniors and with local business to learn life values.	The Fiscal Year 2009-14 Consolidated Plan prioritizes services to special needs populations, including the elderly and youth. The Senior Services program and the Youth Services program are fully funded in the final Fiscal Year 2009-10 Action Plan budget.

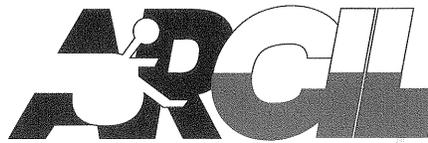
Diana Saltus - Family Eldercare	Explained various facets of the services provided by Family Eldercare and the need for funding to keep these services.	The Fiscal Year 2009-14 Consolidated Plan prioritizes services to special needs populations, including the elderly. The Senior Services program, which funds Family Eldercare, is fully funded in the final Fiscal Year 2009-10 Action Plan budget.
Michael Warburton - Family Eldercare	Volunteers at Family Eldercare and has worked with a client of Eldercare for ten years. Spoke against General Fund cuts that would impact senior services.	The Fiscal Year 2009-14 Consolidated Plan prioritizes services to special needs populations, including the elderly. The Senior Services program, which funds Family Eldercare, is fully funded in the final Fiscal Year 2009-10 Action Plan budget.
Angela Atwood, Family Eldercare	Provided a summary of the services provided by Family Eldercare (In-Home Care, Guardianship Program, Bill Payer/Money Management Services, Elder Shelter, Low-Income Senior Housing, and Consultation) and stated that these services are critical and protect our most vulnerable citizens.	The Fiscal Year 2009-14 Consolidated Plan prioritizes services to special needs populations, including the elderly. The Senior Services program, which funds Family Eldercare, is fully funded in the final Fiscal Year 2009-10 Action Plan budget.
Debbie Russell, ACLU	Spoke against cuts to NHCD, who when departments were asked for seven percent, NHCD was asked to cut more than that, and was the only department asked to do so. Spoke against cutting the staffing to Community Action Network by one position, a 33 percent reduction in workforce from a three-person team. Ms. Russell was also in favor of finding ways to fund Family Eldercare. The city needs a priorities list, council leadership and vision.	NHCD's final fiscal year 2009-10 budget included \$2 million from the sustainability fund, instead of the general fund. The City of Austin will fund, through the Health and Human Service Department, level funding for staffing at the Community Action Network. The Fiscal Year 2004-09 Consolidated Plan prioritizes services to special needs populations, including the elderly. The Senior Services program, which funds Family Eldercare, is fully funded in the final Fiscal Year 2009-10 Action Plan budget.

Appendix 1

Section 3b: Written Comments

- i. Letters and Emails Received
- ii. Staff Response Table

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email: roundrock@arcil.com



June 17, 2009

Kate Moore
Neighborhood Housing & Community Development
P.O. Box 1088
Austin TX 78767

Dear Ms. Moore,

ARCIL, Inc. offers the following recommendations on the Action Plan for 2009-2010.

1. Increase the amount of funding for Tenant Based Rental Assistance. A study commissioned by the City of Austin indicated there are almost 40,000 people in Austin in need of housing assistance who are below 30% of Median Family Income. TBRA is one of very few programs that are available to people with the greatest financial need.
2. Expand eligibility for Tenant Based Rental Assistance to include people who are seeking to transition from State Schools, Nursing Facilities and other state institutions. People in institutions were included in the federal "homeless" definition until the definition was changed during the administration of George W. Bush. As more and more people seek to transition from institutions to the community, opportunities for affordable housing have decreased.
3. Apply for additional Tenant Based Rental Assistance funding from the Texas Department of Housing & Community Affairs. TDHCA recently closed an application for HOME funds, targeted to people with disabilities, with approximately \$430,000 that no one applied for. TDHCA plans to have another application process later this year, including funds for TBRA, as a set-aside of \$2.3 million for people with disabilities.

For A Barrier Free Society,

A handwritten signature in black ink, appearing to read 'John Meinkowsky'.

John Meinkowsky
Policy Advocate

Cc: Ronald Rocha, ARCIL Executive Director



To: The Honorable Lee Leffingwell, Mayor
Mike Martinez, Mayor Pro-Tem
Sheryl Cole, Council Member
Laura Morrison, Council Member
Randi Shade, Council Member
Chris Riley, Council Member
Bill Spellman, Council Member
Marc Ott, City Manager
Margaret Shaw, Director, Department of Neighborhood Housing and Community Development
Kate Moore, Department of Neighborhood Housing and Community Development

FROM: Members of the Austin Community Housing Development Organization (CHDO) Roundtable

RE: 2009-2014 Consolidated Plan Draft and Proposed Budget Cuts

July 13, 2009

Dear Mayor Leffingwell, Members of the Austin City Council, Mr. Ott, Ms. Shaw, and Ms. Moore,

As members of the Austin CHDO Roundtable, and we would like to offer the following comments on the draft of the Consolidated Plan for 2009-2014 and 2009-2010 Action Plan. Additionally, we would like to take this opportunity to present our comments on the proposed cuts to the city's budget.

RESPONSE TO PROPOSED GENERAL FUND BUDGET CUTS

First of all, the draft's proposal for budget cuts to the Department of Neighborhood Housing are excessive and unfairly penalize the department for being the pass-through agency for greatly needed affordable federal housing dollars. These cuts were based on a percentage of the total agency budget, including the federal dollars, rather than on a percentage of the general fund allocation to the department. No other city department is penalized in this way. The severe shortage of staff at the department is already holding up projects and threatens to drastically slow the construction and rehabilitation of affordable housing for the poorest in our community. We request that any cuts be based on the general fund allocation alone.

RESPONSE TO 2009-2014 CONSOLIDATED PLAN AND 2009-2010 ACTION PLAN
FUNDING

- Housing Trust Fund: The Housing Trust Fund is an invaluable source of funds for housing for people under 50% MFI and allows the city to leverage millions of federal dollars for housing. Only \$200,000 in new funding was allocated to the Trust Fund this year. This represents an unacceptable 80% cut. The \$800,000 needs to be restored.
- Lead abatement program: This program has been a wonderful resource for low-income households. It has been administered efficiently and effectively by the department, and caused little administrative burden to participating organizations. We hope that the department will choose to re-apply for this federal grant; and as non-profits, we offer to assist with outreach to the community.
- CHDO Operating Funds Grant: The new Action Plan draft shows a cut in new funding by \$50,000 from the previous year. This source of funding has contributed greatly to the effectiveness of smaller housing non-profits and has increased their capacity to construct and rehabilitate homes for low-

income tenants. We request that this be restored to its previous level of \$125,000 per year. As mentioned before, we are willing to help with outreach to qualifying organizations.

- The proposed cuts to services for the elderly, children, and tenants increase the likelihood of homelessness and school drop outs. We believe that withdrawing services to these people may well result in greater rates of homelessness and the creation of problems that are much more expensive to solve down the line.

REPORT FORMAT

We request that all Action Plans include a table comparing the new budget for all programs to that of the previous year to allow us to effectively gauge increases and decreases in funding levels.

To sum up: the city's comprehensive housing market study showed that there is a gap of 37,000 units affordable to people under 30% of the median family income. At the same time, human service non-profits across the city have reported a swelling of requests for services that cannot be met even at previous funding levels. At Blackland, for example, we see our tenants lose their homes when jobs are disappearing, affordable housing is in short supply, and services such as mental health or child care are scarce. As organizations that work with those in the greatest need, we ask you, our city leaders, to put the most vulnerable first and invest in preventing greater hardships.

Finally, we would like to express our appreciation for the hard work done by the staff of Neighborhood Housing, and we offer to work with staff to generate ideas for streamlining processes where possible to make them more efficient and to enhance accountability and transparency.

Again, thank you, and please feel free to contact any members of the CHDO Roundtable or me with further questions.

Sincerely,

Isabelle Headrick
Secretary, CHDO Roundtable
Executive Director, Blackland Community Development Corporation
Tel. 512. 972-5796 • headrick@blacklandcdc.org

From: Jo Kathryn Quinn [mailto:jkquinn@caritasofaustin.org]
Sent: Wednesday, June 17, 2009 11:21 AM
To: Nichols, Kelly
Cc: Beth Atherton
Subject: reentry population in con plan

Kelly,

Here are the specific places where I think the reentry population should be mentioned in the con plan. Also, I think the language “persons with criminal background” is most inclusive of those who have housing challenges in this arena. [Edits are in blue.](#)

In the Strategic Plan section:

Page 6-5 –

Homeless and Special Needs

Emergency Shelter and Supportive Services for Homeless Households

The need for homeless services includes services for those that are chronically homeless, those with HIV/AIDS, [those with criminal backgrounds](#), and those with multiple diagnoses including mental illness, domestic violence, or substance abuse.

Page 6-17

Strategy 1.2: Develop permanent and transitional housing for households at or below 30 percent of Median Family Income¹, [and increase accessibility of housing by persons with criminal backgrounds.](#)

Strategy 1.3: Provide financial support to organizations that work with persons who are homeless and persons at risk of becoming homeless, including providing rental assistance under the Tenant Based Rental Assistance Program (TBRA).² [Make some TBRA vouchers available to persons with criminal backgrounds.](#)

In Exhibit 6-2 on page 6-31

Homeless/Special Needs Assistance provides services to the City’s most vulnerable populations, including the homeless, persons with HIV/AIDS, seniors, youth, persons with criminal backgrounds , and families.

Jo Kathryn Quinn
Director, Self-Sufficiency Department
Caritas of Austin
611 Neches
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Austin, TX 78767
512-646-1252
512-466-7080 (mobile)
www.caritasofaustin.org
Order Do Good Deli www.dogooddeli.com

Please see attached comments. you really did a good job on this. Email me if you have questions.

Mathilde

(See attached file: Feedback on CON PLAN.doc) **Outstanding need**

Providers of services to people with HIV/AIDS estimate that between 30 and 50 percent of the number of people with HIV/AIDS are in need of housing. According to the advocacy group AIDS Housing of Washington, 65 percent of people living with HIV/AIDS nationwide cite stable housing as their greatest need next to healthcare. The organization also estimates that one-third to one-half of people living with AIDS are either homeless or in imminent danger of losing their homes. **Given these national statistics, it is estimated that between 700 and 1,200 persons living with HIV/AIDS in Austin require housing assistance. I would like for you to consider adding that many of these are persons who are not "in-care" and, therefore, not receiving case management services which is required for HOPWA. Otherwise, in serving about 300 to 400 individuals per year with HOPWA RMU, it could appear that we are not serving lots of person in need that are case-managed.**

The tenant-based rental assistance (TBRA) provides rent, **mortgage** and utility assistance to meet the needs of eligible persons with HIV/AIDS and their families. The goal of the program is assisting income-eligible clients until there is no longer a need, or until they are able to secure their own housing, thereby preventing homelessness and supporting independent living. The program requires that clients receive case management services so they can be referred to and able to access medical and other supportive services. Case managers also assist clients in accessing other housing resources such as Housing Choice Voucher housing. Permanent Housing Placement (PHP) services are used to help eligible persons establish a new residence where ongoing occupancy is expected. The Austin HOPWA program covers the cost of first **and second** month's rent, **as funding allows**, to secure a permanent, safe, and stable housing arrangement. Payments for these expenses are not eligible under STRMU and TBRA.

Please add the following statement and edit as needed: There is a significant gap in appropriate housing for HIV positive individuals who are homeless. These individuals need access to immediate safe, decent short-term housing that ensures HIV confidentiality. Current emergency shelters do not provide adequate confidentiality around HIV medications and other medical needs.

Moore, Kate

From: ADAPT adapt@adapt.org [stephanie.adapt@sbcglobal.net]
Sent: Monday, July 13, 2009 5:08 PM
To: Moore, Kate
Subject: comments on the FY 2009-2014 Consolidated Plan and FY 2009-10 Action Plan
Follow Up Flag: Follow up
Flag Status: Red

I am commenting on the FY 2009-2014 Consolidated Plan and FY 2009-10 Action Plan for the City of Austin. My comments are on behalf of ADAPT of Texas, a disability rights organization.

The ageism and ableism reflected in this con-plan are breath taking. It is beyond depressing to see that after decades of working with this department it could so quickly revert to these attitudes. We have been trying to work with NHCD to encourage an attitude of acceptance of disability, of willingness to assist in overcoming civil rights violations by this department, people you contract with and the community at large. To see this plan being put forth on the 10th Anniversary of the Supreme Court's Olmstead decision is a literal outrage. Under previous leadership NHCD extended a hand and a mind open to inclusion and equality for people with disabilities of all ages; obviously we are done with that! That things have reverted to the current state, and in so short a time is shocking.

You plainly state your commitment to ensuring your projects bother to comply with the law is done. You aren't going to report on it, and apparently have no plan to do it any longer – hence the lack of need to report. It is clear the importance of “Voluntary Compliance Agreements; without them we can expect nothing.

On the 10th Anniversary of the Supreme Court Olmstead decision you include as housing for seniors A LIST OF NURSING HOMES AND obviously as an afterthought 2 home health care agencies? What is wrong with you!?! EXHIBIT 4-1 LISTS INSTITUTIONS WHERE PEOPLE ARE LOCKED AWAY! What can you possibly be trying to do here?

You should be planning for aging in place not listing nursing homes. What is the matter with you people?

Your jumble of misinformation about persons with disabilities, the programs that serve them, options available, is not to be believed. Why bother to include information about things you clearly don't understand?

Your implication that accessibility requirements only apply to HACA is too much. Are you planning to dump your commitment to educating other developers of their legal obligations? Why is there no mention of accessibility in the affordable housing section? Among the lowest income residents of Austin are persons on disability benefits which are below 15% MFI. No mention of disability in your discussion of poverty. No mention of the fact that about 50% of the Fair housing complaints received by the Tenant's Council are disability related. No mention of the reality that people in nursing “homes” and other institutions are homeless – your excuse: census ignores people who are institutionalized. Your interpretation that CDBG funds cannot be used for architectural barrier removal (a misinterpretation of the rules) seems just more of the same now. I could go on and on.

One other item: On your East 11/12th initiative, help the Victory Grill make itself accessible instead of making barriers for them. You should be helping all your recipients comply with access laws and regulations. You should be promoting this.

When we participated in the stakeholder meetings we could see our comments fly out the windows, and now we see the results

Sincerely,

Stephanie Thomas

CONSOLIDATED PLAN PUBLIC HEARING

June 29, 2009

Based on testimony at the City Council and Community Development Commission public hearings, here are amendments to the Consolidated Plan that I am asking that you to recommend to the City Council:

1. **Support the Tenant Based Rental Assistance (TBRA) funding level and adopt local guidelines that match federal guidelines so the money may actually be spent the same year it is appropriated.** We have heard testimony that current local guidelines for TBRA result in many very low income renters not being served even when they are eligible under federal guidelines.
2. **Minimize the carry-forward in the Housing Trust Fund (HTF) by making up to \$850,000 available for shovel-ready rental projects before September 1.** This will create more affordable housing sooner and will create construction jobs that pay above the Living Wage.
3. **Supplement next year's Housing Trust Fund by adding money from the 9/7/00 Council Resolution and from repaid S.M.A.R.T. Housing fee waivers and other program income.** This will provide an ongoing funding source for rental housing serving households 50% median Family Income and below in a way that is consistent with Council policy.
4. **Restore General Fund and Community Development Block grant support for Senior Services and Tenant Counseling services.** This will allow seniors and renters to access housing that is both safe and affordable.
5. **Add General Fund support for one vacant S.M.A.R.T. Housing staff position to increase production.** The proposed menu of budget cuts indicates that 13,567 completed housing units met S.M.A.R.T. Housing standards in the last 7 years, and 6,545 (48%) of these homeownership and rental units were affordable. The current draft suggests that the number of S.M.A.R.T. Housing completed units will drop from 3,473 in 2007-2008 to 750 in 2009-2010, a 78% decrease in housing that is S.M.A.R.T. The number of reasonably-priced housing units will drop from about 1,000 per year to less than 250 per year. According to a keyword search of the City Clerk's web page, there were 252 Affordability Impact Statements prior to November 6, 2008 and none since. We can not let this happen when the Market Study clearly documents our need to provide more affordable housing.

Please use 21st Century tools to solve our 21st Century housing challenges. Yes, we can.

Stuart Hersh shersh@austin.rr.com
1307 Kinney Av #117, Austin, Tx 78704



MARY LEE FOUNDATION

July 10, 2009

Written Comments on the City of Austin Consolidated Plan

Housing Trust Fund

Per the FY 2009-10 Action Plan Budget, all monies presently in the FY 2008-09 Housing Trust Fund will be carried forward.

Mary Lee Foundation requests that \$850,000 be made available this fiscal year for shovel ready affordable housing projects that meet the City's targets:

- Deep and long term affordability
- Complete accessibility for persons with disabilities
- Located west of I-35
- Geographic dispersion throughout the City
- Close to public transportation
- Onsite support services
- Green Building
- SMART Housing

The Willows – a Mary Lee affordable housing project that meets these targets – will need some gap funding to begin construction this fall.

No other housing units of this type are shovel ready.

Let's build these much needed units.

Nancy Cates
Director of Development
ncates@maryleefoundation.org
512.443.5777



HousingWorks
AUSTIN

July 13, 2009

Margaret Shaw, Director
Neighborhood Housing and Community Development
City of Austin
PO Box 1088
Austin, TX 78767-1088

Board of Directors

Andrew Childers
Oxford Commercial

Ashton Cumberbatch,
Seton Family of Hospitals &
Austin Bridge Builders
Alliance

Leland Dandridge
Pastor, East Side Baptist
Church &
President, OPP Homes

Catharine Echols
Liveable City

Frances Ferguson
NeighborWorks America

Frank Fernandez
Green Doors
Chair, CHDO Roundtable

John Limon
Plaza Saltillo Redevelopment

Terry Mitchell
MOMARK Homes;
Real Estate Council of Austin

Karen Paup
Texas Low Income
Housing Information Service

Thuy Phan
Vietnamese American
Community Austin Texas

Glenn Reynolds
Cool River Custom Homes

Clint Smith
Family Eldercare

Kathy Tyler
Gray Panthers &
Motivation Education and
Training, Inc

Dear Ms. Shaw:

We write to submit our comments on the draft 5-year Consolidated Plan and Annual Action Plan. Although we did not find a publication date in the draft or a deadline for submitting comments, we believe that comments would be due thirty days from publication, which we believe was June 12. The thirtieth day being a Saturday, we are submitting these comments on the next business day.

HousingWorks is Austin's only leadership organization that unites nonprofits, homebuilders, developers, employers, neighborhood advocates and faith leaders in support of home affordability. Working together, we research and develop creative consensus solutions to ensure Austin's growth includes affordable homes in all parts of town.

As documented in the city's Housing Market Study, the greatest housing need in our community is rental housing for our most vulnerable residents; that is people with disabilities, the elderly on fixed incomes, low-income working families with children, and low-wage workers. Most of these residents need to rent.

To the extent that these vulnerable Austinites have been able to become homeowners, many live in highly substandard homes. Many face severe gentrification pressures to give up on their deteriorating homes and leave the communities they love. Others in this vulnerable group risk losing their homes due to the hardships of poverty or frailty as they age. We believe that helping these very low- and extremely low-income neighbors is an urgent priority, especially now when the current economic climate heightens their difficulties. Our comments on the Consolidated Plan and Action Plan revolve around prioritizing public resources to meet these needs.

Budget Recommendations

Make Development Assistance for Rental Housing a High Priority

The recently completed Housing Market Study highlights the extreme deficit of rental housing affordable to extremely low-income

Austinites. We commend the City of Austin for commissioning this insightful study and for incorporating recommendations from the study in the Consolidated Plan. We support the plan's targeting public investment in rental housing to units that are affordable to people below 50% of Median Family Income (MFI.) We recommend extending the language, *with emphasis and priority on housing people below 30% MFI*, from the Housing Trust Fund and General Obligation bond programs to cover all funding for rental development.

We believe the deficit of housing for Austinites below 30% MFI cited in the market study, as well as in the plan, merit a stronger focus on rental housing development and preservation. Therefore, we recommend federal, GO bonds, and Housing Trust funds totaling \$18 million for this program. In light of the greater crisis of low-income people who need rental housing, we recommend shifting funds from the Developer Assistance for Homebuyers line item.

Continue the Homeowner Rehab Loan Program

In the past year, HousingWorks brought together a coalition of numerous home repair programs. This brought us up-close to the dire conditions in which fellow citizens live—the lady on a fixed income who rotated between friends and family as her home rotted away, due to what was originally relatively minor roof damage; the elderly man with terminal cancer and his wife whose poorly weatherized home subjected them to extreme cold and heat. We are thankful that the city has recognized the community support for helping these citizens stay in their homes by establishing a repair program from the GO bonds. These new funds will strengthen production of volunteer and emergency home repair projects for the poorest Austin homeowners.

With its Homeowner Rehab Loan Program, the city of Austin plays an essential role in the continuum of home rehab programs, taking on the projects that are too complex or beyond the missions of the volunteer programs. Although home rehab programs pose particular challenges, in recent years the city's program has increased its capacity, while also adding safeguards on the city's investment to ensure long-term affordability commensurate with the volume of public investment. We congratulate the city for the increasing success of the Rehab Loan Program.

Recent success notwithstanding, the draft plan recommends not taking new applications for the Rehab Loan Program next year in order to rethink the program. Based on our experience with the desperate need and Austin's nonprofit and volunteer community's willingness to do what they can with home repair, we urge the city to remain involved in taking on the large-scale projects with sufficient funds from 2009-2010 federal block grants to complete 25 homes for very low-income homeowners.

To further support the city's assistance to low-income homeowners, we ask the city to reapply for a federal Lead Hazard Control grant.

Maintain vital social services, which stabilize our most vulnerable residents

In this time of economic hardship, we believe that government has a role in maintaining basic services and keeping constituents living in poverty from slipping into

desperation, hunger, and homelessness. The draft plan reduces city funding for childcare vouchers, which initially pay for daycare when the breadwinner in a homeless family takes a job; for senior services, which help elders in poverty to keep living in their own homes instead of institutions, on the street, or abusive situations; for youth services, which help at-risk youth and their families; and for tenant counseling. For a total of \$547,821, each of these programs helps people in poverty stabilize and improve their lives. Each program guards against homelessness. While we know the city is facing a budget crisis, we know these families are facing an even worse crisis. We urgently recommend identifying local funds to maintain these services.

Maintain the Housing Trust Fund and its original focus on innovative affordable housing

Since its establishment, the Housing Trust Fund has been funded at about \$1 million annually. At its establishment, three quarters of the funds were directed to rental housing and one quarter to homeownership. The trust fund has served as a catalyst for innovative projects, such as the only affordable development west of Mo-Pac, Foundation Communities' Southwest Trails and leveraging the labor of faith-based volunteers by reimbursing them for materials used to repair the homes of the poor. In the two years of budget shortfalls since the program's inception, the city council has substantially continued the program. In the 2003-2004 shortfall, council applied a standard 20% program reduction leaving the fund at \$800,000 and in 2008-2009 continued the trust fund with the program's tax increment funding source and revenue from the Austin Housing Finance Corporation (AHFC). We support the draft plan's continued tax increment funding, and request information on all properties now paying tax increments into the trust fund. We also ask the city to identify funds within the Housing Finance Corporation to continue the Housing Trust Fund at its fullest capacity. We certainly understand that in this difficult budget year, the usual general funds will not be available for the trust fund. However, we are aware that AHFC, the budget for which is not included in the Consolidated Plan, may have program income that could be used to retain the trust fund at a level nearer to its annual history. We also recommend continuing the fund's original 75 / 25 mix of rental and ownership.

Policy recommendations

Make the process from application submission through project completion transparent

We urge the city to implement a transparency policy for all developer assistance programs by the opening of the 2009-2010 fiscal year. This policy would involve posting project applications and project status online. The policy would be similar to that in place for eight years at the state housing agency for their largest development program, the Low Income Housing Tax Credit program. The resulting transparency of the state funding process has been very healthy for the state program.

Emphasize families in the city's homebuyer programs

HousingWorks supports recommendations from the Families and Children Task Force to "Prioritize City of Austin-built Homes for Families." The task force found that since 2005 only a quarter of affordable homes built by the housing finance corporation had been sold to families with children.

Engage stakeholders in formulating an aggressive multi-family preservation program

Austin's affordable rental stock has been declining as the city redevelops. As the economic downturn presents opportunities for preservation, the city's policy toward participation in these projects must be developed proactively so that it is structured with optimal governance, objective selection criteria, and provides very low-income people with quality affordable housing for years to come.

Build nonprofit capacity

It is increasingly important to nurture nonprofit capacity to produce a broad range of housing options for Austin's diversifying population and housing needs. Similar to developing any business sector in the community, building capacity necessitates funding, training, partnerships, and technical assistance. HousingWorks is happy to work with the city, the CHDO Roundtable, and other stakeholders to develop a more comprehensive strategy for nonprofit capacity, and increasing opportunities to leverage nonprofit capacity along with other private sector producers.

Conform terminology to HUD

The draft plan refers to very low-income people as being at or below 30% MFI, low-income people at or below 50% MFI, and moderate-income people being below 80% MFI. The federal government, as well as the state housing agency, refer to people at or below 30% MFI as being extremely low income, at or below 50% MFI very low income, at or below 80% low income, and in some contexts defines moderate as meaning at or below 120% MFI. We support the percentages of MFI set out in the draft plan. We recommend using the same terms of art to refer to these MFI group as the federal government uses. This will avoid misunderstandings about eligibility for the city's programs.

In conclusion, we are glad for the dedication that our city leadership has shown to affordability and the most vulnerable members of our community. HousingWorks is committed to working with the city to increase access to decent affordable homes.

Sincerely,



Frances Ferguson,
Board President

cc: Mark Ott, City Manager
Anthony Snipes, Chief of Staff
Mayor Lee Leffingwell
Mayor Pro Tem Mike Martinez
Councilmember Chris Riley
Councilmember Randi Shade
Councilmember Laura Morrison
Councilmember Bill Spelmn
Councilmember Sheryl Cole

Age and Youth in Action!



July 13, 2009

Margaret Shaw, Director
Neighborhood Housing and Community Development
City of Austin
PO Box 1088
Austin, TX 78767-1088

Dear Ms. Shaw,

Gray Panthers of Austin wishes to offer comments on the draft Five-Year Consolidated Plan and Annual Action Plan. We understand tough choices confront city officials in a tough budget year. We also understand how those who struggle economically in the city face enumerable housing challenges. Gray Panthers urges the city to give these families and individuals priority consideration during the final stages of the housing budget and planning process.

1. Give priority in budgeting resources to programs that will serve the lowest income renter programs. The recently completed Comprehensive Market Study shows a huge gap exists for rental housing for Austin's most vulnerable residents (people with disabilities, older citizens on fixed incomes, limited income families with children, and low wage workers). With Austin's changing demographics and growth projections, this population, most likely renters, should be the city's highest priority. Thus we urge more funding for development assistance for rental housing in the budget.
2. Allowing Austin's older population to age in place is also a priority to Austin Gray Panthers. With at least 60,000 substandard housing units in the city, preserving these units through rehabilitation is important, especially in gentrifying areas of the city, but also in more wealthy areas where, with assistance, modest income residents can remain. Rehabilitation programs, whether operated by the city or nonprofit providers, should be cost-effective and affordable, and provide quality and accountable rehabilitation services.
3. Do not reduce the \$547,821 in funding for childcare vouchers (so formerly homeless persons can return to work), senior services (so low-income elders can stay in their own homes) at-risk youth services, and tenant counseling. These programs prevent homelessness.
4. Do not cut Housing Trust Fund monies. While we understand the pressure to cut during difficult budget years, it sets a dangerous precedent and compromises Austin's commitment to place city resources to work and address housing issues. We urge the city to use Austin Housing Finance Corporation revenues generated from housing activities (in addition to other dedicated sources such as TIFs, etc.) to ensure the HTF is fully funded. Having full HTF funding will allow us to take advantage of opportunities available in recession years that are more difficult during more prosperous (and more expensive) times.
5. Aggressively and proactively develop strategies to preserve the existing affordable housing stock. As the city grows, loss of affordable rental stock shrinks and presents the city with its greatest challenge to remain affordable. Already young households with children are leaving for more affordable surrounding areas.
6. Support and enhance the capacity of Austin's nonprofit sector to grow and be as productive as appropriate.
7. Create a more transparent form of reporting housing funding and expenditures. Currently it is difficult for an all-volunteer group like Gray Panthers to understand as broadly as we would like how the city has budgeted and used its federal and nonfederal resources to meet housing priorities.

We appreciate the opportunity to comment on these important budget matters.

Sincerely,

Kathy Tyler and Gary Dugger
Co-Conveners

3710 Cedar St Box 15
Austin TX 78705



Ph: 512-458-3738
Fax: 512-451-3110
Email: graypanthers@grandecom.net

Responses to Written Comments Received during Draft Comment Period

Submitter/Affiliation	Summary	Staff Response
John Meinkowsky - ARCIL	Advocated for increased funding for TBRA and to expand TBRA eligibility to include persons transitioning from public institutions. Supported NHCD applying for additional TBRA funds from TDHCA.	The Fiscal Year 2009-10 Action Plan funds TBRA at level funding. Stimulus funding under the Homeless Prevention and Rapid Re-Housing (HPRP) program, administered by the Health and Human Services department, expands the populations served by rental assistance programs in the City.
Isabelle Hendricks - CHDO Roundtable	Advocated: 1) against general fund cuts to NHCD; 2) to fully fund Housing Trust Fund; 3) to encourage NHCD to reapply for the Lead Abatement Grant; 4) to restore CHDO Operating Funds Grants funding; 5) and to restore general funds to public services.	1) NHCD's final fiscal year 2009-10 budget included \$2 million from the sustainability fund, instead of the general fund; 2) The Housing Trust Fund was not increased from the draft Action Plan; 3) the City is currently administering a Lead Smart grant and has not determined if the City will reapply for funds; 4) The CHDO Operating Expenses Grant budget for fiscal year 2009-10 Action Plan is \$50,000 less than the fiscal year 2008-09 budget. However, since \$125,000 of fiscal year 2008-09 funds is anticipated to carry forward into fiscal year 2009-10, the program will have more funds available for grants than the previous fiscal year; 5) All public services were given level funding in the final Action Plan budget.
Jo Kathryn Quinn - Caritas	Supported the inclusion of the reentry population as a priority in the Consolidated Plan.	NHCD included the Reentry Population as a Special Needs population in the Final Consolidated Plan in response to these requests.
Mathilde Hyams-Flores - AIDS Services of Austin	Supported additional information on persons with HIV/AIDS in the Consolidated Plan.	The Fiscal Year 2009-14 Consolidated Plan prioritizes services to special needs populations, including persons with HIV/AIDS.

Stephanie Thomas - ADAPT	Concern about the following: 1) lack of commitment and misinformation regarding people with disabilities of all ages in the Plan; 2) that the Consolidated Plan implies that accessibility requirements apply to only HACA; 3) that the Victory Grill is not being helped by the City to become accessible.	1) The City continues to prioritize services for persons with disabilities through the following programs: Architectural Barrier Removal that retrofits homes for accessibility; and S.M.A.R.T. Housing™ that requires that all NHCD funded housing units and all additional S.M.A.R.T. Housing™ be visitable and a portion of housing units be accessible; 2) HUD requires that the Consolidated Plan list accessible housing available at local housing authorities, but for the final Plan additional information was added in the Persons with Special Needs section regarding resources for persons with disabilities; 3) The City, over the past several years, has been in communication with representatives from the Victory Grill regarding City of Austin programs available to their business.
Stuart Hersh - Retired City Employee	Recommendations: 1) Support the Tenant Based Rental Assistance (TBRA) funding level and adopt local guidelines that match federal guidelines. 2) Minimize the carry-forward in the Housing Trust Fund (HTF) by making up to \$850,000 available for shovel-ready rental projects before September 1; 3) Supplement next year's HTF by adding money from repaid S.M.A.R.T. Housing fee waivers and other program income. 4) Restore General Fund support for Senior Services and Tenant Counseling services. 5) Add General Fund support for one vacant S.M.A.R.T. Housing staff position to increase production.	1) The Fiscal Year 2009-10 Action Plan budget does have level funding for TBRA; 2) NHCD continues to process Housing Trust Fund applications in fiscal year 2008-09; 3) NHCD does not currently receive repaid fee waivers, however, the City is currently exploring this issue; 4) The General Fund (now the Sustainability Fund) was restored for senior services and tenants' counseling; 5) the general fund did restore the S.M.A.R.T. Housing position for fiscal year 2009-10.

Nancy Cates - Mary Lee Foundation	Requests that \$850,000 in Housing Trust Fund dollars be made available for their affordable housing project, the Willows.	The Willows was funded \$2.25 million in GO Bonds from the City and may receive additional Housing Trust Fund dollars.
Frances Ferguson - HousingWorks	<p>Recommends the following: 1) Make Development Assistance for Rental Housing a High Priority; 2) Continue the Homeowner Rehab Loan Program; 3) Reapply for the Lead Hazard Control Grant; 4) Maintain public service funds; 5) Maintain the Housing Trust Fund and its focus on innovative affordable housing; 6) Make the application submission transparent; 7) Emphasize families in the city's homebuyer programs; 8) Engage stakeholders in a multi-family preservation program; 9) Build nonprofit capacity; 10) conform terminology to HUD.</p>	<p>1) The Consolidated Plan makes affordable rental housing a high priority; 2) The City will continue the Homeowner Rehab program with a goal of serving 25 households in fiscal year 2009-10; 3) The City currently administers a Lead Smart Program and has not yet determined if the City will reapply when this grant is finished; 4) Public service contracts will be fully funded in fiscal year 2009-10; 5) Anticipated funding for the Housing Trust Fund is \$200,000 for fiscal year 2009-10 with 60 percent going to rental and 40 percent going to homeownership; 6) The City is currently working on making applications made to the City for funding available on the NHCD website; 7) The City will continue to prioritize families in its homebuyer programs through marketing and program design; 8) The City continues to explore avenues and policies to encourage preservation of affordable rental housing; 9) The City continues to fund the CHDO Operating Expenses Grant program and to set aside gap financing for CHDOs; 10) NHCD uses income terminology based on the Community Development Block Group (CDBG) guidelines.</p>

<p>Kathy Tyler and Gary Dugger - Gray Panthers of Austin</p>	<p>Recommends the following: 1) Give priority to lowest income renter programs; 2) Support rehabilitation programs to allow seniors to age in place; 3) Fully fund the public service program; 4) Do not cut the Housing Trust Fund; 5) Aggressively preserve the existing affordable housing stock; 6) Increase capacity of non-profit housing providers; 7) Create more transparency in reporting housing funding and expenditures.</p>	<p>1) The Consolidated Plan gives high priority to low-income rental development; 2) The Consolidated Plan gives high priority to homeowner and rental rehabilitation; 3) The public service programs are fully funded in fiscal year 2009-10; 4) The Housing Trust Fund anticipates \$200,000 in funding for fiscal year 2009-10; 5) The City continues to explore avenues and policies to encourage preservation of affordable rental housing; 6) The City continues to fund the CHDO Operating Expenses Grant program and to set aside gap financing for CHDOs; 7) The City continues to explore ways to make HUD and City reporting of expenditures and budgets as user friendly as possible.</p>
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APPENDIX II

Fair Housing Analysis

Fair Housing Analysis

Introduction

This section contains an update to the analysis of impediments to fair housing choice in Austin. This includes analysis of the following:

- Home Mortgage Disclosure Act (HMDA) data that highlight fair lending concerns;
- Legal cases and actions within Austin and other Texas communities related to fair housing;
- Fair housing complaint process;
- Citizen input about fair housing issues;
- Rental and housing affordability; and,
- A City policy and procedure review, which primarily includes input from affordable housing developers.

Analysis of Impediments Background

This section is the Analysis of Impediments to Fair Housing Choice (AI) for the City of Austin. The AI is a U.S. Department of Housing and Urban Development (HUD) mandated review of impediments to fair housing choice in the public and private sector. The AI is required for the City of Austin to receive federal housing and community development block grant funding.¹

The AI involves:

- A review of a City's laws, regulations, and administrative policies, procedures and practices;
- An assessment of how those laws, policies and practices affect the location, availability and accessibility of housing; and
- An assessment of public and private sector conditions affecting fair housing choice.

According to HUD, impediments to fair housing choice are:

- Any actions, omissions, or decisions *taken because of* race, color, religion, sex, disability, familial status or national origin that restrict housing choices or the availability of housing choices.
- Any actions, omissions or decisions that have the effect of restricting housing choices or the availability of housing choices *on the basis of* race, color, religion, sex, disability, familial status or national origin.

¹ The City is also required to submit a Consolidated Plan for Housing and Community Development and an annual performance report to receive funding each year.

Although the AI itself is not directly approved or denied by HUD, its submission is a required component of a City's or state's Consolidated Plan for Housing and Community Development (Consolidated Plan) performance reporting. HUD desires that AIs:

- Serve as the substantive, logical basis for fair housing planning;
- Provide essential and detailed information to policy makers, administrative staff, housing providers, lenders, and fair housing advocates; and
- Assist in building public support for fair housing efforts both within a City's boundaries and beyond.

Fair Housing Act

The Federal Fair Housing Act, passed in 1968 and amended in 1988, prohibits discrimination in housing on the basis of race, color, national origin, religion, gender/sex, familial status and disability. The Fair Housing Act covers most types of housing including rental housing, home sales, mortgage and home improvement lending, and land use and zoning. Excluded from the Act are owner-occupied buildings with no more than four units, single family housing units sold or rented without the use of a real estate agent or broker, housing operated by organizations and private clubs that limit occupancy to members, and housing for older persons².

HUD has the primary authority for enforcing the Federal Fair Housing Act. HUD investigates the complaints it receives and determines if there is a "reasonable cause" to believe that discrimination occurred. If reasonable cause is established, HUD brings the complaint before an Administrative Law Judge. Parties to the action can also elect to have the trial held in a federal court (in which case the Department of Justice brings the claim on behalf of the plaintiff)³.

Local fair housing ordinance. The City of Austin has adopted a local fair housing ordinance with protections that essentially mirror the Federal Fair Housing Act. In addition, Austin also protects residents against housing discrimination based on their sexual orientation, gender identity and student status.

Community profile. The socioeconomic analysis for the AI was completed in conjunction with that required for the Consolidated Plan. The community profile includes maps showing geographic distributions of households by race and ethnicity and income. In general, minorities and low income residents live in east and southeast Austin. Please refer to the Community profile for information on Austin's community profile in Section 2.

Fair Lending Analysis

Community Reinvestment Act (CRA) ratings and Home Mortgage Disclosure Act (HMDA) data are commonly used in AIs to examine fair lending practices within a jurisdiction. Fair housing complaint data are important to pinpoint the types of discrimination that are most

² "How Much Do We Know? Public Awareness of the Nation's Fair Housing Laws", The U.S. Department of Housing and Urban Development, Office of Policy and Research, April 2002.

³ Ibid.

prevalent and detect improvements or deterioration in fair housing conditions. Used in conjunction, these data sets can identify and then diagnose the reason for potential or existing housing discrimination. Each data set is reviewed in the following text.

CRA review. The Federal CRA requires that financial institutions progressively seek to enhance community development within the area they serve. On a regular basis, financial institutions submit information about mortgage loan applications as well as materials documenting their community development activity. The records are reviewed as part of CRA examinations to determine if the institution satisfied CRA requirements. The assessment includes a review of records as related to the following:

- Commitment to evaluating and servicing community credit needs;
- Offering and marketing various credit programs;
- Record of opening and closing of offices;
- Discrimination and other illegal credit practices; and
- Community development initiatives.

The data are evaluated and a rating for each institution is determined. Ratings for institutions range from substantial noncompliance in meeting credit needs to an outstanding record of meeting a community's credit needs.

Of the 6 Austin banks where CRA examinations were conducted since 2004, all had ratings of "satisfactory."⁴

HMDA data analysis. The best source of analysis of mortgage lending discrimination is Home Mortgage Disclosure Act, or HMDA, data. HMDA data consist of information about mortgage loan applications for financial institutions, savings banks, credit unions, and some mortgage companies.⁵ The data contain information about the location, dollar amount, and types of loans made, as well as racial and ethnic information, income, and credit characteristics of all loan applicants. The data are available for home purchases, loan refinances, and home improvement loans.

HMDA data provides how banks handle the mortgage lending process, as well as how applicants fare within the process. These data can be used to identify areas of potential concern that may warrant further investigations. For example, by comparing loan approval rates of minority applicants with non-minorities who have similar income and credit characteristics, areas of potential discrimination may be detected.

⁴ Community Reinvestment Act (CRA) Performance Ratings: <http://www2.fdic.gov/crapes/>.

⁵ Financial institutions are required to report HMDA data if they have assets of more than \$32 million, have a branch office in a metropolitan area, and originated at least one home purchase or refinance loan in the reporting calendar year. Mortgage companies are required to report HMDA if they are for-profit institutions, had home purchase loan originations exceeding 10 percent of all loan obligations in the past year, are located in an MSA (or originated five or more home purchase loans in an MSA) and either had more than \$10 million in assets or made at least 100 home purchase or refinance loans in the calendar year.

The Federal Reserve is the primary regulator of compliance with fair lending regulations. When federal regulators examine financial institutions, they use HMDA data to determine if applicants of a certain gender, race, or ethnicity are rejected at statistically significant higher rates than applicants with other characteristics. The Federal Reserve uses a combination of sophisticated statistical modeling and loan file sampling and review to detect lending discrimination. Recently, the Federal Reserve began requiring banks to provide the rate spread above a certain annual percentage rate (APR) data for subprime loans. As such, HMDA data can now be used to examine differences in subprime pricing among borrowers of various races and ethnicities.

This analysis is twofold. It analyzes two types of 2007 loan data:

- Loans applications submitted to banks with their home office in Austin from residents of Austin and from residents not from Austin. This analysis is an examination of the performance of Austin-based banks; and
- Loans applied for by residents of Travis County, which serves as a geographic proxy for the City of Austin.⁶ This helps determine how Austin-area residents fared when applying for loans, both with banks in Austin and elsewhere in the U.S.

This analysis approach helps determine whether local banks are more or less likely to favor local and/or non-local applicants. Additionally, it helps determine whether Austin-area residents have difficulty obtaining mortgages from both local and non-local banks.

Types of loans

- *Austin Banks.* Of the over 65,000 loan applications submitted to Austin-based banks, 78 percent of them were for conventional loan products. An additional 17 percent of loans were for FHA-insured products and the remaining portion of the loans were for VA-guaranteed loans. Eighty-four percent of loans applied for with Austin banks were for home purchases. Thirteen percent of loans were refinances and the remaining loans were for home improvement projects.
- *Residents.* Sixty-six percent of loans applied for by Travis County residents were for home purchases, and an additional 27 percent of loans were refinances of existing loans. The remaining loans applications were for home improvements.

Conventional loan products comprised a vast majority of the loans applied for by Travis County residents (93 percent).

Race/ethnicity of loan applicants

- *Austin Banks.* Loan applicants of Austin-based banks were primarily white (74 percent), followed by African American (9 percent) and Asian (6 percent). Ten percent of applicants did not provide racial information.

⁶ Raw data for the Loan Application Register (LAR) is only available on a country-level. Institutional data is available on a City level.

Seventy-five percent of applicants ethnically identified themselves as non-Hispanic and 16 percent identified themselves Hispanic. The remaining applicants did not provide ethnic information.

- *Residents.* Sixty-five percent of Travis County residents applying for loans were white, followed by Asian (5 percent) and African American (4 percent). Racial data was either not reported or deemed not applicable for 25 percent of Travis County applicants.

Sixty-one percent of residents applying for mortgages considered themselves non-Hispanic, while 15 percent were Hispanic. The remaining applicants did not report information on ethnicity.

Loan amounts

- *Austin Banks.* In 2007, the average loan amount applied for with an Austin-based bank was \$204,000. Loan amounts varied by race. Asian applicants had the highest average loan amount of \$232,000. White applicants had an average loan amount of \$185,000, and African American had an average loan amount of \$163,000.

The difference in the average loan amount for non-Hispanic and Hispanic applicants was small; the average loan amount for non-Hispanic applicants was \$188,000 and \$171,000 for Hispanic applicants.

- *Residents.* The overall average loan amount for Travis County applicants was \$179,000. Loan amounts varied little by race for residents of Travis County. The average loan amount for white applicants was \$175,000, as compared to \$167,000 for Asian applicants and \$133,000 for African American applicants. The highest loan average was \$242,000, which was for applicants whose race was considered “not applicable”. Race data is deemed “not applicable” when the reporting institution purchased a loan and the racial data was unavailable.

The loan amount did vary by ethnicity for Travis county loan seekers. Loans for non-Hispanic residents averaged \$182,000 in 2007, as compared to \$123,000 for Hispanic residents.

Disposition of loans

- *Austin Banks.* Forty-eight percent of loans applied for at Austin-based banks originated. One of every 3 loans applied for at an Austin bank was purchased from another institution. Additionally, seven percent of loans were withdrawn by the applicant after submission, and 7 percent of applications were denied. Five percent of applications were approved by the bank, but were not accepted by the applicant.

The outcome of loan applications varied by race and ethnicity. Exhibit VI-1 on the following page displays the action taken on the loan by race and ethnicity by Austin lending institutions in 2007. Although white applicants had a relatively low denial rate, they also had one of the lowest loan origination rates. Overall, thirty-five percent of loans purchased from another institution were from white applicants. The highest denial

rates were given to American Indians, which contain a very small proportion of overall applications, and African Americans.

**Exhibit IV-1.
Action Taken on Loan by Race/Ethnicity, Austin Lending Institutions, 2007**

	Approved/Not Accepted	Denied	Application Withdrawn by Applicant	Incomplete	Originated	Loan Purchased
Race						
American Indian or Alaska Native	5%	13%	10%	0%	59%	14%
Asian	6%	7%	10%	1%	55%	21%
Black or African American	5%	11%	5%	1%	53%	25%
Information not provided	5%	11%	9%	1%	38%	37%
Native Hawaiian or Other	5%	7%	9%	1%	59%	19%
Not applicable	0%	2%	0%	0%	96%	2%
White	5%	6%	7%	1%	48%	35%
Ethnicity						
Hispanic or Latino	6%	12%	8%	1%	51%	22%
Information not provided	4%	11%	9%	0%	34%	41%
Not applicable	0%	3%	2%	0%	93%	2%
Not Hispanic or Latino	4%	5%	7%	1%	49%	34%

Source: FFIEC HMDA Raw Data 2007 and BBC Research & Consulting.

- *Residents.* Overall, residents of Travis County applying for a mortgages found the following results:
 - 42 percent of loan applications of Travis County residents were approved;
 - 1 in 4 applications were purchased by the bank receiving the application; and
 - 16 percent of applications were denied.

African Americans experienced higher levels of denial than the overall Travis County population, as nearly 1 in every 3 African American applicant was denied. An additional 33 percent of African American applications originated.

**Exhibit IV-2.
Action Taken on Loan by Race/Ethnicity, Travis County Resident Loan Applications, 2007**

	Approved/ Not Accepted	Denied	Application Withdrawn by Applicant	Incomplete	Originated	Loan Purchased
Race						
American Indian or Alaska Native	6%	37%	10%	4%	32%	12%
Asian	8%	15%	6%	2%	48%	21%
Black or African American	5%	34%	13%	3%	33%	12%
Information not provided	7%	22%	15%	4%	39%	13%
Native Hawaiian or Other	9%	26%	9%	3%	39%	15%
Not applicable	0%	0%	0%	0%	3%	97%
White	7%	15%	8%	2%	50%	18%
Ethnicity						
Hispanic or Latino	6%	26%	10%	3%	40%	14%
Information not provided	7%	20%	14%	4%	38%	16%
Not applicable	0%	0%	0%	0%	3%	97%
Not Hispanic or Latino	7%	15%	8%	2%	50%	18%

Source: FFIEC HMDA Raw Data 2007 and BBC Research & Consulting.

Application denial – Why are loan applications denied?

- *Austin Banks.* Austin-based banks primarily denied loan applications due to poor applicant credit history and a bad debt-to-income ratio.
- *Residents.* The rationale for denying loan applications of Travis County residents was more diverse. Thirty percent of denials were because the applicant had a poor credit history. A poor debt-to-income ratio, little collateral, an incomplete application, and reasons categorized as “other” equally comprised the remaining reasons for loan denial.

Exhibit VI-3 provides the overall denial for both Austin-based banks and residents of Travis County.

**Exhibit IV-3.
Overall Application Denial Rates by Reasons for Denial**

Banks	Number	Percent	Travis County Residents	Number	Percent
Collateral	121	3%	Collateral	1,467	16%
Credit application incomplete	95	3%	Credit application incomplete	1,114	12%
Credit history	1,354	38%	Credit history	2,924	31%
Debt-to-income ratio	1,109	31%	Debt-to-income ratio	1,456	15%
Employment history	170	5%	Employment history	170	2%
Insufficient cash	151	4%	Insufficient cash	170	2%
Mortgage insurance denied	5	0%	Mortgage insurance denied	12	0%
Other	352	10%	Other	1,559	16%
Unverifiable information	224	6%	Unverifiable information	585	6%
Total	3,581	100%	Total	9,457	100%

Source: FFIEC HMDA Raw Data 2007 and BBC Research & Consulting.

Application denial – Who is getting denied?

Potential racial or ethnic lending discrimination becomes more apparent as applicants earn higher incomes. It is assumed that the greater the income, the less likely an applicant is to have a poor credit score or a poor debt-to-income ratio, which are both prevalent reasons for loan denial. Thus, this analysis considers the distribution of loan denials for applicants earning greater than \$103,000, or 150 percent of HUD's Median Family Income (MFI) of \$69,100 to determine whether a certain racial or ethnic group has experienced higher denial rates.

- *Austin Banks.* Loan denials of Austin-based banks disproportionately favored non-white applicants. For example, Asian applicants attributed to 8 percent of all applicants earning greater than \$103,000. However, Asian applicants represented 14 percent of all loan denials of applicants earning \$103,000 or more. White applicants accounted for 74 percent of applicants earning 150 percent of the MFI or more, yet accounted for 60 percent of the denials.

The disparity of denials by Austin-based banks was more pronounced when examined by ethnicity. Hispanic applicants accounted for 9 percent of high-earning applicants. However, 19 percent of denials of high-income applicants were for Hispanic applicants.

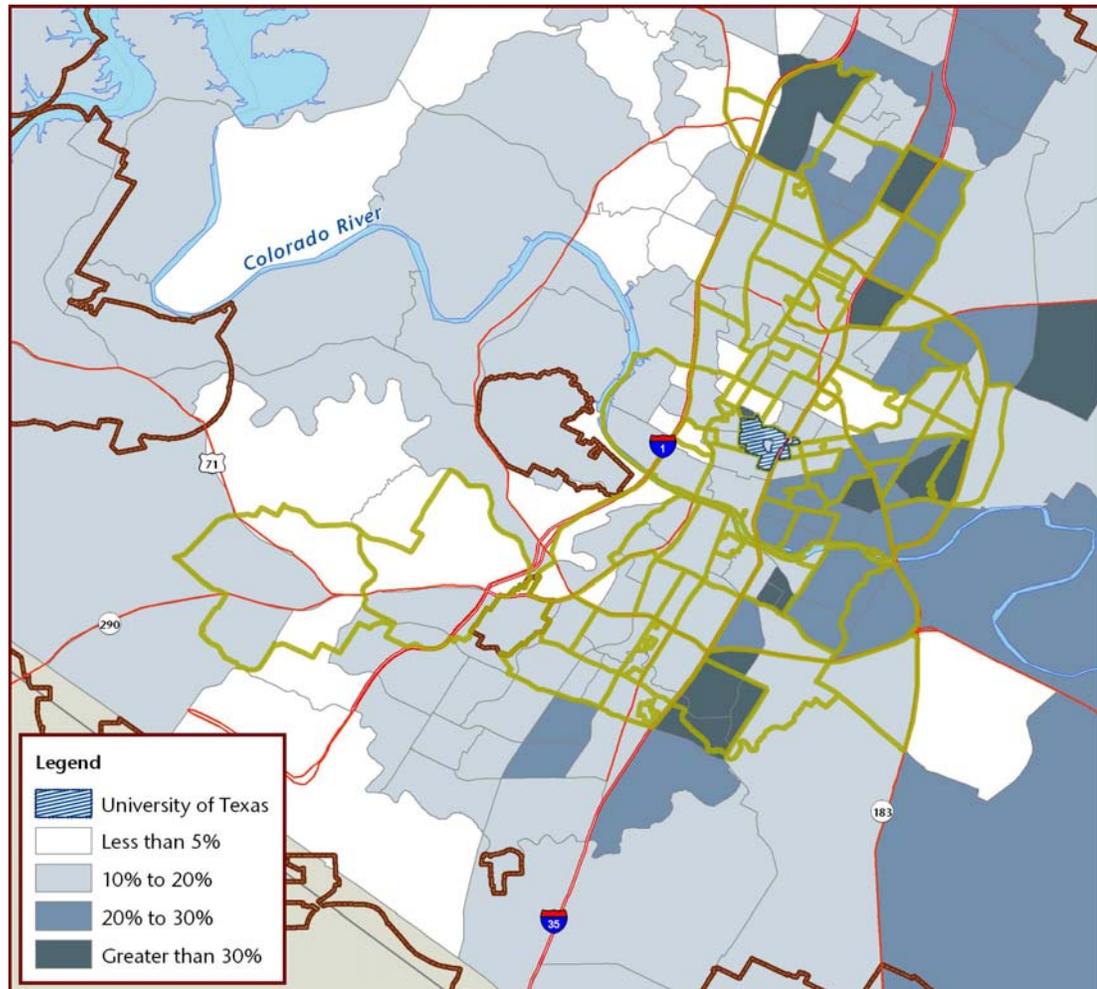
- *Residents.* For Travis County applicants, the disparities in loan denial by race and ethnicity became slightly more common once the applicant incomes rose to 150 percent of the AMI, or, greater than \$103,000. Although African Americans contributed to 2 percent of total applications, they contributed to 4 percent of loan denials by race. White applicants contributed to 72 percent of Travis County applicants earning \$103,000 or more, but accounted for only 69 percent of denials.

Similarly, Hispanic applicants accounted for 7 percent of total applicants earning 150 percent or more of the AMI. However, they accounted for 11 percent of the overall number of applicants.

Application denial – Is loan denial geographically concentrated?

- *Residents.* Application denials for residents of Travis County were much higher in the eastern and southeastern neighborhoods. Census Tracts falling within Franklin Park, McKinney, Riverside, Govalle and MLK-183 saw denial rates of 30 percent or more. Exhibit VI-4 displays loan denials by Census Tract. These portions of Austin have higher concentrations of African American and Hispanic residents.
-

**Exhibit IV-4.
Loan Denials by Census Tract, Travis County, 2007**



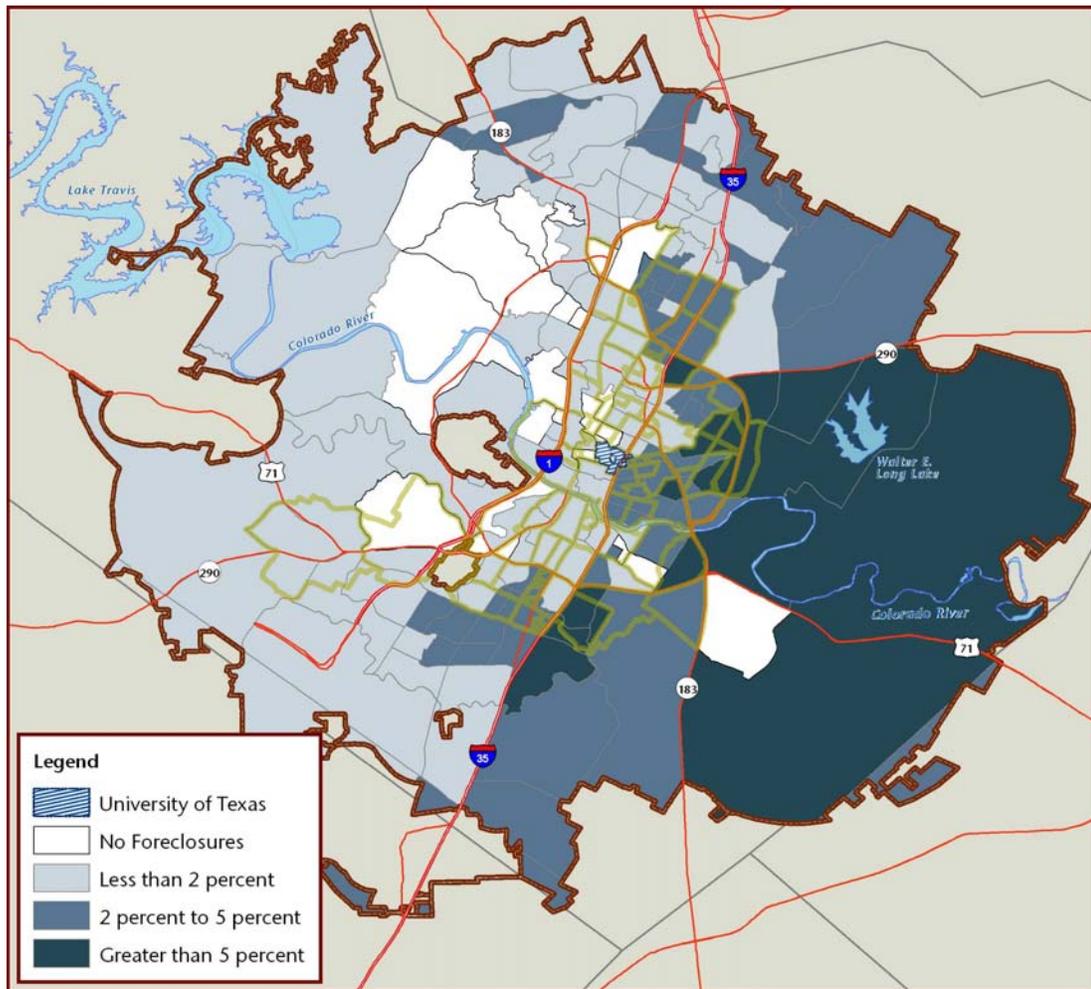
Source: FFIEC HMDA Raw Data 2007 and BBC Research & Consulting.

Foreclosures, Subprime Lending and Predatory Lending

Related to the rise in foreclosures is a growing concern about predatory and subprime lending. This section explores these issues in Austin.

Foreclosures. Overall, Austin has not been plagued with the volume of foreclosures that cities like Denver, Las Vegas and Phoenix have experienced. Rather, foreclosures in Austin have been very geographically specific. Far east and south Austin neighborhoods contain the highest levels of foreclosures within the City, indicating the correlation in Austin between low income households and foreclosures. Exhibit VI-5 displays the percentage of foreclosures by Census Tract.

Exhibit VI-5.
Percentage of Foreclosures by Census Tract, Austin, 2008



Note: Number of foreclosures divided by the total number of mortgages.
Source: Department of Housing & Urban Development HUD User website.

Subprime Lending and Predatory Lending. One of the fastest growing segments of the home mortgage industry is subprime lending. From 1994 through 2003, subprime mortgage activity grew an average of 25 percent per year and accounted for \$330 billion of U.S. mortgages in 2003, up from \$35 billion a decade earlier. Subprime loans are marketed and sold to customers with blemished or limited credit histories who would typically not qualify for prime loans. Consequently, the rate of interest charged for each subprime loan is generally higher than that of a comparable prime loan, due to increased credit risk. When lenders analyze potential borrowers solely by their credit score, those with scores below 620 are viewed as higher-risk and are typically denied prime loans. However, almost half of subprime mortgage borrowers have credit scores above this threshold, indicating that even a good credit score does not ensure prime loan status.

The rapid growth in popularity of subprime lending has brought increased scrutiny to the industry, resulting in two disparate views of the practice. On the one hand, subprime loans give individuals and families an opportunity for homeownership that they might not have had in the past. Some primarily credit the nearly 9-million-household increase in

homeownership during the past decade to the rise of subprime loans. On the other hand, the higher rates of interest charged on subprime loans lead to higher rates of foreclosure and serious delinquency. For example, for mortgage loans outstanding at the end of 2003, 1 percent of prime loans were seriously delinquent, compared with 7 percent of subprime loans. In addition, opponents of subprime lending emphasize that subprime borrowers are disproportionately of minority status, of lower income, and are less well educated than prime borrowers, indicating possible targeting of those less likely to fully understand the risks associated with a subprime loan. Fannie Mae CEO Franklin Raines captured this dilemma quite accurately in a recent speech: “Done right, subprime lending provides an important source of mortgage financing for families with imperfect financial or credit histories. Done wrong, subprime lending is a huge rip-off that siphons wealth—and hope—from people who have very little to begin with.”

Of the approximately 35,750 loans that originated for Travis County residents, 12 percent of those loans were considered subprime loans.

There is no one definition that sums up the various activities that comprise predatory lending. In general, predatory loans are those in which borrowers are faced with payment structures and/or penalties that are excessive and which set up the borrowers to fail in making their required payments. Subprime loans could be considered as predatory if they do not accurately reflect a risk inherent in a particular borrower.

It is difficult to identify and measure the amount of predatory lending activity in a market, largely because the industry is unregulated. In addition, predatory activity is difficult to uncover until a borrower seeks help and/or recognizes a problem in their loan. Because it is difficult to determine who is targeted for predatory lending, analysis of those receiving subprime loans provides more insight into demographics potentially more susceptible to predatory lending.

Travis County African American residents are more likely to receive subprime loans than other racial groups. African Americans applications comprised 3 percent of all loan originations, but represented 8 percent of applicants holding subprime loans.

Hispanics were also far more likely to receive a subprime loan than non-Hispanic applicants. Hispanic applicants comprised 60 percent of all approved loans; however, Hispanic applicants held 73 percent of subprime loans.

**Exhibit VI-6.
Race and Ethnicity of Subprime loan applicants, Travis County, 2007**

	Count of Subprime	Percent of Subprime	Count of All Applications	Percent of All Applications
Race				
American Indian or Alaska Native	39	1%	160	0%
Asian American	144	3%	1,941	5%
Black or African American	326	8%	1,245	3%
Information not provided	592	14%	4,667	13%
Native Hawaiian or Other	14	0%	108	0%
Not applicable	7	0%	240	1%
White	3,086	73%	27,389	77%
Total	4,208	100%	35,750	100%
Ethnicity				
Hispanic or Latino	1,161	28%	5,048	14%
Information not provided	518	12%	4,259	12%
Not applicable	7	0%	251	1%
Not Hispanic or Latino	2,522	60%	26,192	73%
Total	4,208	100%	35,750	100%

Source: FFIEC HMDA Raw Data 2007 and BBC Research & Consulting.

Examining the demographic composition of subprime mortgage recipients does not consider credit worthiness, such as credit score or existing debt levels. Therefore, one can not automatically assume that certain racial or ethnic groups have been unjustifiably offered subprime mortgages.

Differences in average household income do explain some of the prevalence in subprime loans among African American and Hispanic applicants. However, as noted earlier, even when income is normalized across racial and ethnic groups, loan denial is still higher for non-white applicants.

African American subprime recipients in Travis County have an average income of \$87,000, as compared with an average household income of \$115,000 white subprime mortgage holders. Non-Hispanic applicants with subprime loans had an average annual income of \$128,000 and Hispanic subprime loan recipients had an average \$86,000.

Legal Cases

As part of the fair housing analysis, legal cases involving fair housing issues were reviewed to determine significant fair housing issues and trends in Austin (MSA). Case searches were completed using the National Fair Housing Advocate’s case database and the U.S. Department of Justice’s fair housing database.

The legal cases presented in the databases include those that involved a court decision and have been reported to legal reporting services. (Open or ongoing cases would not be

represented unless a prior court decision on the case has been made.) Additionally, disputes that are settled through mediation are not included in the reported cases.

The cases summarized below highlight recent fair housing issues that have been brought to court. Not all cases occurred within the City of Austin, but all did occur within Texas. Summary information on all cases is included to highlight recent trends and primary issues in fair housing litigation in the metro area. Cases are divided into the following categories: land use, lending, reasonable accommodations and disabilities and race-based discrimination.

Land use

Lund v. Leibl (1999). The Lunds and the Leibels owned two of three lots within the Bishop's Bend Subdivision. Usage of the lots within the subdivision is limited by a number of deed restrictions, such as using the property for single family residential usage and complying with a number of other building requirements, such as dwelling size and other exterior facade standards. The Lunds own and operate Westlake Assisted Living (WAL), L.L.C. on their property within Bishop's Bend.

A lawsuit was brought upon the Lunds and WAL by the Leibels, seeking an injunction to cease construction of the WAL, as well as on using the property as an assisted-living facility. A reverse lawsuit was filed by the Lunds, citing that the injunction discriminated against the elderly, thereby violating the Fair Housing Act.

The despite expert witnesses testifying that the assisted living facility was both in defiance of the single family deed restriction and would negatively affect home values within the subdivision, the Fair Housing Act "trumped" the single family deed restriction in place at the subdivision, therefore making the injunction improper. However, when asked to prove that the facility would specifically serve residents with handicaps, the Lunds could only prove the facility would be for elderly residents and would specifically address the care associated with older age. Thus, as a result, construction on the facility was not completed, nor was the assisted living facility opened. However, this was not because abidance of the Fair Housing Act was deemed less important than land use codes, but rather, the inability of the Lunds to prove that the facility would directly serve residents with disabilities.

Lending

United States v. Security State Bank (1995). The complaint alleged that Hispanic loan applicants were receiving higher interest rates on loans than non-Hispanic applicants. As a result of this lawsuit, the bank created a \$500,000 fund to compensate victims.

Reasonable accommodations/disabilities cases

United States v. JPI Apartment Construction, L.P., et al. (2009). On March 4, 2009, the United States filed a pattern or practice complaint in *United States v. JPI Apartment Construction, L.P., et al.* (N.D. Tex.). The complaint alleges that JPI failed to comply with the design and construction requirements of the Fair Housing Act (FHA) and ADA in the design and construction of two multi-family housing complexes in Texas and some of JPI's other 205 nationwide multi-family properties.⁷

⁷ Taken directly from Department of Justice legal summary.

United States v. Air Park (2008). The complaint alleges that the members of the zoning committee and property owners of Air Park Estates, in Collin County, Texas, violated the Fair Housing Act by refusing to allow the complainant to keep a footbridge in front of her house. The complainant, who has a mobility disability, needs to use the bridge to reach the street without risk of injury.⁸

United States v. SDC Legend Communities, Inc., et al. (2006). This case was brought against architects, engineers, developers, builders and owners of two multi-family residential complexes in Austin financed through Low Income Housing Tax Credits (LIHTC), citing disability discrimination.

The order provides for retrofits of routes, entrances, and public and common-use areas, as well as interior retrofits in certain units and installation of enhanced accessibility features in others. The order also requires the defendants to establish a \$50,000 fund which will be used to compensate individuals harmed by the inaccessible housing and to pay \$10,000 in civil penalties to the government. The order also provides for injunctive relief, training, reporting and record keeping. The consent order will remain in effect for three years.⁹

United States v. Hous. Auth. of the City of San Antonio, et al. (2006). The complaint arose after the Mr. Maldanados, a double leg amputee who uses a wheelchair, and his wife, also disabled, asked to be moved from a third floor unit to a first floor unit and were denied, despite having first floor units available. The defendants were eventually moved to a first floor unit and were paid \$125,000 in damages and attorney fees. The \$125,000 also assisted a fair housing organization that aided the Maldonados to implement a reasonable accommodation policy and to attend fair housing training.

Race-based discrimination

United States v. Silva (2005). The complaint was made against the owners of 9 single family homes in Austin and San Antonio. It is believed that the defendants led Hispanics to believe that they were purchasing for sale properties. Instead, the tenants were entering into lease agreements for the properties. The 15 victims were awarded \$103,651 in damages, \$110,000 in civil penalties, and injunctive relief

Fair Housing Complaint Process and Data

Two entities, the City of Austin Equal Employment and Fair Housing Office and the Austin Tenants Council (ATC) are responsible for receiving and investigating fair housing complaints within Austin.

In 2008, over half of all fair housing complaints in Austin were regarding disability status. Familial and racial discrimination were the next more prevalent types of fair housing concern experienced in Austin.

City of Austin Equal Employment and Fair Housing Office. The Equal Employment and Fair Housing Office is “empowered to investigate complaints of discrimination, which

⁸ Taken directly from Department of Justice legal summary.

⁹ Taken directly from Department of Justice legal summary

includes the collection of evidence to either prove or disprove discrimination that occurred.”¹⁰ This office is responsible for enforcing the City’s fair housing ordinance. When a complaint has been received, the office investigates the complaint to determine whether a formal complaint should be filed to HUD.

During the 2008 fiscal year, the City’s fair housing office received and investigated 100 complaints. Fifteen complaints resulted in filing complaints with HUD, 30 were conciliated and the remaining cases were determined to be no cause.

The complaints were distributed in the following way:

- 51 complaints were from residents because of a disability
- 30 complaints were because of racial discrimination
- 20 complaints were from residents because of discrimination of their familial status
- 8 complaints were because of national origin
- 8 complaints were because of gender discrimination

Austin Tenants Council (ATC). The ATC was founded in 1973 and became a recognized Fair Housing Initiatives Program (FHIP) in 1992. According to HUD, “fair housing organizations and other non-profits that receive funding through the Fair Housing Initiatives Program (FHIP) assist people who believe they have been victims of housing discrimination.” The ATC operates a number of programs, including a fair housing program (FHP) that “helps any person who has been discriminated against in the rental, sale, financing, or appraisal of housing.” More specifically, the FHP “documents and investigates complaints; provides advice about remedies under fair housing laws; and coordinates legal services to assist victims of housing discrimination.” The ATC is also very active in providing the community with fair housing information through seminars and presentations.¹¹

In addition to fair housing, the ATC also provides telephone and in-person counseling, as well as mediation services to assist low-income renters with threatening repairs or other emergencies.

For the 2008 project year, extending from January 15, 2008, through January 14, 2009, the ATC had a complaint goal of 300. They received 365 actual complaints. The complaints were distributed by the following types of complaints received:

- 54 percent (198) were complaints from individuals with disabilities;
- 30 percent (109) were complaints about discrimination for familial status;
- 7 percent (26) of complaints were discrimination against race; and
- the remaining complaints were with regards to national origin (14), gender (12), violation of City ordinances (5), and color (1).

¹⁰ <http://www.ci.austin.tx.us/hrights/>

¹¹ <http://www.housing-rights.org/fairhousing.html>

Public Input

A stakeholder focus group was conducted with fair housing represented in Austin. Their input is summarized below. Additionally, in conjunction with the Austin Housing Market Study, a resident survey was completed, which asked residents about their experience with fair housing issues in Austin. Survey results also appear in this section.

Focus Group. A focus group of fair housing stakeholders was conducted in January of 2009 to discuss fair housing needs in Austin. Organizations represented at the focus group included the following (in alphabetical order):

- ADAPT
- Austin Apartment Association
- Austin Centers for Independent Living
- Austin Tenants Council
- Capstone Management
- Community Development Commission (CDC)
- Cypress International
- Family Eldercare
- Housing Authority of Travis County
- Human Rights Commission
- Mary Lee Foundation
- Mayor's Committee for Disabled Persons
- Re-Entry Roundtable
- United Cerebral Palsy of Texas

The following were the primary concerns raised by attendees of the fair housing focus group: affordability; the prevalence of unlicensed service providers; and, the need for transitional housing for renters unable to meet renter qualifications. Overall, fair housing stakeholders felt that problems associated with fair housing were compounded by the overall lack of housing affordable to Austin's extremely poor, which often consists of residents on fixed incomes. Thus, although some stakeholder concerns were not directly linked to fair housing, many problems faced by residents were their inability to find ample affordable housing opportunities.

Affordability. The overall lack of extremely affordable rental properties, particularly those that are accessible to people with disabilities and senior citizens, was the primary concern voiced by many focus group attendees. Affordability was often defined as units affordable to residents earning 30 percent or less than the MFI, which often includes people living on fixed income, such as Social Security.

The overall sentiment of the group is that the overall lack of affordability causes residents needing such units to settle for unfair treatments from property owners and accept potentially substandard living conditions to ensure that they are able to stay in the unit that have secured.

Unlicensed service providers. The group voiced concern over the prevalence of unlicensed group and boarding homes that provide housing and services for elderly individuals or disabled residents requiring help and additional services. Many homes accept social security payments directly, thereby stripping the resident of any sort of power from withholding rent and payments if service is substandard.

Although focus group participants did say that some homes, whether licensed or not, provide quality care and help fill a market niche, other facilities are very poor, which makes residents susceptible to abuse and exploitation.

Transitional housing. Although not directly linked to fair housing, stakeholders identified a need for assistance or additional housing opportunities for individuals with poor rental or credit history and criminal backgrounds. Stakeholders felt that renters in Austin should be given a second chance. Until credit is restored or criminal histories are cleared for residents, the City should help residents find housing. When the City doesn't intervene for these subsets of the population, fair housing violations become more rampant as residents are forced into difficult housing situations.

In sum, the focus groups primary concerns centered on affordability. When residents struggle with finding affordable units that meet their needs, particularly with regards to accessibility, fair housing issues arise as residents tolerate unnecessary conditions to retain their current living situation.

Citizen Survey. In conjunction with a survey for the March 2009 Austin Comprehensive Housing Study, BBC, with the assistance of Davis Research, conducted two citizen survey efforts to understand more about the housing needs of Austinites and their experience with fair housing and housing discrimination issues within Austin:

- *Telephone survey.* Between mid-November and early December, Davis Research interviewed 484 residents in Austin. The interviews were conducted to obtain two samples of Austin residents: 1) Those earning less than \$55,000 per year; and 2) All Austin residents. About 7 percent of the surveys were completed in Spanish; the rest were completed in English.
- *Online survey.* Between mid-November and mid-December, an online survey was available on the City of Austin's Neighborhood Housing & Community Development website, which linked to a separate URL (www.cityofaustin.org/housing) that contained the survey. Respondents were able to complete and submit the 10 minute survey completely online. The survey was restricted to residents living within City boundaries and making less than \$100,000 per year. 318 people completed the survey; 177 attempted to take the survey but were not able to complete it because they made more than \$100,000 (104 attempts) or lived outside of Austin (73 attempts). All of the surveys were completed in English.

Compared to demographics for the City overall, the telephone survey captured more seniors and fewer younger households. The online survey captured more households between the ages of 25 and 44 and fewer seniors than live in the City overall.

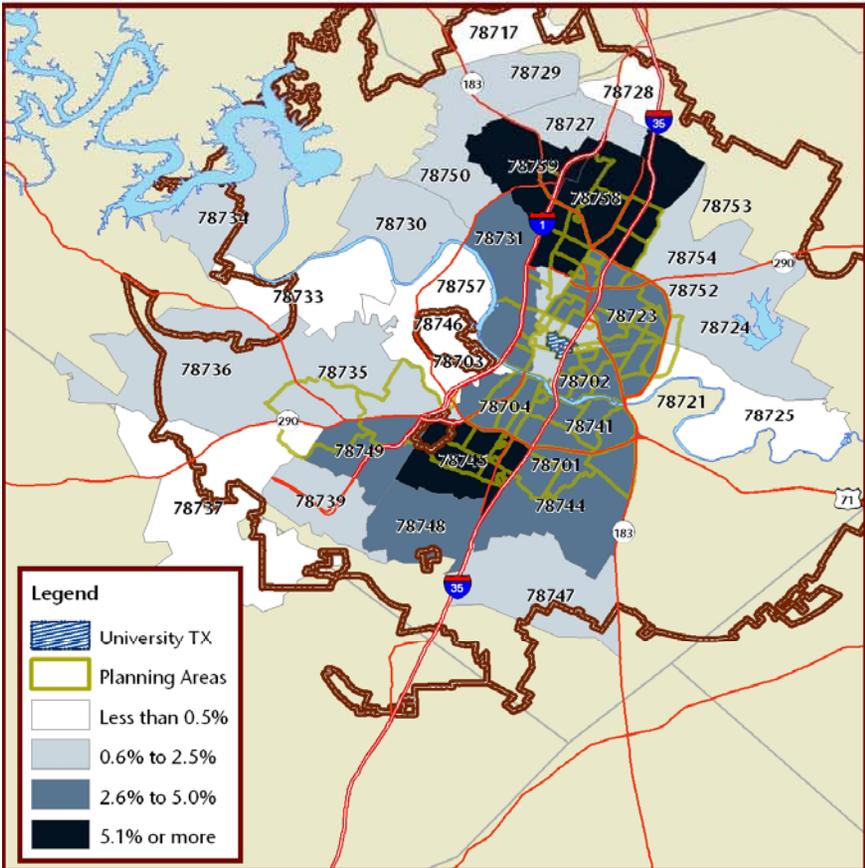
Except for the low income subsample, both surveys captured more homeowners than renters. Sixty-six percent of the telephone survey respondents were owners. Fifty-nine percent of the online respondents were owners. This compares to a homeownership rate of 46 percent in the City. As such, the survey data were weighted to more accurately reflect tenure in the City.

The following exhibit provides a geographic distribution of survey respondents.

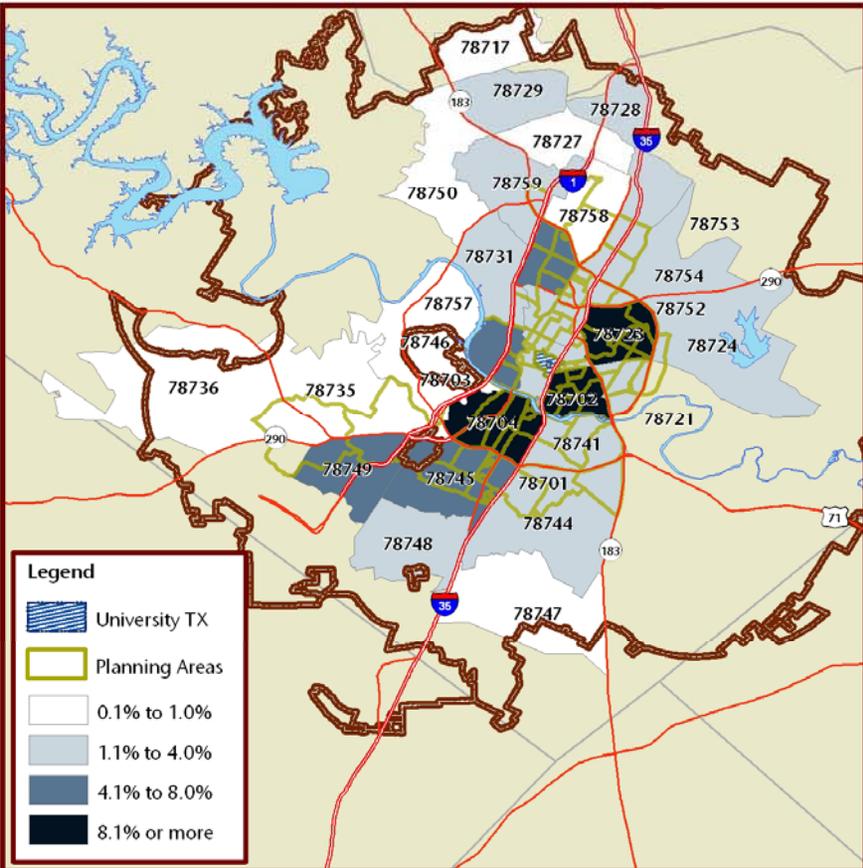


Exhibit VI-7.

Where Telephone Survey Respondents Live



Where Online Survey Respondents Live



Source: Austin Resident Surveys, 2008.

Thirteen percent of respondents to the telephone survey and 17 percent of online survey respondents said they had experienced discrimination in trying to find housing. Exhibit III-27 shows the main reasons respondents felt they had been discriminated against. It should be noted that not all of the reasons include protected classes under the Fair Housing Act—e.g., people cannot bring a case of discrimination based on income level or credit issues in most areas.

Exhibit III-27.
What was/were the reason(s)
you feel you were discriminated against?

Source:
 Austin Resident Surveys, 2008

	Telephone Survey	Online Survey
Age	4%	0%
I have a low income	6%	20%
I have bad credit/bankruptcy/debts	26%	3%
I have children	2%	7%
I'm gay/lesbian/bisexual/transgendered	2%	3%
I'm not a United States citizen	2%	0%
I'm physically disabled	5%	12%
My gender/sex	1%	8%
My religion	2%	3%
Not married (to partner)	0%	7%
Other	18%	7%
Race	33%	24%
Student	0%	8%

The majority of respondents who felt they had been discriminated against did nothing about it. Six to 10 percent filed a complaint.

Respondents were also asked what they would do if they wanted to know more about their fair housing rights. Most would look for information on the internet, as shown in Exhibit III-28. This was less true of low income respondents, who preferred to call a lawyer/consult legal aid or find information through local government sources.

Exhibit III-28.
If you wanted to know
more about your fair
housing rights, how would
you get information?

Source:
 Austin Resident Surveys, 2008

	Telephone Survey	Online Survey
Call a lawyer/ ACLU/ Legal Aid/ Attorney General's office	7%	14%
HUD website		12%
Internet search	37%	32%
Library	10%	4%
Local government information source/officials	13%	18%
Other	23%	10%
Public housing authority	7%	9%
TV	3%	1%

Affordability

A more in-depth discussion of affordability is included in the Housing Market chapter of the Consolidated Plan. However, the Austin Housing Market Study released in March of 2008 found the following with regards to affordability in Austin:

- About 35 percent of renters in Austin could afford the average priced rental unit of \$843, which requires an annual household income of \$34,000.
- In 2008, 21,700 renter households—13 percent of all renter households in Austin—earned less than \$10,000. Austin has approximately 2,400 units and rental assistance vouchers for these households, which can afford a rent of approximately \$175 per month—leaving a gap of 19,300 underserved households.
- Another 24,500 renter households earn between \$10,000 and \$20,000—14 percent of all renters. They need apartments with rents of between \$175 and \$425 to avoid being cost burdened. In 2008, these renters had approximately 4,750 affordable units and vouchers available to them, leaving a gap of 19,800 underserved households.
- About 13 percent of current renters in Austin and 53 percent of homeowners could afford the average price for sale unit could afford the average priced for sale unit.

**Exhibit VI-8.
Affordability of Median Priced
Units to Renter
and Owner Households, Austin,
2008**

Source:
MLS and BBC Research & Consulting.

	All Units	Single Family Detached	Single Family Attached	Multifamily
Median Price	\$240,000	\$260,000	\$199,000	\$214,900
Renters	21,463	18,631	36,620	30,742
<i>Percent</i>	13%	11%	22%	19%
Owners	74,405	69,029	87,772	82,588
<i>Percent</i>	53%	49%	62%	58%

In sum, Austin’s primary affordability problem exists for the lowest earning households seeking rental properties.

City Policy Review

This section examines barriers to affordable housing development in Austin. It contains the results of interviews that were conducted with stakeholders, focus groups with nonprofit and private developers. It also contains the results of interviews and a review of the policies and procedures of the City of Austin Housing Authority (HACA).

Stakeholder Input. A series of stakeholder meetings were held in conjunction with the Austin Housing Market study, released in March of 2008. The stakeholder meetings were conducted by BBC Research & Consulting and focused on affordable housing opportunities and barriers within the City. Approximately 100 affordable housing developers, policymakers and advocates participated in the stakeholder meetings. The following summarizes their opinions with regards to City policies and procedures and community barriers with regards to developing affordable and special needs housing in Austin.

Regulatory barriers to developing affordable housing

- There is too little zoning for multifamily development.
- Site development costs are prohibitive because of the City's sewer requirements. There needs to be a less costly way to tie into the City's sewer system.
- Stricter building requirements aimed at environmental preservation have increased building costs substantially, directly impacting housing affordability.
- The 23 separate ordinances related to development in the past 18 months demonstrate the regulatory burden that raises development costs.
- The development process requires working with multiple departments and individuals. It is tough to find anyone in the City who is willing to make a decision. The common response is "this isn't my area of expertise."
- Neighborhood planning is inconsistent.
- Overall, developers feel that the SMART™ Housing program is not as streamlined as it should be, given that one of the incentives is staff assistance. Developers feel that no one City department took ownership of the program.
- Many affordable housing developers would like to see a streamlined City approval process, which would, in turn, lessen their carrying costs on projects.

Community barriers

- Powerful neighborhood associations make affordable projects very difficult.
- City neighborhoods don't have the resources as private sector developers. The City should give the neighborhoods full-time advocates to negotiate development specifications (Portland has such a program).
- The lack of an overall planning vision constrains the amount of development that occurs.
- The City has a lack of altruistic developers and community commitment.
- Condominium conversions remove low income rental properties from the market through conversion processes.

Explicit change in City zoning

- No more cumulative zoning
 - Stop neighborhood backlash against multi-use zoning
 - Need a more "big picture" land use code/Overall Zoning
 - A streamlined development process. It can't continue to take years to get a development approved.
-

Summary Findings and Impediments

The following provides a summary of analysis, the identified impediments and fair housing recommendations.

Findings

Home Mortgage Disclosure Act (HMDA) Analysis. The HMDA analysis was two-fold, analyzing mortgage activity of Austin-based banks, as well as analyzing loan applications submitted by Travis County residents.

Austin banks appear to handle a relatively homogenous product of loan applications, primarily receiving applications for conventional loans for home purchases. Travis County residents also primarily applied for conventional loans, but had a higher percentage of refinances and home improvement loans than was seen by Austin banks.

Racial composition of loans was difficult to determine, as nearly 25 percent of Travis County residents did not report their race. Loan application amounts received by Austin banks were typically higher than loans applications submitted by local residents. A smaller loan amount differential existed by race and ethnicity for Austin banks, than existed for Travis County residents, meaning that Travis County residents applying for loans were more diverse financially.

Austin banks had a very low denial rate (7 percent), as most applications received by Austin banks were either approved or purchased from another institution, which does not require approval. Denial rates were much higher for Travis County residents at 16 percent. More specifically, denial rates for African American and Hispanic applicants from Travis County were substantially higher than those seen at local banks.

Austin banks primarily denied applications due to poor credit history and a bad debt-to-income ratio. Reasons for denial varied more for Travis County applicants; 16 percent of denials were due to a lack of collateral and an additional 12 percent of applications were denied due to an incomplete application. Loan denials of Travis County applicants were more concentrated in the eastern and southeastern portions of the City.

Of the nearly 36,000 loan applications submitted by Travis County residents in 2007, 12 percent were considered subprime. African American and Hispanic applicants were more likely to receive a subprime loan product.

Legal Case Summaries. Most reported cases of fair housing violations in Austin and Texas were related to reasonable accommodations and disability status. These cases involved lawsuits against builders and architects to ensure buildings were properly retrofitted with amenities necessary for individuals with disabilities, as well as against public housing authorities by individuals wanting first floor apartments for increased accessibility.

Fair Housing Complaint Process. Two entities within Austin are responsible for receiving fair housing complaints from residents. The City of Austin Equal Employment and Fair Housing Office are responsible for enforcing the City's fair housing ordinance and filing complaints with HUD. In 2008, 100 complaints were investigated and 15 turned into formal complaints with HUD. The Austin Tenants' Council (ATC) is a Fair Housing Initiatives Program (FHIP). ATC received 365 fair housing complaints in 2008. Most complaints received by both entities were for discrimination against disability status.

Citizen Input. Stakeholder meetings identified a strong need for a greater level of affordability in Austin's rental market. Many stakeholders felt that housing discrimination goes unreported and is tolerated by residents because of their hesitancy to leave their current situation due to a lack of affordable and accessible rental units in Austin.

The citizen survey revealed that 13 percent of respondents to the telephone survey and 17 percent of online survey respondents said they had experienced discrimination in trying to find housing. When asked why they were discriminated against, 33 percent of telephone respondents and 24 percent of online respondents felt that it was because of their race. Approximately one-third of both telephone and online respondents said they were rely on the internet when seeking help on fair housing issues.

Housing Affordability. Austin is seen as a relatively expensive housing market, particularly when compared to other Texas communities. Approximately 35 percent of current renters could afford the average priced unit in Austin (\$843). As such, a very large rental gap exists for Austin's households earning less than \$20,000 per year. Although not all of these renters are homeless, they are most likely paying more than 30 percent of their monthly income to rent.

City Policies. A series of stakeholder meetings conducted during the completing of the Housing Market Study identified a number of concerns local affordable housing developers, advocates and policymakers had with developing housing in Austin. Overall, stakeholders felt the development process was difficult and lengthy due to a process that was not streamlined, lofty site development costs, inconsistent citywide zoning, and a large number of ordinances passed within the last 2 years. Additionally, many felt that the lack of a city-wide vision for growth allowed inconsistent neighborhood plans to take precedent in development decisions.

Impediments

The following impediments to fair housing choice were identified through this research:

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 cited discrimination for reasons not protected under fair housing ordinances (ex: bad credit), many respondents cited race as the reason for their housing discrimination. Race was not the most common complaint received by either complaint investigation organizations..

NIMBYism

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. This is often referred to as Not in my Backyard, or, NIMBYism. NIMBYism was mentioned as a problem in Austin by a number of stakeholders familiar with the development process in Austin.

Geographic concentration of loan denials

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 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. Affordable housing developers and others responsible for providing affordable housing stock in Austin said high land costs often make affordable housing projects economically infeasible. Additionally, many said the approval process with the city can be lengthy, which adds carrying costs to projects. As a result, stakeholders 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.

APPENDIX III

HUD 2009 Income Guidelines

NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT OFFICE

City of Austin

HUD Income Limits by Household Size

Effective Date: March 19, 2009

FY 2008 Area Median Family Income

For Travis County, Texas

\$73,300

MSA: Austin – Round Rock, TX.

Household Size	1	2	3	4	5	6	7	8
30% Median Income <i>(30% of median defined by HUD)</i>	15,400	17,600	19,800	22,000	23,750	25,550	27,300	29,050
40% Median Income*	20,500	23,450	26,400	29,300	31,650	34,000	36,350	38,700
50% Median Income <i>(very low income defined by HUD)</i>	25,650	29,300	33,000	36,650	39,600	42,500	45,450	48,400
60% Median Income*	30,800	35,200	39,600	44,000	47,500	51,000	54,550	58,050
65% Median Income*	33,350	38,100	42,900	47,650	51,450	55,250	59,100	62,900
80% Median Income <i>(low-income defined by HUD)</i>	41,050	46,900	52,800	58,650	63,350	68,050	72,750	77,400
100% Median Income	51,300	58,650	65,950	73,300	79,150	85,050	90,900	96,750
120% Median Income	61,550	70,350	79,150	87,950	95,000	102,050	109,050	116,100

* MFI figures were internally calculated and not defined directly by HUD; to be used for other program purposes only

APPENDIX IV

Maps

TABLE OF CONTENTS

1. City of Austin Neighborhood Planning Areas
2. Neighborhood Commercial Management Program (NCMP) Area
3. Commercial Preservation & Revitalization (CP&R) Area

City of Austin Neighborhood Planning Areas

-  Adopted Area
- * Area Plan Underway
- ** Future Planning Area
- ^ Non-Neigh. Area

-  Neighborhood Areas
-  Census tract block groups with less than 51% L/M households

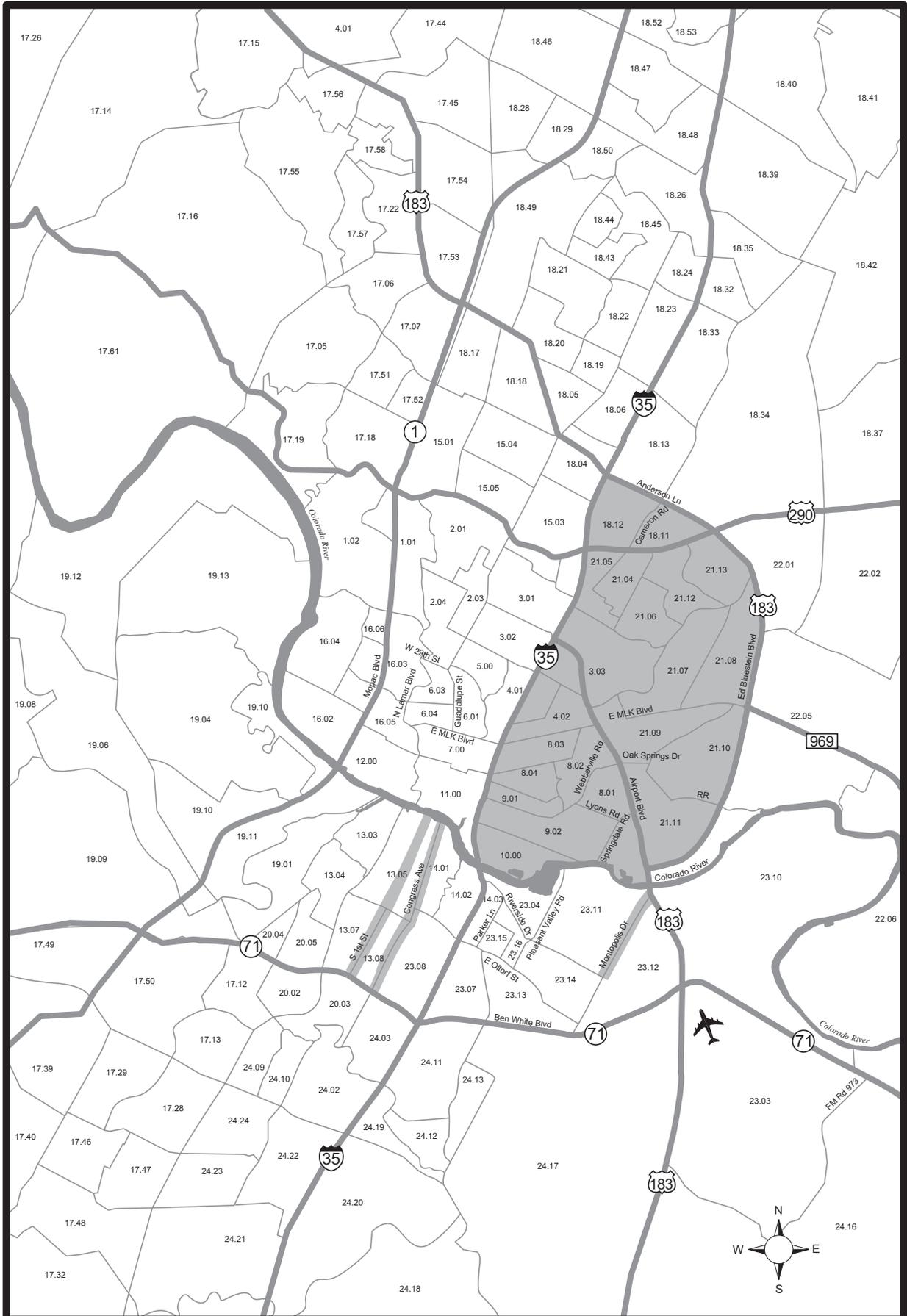
- 1 Gateway*
- 2 North Burnet*
- 3 North Austin Civic Assoc.
- 4 North Lamar**
- 5 Windsor Hills**
- 6 Heritage Hills**
- 7 Georgian Acres**
- 8 Wooten
- 9 North Shoal Creek**
- 10 Allandale**
- 11 Crestview
- 12 Brentwood
- 13 Highland
- 14 St. Johns**
- 15 Coronado Hills**
- 16 University Hills**
- 17 Windsor Park
- 18 North Loop
- 19 Triangle State^
- 20 Rosedale**
- 21 Windsor Road
- 22 West University
- 23 North University
- 24 Hyde Park
- 25 Hancock
- 26 Upper Boggy Creek
- 27 RMMA^
- 28 MLK
- 29 Pecan Springs Springdale
- 30 MLK - 183
- 31 Johnston Terrace
- 32 Govalle
- 33 Rosewood
- 34 Chestnut
- 35 Central East Austin
- 36 UT^
- 37 Downtown^
- 38 Old West Austin
- 39 Barton Hills**
- 40 Zilker**
- 41 Bouldin
- 42 South River City*
- 43 East Cesar Chavez
- 44 Holly
- 45 Riverside*
- 46 Pleasant Valley*
- 47 Montopolis
- 48 Southeast
- 49 McKinney
- 50 Parker Lane*
- 51 St. Edwards*
- 52 Dawson
- 53 Galindo**
- 54 South Lamar**
- 55 Westgate**
- 56 Garrison Park**
- 57 South Manchaca**
- 58 West Congress*
- 59 Sweetbriar*
- 60 East Congress*
- 61 Franklin Park



Source: City of Austin

Source: 2000 Census

Neighborhood Commercial Management Program Priority Areas

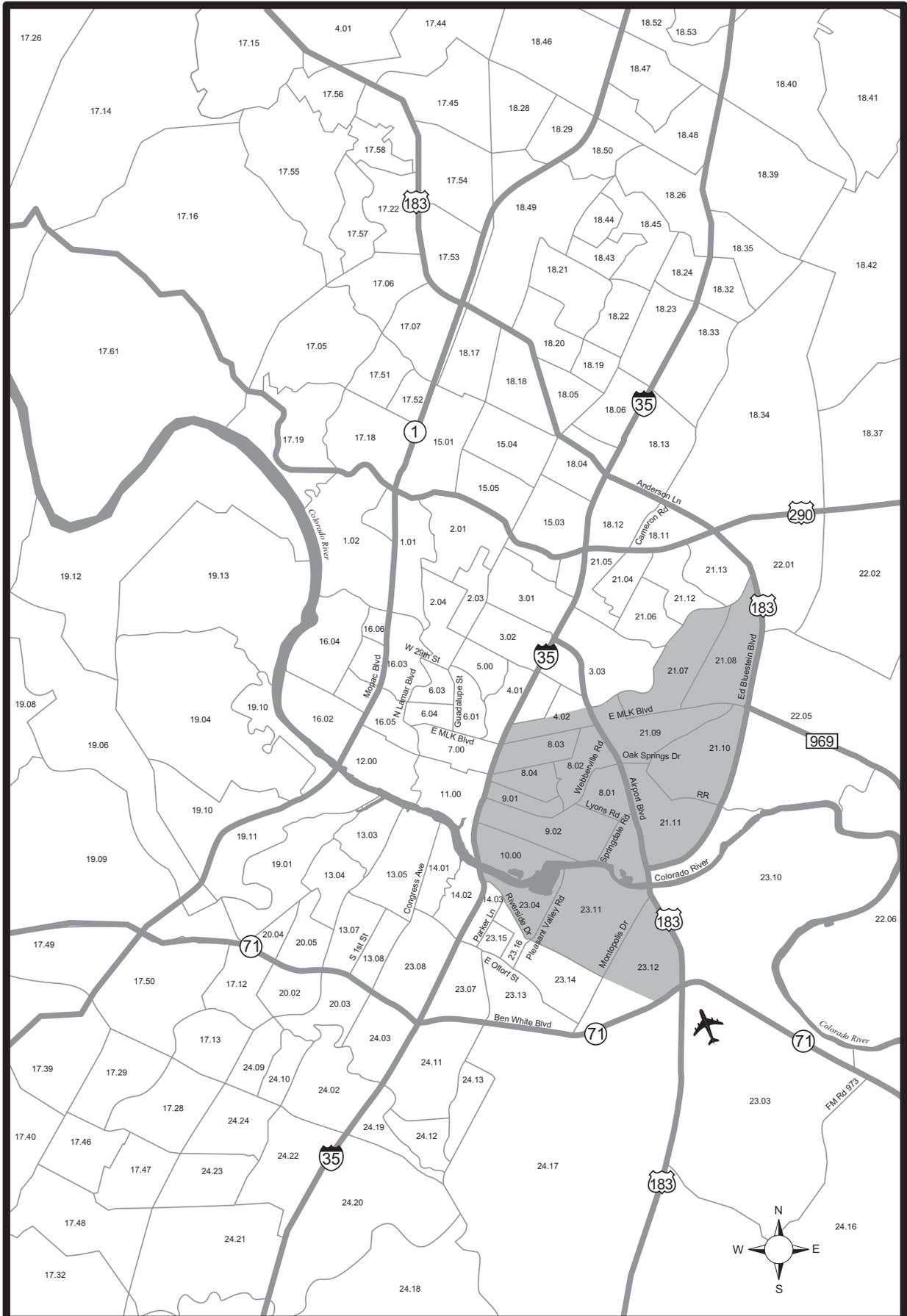


Includes portions of South Congress, South 1st Street and Montopolis.

Source: 2000 Census

The City of Austin is statutorily required to designate priority areas for commercial management.

Commercial Preservation and Revitalization Area (CP&R)



Source: 2000 Census

APPENDIX V

Mueller Affordability Report

1. Mueller Affordable Housing Plan
2. April 30, 2009 - Mueller Affordability Update



Mueller Affordable Housing Plan

January 2008



This document is intended to outline the affordable housing goals for the Robert Mueller Municipal Airport Redevelopment and Catellus Austin, LLC's approach to meeting the requirements of the master development agreement. It is envisioned that this plan will evolve over time as the project develops and new information and opportunities become available.

MUELLER'S VISION AND GOALS

The fundamental vision of Mueller — a thriving, vibrant and diverse mixed-use urban village in the heart of Austin — depends on having housing options that allow a wide range of residents to make their home at the former airport. The master development agreement (MDA) between the City of Austin and Catellus Austin, LLC recognizes this fact by prescribing ambitious affordable housing requirements for Mueller:

- √ 25% of all housing units at Mueller, or approximately 1,200 homes (generally evenly divided between for-sale and for-rent), will be affordable for residents making below Austin's median family income.
- √ For owner-occupied/for-sale housing, the affordability threshold is 80% of Austin MFI, or \$56,900 for a family of four in 2007.
- √ For rental housing, the threshold is 60% of Austin MFI, or \$42,650 for a family of four in 2007.
- √ Catellus also commits in the MDA to using diligent good faith efforts to work with the City of Austin to increase both the levels and degree of housing affordability at Mueller — i.e., to create units affordable at lower incomes, to expand the number of affordable homes, and/or to maintain and retain the affordability of Mueller's homes for longer periods.
- √ Affordable homes (for sale and for-rent) at Mueller are dispersed throughout the community and are generally indistinguishable from market rate homes.
- √ Experience, capacity, and demonstrated excellence in producing and supporting affordable housing are key criteria in Catellus' evaluation of and partnership with builders, lenders, nonprofit providers, and others involved in Mueller housing.
- √ All housing at Mueller, including affordable housing, will meet Mueller's goals for sustainability by attaining a minimum three-star rating in Austin Energy's Green Building Program.
- √ All residential units at Mueller will comply with the City of Austin's S.M.A.R.T. Housing™ policy.

In addition to these requirements and commitments in the MDA, Catellus is mindful that Mueller should provide housing options for as broad a range of potential residents as possible. This creates expectations and calls for strategic approaches toward planning the marketing of all housing — both market-rate and affordable —with each new phase of Mueller residential development.



Catellus’ plan for achieving and potentially exceeding these housing goals, and the community’s expectations for Mueller, includes the following major elements:

- √ Core strategies for **producing new affordable housing**, for-sale and for-rent, throughout Mueller.
- √ Strategies and tools for creating and maintaining **longer and deeper affordability**
- √ **Funding sources and mechanisms** to support investment and innovation in affordable housing as a crucial component of Mueller’s community vision of livability, sustainability and diversity
- √ **Reaching and serving future residents** through partnerships to conduct outreach and provide services and counseling that will enhance access to opportunities at Mueller for quality housing and for home ownership.

PRODUCING NEW AFFORDABLE HOUSING

Owner-Occupied/For-Sale Housing

1. The definition of Affordable Housing in the MDA is intended as a guideline for setting prices for affordable homes so they can truly be affordable to households with incomes at 80% MFI. The definition of Affordable Housing is not intended to prescribe lending qualification criteria or alternative purchase prices for individual affordable home buyers.
2. Affordable for-sale homes, priced to serve households with incomes at 80% MFI, will be dispersed throughout Mueller as part of each residential development phase. The ratio of affordable to market-rate units in each phase may vary (either higher or lower) from the 25%-affordable benchmark established as a requirement for Mueller as a whole.
3. Homebuilders, selected through competitive bidding, will build these homes according to pricing, design, delivery and marketing specifications approved by Catellus in accordance with the same Mueller master plan requirements and design guidelines that apply to market-rate homes. These homes will be sold directly by the builders to households with incomes certified to be at 80% MFI or lower. Income certification is conducted as part of the pre-sales process and will be verified in collaboration with the City’s SMART Housing Program..
4. Generally, affordable for-sale homes at Mueller will be smaller structures on smaller lots with less expensive finishes or features than the adjacent Mueller market-rate homes. Affordability is thus supported by lowering the cost of land, cost of construction, and builder profit margin, reducing the ultimate effective subsidy required to support the needed pricing. Of the various housing product types found in the Mueller master plan



and design guidelines, those more likely to be affordable include the 70' row house, the 37' yard house, Mueller Houses, and other condos. In order to provide a consistent character to Mueller, the architectural quality and aesthetics of affordable homes, as compared to market-rate homes, will not be compromised.

5. With each phase of development, the overall affordability mix and market conditions, as they affect both affordable and market-rate housing, will continue to be a strategic focus in the builder selection process. Conscious decisions must and will be made in each phase as to the range of affordability that will be brought to market at that time. Such considerations would include both the opportunity for affordable housing serving lower incomes and the need to respond to demand for market-rate homes at lower prices than are currently found in Central Austin, serving households in the 81-120% MFI income range.

Rental Housing

1. As with for-sale housing, affordable rental housing will be produced and made available throughout Mueller. In addition, each multi-family development will include a minimum of at least ten percent (10%) of the units to be priced for and rented to households at or below 60% MFI. Mueller will also include two multi-family properties where all or the majority of units are priced and rented to income-eligible households.
2. Developers of market-rate rental properties (i.e., subject to the 10% minimum requirement) will be selected through competitive bidding as multi-family sites are made available. Catellus will require the following to ensure success in serving 60% MFI households:
 - a. The owner of the rental property would be required to conduct income certifications at move-in for each of the affordable units. Residents of the affordable apartments will pay rents consistent with the City of Austin's S.M.A.R.T. Housing™ program requirements or the similar requirements of a housing tax credit program.
 - b. To ensure that affordable units continue to be available to the households they are intended to serve, rental property owners will be required to recertify these households annually. If the household's certified income has risen to 140% of 60% of MFI, that unit occupied by that household will no longer be credited toward meeting the 10% minimum requirement. The owner will then be required to lease the next available unit to an income-eligible household at an affordable rent. The owner will be allowed to increase the rent of the original unit to market rate and/or offer the no-longer-eligible household the opportunity to move into a



market-rate unit. These are standard protocols established in housing tax credit programs and therefore familiar to management companies.

3. Catellus envisions two predominantly or exclusively affordable apartment properties, one specifically for seniors and one for families. This is anticipated to create between 150 and 250 affordable apartments serving each of these targeted populations. Developers of these properties will be selected by means of RFQ based on experience, financing ability and proven long-term operational excellence in these target markets. Once selected, the developers will be given time to secure available subsidies. The selection process will assure the Mueller community that these properties will be in the hands of highly reputable owners, so that the property will be well maintained, a culture of opportunity will be promoted through services, and residents who uphold community rules will be attracted and retained.

Compliance

Each affordable housing builder/developer will be contractually obligated through its Purchase and Sale Agreement (PSA) with Catellus, as well as through any agreements made by the builder directly with the City of Austin under the SMART Housing™ program, to meet its affordable housing obligations, including both the production of the designated number of affordable units that Catellus requires in each section and the successful sale or rental of the affordable home to a household that is income certified.

A compliance contract will be established with the City of Austin, or with a qualified contractor experienced in affordable housing income compliance and approved by the City of Austin. Each affordable housing builder/Developer will be responsible for any compliance fee that may apply.

The affordable sales and incomes of buyers will be reported to Catellus as often as every two weeks; affordable rentals will be reported to Catellus monthly during lease-up and annually thereafter so that monitoring of the sales/rental can be maintained.

The obligation to meet all requirements of S.M.A.R.T. Housing™ will be stated clearly in the builder contracts for affordable builders. The obligation to meet all requirements of S.M.A.R.T. Housing™, other than the Affordable requirement, will be stated clearly in contracts for all other builders.

LONGER AND DEEPER AFFORDABILITY

The minimum requirements included in the MDA address the production and delivery of affordable for-sale and for-rent units as outlined above, meeting the basic benchmarks of 25% of units being affordable at 80% or 60% of MFI. Beyond that, the City Council Affordable Housing Resolution, incorporated by reference in the MDA, calls upon Catellus to make diligent good-faith efforts to achieve longer and deeper affordability in Mueller housing. These efforts would not increase the total number of affordable residences at Mueller but would extend the duration of affordability and the range of incomes with access to homes. What follows is a description of Catellus' current activities that meet this requirement of good-faith effort.

At present, affordable for-sale homes are contemplated to be subject to a shared appreciation restriction in the form of a soft second lien. This lien allows the effective up-front subsidy for affordable units to be re-captured when their initial owners re-sell the homes to market-rate buyers. The funds thus captured will be used to support longer and deeper affordability through the Mueller Foundation.

As called for in the City Council Affordable Housing Resolution, Catellus will continue to review a number of existing programs, tools and models to create and maintain longer-term affordability, to increase the potential number of affordable housing units, and to provide affordable housing options to lower-income residents. Some of these strategies, which can be used to support one or more of these three objectives, include deed restrictions, soft subordinate financing, limited-equity cooperative housing, community land trusts and other shared-equity structures. Catellus will include the status of these efforts in its semi-annual Affordable Housing reports.

FUNDING SOURCES AND MECHANISMS

As envisioned and assumed in the MDA, Catellus will directly fund and execute the core strategies required to produce and market the affordable housing that achieves the agreement's minimum requirements (25% of all units affordable at 80% MFI for-sale, 60% MFI for rent). This includes the grassroots marketing, community outreach, homebuyer education and financial counseling that are not specifically required by the MDA, but that Catellus feels are essential to ensure the Mueller affordable housing program is both equitable and successful.

The Affordable Housing Resolution that is part of the MDA expressly approves Catellus' commitment to use diligent, good faith efforts to work with AHFC to increase both the levels and degree of affordable housing at Mueller as part of the City's Mueller affordable housing program. To support the strategies that go beyond the MDA's minimum requirements and create longer and deeper affordability at Mueller, Catellus aims to create the Mueller Foundation. The Mueller Foundation will provide a variety of community benefits and enhancements at Mueller, of which affordable housing is expected to be the most financially significant. The Foundation's specific purposes will include promoting and increasing the availability and quality of affordable



housing, schools and education, open space and parks, job training programs, sustainable development, affordable housing, and other charitable and educational programs that are consistent with the spirit and intent of the Mueller redevelopment master plan.

Catellus proposes to establish three revenue sources for the Foundation:

1. A fee of 0.25% on all property sales, including both commercial and residential property throughout Mueller, in perpetuity (subsequent to the initial transaction by Catellus as master developer).
2. A fee of approximately \$1,000 per unit, collected from residential builder/developers.
3. Shared-equity reimbursements — recaptured effective subsidies plus pro-rata net gain — received upon the resale of an affordable home to a market-rate buyer.

The Mueller Foundation will be a Texas nonprofit corporation and pursue obtaining recognition from the IRS as a federal income tax exempt charitable entity under Internal Revenue Code Section 501(c)(3). The Mueller Foundation will be governed by a board of community leaders and advocates. The Mueller Foundation may work with the Austin Community Foundation to assist with administrative and financial management services and to ensure compliance with appropriate regulations regarding the activities of 501(c)(3) non-profit corporations.

REACHING AND SERVING FUTURE RESIDENTS

To the extent allowed by Fair Housing Laws, marketing at Mueller will use a varied approach in order to attract the diverse community of residents sought for the neighborhood:

1. The vision of a thriving, diverse neighborhood will be presented in all marketing materials.
2. Marketing materials and community relations and outreach are designed to engage culturally, economically, and socially diverse audiences.
3. Print and electronic marketing materials, as well as advertising and community events, will promote a wide range of housing options based on targeted monthly housing payment.
4. Strategic marketing and outreach will be conducted to engage with:
 - a. Surrounding neighborhoods: As long-standing partners in the Mueller vision, these neighborhoods will receive marketing materials for rental and ownership opportunities in each phase.
 - b. Major employers: The employees of Seton, UT and other major employers in the Mueller development are a key audience for both market-rate and affordable housing options.



Counseling: Developing and maintaining Mueller as a mixed-income community will be supported by homebuyer education and mortgage/credit counseling. This process is a proven model for preparing families with fewer financial resources for the costs of homeownership. The Mueller strategy for delivering counseling has been developed with the homebuilders, preferred lenders, the City of Austin and other counseling providers to simultaneously achieve three goals:

1. Provide access to homebuyer education and counseling for buyers who can be qualified for a mortgage within a defined period of time;
2. Provide access to long-term counseling for those who will need more time to become mortgage-qualified.
3. Provide access to on-going homeowner education.

Catellus has selected both its counseling partners and its preferred lenders based on their demonstrated skills and experience in providing support for affordable housing buyers, owners and programs.

Property Taxes: Given a rising market, an increase in the property tax burden on affordable homeowners poses a challenge to the sustainability of affordable homes at Mueller. Catellus is aware of this issue and will work with the City, consultants and experts and the appraisal district to investigate the issue and determine what solutions can be proffered. Some potential solutions include determining best practices in other markets both within and outside Texas, assessing the viability of legislation seeking to permit appraisal districts to value and tax affordable homes at less than market, counseling with respect to property tax protests, and other funding sources to assist affordable homeowners who have ad valorem tax issues due to escalating property value and property taxes. Catellus will include the status of these efforts in its semi-annual Affordable Housing reports.

CONCLUSION

Catellus is committed to the vision of Mueller as a thriving and diverse mixed-use, mixed-income urban development. We are honored to be working with the City of Austin to identify creative ways to make this vision a reality, and look forward to our continued collaboration toward success.

RMMA
AFFORDABLE HOUSING UPDATE THRU APRIL 30, 2009
AFFORDABLE HOUSING RESOLUTION IMPLEMENTATION EFFORTS

Catellus has continued to take the necessary steps described below to meet or exceed the affordability requirements at Mueller as outlined in the MDA:

1. Catellus has continually implemented the general strategy established to meet the affordable housing MDA requirement that 25% of all for-sale and for-rent homes be affordable. Builders/developers of the affordable units will always be required to sell or lease to households with incomes at the defined ceiling for affordability (80% MFI in for-sale; 60% MFI in rental) and to be constructed in accordance to the City's SMART Housing Program. These units are priced to ensure that they are marketable to these target markets within the parameters outlined in the MDA.
2. Each market rate multifamily property at Mueller will include at least 10% affordable rental units. Catellus has continued to implement the present strategy, calling for the affordable housing requirement in the MDA to be fulfilled through development of a senior apartment property and a family apartment property in which most or all units will be affordable at the 60% MFI threshold or below. Both the senior and family apartment properties have been envisioned as projects that would take advantage of existing financing mechanisms for affordable rental housing, notably tax credit programs and the City of Austin's bond program, and that would provide opportunities for expanding the level and degree of affordability at Mueller as called for in the MDA's Affordable Housing Resolution.

Activities to implement the multifamily strategy in the current reporting period continue to include:

- Mosaic at Mueller, the first market-rate rental housing at Mueller developed by Simmons Vedder, is well underway. Forty-four units (10% of the 442-unit property) will be provided to households at 60% MFI for 50 years, forty-five (45) additional years of the SMART Housing's 5-year affordability requirement. The first rental homes are currently available for occupancy and seven (7) households have been income qualified at 60% MFI. Catellus has contracted with Greystar to manage the property.
- Diana McIver & Associates (DMA) has been selected through Catellus' formal request for proposal (RFP) process to be the senior apartment property developer. The senior apartment project has 201 units planned. 171 units (85.1%) will be provided to household at or below 60% MFI for 45 years, of which, 85 units will be affordable for households at 60% MFI, 60 units at 50% MFI and 26 units at 30% MFI. Catellus and the development team has presented to staff of the Texas Department of Housing and Community Affairs, and presented comments regarding suggested revisions to the agency's 2009 Qualified Allocation Plan (QAP), to help Mueller be more

competitive for tax-credit financing for the senior apartment property. DMA has submitted application for the 2009 competitive tax credit allocation and additional funding will be requested from the City of Austin's bond program.

3. A primary affordability strategy for Mueller's for-sale housing is that market mechanisms will allow builders to provide a smaller house for a lower price. Affordable units will be included among the 70' row houses, the 37' yard homes, and Mueller House units and other condominiums. Due to the dispersion of these units types between Mueller's planned residential development phases, affordable units will represent more than 25% of total units in some phases and less than 25% in others. Secondary strategies for ensuring sustained affordability include establishment of the Mueller Foundation, reviewing and participating in existing City programs, developing new programs, and partnering with third parties with expertise in funding and producing affordable for-sale homes, as described in the MDA's Affordable Housing Resolution.

Catellus has continued to successfully implement the following for-sale affordable homes strategy activities:

- For-sale section has 721 total single family homes to date. It includes 133 affordably priced homes by David Weekley and Meritage, of which 63 are detached Yard homes and 70 are attached Row homes. 119 of the affordable homes have been complete and sold with another 13 under contract.
- PeopleTrust continues as the Mueller Compliance Agent, performing the income compliance process and to ensure builders and developers' comply with the Affordable Housing requirements at Mueller.
- Frameworks, Mueller's preferred housing counselor, has continued its work with Mueller affordable home buyers to help them with general issues related to home purchase, education, credit counseling, and affiliated credit repair services through Numbers by the Book.
- The Mueller Shared Appreciation Program, created based on Austin Housing Finance Corporation's shared-equity program, has provided soft second lien to 119 homes at Mueller and is implemented through the Mueller Foundation, the non-profit organization created by Catellus to support the social and community goals including affordability at Mueller.
- Catellus and the Muller Foundation have continued its work with PeopleTrust, the non-profit housing organization, to manage the Mueller Affordable Homes Program as well as the Shared Appreciation Program.

Tracking of Affordable Housing

There are 177 affordable homes being constructed at Mueller. Of which, 133 homes are affordable for-sale homes and 44 are affordable rental homes. To date, 119 for-sale homes are occupied and 21 for-sale and rental homes are under contract.

APPENDIX VI

City of Austin Monitoring Plan

City of Austin Monitoring Plan

The goal of the City of Austin's monitoring process is to assess sub-recipient/contractor performance in the areas of program, financial and administrative compliance with federal, state and municipal regulations and current program guidelines. Under this plan, all programs and project activities are monitored through one or more of the following components as outlined below.

The City of Austin's monitoring plan outlines the processes used to monitor compliance with federal, state and local requirements of assisted programs and project activities. Four monitoring processes are outlined in this section. The first addresses monitoring active contracts; the second addresses monitoring projects with an affordability period, or long-term monitoring requirements; the third addresses monitoring compliance with the City's Section 3 Plan; and the fourth describes performance measurement tracking and reporting.

ACTIVE CONTRACTS

Prior to executing any agreement or obligation, monitoring takes the form of a compliance review. Verification is obtained to ensure that the proposed activity to be funded has received the proper authorization through venues such as the annual Action Plan, environmental review and fund release, and identification in the IDIS system. Funded activities generally are recognized in form of internal or external projects.

Internal Projects For internal activities implemented by the City staff, compliance begins with written program guidelines, documentation and tracking mechanisms that will be used to demonstrate compliance with applicable federal, state and local requirements.

External Projects For project activities implemented through external programs or third party contracts with non-profit, for-profit and community-based organizations, contract compliance may include:

- Development of a comprehensive Notice Of Fund Availability (NOFA)/Request For Proposals (RFP) which details performance, financial and regulatory responsibilities;
- Review and execution of a contract that includes, at a minimum, meeting the national objective, performance measures, a spending plan, a performance plan, a reporting format, reporting timelines, a budget and all applicable regulations referenced; and
- Subsequent verification of performance through desk, file, and/or on-site review.

Whether for internal or external projects, monitoring/compliance activities may include, but may not be limited to the following:

1. **Compliance Review prior to obligation of funds.** Prior to entering into any agreement or obligation of entitlement funds, the City conducts a compliance review to verify that the program activity has been duly authorized. The compliance review consists of:

- Verification that the program activity has been approved as part of the Action Plan for the specified funding source and year;
- Confirmation of the availability of applicable funds for the specific activity;
- Verification that the activity has received an environmental review and fund release, as applicable;
- Verification that the activity has been set up and identified in the Integrated Disbursement Information System (IDIS); and
- Confirmation that the scope of work defined in the contract has adequately addressed performance, financial and tracking responsibilities necessary to report and document accomplishments.

After this information has been verified, staff may proceed to obtain authorization and utilize entitlement funds for the activity.

2. **Administrative Desk Audit.** Before processing an invoice for payment, staff reviews the information to be sure that the item or service is an eligible expense and it is part of the contract budget. Staff also reviews performance reports and supporting documentation submitted with invoices to ensure that the contractor is performing in accordance with the terms of the current contract, any amendments, and the scope of work. The contractor's insurance certificate is also reviewed regularly to ensure that it is still in effect. This level of monitoring is performed on an ongoing basis throughout the duration of the contract and is documented through the use of an Administrative Desk Audit Review (ADA).

Through the review of performance reports and other documentation submitted by the contractor, staff is able to identify problems early and facilitate corrections or improvements. Staff will work with the contractor to provide the necessary technical assistance to reach resolution of any identified problems. However, if no resolution of identified problems occurs or the contractor fails to perform in accordance with the terms and conditions of the contract, staff has the authority to enforce default provisions in the contract.

3. **Records Audit.** The review at this level includes a review of all file documents as needed. A file checklist is used to determine if the required documents are present. Through the review of performance reports and other documentation submitted by the contractor, staff is able to identify problems early and facilitate corrections or improvements. Should staff identify problems, he/she will work with the contractor to provide the necessary technical assistance to reach resolution. However, if no resolution of identified problems occurs or the contractor fails to perform in accordance with the

terms and conditions of the contract, staff has the authority to suspend further payments to the contractor until such time that issues have been satisfactorily resolved.

4. **Selected On-Site Monitoring.** An internally conducted risk assessment will be used to determine the priority of site reviews to be conducted. Based on the results of the risk assessment, a selected number of projects may have an on-site review conducted. The performance of contractors is reviewed for compliance with the program guidelines and the terms and conditions of the contract. In particular, staff verifies program administration and regulatory compliance in the following areas:

- Performance (*e.g.* meeting a national objective, conducting eligible activities, achieving contract objectives, performing scope of work activities, maintaining contract schedule, abiding by the contract budget);
- General management practices;
- Financial management practices (*e.g.* utilizing an accounting system, establishing and abiding by internal controls);
- Record keeping/reporting practices;
- Compliance with applicable anti-discrimination and accessibility regulations and ordinances (*e.g.* ADA, Section 504 of the Rehabilitation Act, Fair Housing Act, Visitability Ordinance; and

Additional activity-specific reviews (*e.g.* housing rehabilitation, economic development, public facilities, acquisition, and disposition) may include the following activities:

- In-house preparation or desk audit-review of all contract files
- On-site visit at the physical address of the contractor to review all contractor files

There will be follow-up, as necessary, to ascertain regulatory and program administration compliance.

5. **Project Closeout.** Once a project activity has been completed and all eligible project funds expended, the staff may require the contractor to submit a project closeout package. The project closeout will provide documentation to confirm whether the contractor was successful in completing all performance and financial objectives of the contractor. Staff will review and ask the contractor, if necessary, to reconcile any conflicting information previously submitted. The project closeout will constitute the final report for the project. Successful completion of a project means that all project activities, requirements, and responsibilities of the contractor have been adequately addressed and completed.

ON-GOING MONITORING (OGM)

Acceptance of funds from Neighborhood Housing and Community Development Office (NHCD) of the City of Austin, or its sub-recipient Austin Housing Finance Corporation (AHFC) obligates beneficiaries to adhere to long-term conditions for the term of the affordability period, grant, loan, and/or agreement.

NHCD is responsible for the operational function of compliance oversight and enforcement of long or extended term projects and financial obligations created through City sponsored or funded housing and community development projects. In this capacity, NHCD shall perform the following OGM functions and duties:

- Perform routine and required performance and compliance updates and checks during specified agreement, loan or contract terms;
- Analyze required information and documentation submitted by effected agencies or individuals for compliance with applicable legal obligations and/or regulatory requirements;
- Develop and implement policies, guidelines, forms, processes and procedures consistent with the scope and intent of the on going monitoring function; and
- Enforce and take corrective action against individuals or entities with non-performing loans and/or non-complying projects in accordance with legal and/or regulatory terms and conditions.

OGM uses operational tools such as risk assessment and beneficiary monitoring to achieve these goals. Monitoring may take the form of a desk review, on-site visit, visual or Housing Quality Standard (HQS) inspection, and/or technical assistance to help beneficiaries understand how to minimize deficiencies.

Cross-cutting legislation. In addition to monitoring for compliance with specific allocated funds, NHCD must also support compliance of regulations that apply to federal funds in general. The monitoring approach for these regulations, are listed below:

- Section 3: (to provide job opportunities to neighborhood residents): One time desk review upon execution of contract.
- Section 504: (to ensure program accessibility to persons with disabilities): One time desk review upon execution of contract.)
- Davis Bacon: Ongoing monitoring during construction of project. Davis Bacon will only apply to projects that have construction or relocation of \$2,000 or more.
- Uniform Relocation Act: Ongoing monitoring during relocation and one-time onsite file review. Relocation oversight will not be required unless relocation is required as part of the activity. Relocation and displacement will be avoided if feasible.
- Environmental/Historical Clearance: All HUD-funded projects must be cleared to be in compliance with NEPA and NHPA. Based upon the clearance, an additional follow-up may be required of specific projects.

PERFORMANCE MEASUREMENT TRACKING AND REPORTING

The recent HUD NOTICE CPD-03-09 encourages State and Local entitlements to develop Performance Measurement Systems for Community Planning. In fiscal year 1998-99, the City of Austin began implementing performance measure tracking and reporting. Each department was required to submit performance measures for tracking and reporting. These measures were mostly output and efficiency measures, i.e. units produced and cost per unit. The City also uses performance measure tracking to monitor and track performance of programs in meeting goals and objectives set forth in the Consolidated Plan.

Beginning in fiscal year 2004-05, NHCD added a new outcome measure to track the impact of the clients served with the greater community. Every year the City sends a customer survey to a random sample of Austin residents. One of the questions asked is: "What is your overall satisfaction of the availability of affordable housing for low/moderate income families?" The five selectable responses are: 1) very low, 2) somewhat low, 3) no opinion, 4) somewhat high, and 5) very high. Although the survey was not given during fiscal year 2008-2009, the survey will be given each year through this Consolidated Plan Period.

In addition to this information on a city-wide basis, NHCD will also provide a survey to Architectural Barrier Removal (ABR) program clients served and ask the same question. These responses will be tabulated and compared with overall city opinion on the satisfaction of the availability of affordable housing.

The Department of Housing and Urban Development, on March 7, 2006, issued the *Notice of Outcome Performance Measurement System for Community Planning and Development Formula Grant Programs*. This Notice describes the new required outcome performance measurement system for communities that receive formula grants. The City of Austin's outcome performance measures allows HUD to clearly demonstrate program results at the national level. The City of Austin began collecting these new outcome performance measures in fiscal year 2006-07.

Integrated Disbursement Information System (IDIS) accuracy. As the mandated database for most HUD-funded projects, IDIS is a tool for measuring outcomes and allocations as well as drawing down funds. IDIS provides HUD with the primary data for all projects, activities and expenditures. IDIS policies and procedures have been developed by NHCD to ensure accurate and timely data. As a further assurance, a quarterly internal review of data in project files will be reconciled with the information reported in IDIS. Setting up, completing and updating the status of activities in the IDIS system is a NHCD priority. NHCD recognizes and supports that the information in IDIS is the official record of NHCD HUD-funded activities.

APPENDIX VII

HUD Tiered Environmental Reviews

Request for Release of Funds
and Certification

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

OMB No.

Public reporting burden for this collection of information is estimated to average 0.60 hrs per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Office of Information Policies and Systems, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600 and to the Office of Management and Budget, Paperwork Reduction Project (2506-0087), Washington, D.C. 20503. [Authority: Pursuant to Section 104(g) of Title I, Housing and Community Development Act of 1974; former Section 17(1) and Section 26 of the U.S. Housing Act of 1937; Title IV of the Stewart B. McKinney Homeless Assistance Act; Section 288 of the National Affordable Housing Act (NAHA); Sections 542(c) and 1011(c) of the Housing and Community Development Act of 1992; and Section 305(c) of the Multifamily Housing Property Disposition Reform Act of 1994.]

Part 1. Request for Release of Funds (to be completed by the recipient)

The recipient of assistance under the program(s) listed at item 1 requests the release of funds and removal of grant conditions governing the use of the assistance for the project(s) and activities identified at items 3 and 4.

1. Program Title(s) and OMB Catalog No(s): 2. HUD/State Identification Number(s):
Community Development Block Grant B-1999-MC-48-0500
B-2000-MC-48-0500
B-2001-MC-48-0500

3. Project Name(s) and Location(s) (Street Address, City, County, State, Zip Code):
Dove Springs, Montopolis, East Austin, Springdale Webberville and St. Johns Target
Neighborhoods
Austin, Travis County, Texas

4. Description of Project Activities: [Attach additional pages if necessary.]
Activities will include acquisition of land or real property, demolition, housing
relocation, moderate and substantial rehabilitation, replacement, reconstruction, and new
construction of single and multi-family structures. Temporary relocation or permanent
displacement of residents may occur as a result of some of the programs. This is a multi-
year request which anticipates future funding, however it does not allocate future grant
funds.

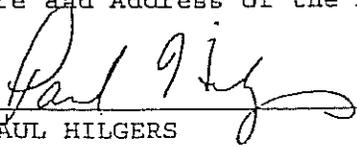
5. Name and phone number of person to contact for information:
Terry Franz 512-499-3129

6. HUD or State Agency & Office to Receive the Request:
U.S. Dept. Of HUD, Field Office
800 Dolorosa, San Antonio, TX 78207-4563

7. To be completed only by the recipient who is different from the certifying officer of the Responsible Entity:

The recipient agrees to comply with any special conditions as evidenced in the environmental review and referenced in Part 2, item 5 of the Request.

Signature and Address of the Authorized Official:


PAUL HILGERS

Community Development Officer
TITLE

2/22/89
DATE

ADDRESS:

Neighborhood Housing and Community Development Office 505 Barton Springs Road, Suite 600,
Austin, TX 78704

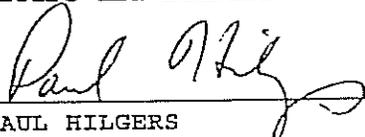
Part 2. Environmental certification (to be completed by the Responsible Entity)

With reference to the above Program Activity/Project(s), I, the undersigned certifying officer of the responsible entity, certify that:

1. I am authorized to and do consent to assume the status of federal official under the National Environmental Policy Act of 1969 and each provision of law designated in the 24 CFR 58.5 list of NEPA-related authorities insofar as the provisions of these laws apply to the HUD responsibilities for environmental review, decision-making and actions that have been assumed by the responsible entity, and do accept, on behalf of the recipient personally, the jurisdiction of the federal courts for the enforcement of all these responsibilities, in my capacity as certifying officer of the responsible entity.
2. The responsible entity has assumed responsibility for and complied with the National Environmental Policy Act of 1969, as amended; the environmental procedures, permit requirements and statutory obligations of the laws cited in 24 CFR 58.5; and the applicable State and local laws.
3. FINDING:

Exempt	Categorical Exclusion not subject to § 58.5 Review	Categorical Exclusion subject to § 58.5 Review
<input checked="" type="checkbox"/> Environmental Assessment & Finding of No Significant Impact		Environmental Impact Statement
4. The responsible entity has disseminated in the manner prescribed by 24 CFR 58.43, 58.45, and 58.70 a notice to the public as evidenced by the attached copy (copies).
5. SPECIAL CONDITIONS (as evidenced in the environmental review for carrying out the project in accord with 24 CFR 58.71(b) and (c)): [Attach additional pages if necessary.]
None

6. Signature and address of Certifying Officer of the Responsible Entity.


PAUL HILGERS

Community Development Officer
TITLE

2/22/89
DATE

ADDRESS: Neighborhood Housing and Community Development Office, 505 Barton Springs Road, Suite 600, Austin, TX 78704

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802.)

Request for Release of Funds
and Certification

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

OMB No.

Public reporting burden for this collection of information is estimated to average 0.50 hrs per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Office of Information Policies and Systems, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-1600 and to the Office of Management and Budget, Paperwork Reduction Project(2506-0087), Washington, D.C. 20503. (Authority: Pursuant to Section 104(g) of Title I, Housing and Community Development Act of 1974; former Section 17(i) and Section 26 of the U.S. Housing Act of 1937; Title IV of the Stewart B. McKinney Homeless Assistance Act; Section 208 of the National Affordable Housing Act (NAHA); Sections 542(c) and 1011(c) of the Housing and Community Development Act of 1992; and Section 305(c) of the Multifamily Housing Property Disposition Reform Act of 1994.)

Part 1. Request for Release of Funds (to be completed by the recipient)

The recipient of assistance under the program(s) listed at item 1 requests the release of funds and removal of grant conditions governing the use of the assistance for the project(s) and activities identified at items 3 and 4.

1. Program Title(s) and OMB Catalog No(s): 2. HUD/State Identification Number(s):
HOME Investments Partnership Program M-1999-MC-48-0500
M-2000-MC-48-0500
M-2001-MC-48-0500

3. Project Name(s) and Location(s) (Street Address, City, County, State, Zip Code):
Dove Springs, Montopolis, East Austin, Springdale Webberville and St. Johns Target
Neighborhoods
Austin, Travis County, Texas

4. Description of Project Activities: [Attach additional pages if necessary.]
Activities will include acquisition of land or real property, demolition, housing relocation, moderate and substantial rehabilitation, replacement, reconstruction, and new construction of single and multi-family structures. Temporary relocation or permanent displacement of residents may occur as a result of some of the programs. This is a multi-year request which anticipates future funding, however it does not allocate future grant funds.

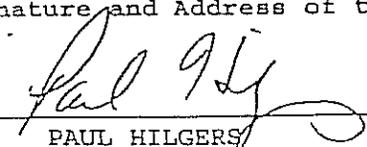
5. Name and phone number of person
to contact for information:
Terry Franz 512-499-3129

6. HUD or State Agency & Office
to Receive the Request:
U.S. Dept. Of HUD, Field Office
800 Dolorosa, San Antonio, TX 78207-4563

7. To be completed only by the recipient who is different from the certifying officer of the Responsible Entity:

The recipient agrees to comply with any special conditions as evidenced in the environmental review and referenced in Part 2, item 5 of the Request.

Signature and Address of the Authorized Official:


PAUL HILGERS

Community Development Officer
TITLE

2/27/05
DATE

ADDRESS:

Neighborhood Housing and Community Development Office 505 Barton Springs Road, Suite 600,
Austin, TX 78704

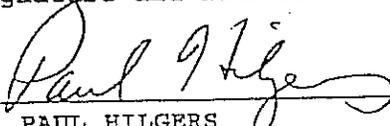
Part 2. Environmental certification (to be completed by the Responsible Entity)

With reference to the above Program Activity/Project(s), I, the undersigned certifying officer of the responsible entity, certify that:

1. I am authorized to and do consent to assume the status of federal official under the National Environmental Policy Act of 1969 and each provision of law designated in the 24 CFR 58.5 list of NEPA-related authorities insofar as the provisions of these laws apply to the HUD responsibilities for environmental review, decision-making and actions that have been assumed by the responsible entity, and do accept, on behalf of the recipient personally, the jurisdiction of the federal courts for the enforcement of all these responsibilities, in my capacity as certifying officer of the responsible entity.
2. The responsible entity has assumed responsibility for and complied with the National Environmental Policy Act of 1969, as amended; the environmental procedures, permit requirements and statutory obligations of the laws cited in 24 CFR 58.5; and the applicable State and local laws.
3. FINDING:

Exempt	Categorical Exclusion not subject to § 58.5 Review	Categorical Exclusion subject to § 58.5 Review
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Environmental Assessment & Finding of No Significant Impact		Environmental Impact Statement
4. The responsible entity has disseminated in the manner prescribed by 24 CFR 58.43, 58.45, and 58.70 a notice to the public as evidenced by the attached copy (copies).
5. SPECIAL CONDITIONS (as evidenced in the environmental review for carrying out the project in accord with 24 CFR 58.71(b) and (c)): [Attach additional pages if necessary.]
None

6. Signature and address of Certifying Officer of the Responsible Entity.

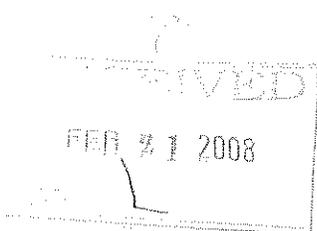

PAUL HILGERS

Community Development Officer
TITLE

2/22/99
DATE

ADDRESS: Neighborhood Housing and Community Development Office, 505 Barton Springs Road,
Suite 600, Austin, TX 78704

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802.



Authority to Use Grant Funds

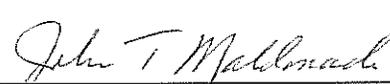
**U.S. Department of Housing and Urban Development
Office of Community Planning and Development**

To: (name & address of Grant Recipient & name & title of Chief Executive Officer) Paul Hilgers, Community Development Officer City of Austin P.O. Box 1088 Austin, TX 78767	Copy To: (name & address of SubRecipient or Secondary Contact) Frank Fernandez, Executive Director Community Partnership for the Homeless P.O. Box 665065 Austin TX 78768
We received your Request for Release of Funds and Certification, form HUD-7015.15 on	1/29/2008
Your Request was for HUD/State Identification Number	TX59B103-001

All objections, if received, have been considered. And the minimum waiting period has transpired. You are hereby authorized to use funds provided to you under the above HUD/State Identification Number. File this form for proper record keeping, audit, and inspection purposes. 2/15/2008

Project/Activity:
Infrastructure improvements and new construction
Location:
Glen Oaks Corner
Funding Amount:
\$100,000; SHP

Comments:

Typed Name of Authorizing Officer: John T. Maldonado, Director Office of Community Planning & Development	Signature of Authorizing Officer 	Effective Release Date: FEB 15 2008
--	--	---

Control Number: 249146



U.S. Department of Housing and Urban Development
San Antonio Field Office, Region VI
Office of Public Housing
One Alamo Center
106 South St. Mary's Street, Suite 405
San Antonio, Texas 78205-3601
Phone (210) 475-6865 Fax (210) 472-6816
www.hud.gov www.espanol.hud.gov

FEB 26 2008

Mr. Paul Hilgers
Community Development Officer
Austin Housing Finance Corporation
P.O. Box 1088
Austin, TX 78767

Dear Mr. Hilgers:

SUBJECT: Release of Funds and Certification for Meadowbrook Apartments

Enclosed is the signed Authority to Use Grant Funds, Form HUD 7015.16, for the Austin Housing Authority's Meadowbrook Management Office Facility demolition project. This is in response to your February 6, 2008, request letter that included a Request for Release of Funds and Certification, form HUD 7015.15, and the published advertisement.

During our review, we noted that you signed, the following documents as the responsible entity certifying official:

- Request for Release of Funds and Certification, form HUD 7015.15
- Combined Notice of Finding of No Significant Impact and Intent to Request Release of Funds

Please ensure that you maintain a permanent record of the subject certification.

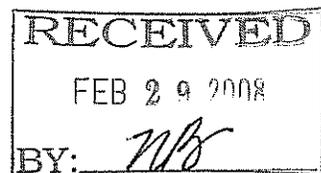
If you have any questions or concerns, please contact Margaret Sandoval, Facilities Management Specialist, at (210) 475-6800, ext 2213.

Sincerely,

David Pohler
Acting Director
Office of Public Housing

cc:
Austin Housing Authority
Sherri Cardino

Enclosure



Authority to Use Grant Funds

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

To: (name & address of Grant Recipient & name & title of Chief Executive Officer) City of Austin Paul Hilgers P.O. Box 1088 Austin, TX 78767	Copy To: (name & address of SubRecipient) Austin Housing Authority James Teasdale P.O. Box 6159 Austin, TX 78762
---	---

We received your Request for Release of Funds and Certification, form HUD-7015.15 on	2/06/2008
Your Request was for HUD/State Identification Number	TX001004

All objections, if received, have been considered. And the minimum waiting period has transpired. You are hereby authorized to use funds provided to you under the above HUD/State Identification Number. File this form for proper record keeping, audit, and inspection purposes.

Meadowbrook Apartments is a 160 unit low-income public housing family development owned and operated by the Housing Authority of the City of Austin (HACA), originally constructed in 1952 and located on 25.8 acres in central south Austin, TX. The development is 99-100% occupied at all times and requires an on-site management and services facility. The existing management and service facility was voluntarily vacated due to its severely deteriorated structure, for which repair was not cost effective, little to no accessibility in some areas and inadequate space. Proposed activities include demolition of the existing vacated 5000 sf non-residential building.

In place of the removed building, and on the same footprint, a larger management and residential services building, roughly twice the size of the existing structure, is proposed to be constructed. The proposed new building, approximately 10,000 square feet, will serve as HACA's primary administrative office for the Meadowbrook development. This facility will also contain offices for HACA's resident services as well as space for HACA's partners, such as Goodwill and Communities Schools.

Typed Name of Authorizing Officer David Pohler Title of Authorizing Officer Acting Director, Office of Public Housing	Signature of Authorizing Officer 	Date (mm/dd/yyyy) 02/22/2008
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U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, D.C. 20410-3000

AUG 13 2007

OFFICE OF HEALTHY HOMES AND
LEAD HAZARD CONTROL

August 10, 2007

Paul Hilgers, Director
Neighborhood Housing and Community Development Office
Austin Housing Finance Corporation
PO Box 1088
Austin, TX 78767

RE: Request-For-Release-Of-Funds and Certification for
OHHLHC Lead Hazard Reduction Demonstration Grant Project
Grant Number: TXLHD0161-06

Paul Hilgers:

HUD received from the Austin Housing Finance Corporation, a Request for Release of Funds and Certification (RROF) form HUD 7015.15, along with a copy of the published Notice of Intent to Request Release of Funds (NOI/RROF) and accompanying environmental review documentation. The RROF is for all projects and associated activities under your Office of Healthy Homes and Lead Hazard Control (OHHLHC) Lead Hazard Reduction Demonstration Grant Project number TXLHD0161-06.

HUD has received no public objections or comments to the RROF within the designated public comment period. Therefore, HUD has removed certain environmental grant conditions, effective August 10, 2007. **You are now authorized to incur costs for lead-based paint hazard control work on eligible, enrolled housing units under the following conditions:**

1. This release of funds only relates to the environmental conditions as specified in your grant agreement. **Prior to committing or otherwise undertaking lead hazard control activities, you must also have satisfied certain other grant conditions, such as approval of the budget, management plan, work plan, and benchmark performance standards.**
2. Your RROF is based upon a tiered review, permissible under 24 CFR 58.15. You are required to complete the second tier review, when site specific or more detailed information becomes available. The site-specific environmental review will appropriately document compliance with applicable laws and authorities. A sample environmental review template was provided to Ms. Sherry Cardino. Appropriate staff will be expected to complete this or an equivalent environmental review for each site-specific project, funded in part or in whole by the subject program.

3. If the nature or extent of your program or projects substantially changes, you must update your Environmental Review Record (ERR) and, if you deem it appropriate, you must file a new RROF with HUD.

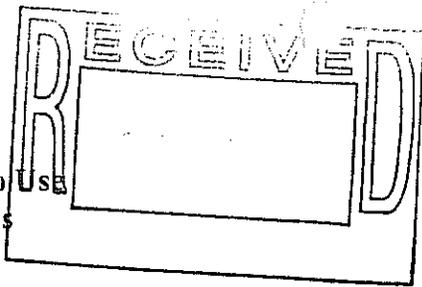
Please contact me at (215) 861-7670, if you have questions or concerns regarding this release of funds.

Sincerely,



Edward A. Thomas
Environmental Clearance Officer

cc: Sherry Cardino, Environmental Compliance
Devasia Karimpanal, Government Technical Representative - OHHLHC



Authority to Use
Grant Funds

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

To: (name & address of Grant Recipient & name & title of Chief Executive Officer)

Paul Hilgers, CD Officer
Neighborhood Housing and Community Development
City of Austin
P.O. Box 1088
Austin, TX 78767

Copy To: (name & address of SubRecipient or Secondary Contact)

Ms. Toby Futrell, City Manager
City of Austin
P.O. Box 1088
Austin TX 78767

We received your Request for Release of Funds and Certification, form HUD-7015.15 on

9/27/2005

Your Request was for HUD/State Identification Number

B/M-06,07,08-MC-0500

All objections, if received, have been considered. And the minimum waiting period has transpired.
You are hereby authorized to use funds provided to you under the above HUD/State Identification Number.
File this form for proper record keeping, audit, and inspection purposes. 10/13/2005

Project/Activity:

Multi-year Housing Development Activities

Location:

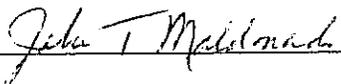
Throughout City

Funding Amount:

CDBG \$11,532,600; HOME \$20,799,237;

Comments:

Aggregated, Tiered, Multi-Year Activities

Typed Name of Authorizing Officer: John T. Maldonado, Director Office of Community Planning & Development	Signature of Authorizing Officer 	Effective Release Date: OCT 13 2005
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Control Number: 247041

Request for Release of Funds and Certification

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

OMB No. 2505-0087
(exp. 11/30/2004)

This form is to be used by Responsible Entities and Recipients (as defined in 24 CFR 58.2) when requesting the release of funds, and requesting the authority to use such funds, for HUD programs identified by statutes that provide for the assumption of the environmental review responsibility by units of general local government and States. Public reporting burden for this collection of information is estimated to average 36 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Part 1. Program Description and Request for Release of Funds (to be completed by Responsible Entity)

1. Program Title(s) Community Development Block Grant HOME Investment Partnerships	2. HUD/State Identification Number (HUD GRANT NUMBER) B-06/08-MC-48-0500 M-06/08-MC-48-0500	3. Recipient Identification Number (optional) DUNS# 94-223-0764
4. OMB Catalog Number(s) 14.218; 14.239	5. Name and address of responsible entity City of Austin P. O. Box 1088 Austin, Texas 78767	
6. For information about this request, contact (name, phone and fax number) Steve Villasenor - (512) 974-3155		7. Name and address of recipient (if different than responsible entity)
8. HUD or State Agency and office unit to receive request U. S. Dept. of Housing and Urban Development One Alamo Center 106 South St. Mary's Street, Suite 406 San Antonio, Texas 78205		

The recipient(s) of assistance under the program(s) listed above requests the release of funds and removal of environmental grant conditions governing the use of the assistance for the following

9. Program Activity(ies)/Project Name(s) Aggregated, Tiered, & Multi-Year Housing Development Activities for FY 06-07, 07-08, 08-09	10. Location (Street address, city, county, State) Austin, Travis County, Texas
---	---

11. Program Activity/Project Description (including grant amount)

**Multi-year Housing Development Activity Funding:
CDBG - \$11,532,600 (B-06-MC-48-0500; B-07-MC-48-0500; B-08-MC-48-0500)**

HOME - \$20,799,237, includes ADDI funds (M-06-MC-48-0500; M-07-MC-48-0500; M-08-MC-48-0500)

Housing development activities will consist of the following:

1. New Homeownership Development Activities may include, but are not limited to acquisition, new construction, demolition, minor/moderate rehabilitation, lead testing and control, project/owner financing, inspections, project delivery costs, information and referral, relocation assistance, and down payment assistance.
2. Existing Homeowner Development Activities may include, but are not limited to architectural barrier removal, emergency home repair, homeowner rehabilitation, reconstruction, lead testing/control, demolition, temporary relocation assistance, project/owner financing, project delivery costs, information and referral.
3. Rental Housing Development Activities may include, but not be limited to project/owner financing, acquisition, relocation assistance, demolition, new construction, rehabilitation, reconstruction, inspections, lead testing/control, information and referral and project delivery costs.
4. Tenant Based Rental Assistance (TBRA) Activities which include providing rental housing subsidies and security deposits to homeless households with incomes at or below 50% of area median income.

Part 2. Environmental Certification (if completed by responsible entity)

With reference to the above Program Activity(ies)/Project(s), I, the undersigned officer of the responsible entity, certify that:

1. The responsible entity has fully carried out its responsibilities for environmental review, decision-making and action pertaining to the project(s) named above.
2. The responsible entity has assumed responsibility for and complied with and will continue to comply with, the National Environmental Policy Act of 1969, as amended, and the environmental procedures, permit requirements and statutory obligations of the laws cited in 24 CFR 58.5; and also agrees to comply with the authorities in 24 CFR 58.6 and applicable State and local laws.
3. After considering the type and degree of environmental effects identified by the environmental review completed for the proposed project described in Part 1 of this request, I have found that the proposal did did not require the preparation and dissemination of an environmental impact statement.
4. The responsible entity has disseminated and/or published in the manner prescribed by 24 CFR 58.43 and 58.55 a notice to the public in accordance with 24 CFR 58.70 and as evidenced by the attached copy (copies) or evidence of posting and mailing procedure.
5. The dates for all statutory and regulatory time periods for review, comment or other action are in compliance with procedures and requirements of 24 CFR Part 58.
6. In accordance with 24 CFR 58.71(b), the responsible entity will advise the recipient (if different from the responsible entity) of any special environmental conditions that must be adhered to in carrying out the project.

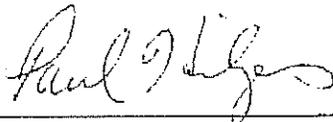
As the duly designated certifying official of the responsible entity, I also certify that:

7. I am authorized to and do consent to assume the status of Federal official under the National Environmental Policy Act of 1969 and each provision of law designated in the 24 CFR 58.5 list of NEPA-related authorities insofar as the provisions of these laws apply to the HUD responsibilities for environmental review, decision-making and action that have been assumed by the responsible entity.
8. I am authorized to and do accept, on behalf of the recipient personally, the jurisdiction of the Federal courts for the enforcement of all these responsibilities, in my capacity as certifying officer of the responsible entity.

Signature of Certifying Officer of the Responsible Entity

Name & Title of Certifying Officer

Paul Hilgers, Community Development Officer

X 

Date signed

9/27/05

Address of Certifying Officer

Neighborhood Housing and Community Development Office
P. O. Box 1088
Austin Texas 78767

Part 3. To be completed when the Recipient is not the Responsible Entity

The recipient requests the release of funds for the programs and activities identified in Part 1 and agrees to abide by the special conditions, procedures and requirements of the environmental review and to advise the responsible entity of any proposed change in the scope of the project or any change in environmental conditions in accordance with 24 CFR 58.71(b).

Signature of Authorized Officer of the Recipient

Title of Authorized Officer

X

Date signed

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

**Authority to Use
Grant Funds**

U.S. Department of Housing
and Urban Development
Office of Community Planning
and Development

Rogers

To: (name & address of Grant Recipient & name & title of Chief Executive Officer) Ms. Toby Futrell City Manager City of Austin P.O. Box 1088 Austin, TX 78767	Copy To: (name & address of SubRecipient) Mr. Paul Hilgers CD Officer, Neighborhood Housing & Community Development P.O. Box 1088 Austin, TX 78767
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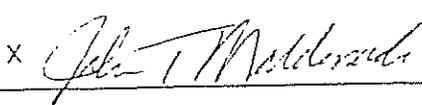
We received your Request for Release of Funds and Certification, form HUD-7015.15 on	10/21/03
Your Request was for HUD/State Identification Number	B/M-03-MC-48-0500

All objections, if received, have been considered. And the minimum waiting period has transpired.
 You are hereby authorized to use funds provided to you under the above HUD/State Identification Number.
 File this form for proper record keeping, audit, and inspection purposes.

The authority to use grant funds is effective as of 11/06/03.

RECEIVED
 NOV 10 2003
 Neighborhood Housing
 & Community Development

ORIGINAL: Grants Steve - Org
 COPIES TO: HUD file
 Director Paul
 Finance Synovia
 Other: Lupe
 Diana

Typed Name of Authorizing Officer John T. Maldonado Title of Authorizing Officer Director, Office of Community Planning and Development	Signature of Authorizing Officer 	Date (mm/dd/yyyy) 11/06/03
--	--	-------------------------------

Request for Release of Funds and Certification

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

OMB No. 2508-0087
(exp. 11/30/2004)

This form is to be used by Responsible Entities and Recipients (as defined in 24 CFR 58.2) when requesting the release of funds, and requesting the authority to use such funds, for HUD programs identified by statutes that provide for the assumption of the environmental review responsibility by units of general local government and States. Public reporting burden for this collection of information is estimated to average 36 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Part 1. Program Description and Request for Release of Funds (to be completed by Responsible Entity)

1. Program Title(s) Community Development Block Grant HOME Investment Partnerships	2. HUD/State Identification Number	3. Recipient Identification Number (optional) 74-600085
4. OMB Catalog Number(s) 14.218; 14.239	5. Name and address of responsible entity City of Austin P. O. Box 1088 Austin, Texas 78767	
6. For information about this request, contact (name & phone number) Steve Villaseñor (512) 974-3155	7. Name and address of recipient (if different than responsible entity) Same	
8. HUD or State Agency and office unit to receive request U. S. Dept of Housing & Urban Development 106 S. St. Mary's Street, Suite 405 San Antonio, Texas 78205		

The recipient(s) of assistance under the program(s) listed above requests the release of funds and removal of environmental grant conditions governing the use of the assistance for the following

9. Program Activity(ies)/Project Name(s) Aggregated, Tiered & Multi-Year Housing Development Activities	10. Location (Street address, city, county, State) 505 Barton Spring Road, Suite 600 Austin, Travis County, Texas
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11. Program Activity/Project Description

Multi-Year Project Activity Funding:
CDBG - \$8,985,744 (B-03-MC-48-0500; B-04-MC-48-0500; B-05-MC-48-0500)
HOME - \$12,626,544 (M-03-MC-48-0500; M-04-MC-48-0500; M-05-MC-48-0500)

Housing Development Activities that will be funded with CDBG and/or HOME will consist of:

1. New Homeownership Development activities which may include, but are not limited to acquisition, new construction, demolition, minor and moderate rehabilitation, lead testing/abatement, project and/or owner financing, inspections, project delivery costs, information and referral, relocation assistance and down payment assistance.
2. Existing Homeowner Development services which includes architectural barrier removal, emergency home repair and homeowner rehabilitation. Eligible activities may include, but are not limited to inspections, lead testing/abatement, demolition, minor and moderate rehabilitation, reconstruction, temporary relocation assistance, project and/or owner financing, project delivery costs and information and referral.
3. Rental Housing Development activities which may include, but are not limited to project and/or owner financing, acquisition, relocation assistance, demolition, new construction, rehabilitation, reconstruction, inspections, lead testing/abatement, information and referral, and project delivery costs.
4. Tenant Based Rental Assistance (TBRA) activities which include providing rental housing subsidies and security deposits to homeless households with incomes at or below 50% of area median income.

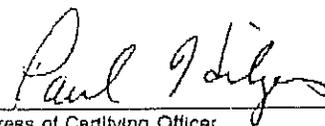
Part 2. Environmental Certification (to be completed by responsible entity)

With reference to the above Program Activity(ies)/Project(s), I, the undersigned officer of the responsible entity, certify that:

1. The responsible entity has fully carried out its responsibilities for environmental review, decision-making and action pertaining to the project(s) named above.
2. The responsible entity has assumed responsibility for and complied with and will continue to comply with, the National Environmental Policy Act of 1969, as amended, and the environmental procedures, permit requirements and statutory obligations of the laws cited in 24 CFR 58.5; and also agrees to comply with the authorities in 24 CFR 58.6 and applicable State and local laws.
3. After considering the type and degree of environmental effects identified by the environmental review completed for the proposed project described in Part 1 of this request, I have found that the proposal did did not require the preparation and dissemination of an environmental impact statement.
4. The responsible entity has disseminated and/or published in the manner prescribed by 24 CFR 58.43 and 58.55 a notice to the public in accordance with 24 CFR 58.70 and as evidenced by the attached copy (copies) or evidence of posting and mailing procedure.
5. The dates for all statutory and regulatory time periods for review, comment or other action are in compliance with procedures and requirements of 24 CFR Part 58.
6. In accordance with 24 CFR 58.71(b), the responsible entity will advise the recipient (if different from the responsible entity) of any special environmental conditions that must be adhered to in carrying out the project.

As the duly designated certifying official of the responsible entity, I also certify that:

7. I am authorized to and do consent to assume the status of Federal official under the National Environmental Policy Act of 1969 and each provision of law designated in the 24 CFR 58.5 list of NEPA-related authorities insofar as the provisions of these laws apply to the HUD responsibilities for environmental review, decision-making and action that have been assumed by the responsible entity.
8. I am authorized to and do accept, on behalf of the recipient personally, the jurisdiction of the Federal courts for the enforcement of all these responsibilities, in my capacity as certifying officer of the responsible entity.

Signature of Certifying Officer of the Responsible Entity x 	Title of Certifying Officer Community Development Officer Date signed 10/21/03
Address of Certifying Officer Neighborhood Housing and Community Development Office P. O. Box 1088 Austin, Texas 78767	

Part 3. To be completed when the Recipient is not the Responsible Entity

The recipient requests the release of funds for the programs and activities identified in Part 1 and agrees to abide by the special conditions, procedures and requirements of the environmental review and to advise the responsible entity of any proposed change in the scope of the project or any change in environmental conditions in accordance with 24 CFR 58.71(b).

Signature of Authorized Officer of the Recipient x	Title of Authorized Officer Date signed
---	--

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (16 U.S.C. 1001, 1010, 1012; 31 U.S.C. 8729, 3802)

Authority to Use Grant Funds

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

To: (name & address of Grant Recipient & name & title of Chief Executive Officer)	Copy To: (name & address of SubRecipient)
JESUS GARZA CITY MANAGER CITY OF AUSTIN P. O. BOX 1088 AUSTIN, TX 78767	PAUL HILGERS CD OFFICER, NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT P. O. BOX 1088 AUSTIN, TX 78767

We received your Request for Release of Funds and Certification, form HUD-7015.15 on	1/22/02
Your Request was for HUD/State Identification Number	B/M/01-02-MC-48-0500

All objections, if received, have been considered. And the minimum waiting period has transpired. You are hereby authorized to use funds provided to you under the above HUD/State Identification Number. File this form for proper record keeping, audit, and inspection purposes.

The authority to use grant funds is effective 2/8/02.

RECEIVED
FEB 11 2002

Neighborhood Housing & Community Development

APPROVAL ADDRESS TO: *Steve V.*
 HUD #:
 Director:
 Assistant:
 Other:
Reger, Diana, Paul
Sylvia, Kim, HUD File

Typed Name of Authorizing Officer JOHN T. MALDONADO	Signature of Authorizing Officer X <i>John T. Maldonado</i>	Date (mm/dd/yyyy) FEB 08 2002
Title of Authorizing Officer Director, Community Planning & Development Division		

Request for Release of Funds and Certification

U.S. Department of Housing and Urban Development

OMB No. 2506-0087 (exp. 6/30/2001)

This form is to be used by Responsible Entities and Recipients (as defined in 24 CFR part 58.2) when requesting the release of funds, and requesting the authority to use such funds, for HUD programs identified by statutes that provide for the assumption of the environmental review responsibility by units of general local government and States. Public reporting burden for this collection of information is estimated to average 0.6 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor this collection of information, and a person is not required to respond to questions about this requirement, unless the collection request displays a valid OMB control number.

Part I. Program Description and Request for Release of Funds (to be completed by Responsible Entity)		
1. Program Title(s): Community Development Block Grant HOME Investment Partnerships	2. HUD/State Identification Number:	3. Recipient Identification Number: (optional) 74-600085
4. OMB Catalog No(s): 14.218 14.239	5. Name & Address of Responsible Entity: City of Austin P. O. Box 1088 Austin Texas 78767	
6. For information about this request, Contact: Steve Villasenor (512) 974-3155	7. Name & Address of Recipient: (if different from responsible entity) same	
8. HUD or State Agency & Office Unit to Receive Request: U. S. Department of Housing and Urban Development 800 Dolorosa San Antonio, Texas 78207-4563 The recipient(s) of assistance under the program(s) listed above requests the release of funds and removal of environmental grant conditions governing the use of the assistance for the following:		
9. Program Activity/Project Name: Aggregated, Tiered and Multi-Year Housing Activities	10. Location: (street, address, city, county, & state) 505 Barton Springs Rd., Suite 600 Austin, Texas 78767	
11. Program Activity/Project Description: Aggregated and Tiered Environmental Assessment for Housing Activities Finding of No Significant Impact (FONSI) Multi-Year Project Funding: (CDBG - \$6,044,618): B-01-MC-48-0500; B-02-MC-48-0500 (HOME - \$5,662,100): M-01-MC-48-0500; M-02-MC-48-0500 Conditional Environmental Assessment for Housing Activities The City of Austin will continue with its conditional environmental assessment and finding of no significant impact determination of the following housing activities by conducting a site specific environmental assessment upon identification of each specific housing location: 1. Conduct rental housing activities citywide through acquisition, demolition, new construction, reconstruction, minor and moderate rehabilitation and related activities. 2. Conduct homeownership activities through acquisition, demolition, relocation, new construction, reconstruction, minor and moderate rehabilitation, homebuyer assistance and related activities. The City of Austin will not approve or expend funds for specific housing sites which do not meet or mitigate all applicable federal environmental requirements.		

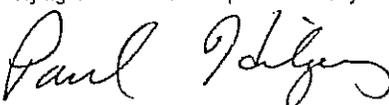
Part 2. Environmental Certification (to be completed by responsible entity)

With reference to the above Program Activity(ies)/Project(s), I, the undersigned officer of the responsible entity, certify that:

1. The responsible entity has assumed responsibility for and complied with, or will continue to comply with, the National Environmental policy Act of 1969, as amended; the environmental procedures, permit requirements and statutory obligations of the laws cited in 24 CFR 58.5 and 24 CFR 58.6; and the applicable State and Local laws.
2. After considering the type and degree of environmental effects identified by the environmental review completed for the proposed project described in Part 1 of this request, I have found that the project did did not require the preparation and dissemination of an of an environmental impact statement.
3. The responsible entity has disseminated and/or published in the manner prescribed by 24 CFR 58.43 and 58.60 a notice to the public in accordance with 24 CFR 58.70 and as evidenced by the attached copy (copies) or provide evidence of posting and mailing procedure.
4. The dates for all statutory and regulatory time periods for review, comment or other action are in compliance with procedures and requirements of 24 CFR Part 58.
5. In accordance with 24 CFR Part 58.71(b) the responsible entity will advise the recipient (if different from the responsible entity) of any special environmental conditions that must be adhered to in carrying out the project.

As the duly designated certifying official of the responsible entity, I also certify that:

6. I am authorized to and do consent to assume the status of federal official under the National Environmental Policy Act of 1969 and each provision of law designated in the 24 CFR Part 58.5 and 24 CFR Part 58.6 list of NEPA-related authorities insofar as the provisions of these laws apply to the HUD responsibilities for environmental review, decisionmaking and actions that have been assumed by the responsible entity.
7. I am authorized to and do accept, on behalf of the recipient personally, the jurisdiction of the federal courts for the enforcement of all these responsibilities, in my capacity as certifying officer of the responsible entity.

Signature of Certifying Officer of the Responsible Entity:  X	Title of Certifying Officer: Community Development Officer
	Date Signed: 1/17/02
Address of Certifying Officer: Neighborhood Housing and Community Development Office P.O. Box 1088 Austin, Texas 78768	

Part 3. To be completed when the Recipient is not the Responsible Entity

The recipient agrees to abide by the special conditions, procedures and requirements of the environmental review and to advise the responsible entity of any proposed change in the scope of the project or any change in environmental conditions in accordance with 24 CFR 58.71(b).

Signature of Authorized Officer of the Recipient: X	Title of Authorized Officer:
	Date Signed:

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties (18 USC 1001, 1010, 1012; 31 USC 3729, 3802).

**NOTICE OF REMOVAL
OF GRANT CONDITIONS**

U.S. Department of Housing
and Urban Development
Office of Community Planning
and Development

NOCKING COPY

Pursuant to Section 104(g) of Title I, Housing and Community Development Act of 1974; Section 17(i) of the U.S. Housing Act of 1937; Title IV of the Stewart B. McKinney Homeless Assistance Act; and Section 288 of the Cranston-Gonzales National Affordable Housing Act (NAHA).

<p>1. Program Title(s) and OMB Catalog Number(s)</p> <p>CDBG, HOME</p>	<p>2. Dates of Latest Assistance Action</p> <table border="1"> <thead> <tr> <th>Application Submission</th> <th>Grant Agreement</th> <th>Release Date</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Application Submission	Grant Agreement	Release Date			
Application Submission	Grant Agreement	Release Date					
<p>TO: (Name and Address of Grant Recipient and Name and Title of CEO)</p> <p>Mr. Jesus Garza City Manager City of Austin P.O. Box 1088 Austin, TX 78767</p>	<p>Copy To: (Name and Address of Subrecipient)</p> <p>Mr. Paul Hilgers Community Development Officer Neighborhood Housing & Conservation Department P.O. Box 1038 Austin, TX 78767</p>						
<p>Project Title or Name</p> <p>Activities as listed on attached HUD 7015.15, dated 02/22/99</p>	<p>Project Location (Street Address, City, County, State and Zip Code)</p> <p>Austin, Travis County, TX 78767</p>						

On 03/09/99 this Office received your Request for Release of Funds and Certification pertaining to the above project.

No objections to the release of such funds or to the Certification have been received and a period of 15 days from and after the receipt of such request and Certification has expired.

All objections to the release of such funds and to the Certification which were received by HUD within a period of 15 days from and after the receipt of such request and Certification have been considered by HUD.

Any and all project and funding conditions, to the extent that these are based on environmental review and clearance, in the Grant Agreement for Grant Number B/M-99/00/01-MC-48-0500 authorized by HUD on *See Below are removed as of 03/26/99.

This Notice constitutes your authority to use funds provided to you under the above HUD Assistance Program(s) applicable to the above project. (Authority is limited to funds available for the current program year, if this is a multi-year project.)

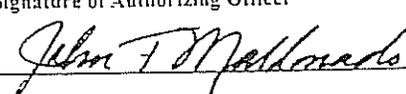
*** For subsequent program years, this authority is conditioned upon the availability of the funds projected for use in each particular year of the multi-year project.**

..

RECEIVED

MAR 31 1999

Neighborhood Housing
& Community Development

<p>Typed Name and Title of Authorizing Officer</p> <p>John T. Maldonado, Director Community Planning and Development Division</p>	<p>Signature of Authorizing Officer</p> 	<p>Date</p> <p>29 MAR 1999</p>
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Form HUD-7015.15
ref. Handbook 65

APPENDIX VIII

Residential Anti-Displacement and Relocation Plan

RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN

When necessary and applicable under federal requirements, the City of Austin, Texas will replace all occupied and vacant occupiable lower income housing demolished or converted to a use other than lower income housing in connection with a project assisted with funds provided under the HOME Investment Partnerships Act, Community Development Block Grant (CDBG) and other applicable federally assisted programs administered by the City of Austin.

All replacement housing will be provided within three years after the commencement of the demolition or conversion. Before entering into a contract committing the City of Austin to provide funds for a project that will directly result in demolition or conversion, the City of Austin will make public by placing a publication in a newspaper of general circulation, or post the information at the City's neighborhood centers, Community Development Office, City Clerk's Office, and other selected local public places in the area of the proposed project(s) and submit to HUD the following information in writing:

1. A description of the proposed assisted project;
2. The address, number of bedrooms, and location on a map of lower income housing that will be demolished or converted to a use other than as lower income housing as a result of an assisted project;
3. A time schedule for the commencement and completion of the demolition or conversion;
4. To the extent known, the address, number of bedrooms and location on a map of the replacement housing that has been or will be provided.
5. The source of funding and a time schedule for the provision of the replacement housing;
6. The basis for concluding that the replacement housing will remain lower income housing for at least 10 years from the date of initial occupancy;
7. Information demonstrating that any proposed replacement of housing units with smaller dwelling units (e.g., a 2-bedroom unit with two 1-bedroom units), or any proposed replacement of efficiency or single-room occupancy (SRO) units with units of a different size, is appropriate and consistent with the housing needs and priorities identified in the approved Consolidated Plan (ConPlan) for the City of Austin.

To the extent that the specific location of the replacement housing and other data in items 4 through 7 are not available at the time of the general submission, the City of Austin will identify the general location of such housing on a map and complete the disclosure and submission requirements as soon as the specific data are available.

The City of Austin, Neighborhood Housing and Community Development (NHCD) Office or its designated agent, the Austin Housing Finance Corporation (AHFC), at (512) 974-3100 is responsible for ensuring the tracking of replacement lower income housing and ensuring that it is provided within the required period.

The City of Austin, Neighborhood Housing and Community Development (NHCD) Office or its designated agent, the Austin Housing Finance Corporation, at (512) 974-3100 is responsible for ensuring the provision of relocation payments and other relocation assistance to any lower income person displaced by the demolition of any housing or the conversion of lower income housing to another use.

Consistent with the goals and objectives of activities assisted under the Housing and Community Development Act of 1974, the City of Austin, to the greatest extent feasible, will take steps to minimize the direct and indirect displacement of persons from their homes. These steps may include, but may not be limited to, the following:

1. Coordinate code enforcement with rehabilitation and housing assistance programs.
2. Evaluate housing codes and rehabilitation standards in reinvestment areas to prevent undue financial burden on established owners and tenants.
3. Stage rehabilitation of apartment units to allow tenants to remain in the building/complex during and after the rehabilitation, working with empty units first.
4. Arrange for facilities to house persons who must be relocated temporarily during rehabilitation.
5. Adopt policies to identify and mitigate displacement resulting from intensive public investment in neighborhoods.
6. Adopt policies which provide reasonable protections for tenants faced with conversion to a condominium or cooperative.
7. Adopt tax assessment policies, such as deferred tax payment plans, to reduce impact of increasing property tax assessments on lower income owner-occupants or tenants in revitalizing areas.
8. Establish counseling centers or provide counseling services to provide homeowners and tenants with information on assistance available to help them remain in their neighborhood in the face of revitalization pressures.

APPENDIX IX

Affirmative Action and Minority Outreach

Affirmative Action and Minority Outreach

As a recipient of federal funds, the City of Austin must adopt affirmative marketing procedures and requirements for federally-assisted rental and homebuyer projects. Affirmative marketing steps consist of actions to provide information and otherwise attract eligible persons in the housing market area to the available housing without regard to race, color, national origin, sex, religion, familial status or disability.

The City of Austin's Equal Employment and Fair Housing Commission informs the public of Austin's fair housing laws. The City has adopted laws that go beyond the federal guidelines to make protections based on race, color, sex, creed, religion, national origin, age (18 years or older), status as a student, physical and mental handicap, parenthood, sexual orientation and marital status. The City is working to strengthen partnerships between the Commission, the Austin Tenants' Council and the Mayor's Committee on People with Disabilities to address the problems of housing discrimination. The City also provided a forum to discuss housing discrimination with stakeholders at the "Community Conversations" Forum in 2005.

With changing demographics in Austin (Hispanic and Asian population has dramatically increased in the last 10 years), there are challenges when marketing to an eligible population that is limited English proficient (LEP). If there is an LEP population, NHCD strives to meet this need by:

- Translating marketing material to serve this population,
- Working with the language minority-owned print media, radio and television stations,
- Partnering with faith-based and community organizations that serve newly arrived immigrants, and
- Conducting marketing activities and educational sessions in Spanish at community outreach events, such a Homebuyer Fairs.

I. Affirmative Marketing Plan

When a homeowner or rental housing project containing five or more units will be constructed, the City of Austin and/or its subrecipients will provide information to the community to attract eligible persons who are least likely to access affordable housing opportunities; which may include low to moderate income individuals, minority groups, residents of Public Housing and residents of manufactured housing. Information may be provided through neighborhood association newsletters, informational flyers, events, newspaper ads, posting on the City's website, home tours, postcards, groundbreakings, Austin Board of Realtors listing, press releases, homebuyer fairs and workshops, education classes, and advertisements on the City television station without regard to race, color, national origin, sex, religion, familial status or disability.

In each program's guidelines, requirements for owners are outlined. Each owner is required to agree to carry out the following affirmative marketing procedures and requirements.

1. The business/builder/non-profit shall not refuse to sell or rent the subject homes to an individual because of race, color, religion or national origin.
2. The business/builder/non-profit shall not refuse to sell or rent the subject homes to an individual because that individual has children who will be residing in that dwelling.
3. The business/builder/non-profit shall not refuse to sell or rent the subject homes to an individual because that individual is eligible for public housing assistance.
4. The business/builder/non-profit shall conduct special outreach to a target group of persons least likely to apply through advertisement in newspapers whose circulation is primarily among the target group, as well as through notification of appropriate community groups and agencies.
5. The business/builder/non-profit shall advertise all homes for sale and apartments for rent in the appropriate local media.
6. The business/builder/non-profit shall include in all advertising HUD's Equal Housing Opportunity logo, slogan or statement, as defined in 24 CFR 200.600.
7. The business/builder/non-profit shall instruct all employees and agents both orally and in writing about the City's affirmative marketing requirements.
8. The business/builder/non-profit shall prominently display in its office HUD's Fair Housing Poster or Equal Housing Opportunity logo.
9. The business/builder/non-profit must keep on file any and all sales advertisements and applicant information. Copies of this information must be forwarded upon request to staff so that staff may properly assess the affirmative marketing practices.
10. Nondiscrimination: In the performance of its obligations under this agreement, The business/builder/non-profit will comply with the provisions of any federal, state or local law prohibiting discrimination in housing on the grounds of race, color, sex, creed or national origin, including Title IV of the Civil Rights Act of 1964 (Public Law 88-352, 78 Stat. 241), all requirements imposed or pursuant to the Regulations of the Secretary (24 CFR, Subtitle A, Part I) or pursuant to that Title; regulations issued pursuant to Executive Order 11063, and Title VIII of the 1968 Civil Rights Act.

NHCD and AHFC keep copies of their respective affirmative marketing efforts.

Austin will report on its annual accomplishments in the CAPER. The measurement of the City's success will be to compare program participation to the City of Austin's overall demographics. The City of Austin will work with any contractor who is not meeting the requirements of the affirmative marketing plan to provide necessary technical assistance and guidance.

II. Minority Outreach Plan

On February 19, 1987, the Austin City Council passed an ordinance establishing the Minority- and Women-Owned Business Enterprise (MBE/WBE) Procurement Program. The City Council approved major amendments to that ordinance on July 13, 1995. The program, which is administered by the City Department of Small and Minority Business Resources (DSMBR), established procurement goals for City departments that target Minority- or Women-Owned Business Enterprise (MBE/WBE). To qualify as a MBE/WBE, the business must be certified by the Department of Small and Minority Business Resources as a sole proprietorship, partnership, corporation, joint venture or any other business entity that is owned, managed and operated by a minority or woman, and which performs a commercially useful function. Once certified, MBE/WBE vendors are included on a citywide database that details the products and services they provide by commodity code. This database is also available to prime contractors who are seeking to subcontract with City-certified MBE/WBE vendors.

The City of Austin produces the Contractor/subcontractor Activity Report after the close of every contract which is used to determine the amount of MBE/WBE contracts.

III. Plan for Increasing Homeownership for Special Populations

In addition to minority populations, federal programs like ADDI require special outreach efforts be conducted to more specialized segments of the community. The City of Austin has expanded its outreach efforts to particular segments of the community that have historically low participation levels in homeownership. These targeted populations may include but are not limited to residents of public housing and tenants of manufactured housing. Through increased coordination with the Housing Authority of the City of Austin (HACA), additional criteria will be developed that may allow public housing tenants additional consideration in accessing homeowner housing developed through the Austin Housing Finance Corporation (AHFC) and through local Community Development Housing Organizations (CHDO). Tenants of manufactured housing will be encouraged to participate through several homeownership fairs scheduled to be conducted in areas with high levels of manufactured housing. Through the information and training provided during the fairs, tenants of manufactured housing will be encouraged to become home owners, rather than renters. Further follow up with tenants will help identify those low-income households that may be able to take advantage of existing homeownership opportunities. Low income household tenants that currently are unable to qualify for homeownership because of issues such as debt, credit, and income may be referred to accredited housing counseling providers.

IV. Long Term Homeownership Maintenance Plan

Increased foreclosure rates nationally indicate the need to ensure that low income homebuyers can not only purchase their home, but maintain homeownership as well. It is the intent of the City of Austin to help increase homeownership and help ensure long term stability of new first time home owners. It must be recognized that some low income households may not be ready to participate in homeownership. This can be accomplished

through a series of proactive actions that include 1) restricting assistance to only low-income households that have demonstrated financial capabilities in obtaining and maintaining homeownership and 2) not participating in lending transactions that can be detrimental to the long term stability of the low income homeowner. In addition, the City will utilize the following plan of action in increasing long term homeownership stability and minimize the possibility of foreclosures of low income first time homebuyers:

1. Developing reasonable program lending criteria – This establishes limitations of fees and down payment assistance for City participation and helps minimize the effect of potential predatory lending.
2. Conducting needs based financial analysis – This identifies for the client the amount of assistance actually needed and whether reasonable costs are being charged by the lender and/or seller by potentially within industry standards
3. Pre-purchase homebuyer counseling – This requires the client to be informed prior to purchase of a home of the home buying process and requirements. The homebuyer will receive extensive training on budgeting and other financial life skills.
4. Post-purchase homeowner counseling – This requires follow up contact with the homebuyer and is used to identify issues that left unchecked may lead to financial crisis including the possibility of foreclosure. Post-purchase counseling includes information on how to prepare and maintain a practical and working budget which is the first step to foreclosure prevention.

APPENDIX X

Standard and Substandard Housing Definition

Standard and Substandard Housing Definition

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.

APPENDIX XI

Fiscal Year 2009-10 Action Plan Certifications and Grant Applications



Action Plan Certifications

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about --
 - a. The dangers of drug abuse in the workplace;
 - b. The grantee's policy of maintaining a drug-free workplace;
 - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
 - d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will --
 - a. Abide by the terms of the statement; and
 - b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted --
 - a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

8. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

City of Austin, Fiscal Year 2009-10 Action Plan Certifications

9. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
10. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.



Signature/Authorized Official

07/31/09

Date

Anthony J. Snipes

Name

Chief of Staff

Title

301 W. Second St

Address

Austin, TX 78701

City/State/Zip

512-974-2410

Telephone Number

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

11. Maximum Feasible Priority - With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
12. Overall Benefit - The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
13. Special Assessments - It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

14. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
15. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

City of Austin, Fiscal Year 2009-10 Action Plan Certifications

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K and R, of title 24;

Compliance with Laws -- It will comply with applicable laws.



Signature/Authorized Official

07/31/09

Date

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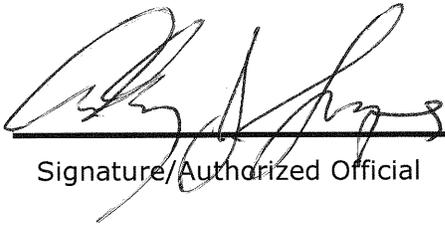
512-974-2410

Telephone Number

**OPTIONAL CERTIFICATION
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities, which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.



Signature/Authorized Official

07/31/09

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Telephone Number

Specific HOME Certifications

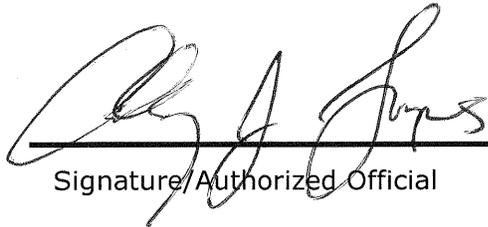
The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;



Signature/Authorized Official

07/31/09

Date

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HOPWA Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.



Signature/Authorized Official

07/31/09
Date

Anthony J. Snipes

Name

Chief of Staff

Title

301 W. Second St

Address

Austin, TX 78701

City/State/Zip

512-974-2410

Telephone Number

ESG Certifications

I, Anthony Snipes, Chief Executive Officer of Jurisdiction, certify that the local government will ensure the provision of the matching supplemental funds required by the regulation at 24 *CFR* 576.51. I have attached to this certification a description of the sources and amounts of such supplemental funds.

I further certify that the local government will comply with:

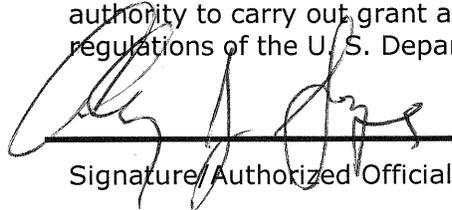
1. The requirements of 24 *CFR* 576.53 concerning the continued use of buildings for which Emergency Shelter Grants are used for rehabilitation or conversion of buildings for use as emergency shelters for the homeless; or when funds are used solely for operating costs or essential services.
2. The building standards requirement of 24 *CFR* 576.55.
3. The requirements of 24 *CFR* 576.56, concerning assurances on services and other assistance to the homeless.
4. The requirements of 24 *CFR* 576.57, other appropriate provisions of 24 *CFR* Part 576, and other applicable federal laws concerning nondiscrimination and equal opportunity.
5. The requirements of 24 *CFR* 576.59(b) concerning the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.
6. The requirement of 24 *CFR* 576.59 concerning minimizing the displacement of persons as a result of a project assisted with these funds.
7. The requirements of 24 *CFR* Part 24 concerning the Drug Free Workplace Act of 1988.
8. The requirements of 24 *CFR* 576.56(a) and 576.65(b) that grantees develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted with ESG funds and that the address or location of any family violence shelter project will not be made public, except with written authorization of the person or persons responsible for the operation of such shelter.
9. The requirement that recipients involve themselves, to the maximum extent practicable and where appropriate, homeless individuals and families in policymaking, renovating, maintaining, and operating facilities assisted under the ESG program, and in providing services for occupants of these facilities as provided by 24 *CFR* 76.56.
10. The requirements of 24 *CFR* 576.57(e) dealing with the provisions of, and regulations and procedures applicable with respect to the environmental review responsibilities under the National Environmental Policy Act of 1969 and related authorities as specified in 24 *CFR* Part 58.

11. The requirements of 24 *CFR* 576.21(a)(4) providing that the funding of homeless prevention activities for families that have received eviction notices or notices of termination of utility services will meet the requirements that: (A) the inability of the family to make the required payments must be the result of a sudden reduction in income; (B) the assistance must be necessary to avoid eviction of the family or termination of the services to the family; (C) there must be a reasonable prospect that the family will be able to resume payments within a reasonable period of time; and (D) the assistance must not supplant funding for preexisting homeless prevention activities from any other source.

12. The new requirement of the McKinney-Vento Act (42 *USC* 11362) to develop and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons. I further understand that state and local governments are primarily responsible for the care of these individuals, and that ESG funds are not to be used to assist such persons in place of state and local resources.

13. HUD's standards for participation in a local Homeless Management Information System (HMIS) and the collection and reporting of client-level information.

I further certify that the submission of a completed and approved Consolidated Plan with its certifications, which act as the application for an Emergency Shelter Grant, is authorized under state and/or local law, and that the local government possesses legal authority to carry out grant activities in accordance with the applicable laws and regulations of the U. S. Department of Housing and Urban Development.



Signature/Authorized Official

07/31/09

Date

Anthony J. Snipes

Name

Chief of Staff

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APPENDIX TO CERTIFICATIONS

Instructions Concerning Lobbying and Drug-Free Workplace Requirements

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant: Place of Performance (Street address, city, county, state, zip code) Check if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace is required by 24 CFR part 21.

Place Name	Street	City	County	State	Zip
City of Austin, Neighborhood Housing and Community Development	1000 E. 11 th St	Austin	Travis	TX	78702

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules: "Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15); "Conviction" means a finding of guilt (including a plea of *nolo contendere*) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes; "Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance; "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including:
 - All "direct charge" employees;
 - all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and
 - a. temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

City of Austin, Fiscal Year 2009-10 Action Plan Certifications

Note that by signing these certifications, certain documents must be completed, in use, and on file for verification. These documents include:

1. Analysis of Impediments to Fair Housing
2. Citizen Participation Plan
3. Anti-displacement and Relocation Plan



Signature/Authorized Official

07/31/09

Date

Anthony J. Snipes

Name

Chief of Staff

Title

301 W. Second St

Address

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512-974-2410

Telephone

**APPLICATION FOR
FEDERAL ASSISTANCE**

Version 7/03

1. TYPE OF SUBMISSION: Application		2. DATE SUBMITTED 08-15-09	Applicant Identifier B-06-MC-48-0500
<input checked="" type="checkbox"/> Construction	<input type="checkbox"/> Pre-application	3. DATE RECEIVED BY STATE N/A	State Application Identifier N/A
<input type="checkbox"/> Non-Construction	<input type="checkbox"/> Construction	4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier CDBG
<input type="checkbox"/> Non-Construction			

5. APPLICANT INFORMATION

Legal Name: City of Austin	Organizational Unit: Department: Neighborhood Housing and Community Development
Organizational DUNS: 94-223-0764	Division:
Address: Street: 1000 East 11th Street, Suite 300	Name and telephone number of person to be contacted on matters involving this application (give area code) Prefix: Ms. First Name: Margaret
City: Austin	Middle Name
County: Travis	Last Name Shaw
State: Texas Zip Code 78702-1907	Suffix:
Country: USA	Email: margaret.shaw@ci.austin.tx.us

6. EMPLOYER IDENTIFICATION NUMBER (EIN): 7 4 - 6 0 0 0 0 8 5	Phone Number (give area code) (512) 974-3184	Fax Number (give area code) (512) 974-3122
--	---	---

8. TYPE OF APPLICATION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify)	7. TYPE OF APPLICANT: (See back of form for Application Types) C. Municipal Other (specify)
--	--

10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: TITLE (Name of Program): Community Development Block Grant	9. NAME OF FEDERAL AGENCY: U.S. Department of Housing and Urban Development
--	---

11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: Housing rehabilitation, acquisition, economic development, public services, planning and administration of HUD programs.	12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): Cities
--	--

13. PROPOSED PROJECT Start Date: 10/01/09 Ending Date: 09/30/10	14. CONGRESSIONAL DISTRICTS OF: a. Applicant 10 and 21 b. Project 10 and 21
---	---

15. ESTIMATED FUNDING:	16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?
a. Federal \$ 7,522,791 ⁰⁰	a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE:
b. Applicant \$ ⁰⁰	b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372
c. State \$ ⁰⁰	<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW
d. Local \$ ⁰⁰	17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?
e. Other Revolving Loan \$ ⁰⁰	<input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No
f. Program Income \$ ⁰⁰	
g. TOTAL \$ 7,522,791 ⁰⁰	

18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.

a. Authorized Representative		
Prefix Mr.	First Name Anthony	Middle Name J.
Last Name Snipes		Suffix
b. Title Chief of Staff		c. Telephone Number (give area code) 512-974-7717
d. Signature of Authorized Representative		e. Date Signed 07/21/09

**APPLICATION FOR
FEDERAL ASSISTANCE**

Version 7/03

1. TYPE OF SUBMISSION: Application		2. DATE SUBMITTED 08-15-09	Applicant Identifier S-06-MC-48-0500
<input type="checkbox"/> Construction	Pre-application	3. DATE RECEIVED BY STATE N/A	State Application Identifier N/A
<input checked="" type="checkbox"/> Non-Construction	<input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction	4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier ESG

5. APPLICANT INFORMATION

Legal Name:	Organizational Unit:	
City of Austin	Department: Neighborhood Housing and Community Development	
Organizational DUNS: 94-223-0764	Division:	
Address:		Name and telephone number of person to be contacted on matters involving this application (give area code)
Street: 1000 East 11th Street, Suite 300	Prefix: Ms.	First Name: Margaret
City: Austin	Middle Name	
County: Travis	Last Name Shaw	
State: Texas	Zip Code 78702-1907	Suffix:
Country: USA	Email: margaret.shaw@ci.austin.tx.us	

6. EMPLOYER IDENTIFICATION NUMBER (EIN): <input type="text" value="7"/> <input type="text" value="4"/> <input type="text" value="-"/> <input type="text" value="6"/> <input type="text" value="0"/> <input type="text" value="0"/> <input type="text" value="0"/> <input type="text" value="8"/> <input type="text" value="5"/>	Phone Number (give area code) (512) 974-3108	Fax Number (give area code) (512) 974-3122
---	---	---

8. TYPE OF APPLICATION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) <input type="text"/> <input type="text"/> Other (specify)	7. TYPE OF APPLICANT: (See back of form for Application Types) C. Municipal Other (specify)
--	--

10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: <input type="text" value="1"/> <input type="text" value="4"/> <input type="text" value="-"/> <input type="text" value="2"/> <input type="text" value="3"/> <input type="text" value="1"/> TITLE (Name of Program): Emergency Shelter Programs	11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: Provision of shelter and supportive services for homeless individuals and families, homeless prevention services, planning and administration of HUD programs.
--	--

12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): Cities	9. NAME OF FEDERAL AGENCY: U.S. Department of Housing and Urban Development
--	---

13. PROPOSED PROJECT Start Date: 10/01/09 Ending Date: 09/30/10	14. CONGRESSIONAL DISTRICTS OF: a. Applicant 10 and 21 b. Project 10 and 21
--	--

15. ESTIMATED FUNDING:	16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?
a. Federal \$ 328,346 ⁰⁰	a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE:
b. Applicant \$ ⁰⁰	b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372
c. State \$ ⁰⁰	<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW
d. Local \$ ⁰⁰	17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?
e. Other Revolving Fund \$ ⁰⁰	<input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No
f. Program Income \$ ⁰⁰	
g. TOTAL \$ 328,346 ⁰⁰	

18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.

a. Authorized Representative		
Prefix Mr.	First Name Anthony	Middle Name J.
Last Name Snipes		Suffix
b. Title Chief of Staff		c. Telephone Number (give area code) 512-974-7717
d. Signature of Authorized Representative		e. Date Signed 07/31/09

Previous Edition Usable
Authorized for Local Reproduction

**APPLICATION FOR
FEDERAL ASSISTANCE**

Version 7/03

1. TYPE OF SUBMISSION: Application		2. DATE SUBMITTED 08-15-09	Applicant Identifier M-06-MC-48-0500
<input checked="" type="checkbox"/> Construction	Pre-application	3. DATE RECEIVED BY STATE N/A	State Application Identifier N/A
<input type="checkbox"/> Non-Construction	<input type="checkbox"/> Construction	4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier HOME
<input type="checkbox"/> Non-Construction			

5. APPLICANT INFORMATION

Legal Name: City of Austin	Organizational Unit: Department: Neighborhood Housing and Community Development
Organizational DUNS: 94-223-0764	Division:
Address: Street: 1000 East 11th Street, Suite 300	Name and telephone number of person to be contacted on matters involving this application (give area code)
City: Austin	Prefix: Ms.
County: Travis	First Name: Margaret
State: Texas	Middle Name
Zip Code 78702-1907	Last Name Shaw
Country: USA	Suffix:
	Email: margaret.shaw@ci.austin.tx.us

6. EMPLOYER IDENTIFICATION NUMBER (EIN): 74-6000085	Phone Number (give area code) (512) 974-3184	Fax Number (give area code) (512) 974-3122
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8. TYPE OF APPLICATION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify)	7. TYPE OF APPLICANT: (See back of form for Application Types) C. Municipal Other (specify)
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9. NAME OF FEDERAL AGENCY: U.S. Department of Housing and Urban Development

10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: TITLE (Name of Program): HOME Investments Partnerships Program 14-239	11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: Housing rehabilitation, home construction, down payment assistance, rental housing development, housing development by CHDOs, and administration of HUD programs.
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12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): Cities
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13. PROPOSED PROJECT Start Date: 10/01/09 Ending Date: 09/30/10	14. CONGRESSIONAL DISTRICTS OF: a. Applicant 10 and 21 b. Project 10 and 21
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15. ESTIMATED FUNDING:	16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?
a. Federal \$ 4,553,167.00	a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE:
b. Applicant \$.00	b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372
c. State \$.00	<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW
d. Local \$.00	17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?
e. Other \$.00	<input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No
f. Program Income \$.00	
g. TOTAL \$ 4,553,167.00	

18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.

a. Authorized Representative		
Prefix Mr.	First Name Anthony	Middle Name J.
Last Name Snipes		Suffix
b. Title Chief of Staff		c. Telephone Number (give area code) 512-974-7717
d. Signature of Authorized Representative		e. Date Signed 8/13/09

**APPLICATION FOR
FEDERAL ASSISTANCE**

Version 7/03

1. TYPE OF SUBMISSION: Application		2. DATE SUBMITTED 08-15-09	Applicant Identifier TXH06-F004
<input type="checkbox"/> Construction	Pre-application	3. DATE RECEIVED BY STATE N/A	State Application Identifier N/A
<input checked="" type="checkbox"/> Non-Construction	<input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction	4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier HOPWA

5. APPLICANT INFORMATION

Legal Name: City of Austin	Organizational Unit: Department: Neighborhood Housing and Community Development
Organizational DUNS: 94-223-0764	Division:
Address: Street: 1000 East 11th Street, Suite 300	Name and telephone number of person to be contacted on matters involving this application (give area code)
City: Austin	Prefix: Ms. First Name: Margaret
County: Travis	Middle Name
State: Texas Zip Code 78702-1907	Last Name Shaw
Country: USA	Suffix:
	Email: margaret.shaw@ci.austin.tx.us

6. EMPLOYER IDENTIFICATION NUMBER (EIN): 7 4 - 6 0 0 0 0 8 5	Phone Number (give area code) (512) 974-3184	Fax Number (give area code) (512) 974-3122
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8. TYPE OF APPLICATION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify) <input type="checkbox"/> <input type="checkbox"/>	7. TYPE OF APPLICANT: (See back of form for Application Types) C. Municipal Other (specify)
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10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: TITLE (Name of Program): Housing Opportunities for Persons with AIDS 1 4 - 2 4 1	9. NAME OF FEDERAL AGENCY: U.S. Department of Housing and Urban Development
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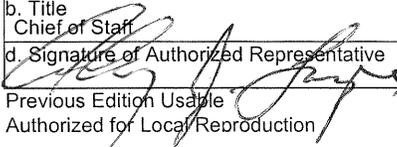
12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): Cities	11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: Provision of rent, mortgage, utility assistance, supportive services, planning and administration of HUD programs.
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13. PROPOSED PROJECT Start Date: 10/01/09 Ending Date: 09/30/10	14. CONGRESSIONAL DISTRICTS OF: a. Applicant 10 and 21 b. Project 10 and 21
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15. ESTIMATED FUNDING:	16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?
a. Federal \$ 1,029,086 ⁰⁰	a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE:
b. Applicant \$. ⁰⁰	b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372
c. State \$. ⁰⁰	<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW
d. Local \$. ⁰⁰	
e. Other Revolving Fund \$. ⁰⁰	
f. Program Income \$. ⁰⁰	
g. TOTAL \$ 1,029,086 ⁰⁰	

17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT? <input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No
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18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.

a. Authorized Representative		
Prefix Mr.	First Name Anthony	Middle Name J.
Last Name Snipes		Suffix
b. Title Chief of Staff		c. Telephone Number (give area code) 512-974-7717
d. Signature of Authorized Representative 		e. Date Signed 6/21/09



The City of Austin is committed to compliance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, as amended, and does not discriminate on the basis of disability in the admission or access to, or treatment or employment in, its programs and activities. Reasonable modifications and equal access to communications will be provided upon request. For assistance please call 974-3256 OR 974-2445 TTY.