

**FY 2009-14 CONSOLIDATED PLAN
STRATEGIC PLAN**

Chapter 6

2009-14 STRATEGIC PLAN

The City of Austin's Strategic Plan outlines the housing and community development needs as well as the objectives and strategies to meet those needs for the period from October 1, 2009 through September 30, 2014. This Strategic Plan covers the affordable housing and community development objectives and strategies that will be funded through four U.S. Department of Housing and Urban Development (HUD) formula grants and other funding sources administered by the Neighborhood Housing and Community Development Office of the City of Austin.

In fiscal year 2009-10, the City of Austin expects to receive the following entitlement grants:

- Community Development Block Grant (CDBG);
- HOME Investment Partnerships Program (HOME);
- Housing Opportunities for Persons with AIDS (HOPWA);
- Emergency Shelter Grant (ESG).

The City of Austin also receives three competitive HUD funding sources:

- Section 108;
- Economic Development Initiative (EDI);
- Lead Hazard Grant.

In addition, NHCD expects to receive one-time federal stimulus grant funding from multiple sources. For detailed information on stimulus funds, see Chapter 1: Executive Summary.

The City recognizes that the affordable housing and community development needs of the citizens of Austin are complex and require community-wide initiative. The City requires partnerships with various departments, planning initiatives, private and public entities, and other interested citizens to address these broad issues in a comprehensive manner.

LEAD AND PARTICIPATING ORGANIZATIONS

The Neighborhood Housing and Community Development Office (NHCD) is designated by the Austin City Council as the single point of contact with HUD for the CDBG, HOME, HOPWA, and ESG grants. The City designates NHCD to administer the CDBG and HOME programs. The City designates the Austin/Travis County Health and Human Services Department (HHSD) to administer the HOPWA and ESG programs. In addition to the four formula grants, the City currently receives additional federal funds including: Economic Development Initiative (EDI), Section 108, and the Lead Hazard Control Grant.

In addition, NHCD will be the single point of contact with HUD for the two one-time American Recovery and Reinvestment Act (ARRA) of 2009 grants, Community Development Block Grant (CDBG-R) and Homeless Prevention and Rapid Re-Housing Program (HPRP) as well as the Housing and Economic Recovery Act (HERA) of 2008,

Neighborhood Stabilization Program (NSP) funds. The ARRA funds had a separate public input process, and final applications were submitted to HUD in May 2009. For more information about ARRA funds, visit www.cityofaustin.org/housing.

As the single point of contact for HUD, NHCD is responsible for developing the Five-Year Consolidated and Annual Action Plans, and the end-of-year Consolidated Annual Performance and Evaluation Report (CAPER). NHCD coordinates these reports with HHSD and the Community Development Commission (CDC).

The City implements the activities identified in the Consolidated Plan through a variety of community partners, and the Austin Housing Finance Corporation. The Austin Housing Finance Corporation (AHFC) was created in 1979 as a public, non-profit corporation of the City of Austin under the provisions of the Texas Housing Finance Corporation Act, Chapter 394, and the Texas Local Government Code. The Austin City Council serves as the AHFC's Board of Directors. The mission of the AHFC is to generate and implement strategic housing solutions for the benefit of low- and moderate- income residents of the City of Austin.

In addition to AHFC, the City partners with local non-profits, community housing development organizations (CHDOs), and other government and for-profit entities to implement activities identified in the Consolidated Plan and Action Plans. The City assesses annually the strength and gaps in the delivery of services through the Action Plan process.

COMMUNITY COORDINATION

The Neighborhood Housing and Community Development Office coordinates and maintains relationships with neighborhood groups, policy groups, and service providers. In addition to serving on numerous committees, the City takes every opportunity to involve broad public input in planning efforts, including the Consolidated Plan. The City participates in the following various efforts to coordinate information and educate the community about affordable housing and community development activities:

Community Action Network (CAN) - Serving on committees providing insight to housing and community development. CAN's mission is: "To achieve sustainable social, health, educational and economic outcomes through engaging the community in a planning and implementation process." Participants include governmental agencies, private industry, businesses, public and assisted housing providers, mental health providers, social service agencies, and homeless providers. Service on various CAN committees allows the City to participate in community planning process and enhance cooperation between the City and these entities.

Ending Community Homelessness Coalition (ECHO) – Collaborating with this issue area group of CAN that coordinates efforts around homelessness and chronic homelessness issues.

Community Housing Development Organization (CHDO) Roundtable – Coordinating with the roundtable that includes representatives of non-profit affordable housing developers in Austin.

City-wide Task Forces – Monitoring and assisting city-wide task force initiatives related to affordable housing and community development. Task forces have included the Affordable Housing Incentives Task Force, the Families and Children Task Force, and the Live Music Task Force.

Quality of Life Initiatives- Participating in the Neighborhood Sustainability Committee of the African American Quality of Life Initiative as well as in the Hispanic Quality of Life Initiative.

Mayor's Mental Health Task Force Monitoring Committee - Assisting the committee in the coordination of behavioral health planning needs in the community to fill mental health system gaps, promote accountability and maximize funding strategies.

Austin Mayor's Committee for People with Disabilities- Coordinating with this committee whose mission is to encourage, assist and enable persons with disabilities to participate in the social and economic life of the City of Austin and achieve maximum personal independence; to become gainfully employed; and to enjoy fully and use all public and private facilities available within the community.

HousingWorks- Collaborating to keep homes affordable in Austin through research, education and public policy change.

City Planning/Studies – Assisting with City-wide planning efforts and studies, including the Downtown Austin Plan, Comprehensive Plan, Waller Creek, Transit Oriented Development, and the Homestead Preservation District.

CreateAustin - Participating in the cultural planning process initiated by the City of Austin that will identify Austin's creative assets and challenges, define goals, and establish recommendations to invigorate Austin's "culture of creativity" to the year 2017.

Central East Austin Weed & Seed Initiative- Participating in this community-based strategy sponsored by the U.S. Department of Justice (DOJ) to address crime prevention and community revitalization.

Texas State Legislature – Providing technical expertise on pending state legislation and testimony on behalf of issues that impact affordable housing and community development issues in Austin and the region.

Texas Association of Local Housing Finance Agencies – Participating on the Board of this statewide non-profit organization established in 1989 for the purpose of informing, planning and supporting the needs of local housing finance agencies in its delivery of affordable housing in the State of Texas.

COMMUNITY NEEDS

This section summarizes the needs identified in the Housing Market Study, Community Profile; needs assessment and public process; analysis of special needs populations, and additional available data.

A more detailed description of the public input process is provided in Chapter Five. The following provides a brief synopsis of the public input process:

Needs Assessment (January 1, 2009 –March 13, 2009)

Before NHCD staff began to draft the Consolidated Plan, feedback was received from the community during the Needs Assessment stage of the public input process. For this draft Consolidated Plan, the Needs Assessment included:

- Five Public Hearings
 - Austin City Council
 - Two hearings before the Community Development Commission, a 15-member policy advisory body appointed by the Austin City Council.
 - Community Action Network, a non-profit, community-based organization, comprised of professionals representing private, public and nonprofit entities.
 - HIV Planning Council, an Austin City Council appointed, 13 member planning council, which serves to develop and coordinate an effective and comprehensive community-wide response to HIV/AIDS.
- A Citizen Survey in English and Spanish
- Nine Stakeholder Meetings
 - Housing Opportunities for Persons with AIDS (HOPWA)
 - Ending Community Homelessness Coalition (ECHO)
 - Child Care Providers Stakeholder Meeting
 - Mayor's Mental Health Task Force Monitoring Committee (MMHTFMC)
 - Mayor's Committee for People with Disabilities (AMCPD)
 - Austin Area Human Services Association Meeting
 - Tenant Based Rental Assistance (TBRA) Stakeholder Meeting
 - Regional Stakeholder Meeting
 - Lead Based Paint Hazards Stakeholder Meeting
- 30-day written comment period

Findings: Needs Identified

The public input process, along with the housing market study, special needs analysis, and community profile, identified the following as the highest needs in the community:

Homeless and Special Needs

Emergency Housing and Supportive Services for Homeless Households

The need for services and affordable/supportive housing for homeless individuals and households includes services for those that are chronically homeless, those with HIV/AIDS, and those with multiple diagnoses including mental illness, domestic violence, or substance abuse, and very low-income families.

Seniors

Seniors represent a growing portion of Austin's community. Low-income seniors face a wide range of housing issues, including substandard housing, a need for modifications due to physical disabilities as well as a lack of affordable housing. Services for seniors ranked high or very high in the City's Consolidated Plan survey.

Child Care

Meeting with stakeholders and the Consolidated Plan survey made it clear that Austin has a need for quality childcare affordable to low-income families. The City's Consolidated Plan survey ranked child care as the second highest community development need, after job creation.

Youth

The Special Needs analysis clearly defines a need for services for at-risk youth in Austin. The three main segments in need include: youth aging out of the foster care system; older youth transitioning into adulthood with uncertain future plans; and youth that are homeless.

Housing

Shortage of affordable rental housing for extremely low-income renters.

The Housing Market Study revealed a large gap of 37,600 units of rental housing for renters making less than \$20,000 a year. Just one in six households making less than \$20,000 a year can find housing affordable to them. Public input supported these findings with stakeholders stating the need for permanent rental housing for homeless households and low- and very low-income renters as well as the increased need for tenant-based rental assistance.

Affordable homeownership opportunities for low- to moderate-income households.

In 2008, Austin had a median home price of \$240,000. Renters earning less than \$50,000 per year have extremely limited choices in Austin's housing market, with just 16 percent of the detached market affordable to them in 2008. Households making between \$35,000 and \$49,999 can afford a maximum home price of \$160,459. Attached homes are more affordable but are still in limited supply until potential buyers reach the \$75,000 income mark.

Rehabilitation of residential housing.

Public input highlighted the continued need to provide home repairs for existing housing. This includes repairs to make homes accessible for persons with disabilities, emergency home repairs, and more substantial home repairs for low-income households.

Education and counseling for first-time homebuyers and current homeowners.

Homeowner counseling, financial education, and foreclosure prevention counseling address a need in Austin. The current economic crisis and increase in foreclosures highlights the increasing need to ensure that renters can learn how to be successful homeowners and that current homeowners have the support needed to stay in their homes.

Community Development Needs

Access to Capital for Small Businesses

Small business owners need access to capital to begin or expand their ideas. Small businesses play a large role in Austin's economy with approximately 70 percent of jobs in Travis County are small businesses of fewer than 100 employees. Without small businesses, Austin's economic health would be in jeopardy. Flexible lending, in addition to the necessary education and training, allows small businesses to grow and contribute to the community's economic revitalization.

Revitalize Neighborhood Commercial Districts

Commercial districts are the backbone of neighborhoods and provide vital amenities and services for communities, as well as employment and potential wealth creation for business owners and their employees. The current economic recession highlights the need for the City to support vital neighborhood commercial corridors. The City's efforts will continue to focus on the East 11th/12th street Corridor in East Austin.

Technical Assistance and Training

To ensure the success of small businesses, technical assistance, financial counseling, and business training are needed for small businesses and microenterprises. This assistance gives small business owners the tools they need to grow a successful business that will contribute to the local economy.

Job Creation

Job creation was listed as one of the highest needs in the needs assessment survey. With the current economic climate, the public indicated the City must continue to find ways to support job creation for low- and moderate-income households.

Draft Comment Period (June 12, 2009 – July 13, 2009)

The Draft Consolidated Plan served as a second opportunity for the city to receive targeted feedback from the public. The 30-day comment period allowed the public the opportunity to give specific feedback on recommended priorities and activities outlined in the draft Plan.

The draft comment period included:

- Two Public Hearings
 - **Thursday, June 18, 2009 at 6:00 P.M.** Austin City Council Meeting at Austin City Hall, City Council Chambers, 301 W. Second St.

- **Monday, June 29, 2009 at 6:30 P.M.** Community Development Commission Meeting at Austin City Hall, Boards and Commissions Room, 301 W. Second St.
- A 30-day written comment period

The final document was approved by the Austin City Council on July 23, 2009, and submitted to HUD by August 15, 2009.

KEY POLICY INITIATIVES

The City of Austin continues to search for new ways to meet its mission to provide housing, community development, and economic development services to benefit eligible residents and businesses to increase opportunities for self-sufficiency. The following are some key strategies and opportunities that the City will use to meet its mission during the Consolidated Plan period. These include:

1. Promote affordable housing core values: Long-term Affordability, Geographic Dispersion, Deeper Levels of Affordability
2. Encourage private sector development of affordable housing
3. Expand alternate revenue sources
4. Provide leadership and education for affordable housing and community development

The following provides more detail about how Austin will apply each policy initiative.

1) PROMOTE AFFORDABLE HOUSING CORE VALUES: LONG-TERM AFFORDABILITY, GEOGRAPHIC DISPERSION, DEEPER LEVELS OF AFFORDABILITY

a) Long-term Affordability

Community Land Trust

The City of Austin will use the Community Land Trust tool to preserve affordable housing in Austin. As homeownership has become increasingly expensive in Austin compared to relatively stagnant household income, each affordable housing unit produced or funded by the City has required increased public subsidy to make it affordable to low- and moderate-income households.

The City recognizes that homeownership is an important avenue of wealth creation for many low-income households. The Community Land Trust model allows the City to provide affordable homeownership opportunities, provide a fair return to the homebuyer, and preserve affordable housing in perpetuity. Without this type of mechanism in areas that are rapidly gentrifying, the subsidy given to low-income households is lost to future residents when the house is sold. In addition, community land trusts allow the City to reach greater levels of affordability for lower-income homeowners. The City will use the Community Land Trust model in partnership with local non-profit housing developers. In addition, the Housing Authority of the City of Austin will utilize the model to assist residents transitioning to homeownership.

Preservation of Current Affordable Rental Housing

Both the public stakeholder process and the housing market analysis pinpoint the loss of available affordable rental housing as a growing problem in Austin. NHCD issued the report, *Preserving Affordable Housing in Austin, A Platform for Action*, in April 2008 in order to proactively address the loss of affordable housing stock in the community. The City will continue to explore ways to preserve affordable rental housing through partnerships with lenders, foundations, and for and non-profit developers.

Homestead Preservation District

The Homestead Preservation District in Central East Austin was authorized by Texas State legislation. The legislation provides the tools to create and retain affordable housing in the District, including a land bank, a community land trust, and a reinvestment zone. House bill 3983 passed in the 81st legislative session. The bill relates to the imposition of property taxes on the residential homesteads of low-income and moderate-income persons in the district and provides clarification on participation by the County and as well clarification related to the TIF Board composition.

b) Geographic Dispersion

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. NHCD currently gives funding preference through a scoring matrix system to projects that assist in the distribution of affordable housing stock throughout the community, to focus on areas in Austin where there is a shortage of affordable housing. NHCD will continue to explore ways to develop and encourage the development of affordable housing that is geographically dispersed throughout the city.

c) Deeper Levels of Affordability

The Housing Market Study showed a gap of 37,600 units of affordable housing for households making less than \$20,000 a year. To assist in closing that gap the City will continue to prioritize resources to affordable housing projects that serve very-low income households. In fiscal year 2007-08, 60 percent of the households served by the City's housing programs earned less than 30 percent of Median Family Income, or about \$21,000 a year for a family of four.

2) ENCOURAGE PRIVATE SECTOR DEVELOPMENT OF AFFORDABLE HOUSING

a) Developer Incentives

The City of Austin has created several key developer incentive programs to encourage the development of affordable housing and target affordable housing to create denser developments located close to transit and other amenities.

Density Bonus Program

In December 2005, the Austin City Council adopted a resolution directing the City Manager to initiate the process of creating a Downtown Austin Plan. The City of Austin hired two consulting firms for the plan: the ROMA Design Group and Diana McIver & Associates. The firms have identified strategies and best practices for affordable housing in downtown that are under consideration as part of the Downtown Master Planning process. The City has also hired the ROMA Design Group to develop recommendations for a density bonus ordinance with an affordable housing requirement that will include a fee-in-lieu option. These recommendations should be completed in fiscal year 2009-10. For more information, visit www.cityofaustin.org/downtown.

S.M.A.R.T. Housing™

In April 2000, City Council adopted the S.M.A.R.T. Housing™ ordinance to encourage the development of reasonably priced, mixed-income housing units that meet accessibility standards. The S.M.A.R.T. Housing™ ordinance ensures that new homes are Safe, Mixed-Income, Accessible, Reasonably Priced, and Transit-Oriented and meet the City's Green Building minimum-energy efficiency rating.

The policy stipulates that all certified single-family units meet visitability standards reflected in the City's Visitability Ordinance. All multifamily developments must comply with federal, state and local accessibility standards, and at least 10 percent of the multi-family housing units must be accessible. Developments that meet these and other prerequisites are given expedited review under the city's development process and reductions/exemptions for certain development and construction fees. S.M.A.R.T. Housing™ provides a vehicle to achieve neighborhood support for housing that serves low- and moderate-income residents by requiring applicants to meet with neighborhood organizations prior to filing an application for a zoning change.

The S.M.A.R.T. Housing™ Policy is now incorporated as part of Austin's Land Development Code as a result of recommendations from the Council-appointed Affordable Housing Incentives Task Force (AHITF). The City Council has adopted Land Development Code amendments that allow density bonuses in certain single-family and/or multi-family S.M.A.R.T. Housing™ developments without a zoning change. In addition, downtown developments that request and receive additional zoning entitlements must provide a percentage of affordable housing units or pay a fee-in-lieu that will fund affordable housing within specified neighborhoods within or adjacent to the downtown area.

Transit Oriented Development (TOD)

In 2005, the Austin City Council adopted the Transit-Oriented Development (TOD) Ordinance, establishing station areas for a commuter rail line scheduled to begin service in 2009. The ordinance set affordable housing goals for new development or redevelopment in the half-mile areas surrounding the commuter rail stations. In late 2008 and early 2009, Council adopted three station area plans that specify the goals set forth in the original ordinance. The overall goal is for 25 percent of all new housing units in TOD areas to be occupied by households at 80 percent or below of MFI (for homeownership units) or at 60 percent or below of MFI (for rental units). Other sub-goals also apply, including a goal to serve lower-income levels within the Community Preservation and Revitalization Zone (CP&R), also established by the Austin City Council in 2005.

Austin City Council has adopted the following three station area plans: Saltillo Station Area Plan; Martin Luther King, Jr. Station Area Plan; and Lamar/Justin Station Area Plan.

North Burnet/Gateway

The North Burnet/Gateway Master Plan will redevelop the existing low density, auto-oriented and industrial uses into a higher density, mixed-use neighborhood that is more pedestrian-friendly and takes advantage of the links to commuter rail transit and the area's key position within Austin's Urban Core. In March 2009, Austin City Council approved the proposed rezonings that included an affordable housing density bonus. To receive a density bonus, the developer must provide 10 percent of the bonus area granted as affordable

housing or pay a fee-in-lieu of six dollars per square foot. A few specific properties may be eligible to construct new collector streets in exchange for the density bonus, instead of meeting the affordable housing requirements.

Vertical Mixed-Use (VMU)

In 2007, Austin City Council adopted changes to the Commercial Design Standards regarding Vertical Mixed Use. For those developments that want exemptions from certain dimensional and parking standards, developments must provide 10 percent of development as affordable housing for 40 years.

b) Public/Private Partnerships

The City will continue to explore partnerships with private entities to develop affordable housing. Partnerships with private developers can offer multiple public benefits, such as mixed-use, mixed-income, and increased density. Partnerships can allow low-income households to locate near schools, amenities, employment opportunities, and public transportation.

Robert Mueller Municipal Airport Redevelopment

One key public/private partnership for the City has been the Robert Mueller Municipal Airport Redevelopment (RMMA). The RMMA Master Plan was the result of years of planning by the City of Austin, stakeholders, and neighborhood residents. In 1996, a task force representing a broad spectrum of Austin interests defined a vision, as well as a set of redevelopment goals that set the stage for the RMMA master plan. The master plan outlines aggressive affordable housing requirements for the development. Twenty-five percent of all housing units at Mueller, or approximately 1,200 homes, will be affordable for residents making below Austin's median family income. In 2004, the Austin City Council, directed Catellus, the master developer, to semi-annually report its progress on the Mueller affordable housing program. Catellus makes semi-annual presentations to the Community Development Commission. The resolution (No. 041202-59) also directs Catellus to report progress of affordable housing development in the City's Consolidated Planning process. Appendix V includes these reporting requirements with the inclusion of the Mueller Affordable Housing Plan and the current semi-annual update from May 2009.

City Redevelopment Efforts

The City will explore ways to provide and encourage development of affordable housing in other City redevelopment efforts. Initiatives underway include the redevelopment of the Green Water Treatment Plant and Waller Creek.

Private Developer Agreements

The City continues to negotiate the inclusion of affordable housing in developer agreements with market-rate developers. Two key projects that have provided affordable housing include the Residence at the Domain and Robertson Hill. The Residences at the Domain is required to provide 10 percent (39) of the total units (390) developed as affordable to income eligible households at or below of 65 percent of MFI. This development is S.M.A.R.T. Housing™ certified and entered into an Economic Development Agreement (EDA) with the City and Travis County. Under the terms of the EDA the Developer is required to provide affordable units until January 1, 2028, unless the Developer reaches the limit on the Chapter 380 payments prior to that date. The Robertson Hill Development is

required to provide 10 percent (29) of the total units (290) developed as affordable to income eligible households. They must remain affordable through 2020. These developments have brought affordable housing into developments that would otherwise be unaffordable to low-income households.

3) EXPAND ALTERNATE REVENUE SOURCES

a) General Obligation Bonds: Affordable Housing Program

Citizens of Austin approved the use of General Obligation Bonds to increase homeownership and rental opportunities for low-to-moderate-income households. The bond package was approved by voters in November 2006 and includes \$55 million for affordable housing. The bonds are apportioned into \$33 million for rental and \$22 million for homeownership over a seven-year period.

- *Rental* - Rental projects that receive General Obligation Bonds serve households with yearly incomes of no more than 50 percent of median family income (MFI) with a goal of assisting households at 30 percent of MFI and below. Rental projects must remain affordable for no fewer than 40 years.
- *Homeownership* - Homeownership projects that receive General Obligation Bonds serve households with yearly incomes of no more than 80 percent of MFI with a goal of serving households between 50 percent and 65 percent of MFI. Homeownership projects are preferred to have a 99-year shared equity model with right of first refusal or a Community Land Trust model to preserve affordability. These preservation tools maximize public dollars by ensuring long-term affordability of funded projects
- *Home Repair* – In May 2009, Austin City Council directed staff to identify allocating \$2 million in General Obligation Bonds towards a home repair initiative.

In 2009, NHCD will conduct a stakeholder process to set parameters around the balance of the General Obligation Bond Rental housing funds, and allocate \$2 million of the homeownership funds for a home repair program allowing for an increased number of owner-occupied households and low-income individuals to be served. The program is one more initiative that allows for low-income residents to remain in their homes, thus maintaining the City's affordable housing stock.

The funds are allocated as follows:

- 75 percent of funds are competitive awards to non-profits or for-profit developers of affordable housing.
- 20 percent are City Council priorities.
- 5 percent for rapid acquisition of real estate for non-profits.

b) Tax Increment Financing

The City considers Tax Increment Financing (TIF) to be an important tool to create new revenue for public benefit, including affordable housing. During the Consolidated Plan period, the City will continue to explore opportunities to use TIFs to increase opportunities for new funding for affordable housing.

Homestead Preservation District

The Homestead Preservation District in Central East Austin was authorized by State legislation. The legislation developed the tools to create and retain affordable housing, which are a land bank, a community land trust, and a reinvestment zone. If enacted, the reinvestment zone will use tax increment financing from the district to fund the creation and preservation of affordable housing. City Council approved the preliminary plan for TIF financing, designated several organizations as Homestead Land Trusts, and directed staff to determine the feasibility of implementing the Land Bank in December 2008. Future components of the HPD may be implemented upon City and Travis County coordination.

c) Housing Trust Fund

The Housing Trust Fund is another key source of local funding. Since 2000, the Austin City Council has directed \$8.8 million in local funds to the Housing Trust Fund. The Austin City Council also dedicates 40 percent of all City property tax revenues from developments built on City-owned lands to affordable housing. This policy is anticipated to generate revenues in perpetuity to the Housing Trust Fund. The Green Water Treatment Plant and Block 21 downtown are two projects underway that will support the Housing Trust Fund.

d) Shared Equity

The City generates funds from the use of the shared equity model of homeownership. When a low- or moderate-income homebuyer purchases a home from the City using the shared equity model, the homeowner agrees to share a portion of the equity of the home at resale with the City. The homeowner gets a fair return on its investment and the City generates funds to assist future low- or moderate-income homebuyers.

e) Fee-in-lieu

Several key developer incentive programs in the City of Austin require development of affordable housing in exchange for density and/or height bonuses. These programs can allow for the payment of a fee-in-lieu of the requirement to develop affordable housing on-site. Current districts/corridors that allow for this density incentive are Downtown, Transit-Oriented Developments, North Burnet/Gateway, Vertical Mixed-Use, and the University Neighborhoods Overlay (UNO) District. UNO has raised approximately \$1 million in funds for affordable housing development around the University of Texas. Currently fee-in-lieu generated revenue from UNO must be used to create affordable housing opportunities within the UNO district.

f) Revolving Loans

The City uses revolving loans for several loan programs that provides a revolving funding source. When a loan is repaid by the recipient, the funds are recycled back into the program creating a fiscally responsible model for asset creation.

g) Build Partnerships to Increase Financial Capacity for Affordable Housing

The City will continue to work with local, regional and national partners to build its financial capacity as well as the capacity of non-profit and private developers to create affordable housing. This will include working with lenders and foundations to strengthen financial partnerships and encouraging the development of a strong Community Development Financial Institution (CDFI) in Austin. The City will continue to look at financially viable

recommendations including those identified in the Housing Market Study in March 2009 and in the Affordable Housing Strategy Report in June 2009.

4) PROVIDE LEADERSHIP AND EDUCATION FOR AFFORDABLE HOUSING AND COMMUNITY DEVELOPMENT

a) Leadership and Education

NHCD aims to provide local, state and national leadership on affordable housing and community development issues. One key strategy is to engage the public with ongoing educational opportunities, attracting regional and national experts to engage with the Austin community. NHCD coordinates multiple activities to support public education regarding affordable housing and community development. This will include affordable housing forums that bring together affordable housing stakeholders including citizens, neighborhood advocates, developers, property managers and policymakers to discuss issues related to affordable housing in Austin. Example topics are Community Land Trusts and Geographic Dispersion.

In addition, NHCD will provide outreach to the community regarding all NHCD housing and community development programs. The Austin Housing Finance Corporation will continue to offer educational and capacity-building opportunities for local affordable housing developers. In addition, AHFC will continue to offer trainings and development certification opportunities to improve capacity for CHDOs, and operations grants for CHDOs and other local affordable housing developers.

b) Comprehensive Plan

In September 2008, City Council appropriated funding for staff and a consultant to work with the public to create a new Comprehensive Plan for Austin. The City chose a consultant for the Comprehensive Plan, Wallace Roberts & Todd, through a public input process. The public kickoff of the Comprehensive Plan is expected to take place in fall 2009. The City Charter requires that a comprehensive plan be adopted by ordinance and specifies that it contain ten chartered-mandated elements, of which housing is one element. NHCD will work with the Neighborhood Planning and Zoning Department to provide housing affordability information and data to contribute to the development of the plan.

c) Council Initiated Task Forces

NHCD will continue to support the work of city-wide task forces related to its mission and departmental objectives and goals. In the past this has included the Affordable Housing Incentives Task Force, whose work has influenced Council policy towards creating and maintaining affordable housing.

Families and Children Task Force

In June 2007, the City Council appointed the Families and Children Task Force to make recommendations to improve the quality of life for families with children in Austin. In March 2009, the Austin City Council, the Travis County Commissioners Court, and the Austin Independent School District Board of Trustees approved a Joint Resolution Regarding Families, Children, Neighborhoods and Schools. One of the recommendations included developing a Housing Assistance Program to reduce student mobility rates.

d) Quality of Life Initiatives

The City of Austin continues to explore ways to improve the quality of life for all citizens. The City has initiatives underway to improve the quality of life for African Americans and Hispanics. NHCD will continue to participate in planning processes for these initiatives and implement recommendations related to housing and community development. The City initiated the Hispanic Quality of Life Initiative in May 2008. The Hispanic Quality of Life Initiative was initiated in 2009 and is a multi-phased process and includes demographic research, trend and data analysis; community engagement and understanding through public forums; community input using print and online surveys; and oversight team review culminating in a final recommendations report.

e) Housing Market Study

The Housing Market Study serves as a key policy document for the City of Austin and a catalyst for future housing policy. The study educates the community on affordable housing needs, provides detailed housing data, and is the first housing gap analysis available in the City of Austin. The study will steer community decision making on affordable housing in the next decade. See the study at: www.cityofaustin.org/housing.

f) John D. and Catherine T. MacArthur Foundation

Staff will continue to focus on recommendations outlined in NHCD's report *Preserving Affordable Housing in Austin: A Platform for Action* available online at www.cityofaustin.org/housing. NHCD was one of 20 finalists in the country for MacArthur Foundation funding through its ongoing initiatives to address preservation of affordable housing throughout the United States. Although the City of Austin was not one of the applicants ultimately funded, the City will benefit through the MacArthur Foundation's network and technical assistance made available to the City as a finalist. This partnership will play a critical role as NHCD continues to position itself strategically to address preservation of affordable housing in Austin.

ACTIONS TO ADDRESS NEEDS

High Priority: Homeless/Special Needs

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

Objective 1: Assist persons who are homeless or who are at-risk of becoming homeless.

Strategy 1.1: Help low-income households avoid homelessness.

Strategy 1.2: Develop permanent and transitional housing for households at or below 30 percent of Median Family Income.¹

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

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

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

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

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

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

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

¹ The accomplishment under this strategy will be reported under developer assistance program.

² The accomplishment for TBRA will be reported under the renter assistance program.

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

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

Strategy 3.2: Assist low-income seniors to maintain independent living through home care services and provide guardianship and elder shelter programs to prevent and protect seniors for becoming victims of abuse, neglect, or exploitation.

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

High Priority: Renter Assistance

The Housing Market Analysis demonstrates the high needs for affordable rental housing in Austin. This analysis was echoed in every aspect of the public process from service providers, government partners, policy makers, and community members. Assistance to renters will be a high priority in the Consolidated Plan.

Objective 1: 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.

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

Strategy 1.2: Expand the tenant-based rental assistance program to serve low-income households that earn less than 50 percent of median family income.

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

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

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

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

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

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

High Priority: Homebuyer Assistance

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

Objective 1: Expand the resources available for low- to moderate-income renters wanting to become homeowners through downpayment assistance.³

Strategy 1.1: Provide downpayment assistance to first-time homebuyers making at or below 80 percent of Median Family Income to increase and preserve the number of homeowner households in Austin.

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

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

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

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

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

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

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

³ Additional first-time homebuyers will be served and reported through the developer assistance program.

High Priority: Homeowner Assistance

Preservation of the safety and livability of the housing of existing low-income homeowners that allows owners to stay in their homes, improve the City's aging housing stock, and improve the lives of existing homeowners was highlighted as a high need by stakeholders and community members. Homeowner assistance will be a high priority in the Consolidated Plan.

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

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

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

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

Strategy 1.4: 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.

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

Objective 2: Provide lead abatement services to eligible low-income rental and ownership households.⁴

Strategy 2.1: Continue to provide lead abatement services to households at 80 percent or below of Median Family Income through the \$3.7 million Lead Hazard Control Grant awarded the City of Austin in the spring of 2007.

Strategy 2.2: The Lead Hazard Control Grant will continue to target homes built prior to 1978 with children under the age of six.

⁴ The Lead Hazard Control program serves both qualified renters and homeowners, but accomplishments under this program will be reported under homeownership assistance.

High Priority: Housing Developer Assistance

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

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

Strategy 1.1: Provide below market rate 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.

Strategy 1.2: 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.

Strategy 1.3: Assist in the preservation of market rate and federally subsidized affordable rental units at risk of losing affordability by providing gap financing for non-profit and for-profit developers.

Objective 2: Create new homeownership opportunities for low- and moderate-income households making at or below 80 percent of Median Family Income.

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

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

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

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

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

Strategy 3.2: Promote current affordable housing incentives including: S.M.A.R.T. HousingTM, Vertical Mixed Use, Transit Oriented Development, Density Bonus Program, and Robert Mueller Airport Redevelopment.

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

Strategy 3.4: Continue to explore implementation of additional developer incentives based on the Affordable Housing Incentives Task Force's report including: expedited review and approvals, expanded fee waivers, and enhanced development entitlements.

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

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

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

High Priority: Commercial Revitalization

The City continues to prioritize commercial revitalization as a high priority based on the feedback received during public hearings and the Consolidated Plan survey.

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

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

Strategy 1.2: Continue to partner with the Urban Renewal Agency and the Austin Revitalization Authority to achieve the revitalization goals of the East 11th and 12th Street corridors.

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

High Priority: Small Business Assistance

In the current economic recession, the City prioritized assistance to small business as high. Feedback from the Consolidated Plan survey found job creation as the highest community development need in the Austin community.

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

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

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

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

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

HOMELESS STRATEGIC PLAN

Community Framework for Addressing Homelessness

In 2006, two community groups that addressed homeless issues – the Ending Chronic Homelessness Organizing Committee and the Homeless Task Force – merged to form the Ending Community Homelessness (ECHO) Coalition. The ECHO coalition is comprised of businesses and business associations, faith-based entities, public housing authorities, non-profit housing developers and service providers, hospitals, government agencies, funders, public safety representatives, current- and formerly- homeless persons, and other community supporters. ECHO serves as the lead planning entity on homeless issues in Austin/Travis County, and is an issue area group affiliated with the Community Action Network of Austin. Its mission is to provide “dynamic, proactive leadership that engages policy makers and the community to end homelessness.”

As part of this responsibility, ECHO coordinates and completes Austin’s Continuum of Care (CoC) application and Plan to End Community Homelessness. ECHO also administers Austin’s biennial homeless count and survey, which is a HUD prerequisite for CoC funding.

City’s Framework for Addressing Homelessness

Planning/Policy

The City of Austin is an active participant in planning initiatives related to ending homelessness in Austin. City staff from both the Health and Human Services Department (HHSD) and the Neighborhood Housing and Community Development Office serve on ECHO committees, including the Executive Committee, Planning & Evaluation Committee, and Exiting Committee. The city also provides administrative support to ECHO through general funds allocated to the City’s Health and Human Services Department.

The City’s Health and Human Services Department is serving as the lead agency in administering \$3,062,820 of Federal Homelessness Prevention and Rapid Re-Housing (HPRP) Funding through the American Recovery and Reinvestment Act (ARRA) of 2009.

Housing

NHCD prioritizes gap financing to developers who create transitional and permanent rental housing for homeless households. Utilizing CDBG, HOME, General Obligation Bonds and other local sources of revenue, NHCD has contributed approximately \$18 million and leveraged almost \$22 million to create 675 units of transitional and single-room occupancy housing in 20 housing developments since 1998. In addition to housing development, the City also funds tenant-based rental assistance administered by the Passages Collaboration that serves homeless households.

The City of Austin also funds the ongoing capital costs associated with the Austin Resource Center for the Homeless, a central daytime resource center and overnight shelter for homeless individuals. The ARCH was built with approximately \$6 million from a Section 108 HUD loan, which is repaid using the City’s future CDBG entitlement allocations. In FY2007-08, the City repaid \$522,445 using CDBG funding.

Services

The City of Austin funds homeless services in this Consolidated Plan through Emergency Shelter Grants, Housing Opportunities for Persons with AIDS, and CDBG. The City also dedicates general funds to help homeless individuals and families to attain self-sufficiency. The City of Austin contributed \$5,281,173 from general revenue sources to fund local homeless services in FY2008-09 administered by HHSD. City funding for homeless services covers a wide variety of supportive services, including child care, youth services, elderly services, and services for persons with AIDS.

Continuum of Care

HUD adopted the Continuum of Care (CoC) process in 1994 to accommodate a “complete” system of care philosophy to address homelessness based on identified needs, the availability and accessibility of existing housing and services, and opportunities to integrate non-homeless mainstream housing and service resources. To compete for these funds, eligible regions (defined as locality - city, county, or state – that received Community Development Block Grants) are required to complete a CoC application that coordinates the needs of all the homeless service providers in the region. Since 2001, Austin has received \$31,394,305 in Continuum of Care funding, with annual allocations reflecting in Exhibit 6-1.

**Exhibit 6-1
Austin Continuum of
Care Awards**

Source: City of Austin
Continuum of Care
SuperNOFA History, 2001-
2008

Year	Amount Awarded
2001	\$4,042,683
2002	\$2,663,713
2003	\$4,264,953
2004	\$4,312,914
2005	\$3,876,245
2006	\$3,406,067
2007	\$3,741,917
2008	\$5,085,813

In 2008, ECHO convened a community conversation to increase the ratio of housing dollars to supportive services in order to increase the community’s housing ratio in homeless service provision. Through this process, ECHO adopted new funding priorities for the Continuum of Care process:

1. New permanent housing for persons who are chronically homeless;
2. Homeless Management Information Service (HMIS);
3. Permanent supportive housing projects that have a minimum of 85% housing to 15% supportive services ratio;
4. Projects with a housing focus (no more than 50% services); and
5. All other projects that serve homeless individuals and families.

As a result, \$824,152 was reallocated for permanent supportive housing projects in 2008. This resulted in Austin receiving \$5,085,813, or approximately \$1.3 million more in Continuum of Care funding than in 2007.

Austin's Plan to End Community Homelessness (2009)

Ten Year Homelessness Plans are a national best practice recommended by the United States Interagency Council on Homelessness, the National Alliance to End Homelessness, and the U.S. Department of Housing and Urban Development. Plans have been adopted by the majority of the fifty largest cities in the United States. Austin's first Plan to End Chronic Homelessness was created and approved by the Austin City Council in 2004.

In 2008, ECHO embarked on a process to update Austin's Plan to End Chronic Homelessness, with the intent to focus on solutions to community homelessness as well as chronic homelessness. The planning process for this initiative is underway and is expected to be completed in fall 2009. When completed, the report may be viewed on the ECHO website at www.caction.org/homeless. In addition to creating new strategies for ending community and chronic homelessness, the new plan will provide a new framework for the City of Austin to address the issue of homelessness. The draft document outlines four outcomes:

- 1. Persons at risk of becoming homeless receive the assistance they need to maintain appropriate housing.**
 - Goal 1A: Implement Homelessness Prevention and Rapid Re-Housing programs in coordination with the goals and strategies of the Community Plan to End Homelessness and take advantage of opportunities to strengthen data management and reporting, coordinated entry points for services, and common risk-level assessment.
 - Goal 1B: Strengthen systems that identify and engage persons at risk before a crisis occurs, so they can get help, with access points in schools, courts, public housing, health care providers, churches, social service providers, and jails.
 - Goal 1C: Implement affordable housing strategies linked to prevention for individuals and families.
 - Goal 1D: Implement additional prevention strategies including resource coordination and policy advocacy.
 - Goal 1E: Address factors that place youth at risk of homelessness and implement appropriate prevention services.

- 2. Persons that have become homeless will be able to move quickly to appropriate housing and support services.**
 - Goal 2A: Establish development plan based on evidence-based models and successful application in Austin, Texas.
 - Goal 2B: Develop partnerships with neighborhood interests that will allow for siting appropriate permanent supportive housing in proximity to transportation and employment resources.
 - Goal 2C: Assist non-profit housing providers in scaling up to produce units.
 - Goal 2D: Strengthen and expand existing resources for identification/creation of permanent, supportive housing and services.

3. **The most vulnerable populations experiencing long-term homelessness and that may have mental illness, addictions or other conditions (including the chronically homeless) have access to stable housing and effective supportive services including treatment for persistent mental illness and substance abuse.**
 - Goal 3A: Implement selected pilot projects modeled on evidence-based practices.
 - Goal 3B: Engage stakeholders.
 - Goal 3C: Address physical and behavioral healthcare needs of vulnerable populations in collaboration with partner organizations.
 - Goal 3D: Increase permanent supportive housing capacity to meet the needs of vulnerable sub-populations of the homeless.

4. **Highly effective coordination of data management/reporting, policy development, strategic planning, and funding coordination occurs at the local level.**
 - Goal 4A: Formalize the coordinating functions in ECHO.
 - Goal 4B: Coordinated Funding Opportunities.
 - Goal 4C: Develop Credible Data.
 - Goal 4D: Coordinate effectively with other planning bodies.
 - Goal 4E: Engage the Community.
 - Goal 4F: Sustain Coordination Activities Long-Term

Discharge Coordination Strategy

The Continuum of Care requires cities to develop a discharge coordination strategy that identifies and organizes services that persons transitioning from foster care, health care institutions, and mental health institutions need when leaving an institutional or custodial setting and returning to the community.

Foster Care: In 2007 and 2008, The ECHO Prevention Committee worked to establish the scope of need regarding children exiting the foster care system, the supports that are in place, and the barriers this population faces. The local foster care-serving agencies that have participated in these discussions include: LifeWorks, the Texas Department of Family and Protective Services, Casey Family foundation, and Travis County Court-Appointed Special Advocates (CASA). As of July 31, 2008 there were seventy one 17-year-olds in Travis County Child Protective Services (CPS). Best practice models have been identified to provide local supportive service agencies with plans for foster care exits. In addition, a pilot program was established to provide ad litem assistance for youth that age out of the foster care system. The pilot program assistance included continued advocacy for education, housing and services. The committee identified agencies that provide services to youth aging out of foster care: LifeWorks offers life skills classes and Austin Community College offers special support services for youth formerly in foster care. The committee plans to identify systems that impact the foster care exiting process and create formal protocols for individuals past the age of 18 by December 31, 2009.

Health Care: In 2007, the ECHO Exiting Committee identified the need to address the discharge of homeless people from local hospitals. The committee engaged in dialogue with both local health providers and funders in 2008. A Recuperative Care Pilot Project emerged as a collaboration between St. David's Community Health Foundation, Seton Family of Hospitals, Travis County Health Care District, and Front Steps.

Through this project, homeless clients can stay in a recuperative care facility for 14 days. This program is more efficient and cost-effective than the average 4.5 day stay in a hospital. Hospitals refer all homeless clients to the recuperative care program regardless of eligibility. For the duration of the project, the recuperative care program is facilitated at an area nursing home that provides medical care, while Front Steps, a homeless services provider, provides case management and site visits for eligible clients. Clients are connected to appropriate services, including a medical clinic and placement in a transitional housing facility when possible.

Mental Health: The ECHO Prevention Committee is charged with overseeing the prevention of discharging individuals from mental health institutions into homelessness. One of the Committee Co-Chairs is employed by the Austin Travis County Mental Health and Mental Retardation Center (ATCMHMR) and keeps the group apprised of the discussions and progress. ATCMHMR has been working closely with the State Hospital system to help ensure that no individual is discharged from a State Mental Health Institution directly into homelessness in the Austin/Travis County area.

In collaboration with the State Hospital system, protocols and procedures have been designed and implemented to alert ATCMHMR when a homeless person is admitted to the hospital. Upon admittance, ATCMHMR designates a staff member to coordinate the individual's discharge planning policy from the hospital. This policy ensures that individuals are not discharged directly into homelessness and reduces the recidivism rate.

HEARTH Act

On May 20, 2009, President Obama signed into law a bill to reauthorize HUD's McKinney-Vento Homeless Assistance programs. The bill was included as part of the Helping Families Save Their Homes Act. The McKinney-Vento reauthorization provisions are identical to those included in two bills introduced earlier in 2009, both known as the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act. The legislation includes two major changes to federal homeless programs:

Increased Prevention – The HEARTH Act will provide much greater resources to communities for prevention and re-housing targeted to those who are at risk of homelessness, including people who have extremely low incomes and are doubled up, living in a hotel, or have a precarious housing situation. The bill will change the current Emergency Shelter Grants Program to the Emergency Solutions Grants (ESG) Program, and almost double the amount for ESG to 20 percent of the total for homeless assistance. The new ESG program served as a model for the Homelessness Prevention Fund included in the American Recovery and Reinvestment Act.

Family Rapid Re-Housing Incentive – The Act requires that HUD provide incentives for rapid re-housing programs for homeless families. Rapid re-housing programs have been successfully used in numerous communities to significantly reduce family homelessness. By dramatically reducing the length of time that families are homeless, rapid re-housing programs ensure a quicker return to stability and self-sufficiency.

CONSOLIDATED PLAN PRIORITIES

HUD's Housing and Community Development Activities table in Exhibit 6-2 will guide the funding priorities for Austin for fiscal years 2009-14. This section summarizes the funding priorities that will be implemented to achieve the objectives and accompanying strategies for the five-year plan. The funding priorities were established based on the housing and community development needs identified through public and stakeholder input, the housing market analysis and the analysis of special populations. The City of Austin also used the Analysis of Impediments to Fair Housing report and several other studies to form these priorities.

To determine the five-year goals for fiscal years 2009-14 the City assumed that funding would remain level from fiscal year 2009-10 and that market conditions would remain consistent rebounding in fiscal year 2010 to 2011 as forecasted by economic reports by Moody's and the HIS Global Insight, Inc. Some grant funded programs will discontinue during the five years, including the Lead Hazard Control Grant and the Façade Improvement program.

All the proposed funding priorities will serve very-low, low-, and moderate-income households in the City of Austin. Income will be based on median family income definitions updated by HUD annually. See MFI chart in Appendix III. In addition to income, projects will serve special need populations including seniors, persons with disabilities, homeless persons, and persons with HIV/AIDS. High priority activities will be funded by the City. Medium priority activities will be funded if funds are available. Low priority activities will not be funded.

**Exhibit 6-2
Consolidated Plan Priorities and Proposed Accomplishments**

Program	Program Description	Priority for Federal Funds	Consolidated Plan Goal	Objectives and Outcomes
Homeless/ Special Needs	Homeless/Special Needs Assistance provides services to the City's most vulnerable populations, including homeless individuals and families, persons with HIV/AIDS, seniors, at-risk youth, and low-income families.	High	49,060	Suitable Living Environment Availability/ Accessibility
Renter Assistance	Renter Assistance provides assistance to renters so that rent is more affordable as well as provides tenants' rights services to equip renters with information that may allow them more stability. It also provides financial assistance for necessary rehabilitation to make homes accessible.	High	3,770	Decent Housing Availability/ Accessibility
Homebuyer Assistance	Homebuyer Assistance provides counseling to renters whom wish to become homebuyers and to existing homebuyers to help them stay in their homes. This category also includes the Down Payment Assistance Program, which offers loans to qualifying low- and moderate-income homebuyers to help them buy their first homes.	High	1,490	Suitable Living Environment Sustainability
Homeowner Assistance	Homeowner Assistance provides services for low- and moderate-income individuals who own their homes, but need assistance to make it safe, functional, and/or accessible.	High	4,419	Decent Housing Availability/ Accessibility
Housing Developer Assistance	Housing Developer Assistance includes NHCD programs that offer assistance to for and non-profit developers to build affordable housing for low- and moderate-income households.	High	5,677	Decent Housing Availability/ Accessibility

Program	Program Description	Priority for Federal Funds	Consolidated Plan Goal	Objectives and Outcomes
Commercial Revitalization	Commercial Revitalization includes programs related to the revitalization of the East 11 th /12 th street corridors. These programs include commercial acquisition and development, historic preservation efforts related to the Hamilton-Dietrich House as well as parking facilities within the Corridor.	High	23,352	Creating Economic Opportunity Sustainability
Small Business Assistance	Small business assistance will provide a range of services for small business, from technical assistance to gap financing, to not only ensure the success of growing small business in the community, but also to encourage the creation of jobs for low- and moderate-income households.	High	223	Creating Economic Opportunity Availability/ Accessibility
Public Facilities	N/A	Medium	0	N/A
Infrastructure	N/A	Low	0	N/A

BARRIERS AND CHALLENGES TO AFFORDABLE HOUSING

Funding

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

- The State of Texas's Housing Tax Credit (HTC) Program is one of the community's largest affordable housing funding tools for for-profit and non-profit developers. Tax credits value in the open market has weakened in recent years requiring more funding to develop projects.
- The City of Austin, unlike some larger urban areas, lacks sophisticated private lenders and foundations that fund affordable housing initiatives. The City plans to continue to work with the lending community to encourage funding of affordable housing.
- As the Housing Market Study highlights, land values in the City of Austin have increased, making it difficult to find lots that are less than \$130,000.
- Due to rising land and construction costs, more gap financing is required to make a project financially viable.

The City received cuts in federal Community Development Block Grant funds for the five years prior to the fiscal year 2009-10 allocation. In fiscal year 2008-09, for the first time, the City of Austin's Neighborhood Housing local funding was more than its federal funding. One contributing factor for this is the community's commitment to affordable housing demonstrated by the voter-approved affordable housing General Obligation bond program. The City continues to search for creative alternative sources of funding. Even with increased local revenue, more funding is needed to meet the demand of affordable housing in Austin. The City anticipates that GO Bond funds will be depleted by 2012.

Preservation of Current Affordable Housing

Both the public stakeholder process and the housing market analysis pinpoint the loss of available affordable rental housing as a growing problem in Austin. NHCD issued the report, *Preserving Affordable Housing in Austin, A Platform for Action*, in April 2008 in order to proactively address the loss of affordable housing stock in the community.

The report highlights the following critical facts regarding affordability in Austin:

- **Subsidized units are at risk.** Austin has almost 1,350 of Project-Based Section 8 units with mortgages that will expire by 2011, with about 73 percent expiring in 2010. In addition, developments financed with federal housing tax credits and elderly/disabled grants will begin to expire in a decade.
- **Most of Austin affordable housing is privately-owned and not subsidized.** Austin has more than 156,000 multifamily housing units. Less than 8,000 are publicly subsidized and 79 percent (123,678) are in small complexes with 2 to 49 units.
- **Most of multifamily stock is old but occupied.** More than 55 percent of duplexes and 79 percent of small and medium-sized apartment building were built

- **Redevelopment is underway.** From 1995-2007, there was a 30 percent increase in the number of multifamily units built. More than 2,000 rental units were converted to condominiums in 2007 and 2008.
- **Collecting data on housing inventory posed a significant challenge.** Data regarding the condition of Austin’s housing units is largely unavailable. In addition, reliable data sources have conflicting unit counts for subsidized properties.

A copy of the report can be found at:
www.cityofaustin.org/housing/downloads/2008_preservation_study.pdf.

Increased Need for Affordable Housing Education

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

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

Statutory Barriers

Inclusionary Zoning

State legislation prevents the City of Austin from using several important tools to increase affordable housing. House Bill 2266, the Baxter Bill, was passed in 2005 and made inclusionary zoning illegal in Texas. Inclusionary zoning allows jurisdictions to require that housing developments of a certain size include a portion of affordable housing. Without that tool, the City is forced to use incentives to encourage developers to develop affordable housing. The City will continue to explore creative developer incentives for affordable housing to build on the success of the S.M.A.R.T. Housing™ program.

Property Taxes

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

FAIR HOUSING

As part of the Analysis of Impediments (AI) to Fair Housing Choice, a review of fair housing issues in the City was conducted by the consulting firm BBC Research and Consulting. See the entire study in Appendix II. The analysis of fair housing data, interviews with stakeholder and public input identified the following fair housing impediments in Austin.

Reporting of discriminatory activities

A survey of residents conducted for the AI found that the majority who felt they had faced housing discrimination in the past did not report it, as just 10 percent of residents filed complaints. The survey also found that if residents felt they had experienced discrimination, they would first look for resources on the Internet; low-income respondents would prefer to have contact with a lawyer/legal aid or find information through local government sources. These resources should be made more widely available in Austin so that residents who feel they have experienced discrimination can more readily take actions to address fair housing violations if they have occurred.

Imbalance of neighborhood-based development

Neighborhood groups are very involved in Austin's residential and commercial land use and development process. A lack of a strong, comprehensive guiding document for development in Austin has allowed the detailed plans of neighborhood groups to influence development. The city's current neighborhood-based planning process does very little to facilitate the development of affordable housing on a citywide basis, as not all neighborhood plans have affordable housing as one of their goals. Although the influence of neighborhood groups makes Austin unique, it is not uncommon for neighborhood groups and residents to resist the development of affordable housing, dense housing and/or alternative types of housing developed in proximity to their residences. This resistance was suggested by a number of stakeholders familiar with the development process in Austin.

Geographic concentration of loan denials

Home Mortgage Disclosure Act (HMDA) data suggests that residents in east Austin receive a higher proportion of loan denials than in other portions of the city. These neighborhoods also have traditionally contained higher proportions of African American and Hispanic residents. A lack of capital in these neighborhoods could result in a disinvestment in certain parts of Austin.

Policy barriers to affordable housing development

Stakeholders 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.

Recommended Action Items from the Analysis of Impediments to Fair Housing Choice

The City will take steps to address the Action Items listed below. Results of those actions will be reported in future Consolidated Annual Performance and Evaluation Reports (CAPERs), beginning in Fiscal Year 2009-10 CAPER.

Action Item 1. Raise the visibility and resolution process of fair housing.

The number of complaints compared to the number of survey respondents citing housing discrimination suggests some residents may not understand their fair housing rights or may not know whom to contact when they face discrimination.

An online search containing commonly used phrases most likely searched for by residents facing housing discrimination revealed that the Austin Tenants' Council (ATC) is most likely the recipient of residents' questions and complaints. The ATC appears to be a very visible presence within Austin and is most likely the source residents use when they have experienced housing discrimination. The number of complaints ATC received in 2008 supports this statement.

If a resident is able to find the City's Office of Equal Employment and Fair Housing, they may have difficulty knowing how to file a discrimination complaint. There should be an effort made to work with the Office of Equal Employment and Fair Housing to make the site more user-friendly for residents interested in filing complaints.

Action Item 2. Conduct targeted education and programming in minority neighborhoods.

A few key takeaways from the Home Mortgage Disclosure Act (HMDA) analysis included the following:

- African American and Hispanic residents were more likely to be denied their loan than white residents in Austin. Loan denials were not as high for African American and Hispanic applicants by banks based in Austin.
- Higher loan denial rates were concentrated in east Austin neighborhoods.
- African American and Hispanic residents are more likely to receive subprime mortgages.
- The reasons for loan denials was more diverse for Austin residents, as compared to the denials given by Austin-based banks. For

The City's response to these findings should include a few actions:

- Promote a model loan application program and determine how applicants should be informed about existing resources to help with the loan application process. Inform them of loan products, to ensure they're not applying for the wrong products, leading to denials. If a program is already in place, marketing efforts should be targeted to neighborhoods experiencing the highest levels of loan denials to alleviate a lack of capital within these neighborhoods.
- Depending on available resources, the City could conduct targeted campaigns or "road shows" to educate citizens, landlords, housing providers and real estate professionals about specific issues of fair housing discrimination that are most prevalent by area. These campaigns could take the form of public meetings, forums and information meetings with local officials and target residents in east Austin.
- Work with local banks. Austin-based banks have a good history of providing loans to applicants of all races and ethnicities. Additionally, their rationale for loan denials was more uniform. Local lenders may have a greater interest in local residents to ensure that applications are sound and complete and that residents are applying for the correct types of loans products.

Action item 3. Continue leading affordable housing development efforts.

Affordability is the primary fair housing problem in Austin. As such, the community needs to continue being innovative in providing affordable housing for Austin residents. Per the recent housing market study conducted by BBC, a number of recommendations were made to the city for helping provide affordable housing. See Chapter 3 in the Consolidated Plan to review BBC's recommendations in the Housing Market Study.

Additionally, the City of Austin appears has a solid working relationship with both HACA and HATC. The City should continue to support both housing authorities in their endeavors in providing affordable housing.

Action Item 4. Continue educating the public about affordable housing while involving neighborhood groups.

With the Council action and designation of a firm in May 2009 to implement a citywide comprehensive plan, there is renewed opportunity to capitalize on planning initiatives and develop additional tools to further educate neighborhoods of the importance of affordable housing. Educational initiatives to help address the barriers in developing affordable and accessible housing in certain neighborhoods should be pursued during the comprehensive

planning process. Strong neighborhood groups can be instrumental in educating and enforcing fair housing issues within their communities. The City should work to ensure that all educational events involve neighborhood group leaders.

GEOGRAPHIC AREA OF FOCUS

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

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

However, the City of Austin will continue to provide programs and services to low-income neighborhoods. For instance, the current efforts planned under the Commercial Revitalization program provide for redevelopment in the East 11th and 12th street corridors. In addition, the Small Business activities in this Consolidated Plan currently have program guidelines that focus on low-income neighborhoods.

PUBLIC HOUSING IN THE CITY OF AUSTIN

The City of Austin boundaries are served by two public housing authorities, the Housing Authority of the City of Austin (HACA) and the Housing Authority of Travis County (HATC). The agencies are not departments of the City or County, but work independently of the City of Austin and Travis County. Both Housing Authorities are in good standing and neither is designated as “troubled” by HUD. For more information about public housing in Austin, see the Housing and Non-Housing Needs for Special Needs Populations chapter.

Coordination with Public Housing Authorities

Regular contact and collaboration with local public housing authorities ensures that the City housing programs are linked to the needs of public housing residents. The City also contracts with HACA to administer rental vouchers for the Tenant Based Rental Assistance Program.

Accessibility Requirements under Section 504

Section 504 of the Rehabilitation Act of 1973, as amended, prohibits disability discrimination in programs receiving HUD funds or financial assistance. Section 504, therefore, requires that public housing authorities provide accessible housing for their residents. HACA has and will continue to add accessible units (504 Units) to its inventory by converting existing units to 504 status, where and when possible, during major modernization projects, responding to Reasonable Accommodation requests for such amenities, and making modifications to units to provide those amenities to families in need of such assistance.

HATC is compliant with all Section 504 requirements and hires, as necessary, an outside fair housing consultant. HATC provides accessible units at all of their properties and has housing staff trained and certified on Section 504 and Fair housing.

Resident Initiatives

HACA encourages each public housing site to form a resident council. The resident councils serve as the voice for their communities and incorporate community policies. Additionally, members of the resident councils belong to the Citywide Advisory Board. This board holds a monthly meeting at the agency's central office and provides a forum for HACA staff and residents to actively participate in open discussions regarding upcoming events, policy changes and concerns over the management and safety of their properties.

A program participant from HATC serves as a commissioner on the HATC Board of Commissioners and is eligible for election as an officer. Public meetings are held for any proposed lease changes, maintenance charge increases, or capital improvements. Newsletters solicit comments on programs and educate residents regarding opportunities for public participation.

Homeownership

HACA provides down payment assistance to families participating in either Public Housing or Housing Choice Vouchers programs. Qualified applicants receive a \$10,000 forgivable loan to be applied towards the down payment of a new or pre-existing home. If the applicant meets all the criteria of the program for the first five years, the loan is forgiven.

HATC provides homeownership opportunities through a lease-to-purchase program (which will end in October 2009), and also provides homeownership classes, budget management, and credit repair.

ANTI-POVERTY STRATEGY

Introduction

Over the past decade, poverty rates in the United States have increased in spite of growth in per capita income. The term poverty is generally used to describe a condition of economic hardship, but it has a technical use as well: to define a specific low-income threshold for various family sizes. Many social services providers in Texas use this technical measure of poverty to determine eligibility for programs.

While Austin has had strong economic growth in the past, many of Austin's residents have not realized economic gain. The fact that poverty still persists in Austin means that the City of Austin and the community at large must remain committed to providing the necessary support and services to assist these households to not only have the necessities to survive, but also to gain the necessary tools to escape poverty.

Federal Definition of Poverty

The federal poverty guidelines are established by the U.S. Department of Health and Human Services and are updated annually for price changes using the Consumer Price Index. The guidelines are adjusted for household size, but not by geographic area, except for Alaska and Hawaii. In 2009, a family of 3 is considered to be in poverty if the household earns less than \$18,310. A family of 4 is considered to be in poverty if the household earns less than \$22,050.

Exhibit 6-3
2009 Poverty Guidelines for
the 48 Contiguous States and
the District of Columbia

Source: U.S. Department of
Health and Human Services

Persons in family	Poverty Guideline
1	\$10,830
2	\$14,570
3	\$18,310
4	\$22,050
5	\$25,790
6	\$29,530
7	\$33,270
8	\$37,010

Poverty in Austin

The federal government releases information about people living in poverty each year. The most recent data available is for 2007. In 2007, 18 percent of people in Austin, or about 129,000 people, lived below the poverty threshold of \$21,220 for a family of four.⁵ That compares with 13 percent of U.S. residents, 16 percent of Texans, and 15 percent of Travis County residents living in poverty. Austin has a lower poverty rate than Dallas, Houston, and San Antonio.⁶

The poverty rate in Austin is highest for 18 to 24-year-olds, which includes college-aged residents; more than one in three 18 to 24-year-olds were living below the poverty threshold.

⁵ American Community Survey 1 Year Estimates, 2007.

⁶ American Community Survey Estimates, 2005-2007.

Austin currently has approximately 81,000 students age 18-24 enrolled in area colleges and universities.

The second most common age group to be living in poverty are children under the age of 5; nearly 17,000 children, or 28 percent of residents under the age of 5, are living in poverty. Poverty rates are lowest for the city's residents aged 35 to 64, which includes a number of adults advanced in their careers.

Among racial groups, African Americans have the highest poverty status in Austin at 32 percent. The poverty rate among whites was 13 percent, and 15 percent among Asians. Among those of Hispanic or Latino origin (of any race), 23 percent were living in poverty.

Among persons living with any disability in Austin, 23 percent were living in poverty. This is higher than the 18 percent of the general population, indicating that persons with disabilities are disproportionately represented among those living in poverty in Austin.⁷

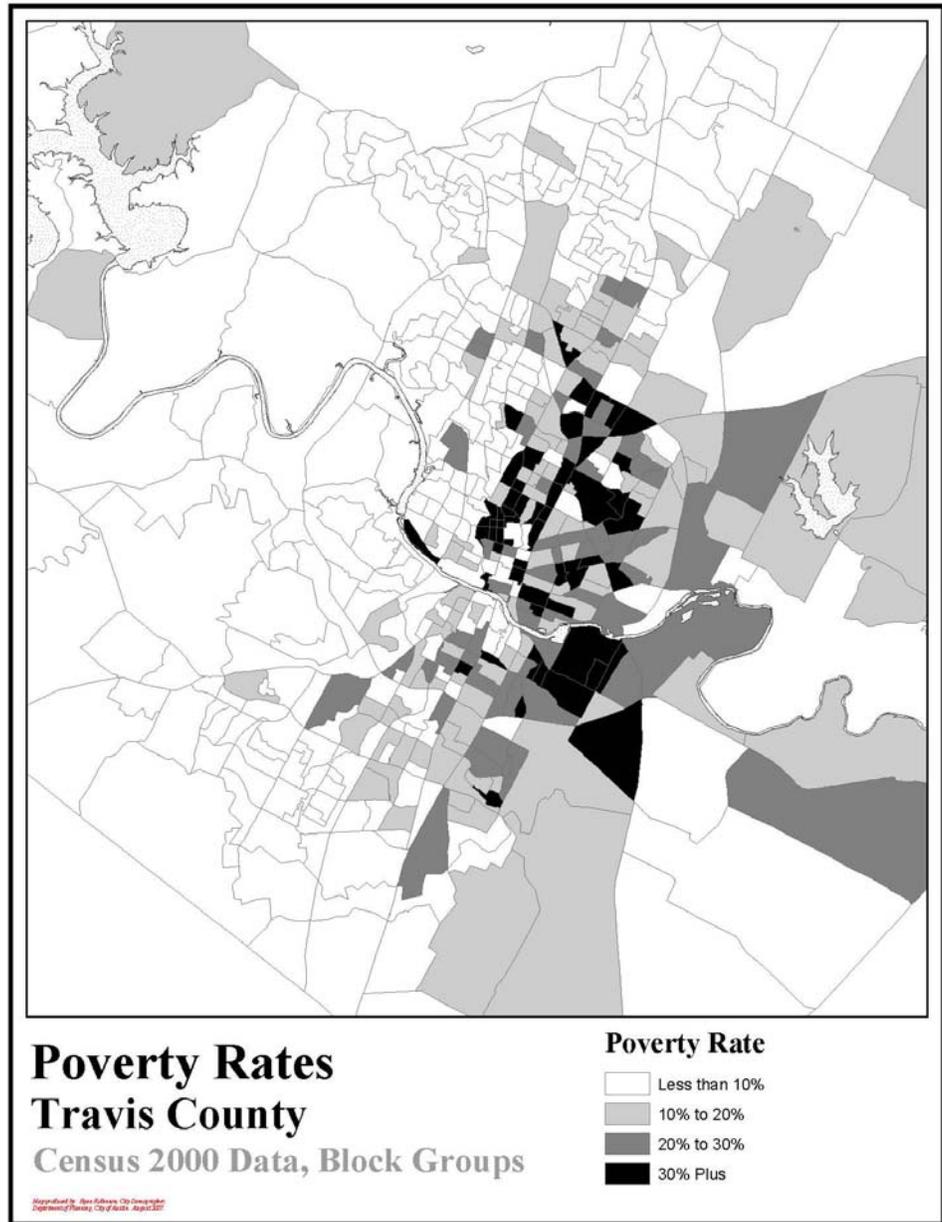
The City of Austin's overall poverty rate has fluctuated over time, from 18 percent in 1990, to 14 percent in 2000, and back to 18 percent in 2008. These fluctuations reflect changes in Austin's median family income. In the late 1990s, Austin experienced an economic boom with the rise of the technology sector. By 2003, the technology sector in Austin had significantly contracted, leading to a decrease in median family income and increasing poverty rates.

Austin's poverty has the highest concentration east of Interstate 35, as illustrated in Exhibit 6-4. Poverty rates by census tract are only available from the 2000 census, so these concentrations may have significantly changed due to gentrification or other demographic shifts in the City. From the map in Exhibit 6-4, it is clear that significant concentrations of poverty exist in north, east and south Austin, as well as around the University of Texas at Austin.

⁷ American Community Survey 1 Year Estimates, 2007.

**Exhibit 6-4
Poverty Rates,
Travis County**

Source: Ryan
Robinson, Austin
City Demographer



It has been well documented that the federal poverty level does not accurately measure today's cost of living. The Center for Public Policy Priorities' Family Budget Estimator Project⁸ provides a realistic picture of what it costs families to live in each of Texas' major metropolitan areas by estimating housing, food, child care, health care, transportation, and other basic expenses without relying on public assistance. According to the Family Budget Estimator, to afford to live in the Austin/Round Rock MSA, a family of two parents and

⁸ Center for Public Policy Priorities. <http://www.cppp.org/fbe/>

two children needs a household income of \$53,080 to cover basic expenses – more than double the federal guideline.

In order to earn the \$53,080, workers in the household would need to earn a combined wage of \$27/hour. The median wage for all occupations in the area is \$14.38/hour. This means 40 percent of families live below the “Central Texas Security Index” suggesting that any major change in their family income or expenses threatens their financial stability.

Community Anti-Poverty Strategy

A crucial complement to the City’s anti-poverty strategy is the need for community collaboration and coordination aimed at identifying resources and addressing solutions. The Community Action Network (CAN) is a collaborative effort of area partners whose mission is to achieve sustainable social, health, educational, and economic outcomes through engaging the community in a planning and implementation process that coordinates and optimizes public, private and individual actions and resources. NHCD supports CAN’s established goals for 2009:

1. CAN community agreed to work together to develop a community-wide dashboard that provides a common framework for taking action and measuring progress towards achieving a common vision.
2. CAN partners agreed to identify how best to support the work of Ready By 21⁹ to obtain broad consensus on outcomes and indicators for children and youth and identify how partners could work together in jointly developing a "Compact for Youth" that will provide a common framework for collectively improving outcomes.
3. Based on a recommendation by the CAN Community Council, CAN partners are encouraged to collaborate to increase enrollment in federally subsidized programs including TANF, Food Stamps, Medicaid and the Children’s Health Insurance Program (CHIP) in Travis County. The CAN Resource Council agreed to further review the issue and consider strategic options to maximize enrollment in public assistance programs.

In addition, NHCD anti-poverty strategies include the following:

- **Increase the supply of affordable housing available to very low-income households.**
Public input and the housing market analysis clearly demonstrate the need for affordable housing for very low-income households. The housing market study revealed a gap of over 37,000 rental units for households making less than \$20,000 annually.
- **Provide support services to low-income households to achieve self-sufficiency: child care, youth services, and elderly services.**
Support services for vulnerable populations continue to be a priority of the City. The City’s Health and Human Services Department provides a wide range of supportive services, mostly funded by the City’s general fund. In addition, this

⁹ The Ready by 21 Coalition of Austin is a collaborative group of youth service providers, educators, government agency representatives, and teen advisors who are concerned about the youth in our community.

Consolidated Plan uses the maximum of CDBG allowed for public services, 15 percent, to provide support services for these populations.

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

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

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

The City will continue encourage affordable housing developments that locate outside of existing low-income neighborhoods. This geographic dispersion allows for increased opportunities for low-income households to locate near amenities, employment, transportation, and quality schools.

LEAD

In accordance with Section 91.215.i of the Consolidated Plan regulation, this section includes an estimate of the number of housing units in the City of Austin that contain lead-based paint hazards and are occupied by the City's low- and moderate-income families, a description of the actions that will evaluate and reduce the number of housing units containing lead-based paint hazards, and how lead-based hazard reduction will be integrated into housing policies and programs.

Problem with lead-based paint

Lead is a highly toxic metal that was used for many years in products found in and around our homes. Lead can cause a range of health effects, from behavioral problems and learning disabilities to seizures and even death. Childhood lead poisoning is one of the major environmental health hazards facing American children today. As the most common high-dose source of lead exposure for children, lead-based paint was banned from residential use in 1978.

The primary treatment for lead poisoning is to remove the child from exposure to lead sources. This may involve moving the family into permanent lead-safe housing. However, typically the home repairs can be done safely while the family remains in the home or temporarily relocates while the repairs are completed. Lead-safe housing is the only effective medical treatment for poisoned children and is the primary means by which lead poisoning among young children can be prevented.

Households with lead-based paint

Lead-based paint is most prevalent in homes constructed before 1940. Lead-based paint is also prevalent, but to a lesser degree, in homes built between 1950 and 1970. HUD estimates that heavily leaded paint is found in about two-thirds of the homes built before 1940, one-half built from 1940 to 1960 and in some homes built after 1960. Two housing unit estimates currently exist for Austin. The 2007 Census estimates approximately 333,000 housing units in Austin. The City of Austin Planning Department has a lower estimate of 296,600 units. If two-thirds of the pre-1940 units in Austin (as HUD estimates) contain lead paint and one-half of the units built between 1940 and 1960 also do, then it is estimated that as many as 21,500 to 24,100 units in Austin may contain lead paint. The extent to which lead paint is a hazard in these homes depends on if there has been mitigation. If the estimated number of units that contain lead is reduced to only include units occupied by households earning 80 percent and less of the AMI, then the number of homes that could potentially contain lead-based paint is approximately 12,000 units.

More than two-thirds of target area households have incomes below 80 percent of the median family income. Over 92 percent of target area residents are from minority ethnic and racial groups. While the target areas are home to only eight percent of the City's population, it is home to over eleven percent of children under age six. The zip codes containing the target areas have the highest rates of confirmed elevated blood lead levels across the entire City, and have an especially elevated rate of children identified with levels of 45 mcg/dL or more.

Lead Hazard Reduction Program Description

In January of 2007, the City of Austin received a \$3.7 million grant from the U.S. Department of Housing and Urban Development (HUD) to identify and control lead-based paint hazards in eligible low-income rental and owner-occupied housing over a three-year period. This is the second Lead Hazard Control Grant (LHCG) received by the City of Austin; the first grant was awarded for the years 2002-2005. Austin is one of twelve projects in eight states across the country to receive HUD's lead grant, which will help cities conduct a wide range of activities including cleaning up lead-based paint hazards and improving living conditions of lower-income families.

The City named its LHCG program LeadSmart. The LeadSmart program is the most significant initiative of its kind in the City of Austin that provides lead poisoning education and outreach in the homes of Austin's most vulnerable residents as well as lead testing and remediation services for qualified households. Under the current LHGC, LeadSmart has tested 140 homes and began or completed control of lead-based paint hazards in 100 eligible housing units. This cycle of the lead grant will provide lead abatement and remediation for 164 homes throughout the City of Austin.

LeadSmart provides free testing and abatement if the household meets the following criteria:

- Home built prior to 1978
- Children under the age of 6 reside or spend more than 6 hours per week
- Household earns less than 80 percent of the MFI per year (approximately \$58,700 for a family of four.)
- Home located within Austin city limits

Within the eligible pool of privately-owned, pre-1978 housing units, the LeadSmart program provides services based on the following priorities:

- Households with children who have been tested and have elevated blood lead levels regardless of their location within Austin.
- Homes with children under 6 years that are receiving CDBG funds for rehabilitation regardless of location.
- Income-eligible owner-occupied homes with children under 6 years in the CDBG target areas
- Income-eligible owner-occupied households in the remainder of the City of Austin.
- Low-income rental units in the CDBG target areas.

NHCD and the Austin Housing Finance Corporation (AHFC) joins with the Austin/Travis County Health and Human Services Department (HHSD) and other community and faith-based organizations to provide a comprehensive approach to lead hazard control, including lead poisoning testing and prevention. Certified LeadSmart staff performs the lead inspections and risk assessments. LeadSmart staff focuses on testing and treating housing with lead-based paint hazards, while referring children less than 6 years of age living in such housing to HHSD for testing and treatment. Conversely, HHSD refers individuals to the LeadSmart program for lead testing and hazard control of any families of eligible children with elevated blood levels being treated by HHSD. Certified non-profit and for-profit subcontractors perform the lead hazard control work.

Additionally, the LeadSmart program demand is driven by an outreach and education network composed of community and faith-based organizations, including the Austin Area Urban League, Community Action Network, American YouthWorks, Austin Area InterReligious Ministries and the Austin Tenants' Council. LeadSmart staff updates and maintains a lead-safe housing registry through the LHCG program, and publicize the availability of lead-safe housing through the LeadSmart Program's web page. In addition to providing lead hazard control, the LeadSmart program offers lead safe work practices training quarterly for low- and very-low income persons, simultaneously increasing the pool of certified and qualified workers and increasing economic opportunity. These trainings are also open to the larger community and target local community housing development organizations, contractors, and city employees.

Additional Lead Hazard Control

In addition to the LeadSmart Program, the City continues to address lead-based paint hazards through NHCD programs and support of local non-profit housing organizations. This includes AHFC's Home Rehabilitation Loan Program, Emergency Home Repair operated by the Urban League and Home Repair programs that assist low-income homeowners operated by Austin Interreligious Ministries and Habitat for Humanity. Education and outreach about Childhood Lead Poisoning Prevention are included in HHSD's Community Health Initiative programs.

Gaps in Lead Hazard Control Services

The Current LeadSmart Program based on grant guideline restrictions cannot perform lead hazard control activities on commercial properties, such as daycare facilities. There is an existing pool of daycare facilities operating in buildings built prior to 1978 and anecdotal stories of peeling paint indicate a high probability of lead-based paint. There are a total of 383 home-based day care centers in the City of Austin as a whole. However, the Environmental Protection Agency (EPA) passed a new Renovation and Remodeling Rule in April of 2008 that takes effect on April 22, 2010. This rule requires "all renovation firms will be required to be licensed as a certified Renovation Firm if renovation is planned on any housing or child-occupied facilities built before 1978, a certified (not licensed but trained by an accredited training provider) renovator must be utilized on the project." This new rule will ensure that proper Lead Hazard Control Assessment and Abatement procedures will be followed during renovations at any child care facilities.

HUD Needs Tables

The following tables are the HUD Needs Tables showing the needs for housing and community development for the fiscal years 2009-14 Consolidated Plan.

Housing Needs Table		Grantee:		Only complete blue sections. Do NOT type in sections other than blue.												Priority Need?	Plan to Fund?	Fund Source	Households with a Disabled Member		Disproportionate to Racial/Ethnic Need?	# of Households in lead-Hazard Housing	Total Low-Income HIV/AIDS Population	
		Current % of Households	Current Number of Households	3-5 Year Quantities															% of Goal	% HSHLD				# HSHLD
				Year 1		Year 2		Year 3		Year 4*		Year 5*		Multi-Year										
Housing Needs - Comprehensive Housing Affordability Strategy (CHAS) Data Housing Problems		Goal**	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual							
Household Income <=30% MFI	Renter	Elderly	NUMBER OF HOUSEHOLDS	100%	2519													100%		No				
			Any housing problems	60.3	1519	108									0	0%	H	Y	C,H	28,941	42%			
			Cost Burden > 30%	59.3	1494											0	0%	H						
			Cost Burden >50%	40.5	1020											0	0%	H						
	Small Related	NUMBER OF HOUSEHOLDS	100%	7938																No				
		With Any Housing Problems	84.7	6723	120										0	0%	H	Y	C,H					
		Cost Burden > 30%	79.5	6311											0	0%	H							
		Cost Burden >50%	67.5	5358											0	0%	H							
	Large Related	NUMBER OF HOUSEHOLDS	100%	2465																No				
		With Any Housing Problems	92.1	2270	6										0	0%	H	Y	C,H					
		Cost Burden > 30%	76.1	1876											0	0%	H							
		Cost Burden >50%	58.2	1435											0	0%	H							
All other hsholds	NUMBER OF HOUSEHOLDS	100%	18125																No					
	With Any Housing Problems	81.4	14754	301										0	0%	H	Y	C,H						
	Cost Burden > 30%	80.3	14554											0	0%	H								
	Cost Burden >50%	75.6	13703											0	0%	H								
Owner*	Elderly	NUMBER OF HOUSEHOLDS	100%	2788															No					
		With Any Housing Problems	66.5	1854	331										0	0%	H	Y	C,H					
		Cost Burden > 30%	65.9	1837											0	0%	H							
		Cost Burden >50%	39.7	1107											0	0%	H							
	Small Related	NUMBER OF HOUSEHOLDS	100%	1799															No					
		With Any Housing Problems	84.2	1515	206										0	0%	H	Y	C,H					
		Cost Burden > 30%	79.8	1436											0	0%	H							
		Cost Burden >50%	65.9	1186											0	0%	H							
	Large Related	NUMBER OF HOUSEHOLDS	100%	754															No					
		With Any Housing Problems	91.4	689	26										0	0%	H	Y	C,H					
		Cost Burden > 30%	82.8	624											0	0%	H							
		Cost Burden >50%	68.2	514											0	0%	H							
All other hsholds	NUMBER OF HOUSEHOLDS	100%	2015															No						
	With Any Housing Problems	78.2	1576	322										0	0%	H	Y	C,H						
	Cost Burden > 30%	77.4	1560											0	0%	H								
	Cost Burden >50%	68.7	1384											0	0%	H								

		Household Income >30 to <=50% MFI																
		NUMBER OF HOUSEHOLDS	%	Count														
Renter	Elderly	NUMBER OF HOUSEHOLDS	100%	1549												100%	No	
		With Any Housing Problems	77.1	1194	150						0	0%	H	Y	C,H		0	
		Cost Burden > 30%	76.3	1182							0	0%	H					
		Cost Burden >50%	33.5	519							0	0%	H					
	Small Related	NUMBER OF HOUSEHOLDS	100%	7594														No
		With Any Housing Problems	83.5	6341	94						0	0%	H	Y	C,H			
		Cost Burden > 30%	73.1	5551							0	0%	H					
		Cost Burden >50%	16.7	1268							0	0%	H					
	Large Related	NUMBER OF HOUSEHOLDS	100%	2275														No
		With Any Housing Problems	93.6	2129	12						0	0%	H	Y	C,H			
		Cost Burden > 30%	47.9	1090							0	0%	H					
		Cost Burden >50%	7.7	175							0	0%	H					
All other hsholds	NUMBER OF HOUSEHOLDS	100%	12489														No	
	With Any Housing Problems	89.2	11140	146						0	0%	H	Y	C,H				
	Cost Burden > 30%	87.7	10953							0	0%	H						
	Cost Burden >50%	29.9	3734							0	0%	H						
Owner*	Elderly	NUMBER OF HOUSEHOLDS	100%	2773														No
		With Any Housing Problems	42.7	1184	150						0	0%	H	Y	C,H			
		Cost Burden > 30%	42.0	1165							0	0%	H					
		Cost Burden >50%	19.8	549							0	0%	H					
	Small Related	NUMBER OF HOUSEHOLDS	100%	2350														No
		With Any Housing Problems	70.0	1645	94						0	0%	H	Y	C,H			
		Cost Burden > 30%	66.4	1560							0	0%	H					
		Cost Burden >50%	34.7	815							0	0%	H					
	Large Related	NUMBER OF HOUSEHOLDS	100%	1369														No
		With Any Housing Problems	85.4	1169	12						0	0%	H	Y	C,H			
		Cost Burden > 30%	59.1	809							0	0%	H					
		Cost Burden >50%	14.5	199							0	0%	H					
All other hsholds	NUMBER OF HOUSEHOLDS	100%	1614														No	
	With Any Housing Problems	68.7	1109	146						0	0%	H	Y	C,H				
	Cost Burden > 30%	67.5	1089							0	0%	H						
	Cost Burden >50%	36.9	596							0	0%	H						

City of Austin						
Housing Market Analysis <i>Complete cells in blue.</i>						
Housing Stock Inventory	Vacancy Rate	0 & 1 Bedroom	2 Bedroom	3+ Bedroom	Total	Substandard Units
Affordability Mismatch						
Occupied Units: Renter		66120	44210	15715	126045	
Occupied Units: Owner		4780	14040	53652	72472	
Vacant Units: For Rent	3%	1794	1865	418	4077	
Vacant Units: For Sale	2%	90	284	750	1124	
Total Units Occupied & Vacant		72784	60399	70535	203718	2037
<u>Rents: Applicable FMRs (in \$s)</u>		749	912	1,228		
Rent Affordable at 30% of 50%		873	1,051	1,205		
Public Housing Units						
Occupied Units		863	668	503	2034	0
Vacant Units		0	0	0	0	0
Total Units Occupied & Vacant		863	668	503	2034	0
Rehabilitation Needs (in \$s)					0	

Grantee Name:		City of Austin																		
Non-Homeless Special Needs Including HOPWA		Needs	Currently Available	GAP	3-5 Year Quantities										Total			Priority Need: H	Plan to Fund? Y/N	Fund Source: CDBG, HOME, HOPWA, ESG, Other
					Year 1		Year 2		Year 3		Year 4*		Year 5*		Goal	Actual	% of Goal			
					Goal*	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete						
Housing Needed	52. Elderly	8898	4402	4496	*	0	0	0	0	0	0	0	0	0	0	0	0	H	*	
	53. Frail Elderly	3646	2390	1256	*	0	0	0	0	0	0	0	0	0	0	0	0	H	*	
	54. Persons w/ Severe Mental Illness	4369	266	4103	*	0	0	0	0	0	0	0	0	0	0	0	0	H	*	
	55. Developmentally Disabled	3351	713	2638	*	0	0	0	0	0	0	0	0	0	0	0	0	H	*	
	56. Physically Disabled	14057	7552	6505	*	0	0	0	0	0	0	0	0	0	0	0	0	H	*	
	57. Alcohol/Other Drug Addicted	1412	799	613	*	0	0	0	0	0	0	0	0	0	0	0	0	H	*	
	58. Persons w/ HIV/AIDS & their famil	2493	459	2034	537	0	0	0	0	0	0	0	0	0	537	0	0	H	Y	HOPWA
	59. Public Housing Residents	10130	7056	3074	N/A	0	0	0	0	0	0	0	0	0	0	0	0	N/A		
	Total	48356	23637	24719	537	0	0	0	0	0	0	0	0	0	537	0	0			
Supportive Services Needed	60. Elderly	9225	N/A	N/A	208	0	0	0	0	0	0	0	0	208	0	0	H	Y	C, GF	
	61. Frail Elderly	11896	N/A	N/A	N/A	0	0	0	0	0	0	0	0	0	0	0	N/A			
	62. Persons w/ Severe Mental Illness	17481	N/A	N/A	N/A	0	0	0	0	0	0	0	0	0	0	0	N/A			
	63. Developmentally Disabled	3351	1318	2033	N/A	0	0	0	0	0	0	0	0	0	0	0	N/A			
	64. Physically Disabled	9185	N/A	N/A	N/A	0	0	0	0	0	0	0	0	0	0	0	N/A			
	65. Alcohol/Other Drug Addicted	73601	N/A	N/A	N/A	0	0	0	0	0	0	0	0	0	0	0	N/A			
	66. Persons w/ HIV/AIDS & their famil	271	47	224	49	0	0	0	0	0	0	0	0	49	0	0	H			
	67. Public Housing Residents	0	N/A	N/A	N/A	0	0	0	0	0	0	0	0	0	0	0	0	N/A		
Total	125010	1365	N/A	257	0	0	0	0	0	0	0	0	0	257	0	0				

year 2009-10: Rental Housing Development Assistance, Acquisition and Development, and Developer Incentives Programs. These programs are income-based, but often provide housing for these subpopulations, as well as the special needs populations listed in Chapter 4. For more information about these programs see the Activity Tables in Chapter 7.4.

Note: Within large urban area, goals and estimates are difficult to set for specific populations. (Source: BBC Research and Consulting)

Continuum of Care Homeless Population and Subpopulations Chart

Part 1: Homeless Population		Sheltered		Un-sheltered	Total	Jurisdiction												
		Emergency	Transitional			Data Quality												
1. Homeless Individuals		609	156	2116	2881													
2. Homeless Families with Children		71	80	9	160													
2a. Persons in Homeless with Children Families		237	303	30	570													
Total (lines 1 + 2a)		846	459	2146	3451													
Part 2: Homeless Subpopulations		Sheltered		Un-sheltered	Total	Data Quality												
		Emergency	Transitional															
1. Chronically Homeless			242	677	919													
2. Severely Mentally Ill			323	339	662													
3. Chronic Substance Abuse			262	613	875													
4. Veterans			79	127	206													
5. Persons with HIV/AIDS			14	42	56													
6. Victims of Domestic Violence			284	106	390													
7. Youth (Under 18 years of age)			28	63	91													
Part 3: Homeless Needs Table: Individuals		Gap	5-Year Quantities										Total			Priority H...M...L	Plan to Fund? Y	Fund Source... CDBG... HOME... HOPWA... ESG... or Other
			Year 1		Year 2		Year 3		Year 4		Year 5		Goal	Actual	% of Goal			
			Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete						
Beds	Emergency Shelters	73	8500	0	0	0	0	0	0	0	0	0	8500	0	0%			
	Transitional Housing	324	*	0	0	0	0	0	0	0	0	0	0	0				
	Permanent Supportive Housing	693	*	0	0	0	0	0	0	0	0	0	0	0				
	Total	1090	8500	0	0	0	0	0	0	0	0	0	8500	0	0%			
Part 4: Homeless Needs Table: Families		Gap	5-Year Quantities										Total			Priority H...M...L	Plan to Fund? Y	Fund Source... CDBG... HOME... HOPWA... ESG... or Other
			Year 1		Year 2		Year 3		Year 4		Year 5		Goal	Actual	% of Goal			
			Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete						
Beds	Emergency Shelters	-240	*	0	0	0	0	0	0	0	0	0	0	0	###			
	Transitional Housing	-425	*	0	0	0	0	0	0	0	0	0	0	0	###			
	Permanent Supportive Housing	-72	*	0	0	0	0	0	0	0	0	0	0	0	###			
	Total	-737	0	0	0	0	0	0	0	0	0	0	0	0	###			

* The Consolidated Plan is one funding source for the needs identified in the Continuum of Care application. For more information about the Continuum of Care application, see Section 7.3. Also, transitional and permanent supportive housing are eligible activities under the Rental Housing Development Program. For more information about that activity, see Section 7.4.

Data Collection Methodology:

*All data from the 2008 Continuum of Care Application (Exhibit I). Count information from the 2007 Austin Point in Time Homeless Count.

City of Austin

Only complete blue sections.

Housing and Community Development Activities	Needs	Current	Gap	5-Year Quantities										Cumulative	% of Goal	Priority Need: H, M, L	Dollars to Address	Plan to Fund? Y/N	Fund Source	
				Year 1		Year 2		Year 3		Year 4		Year 5								
				Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual							Goal
01 Acquisition of Real Property 570.201(a)	x	0	0	85										85	0	0%	H	**	Y	C, GO Bonds
02 Disposition 570.201(b)	0	0	0											0	0	###				
03 Public Facilities and Improvements (General) 570.201(c)	0	0	0											0	0	###				
03A Senior Centers 570.201(c)	0	0	0											0	0	###				
03B Handicapped Centers 570.201(c)	0	0	0											0	0	###				
03C Homeless Facilities (not operating costs) 570.201(c)	0	0	0											0	0	###				
03D Youth Centers 570.201(c)	0	0	0											0	0	###				
03E Neighborhood Facilities 570.201(c)	0	0	0											0	0	###				
03F Parks, Recreational Facilities 570.201(c)	0	0	0											0	0	###				
03G Parking Facilities 570.201(c)	0	0	0											0	0	###				
03H Solid Waste Disposal Improvements 570.201(c)	0	0	0											0	0	###				
03I Flood Drain Improvements 570.201(c)	0	0	0											0	0	###				
03J Water/Sewer Improvements 570.201(c)	0	0	0											0	0	###				
03K Street Improvements 570.201(c)	0	0	0											0	0	###				
03L Sidewalks 570.201(c)	0	0	0											0	0	###				
03M Child Care Centers 570.201(c)	0	0	0											0	0	###				
03N Tree Planting 570.201(c)	0	0	0											0	0	###				
03O Fire Stations/Equipment 570.201(c)	0	0	0											0	0	###				
03P Health Facilities 570.201(c)	0	0	0											0	0	###				
03Q Abused and Neglected Children Facilities 570.201(c)	0	0	0											0	0	###				
03R Asbestos Removal 570.201(c)	0	0	0											0	0	###				
03S Facilities for AIDS Patients (not operating costs) 570.201(c)	0	0	0											0	0	###				
03T Operating Costs of Homeless/AIDS Patients Programs	x	0	0	8500										8500	0	0%	H	\$260,087	Y	E
04 Clearance and Demolition 570.201(d)	0	0	0											0	0	###				
04A Clean-up of Contaminated Sites 570.201(d)	0	0	0											0	0	###				
05 Public Services (General) 570.201(e)	x	0	0	35										35	0	0%	H	\$52,233	Y	E
05A Senior Services 570.201(e)	x	0	0	208										208	0	0%	H	\$136,250	Y	C, SF
05B Handicapped Services 570.201(e)	0	0	0											0	0	###				
05C Legal Services 570.201(e)	0	0	0											0	0	###				
05D Youth Services 570.201(e)	x	0	0	159										159	0	0%	H	\$234,331	Y	C, SF
05E Transportation Services 570.201(e)	0	0	0											0	0	###				
05F Substance Abuse Services 570.201(e)	0	0	0											0	0	###				
05G Battered and Abused Spouses 570.201(e)	0	0	0											0	0	###				
05H Employment Training 570.201(e)	0	0	0											0	0	###				
05I Crime Awareness 570.201(e)	0	0	0											0	0	###				
05J Fair Housing Activities (if CDBG, then subject to 570.201(d))	0	0	0											0	0	###				
05K Tenant/Landlord Counseling 570.201(e)	x	0	0	549										549	0	0%	H	\$299,791	Y	C, SF
05L Child Care Services 570.201(e)	x	0	0	324										324	0	0%	H	\$688,250	Y	C, SF
05M Health Services 570.201(e)	0	0	0											0	0	###				
05N Abused and Neglected Children 570.201(e)	0	0	0											0	0	###				
05O Mental Health Services 570.201(e)	0	0	0											0	0	###				
05P Screening for Lead-Based Paint/Lead Hazards Poison 570.201(e)	0	0	0											0	0	###				
05Q Subsistence Payments 570.204	x	0	0	586										586	0	0%	H	\$1,056,270	Y	H
05R Homeownership Assistance (not direct) 570.204	0	0	0											0	0	###				
05S Rental Housing Subsidies (if HOME, not part of 5% 570.201(d))	x	0	0	115										115	0	0%	H	\$954,317	Y	H, SF, HTF
05T Security Deposits (if HOME, not part of 5% Admin c)	0	0	0											0	0	###				

06 Interim Assistance 570.201(f)		0	0	0											0	0	###			
07 Urban Renewal Completion 570.201(h)		0	0	0											0	0	###			
08 Relocation 570.201(i)		0	0	0											0	0	###			
09 Loss of Rental Income 570.201(j)		0	0	0											0	0	###			
10 Removal of Architectural Barriers 570.201(k)		0	0	0											0	0	###			
11 Privately Owned Utilities 570.201(l)		0	0	0											0	0	###			
12 Construction of Housing 570.201(m)	x		0	0	185									185	0	0%	H	**	Y	H, H CHDO, GF-CIP, HTF, GO Bonds
13 Direct Homeownership Assistance 570.201(n)	x		0	0	50									50	0	0%	H	\$1,560,188	Y	H
14A Rehab: Single-Unit Residential 570.202	x		0	0	950									950	0	0%	H	\$ 4,496,166	Y	C,H
14B Rehab: Multi-Unit Residential 570.202		0	0	0										0	0	###				
14C Public Housing Modernization 570.202		0	0	0										0	0	###				
14D Rehab: Other Publicly-Owned Residential Buildings 570.202		0	0	0										0	0	###				
14E Rehab: Publicly or Privately-Owned Commercial/Industrial 570.202		0	0	0										0	0	###				
14F Energy Efficiency Improvements 570.202		0	0	0										0	0	###				
14G Acquisition - for Rehabilitation 570.202		0	0	0										0	0	###				
14H Rehabilitation Administration 570.202		0	0	0										0	0	###				
14I Lead-Based/Lead Hazard Test/Abate 570.202	x		0	0	29									29	0	0%	H	\$1,785,000	Y	Lead
15 Code Enforcement 570.202(c)		0	0	0										0	0	###				
16A Residential Historic Preservation 570.202(d)		0	0	0										0	0	###				
16B Non-Residential Historic Preservation 570.202(d)		0	0	0										0	0	###				
17A CI Land Acquisition/Disposition 570.203(a)		0	0	0										0	0	###				
17B CI Infrastructure Development 570.203(a)		0	0	0										0	0	###				
17C CI Building Acquisition, Construction, Rehabilitation 570.203(a)		0	0	0										0	0	###				
17D Other Commercial/Industrial Improvements 570.203(a)		0	0	0										0	0	###				
18A ED Direct Financial Assistance to For-Profits 570.203(b)	x		0	0	20									20	0	0%	H	\$ 884,264	Y	C
18B ED Technical Assistance 570.203(b)		0	0	0										0	0	###				
18C Micro-Enterprise Assistance	x		0	0	33									33	0	0%	H	\$200,000	Y	C
19A HOME Admin/Planning Costs of PJ (not part of 5% Admin cap)		0	0	0										0	0	###				
19B HOME CHDO Operating Costs (not part of 5% Admin cap)		0	0	0										0	0	###				
19C CDBG Non-profit Organization Capacity Building		0	0	0										0	0	###				
19D CDBG Assistance to Institutes of Higher Education		0	0	0										0	0	###				
19E CDBG Operation and Repair of Foreclosed Property		0	0	0										0	0	###				
19F Planned Repayment of Section 108 Loan Principal	x		0	0										0	0	###	H	\$2,353,777	Y	C, 108
19G Unplanned Repayment of Section 108 Loan Principal		0	0	0										0	0	###				
19H State CDBG Technical Assistance to Grantees		0	0	0										0	0	###				
20 Planning 570.205		0	0	0										0	0	###				
21A General Program Administration 570.206	x		0	0										0	0	###	H	\$ 1,975,991	Y	C,H,E
21B Indirect Costs 570.206		0	0	0										0	0	###				
21D Fair Housing Activities (subject to 20% Admin cap)		0	0	0										0	0	###				
21E Submissions or Applications for Federal Programs 570.206		0	0	0										0	0	###				
21F HOME Rental Subsidy Payments (subject to 5% cap)		0	0	0										0	0	###				
21G HOME Security Deposits (subject to 5% cap)		0	0	0										0	0	###				
21H HOME Admin/Planning Costs of PJ (subject to 5% cap)		0	0	0										0	0	###				
21I HOME CHDO Operating Expenses (subject to 5% cap)	x		0	0	7									7	0		H	\$200,297	Y	H
22 Unprogrammed Funds		0	0	0										0	0	###				

HOPWA	31J Facility based housing – development	0	0	0											0	0	###					
	31K Facility based housing - operations	0	0	0											0	0	###					
	31G Short term rent mortgage utility payments	0	0	0											0	0	###					
	31F Tenant based rental assistance	0	0	0											0	0	###					
	31E Supportive service	0	0	0											0	0	###					
	31I Housing information services	0	0	0											0	0	###					
	31H Resource identification	0	0	0											0	0	###					
	31B Administration - grantee	x	0	0											0	0	###	H	\$29,610	Y	H	
	31D Administration - project sponsor	0	0	0											0	0	###					
	31C Administration - project sponsor	0	0	0											0	0	###					
CDBG	Acquisition of existing rental units	0	0	0											0	0	###					
	Production of new rental units	0	0	0											0	0	###					
	Rehabilitation of existing rental units	0	0	0											0	0	###					
	Rental assistance	0	0	0											0	0	###					
	Acquisition of existing owner units	0	0	0											0	0	###					
	Production of new owner units	0	0	0											0	0	###					
	Rehabilitation of existing owner units	0	0	0											0	0	###					
	Homeownership assistance	0	0	0											0	0	###					
	Acquisition of existing rental units	0	0	0											0	0	###					
	Production of new rental units	0	0	0											0	0	###					
HOME	Rehabilitation of existing rental units	0	0	0											0	0	###					
	Rental assistance	0	0	0											0	0	###					
	Acquisition of existing owner units	0	0	0											0	0	###					
	Production of new owner units	0	0	0											0	0	###					
	Rehabilitation of existing owner units	0	0	0											0	0	###					
	Homeownership assistance	0	0	0											0	0	###					
	Totals*	0	0	0	11,835	0	0	0	0	0	0	0	0	0	11,835	0	###		\$ 17,166,822			

* Totals will not match totals in the FY 09-10 Action Plan because this HUD chart does not include programs solely funded with local dollars. For a full list of all programs, funding, and FY 2009-10 goals, see section 7.2.

** Acquisition (01) and Construction (12) are activities in the Acquisition and Development and Rental Housing Development Assistance programs. For total budgets of these programs, see the funding tables in Section 7.2.

Funding Source Codes: C - CDBG, E - ESG, SF - Sustainability Funds, H - HOME, HTF - Housing Trust Fund, 108 - Section 108

HOPWA Performance Chart 2

Type of Housing Assistance	Total Number of Households Receiving Assistance	Average Length of Stay [in weeks]	Number of Households Remaining in Project at the End of the Program Year	Number of Households that left the Project	What happened to the Households that left the project?						
						PY1	PY2	PY3	PY4*	PY5*	Cumulative
Tenant-based Rental Assistance	130				Emergency Shelter	1					1
					Temporary Housing	5					5
					Private Hsg	27					27
					Other HOPWA	2					2
					Other Subsidy	11					11
					Institution	0					0
					Jail/Prison	5					5
					Disconnected	8					8
					1					1	
Short-term Rent, Mortgage, and Utility Assistance	260				Emergency Shelter	4					4
					Temporary Housing	4					4
					Private Hsg	17					17
					Other HOPWA	21					21
					Other Subsidy	19					19
					Institution	0					0
					Jail/Prison	4					4
					Disconnected	18					18
					4				4		
Facility-based Housing Assistance	49				Emergency Shelter	0					0
					Temporary Housing	0					0
					Private Hsg	8					8
					Other HOPWA	0					0
					Other Subsidy	5					5
					Institution	0					0
					Jail/Prison	2					2
					Disconnected	2					2
					2				2		