

From
City

**Beneficiary Demographics for Housing Programs
FY 2008-09**

| Program | Median Family Income | | | | | Race | | | | | | | | | | Ethnicity | | Characteristics | | | Totals |
|---|---------------------------|------------|------------|------------|------------------|------------|------------------------|-----------|-----------------------------|--|-------------------------------------|---------------|--------------------------------|---|--------------------|----------------|----------------|--------------------------|------------|-----------------------------------|--------|
| | 0-30% | 31-50% | 51-60% | 61-80% | More than 80% ** | White | Black/African American | Asian | Amer. Indian/Alaskan Native | Native Hawaiian/Other Pacific Islander | Amer. Indian/Alaskan Native & White | Asian & White | Black/African American & White | Amer. Indian/Alaskan Native & Black/African Am. | Other Multi-Racial | White-Hispanic | Black-Hispanic | Female Head of Household | Elderly | Person w/ disability in Household | |
| Owner Occupied Housing | | | | | | | | | | | | | | | | | | | | | |
| Architectural Barrier Removal | 99 | 83 | 26 | 33 | - | 32 | 139 | - | - | - | - | - | - | - | - | 70 | - | 13 | 179 | 56 | 241 |
| Emergency Home Repair | 342 | 88 | 22 | 32 | - | 49 | 247 | 3 | - | - | - | - | - | - | - | 185 | - | 331 | 236 | 2 | 484 |
| Homeowner Rehab Program | 5 | 7 | 2 | 5 | - | 3 | 7 | - | - | - | - | - | - | - | - | 9 | - | 2 | 11 | 1 | 19 |
| Lead Hazard Control** | 25 | 16 | 8 | 6 | 3 | 16 | 24 | - | - | - | - | - | - | - | - | 18 | - | 24 | 21 | 8 | 58 |
| Subtotal | 471 | 194 | 58 | 76 | 3 | 100 | 417 | 3 | - | - | - | - | - | - | 282 | - | 370 | 447 | 67 | 802 | |
| Homebuyer Services | | | | | | | | | | | | | | | | | | | | | |
| Down Payment Assistance | 1 | 8 | 20 | 56 | - | 30 | 13 | 3 | 1 | - | - | - | - | - | 38 | - | 24 | 1 | 4 | 85 | |
| Acquisition and Development | 4 | 14 | 9 | 12 | - | 11 | 3 | - | - | - | - | - | - | - | 25 | - | 18 | 1 | 2 | 39 | |
| Subtotal | 5 | 22 | 29 | 68 | - | 41 | 16 | 3 | 1 | - | - | - | - | - | 63 | - | 42 | 2 | 6 | 124 | |
| Rental Housing Programs | | | | | | | | | | | | | | | | | | | | | |
| Architectural Barrier Removal (Rental) | 24 | 9 | 4 | 4 | - | 12 | 15 | - | - | - | - | - | - | - | 14 | - | 4 | 14 | 31 | 41 | |
| Rental Housing Development Assistance | 42 | 59 | 1 | - | - | 5 | 21 | 2 | 1 | - | - | - | - | - | 73 | - | 44 | 9 | 1 | 102 | |
| Subtotal | 66 | 68 | 5 | 4 | - | 17 | 36 | 2 | 1 | - | - | - | - | - | 87 | - | 48 | 23 | 32 | 143 | |
| Assisted Housing Programs | | | | | | | | | | | | | | | | | | | | | |
| Tenant-Based Rental Assistance | 113 | - | - | - | - | 32 | 41 | 3 | 1 | - | - | - | - | - | 36 | - | 100 | 1 | - | 113 | |
| Rent, Mortgage, Utility Assistance | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * |
| Residential Support Services | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * |
| Permanent Housing | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * |
| Subtotal | 113 | - | - | - | - | 32 | 41 | 3 | 1 | - | - | - | - | - | 36 | - | 100 | 1 | - | 113 | |
| Homeless/Emergency Shelter Programs | | | | | | | | | | | | | | | | | | | | | |
| Shelter Operation and Maintenance | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | |
| Essential Services | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | |
| Subtotal | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| Small Business Development & Commercial Revitalization | | | | | | | | | | | | | | | | | | | | | |
| Community Development Bank | 2 | 1 | 4 | - | - | 5 | 1 | - | - | - | - | - | - | - | 1 | - | 1 | * | * | 7 | |
| Microenterprise Tech. Assistance | 19 | 8 | 5 | 1 | - | 16 | 12 | - | 1 | - | - | - | - | - | 4 | - | 1 | * | * | 35 | |
| Neighborhood Commercial Mgmt. Program** | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | * | * | - | |
| East 11th and 12th St.- Revitalization | Demographics not required | | | | | | | | | | | | | | | | | | | | |
| Subtotal | 21 | 9 | 9 | 1 | - | 21 | 13 | - | 1 | - | - | - | - | - | 5 | - | 2 | - | - | 40 | |
| Neighborhood Revitalization | | | | | | | | | | | | | | | | | | | | | |
| Child Care Services | 291 | 29 | 9 | - | 2 | 56 | 63 | 2 | - | - | - | - | - | - | 210 | - | 166 | - | 4 | 331 | |
| Tenants' Rights Assistance | 473 | 171 | 40 | - | 2 | 203 | 173 | 7 | 5 | - | - | - | - | - | 298 | - | - | 39 | 5 | 686 | |
| Housing Information Referral Services | Demographics not required | | | | | | | | | | | | | | | | | | | | |
| Housing Smarts | 42 | 95 | 64 | 116 | 19 | 98 | 85 | 5 | 3 | - | - | - | - | - | 145 | - | 42 | 3 | 22 | 336 | |
| Neighborhood Support Program | Demographics not required | | | | | | | | | | | | | | | | | | | | |
| Senior Services | 205 | 11 | - | 2 | 1 | 136 | 49 | 2 | 1 | - | - | - | - | - | 31 | - | 109 | 143 | 108 | 219 | |
| Youth Support Services | 149 | 26 | 1 | - | - | 9 | 35 | 3 | 1 | - | - | - | - | - | 128 | - | 143 | 5 | 23 | 176 | |
| Subtotal | 1,160 | 332 | 114 | 118 | 24 | 502 | 405 | 19 | 10 | - | - | - | - | - | 812 | - | 460 | 190 | 162 | 1,748 | |

Section 4: Accomplishments

Activity Tables

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Project: Developer Incentive Programs

IDIS Project #: Non-Federal Funds

PROJECT DESCRIPTION

The Developer Incentive Based Program provides incentives for housing developers to develop affordable rental and homebuyer housing in market rate developments. Currently, this program includes five developer incentive programs. As the City continues to explore ways to enhance developer incentives, additional incentive programs could be added. All of these programs offer development incentives for affordable housing to households at or below 80 percent of MFI.

- The current developer incentive programs include:
- 1) S.M.A.R.T. Housing™ - S.M.A.R.T. Housing™ assists non-profit and for-profit builders to create housing that is safe, located in mixed-income neighborhoods, accessible, reasonably-priced, transit-oriented, and that meets Austin Energy's Green Building standards.
 - 2) Vertical Mixed Use Ordinance (VMU) - In 2007, Austin City Council adopted changes to the "Commercial Design Standards" regarding VMU. For those developments that want exemptions from certain dimensional and parking standards, must meet provide 10 percent of development as affordable housing for 40 years.
 - 3) Downtown Density Bonus - The City is currently finalizing a density bonus program to encourage affordable housing downtown.
 - 4) North Burnet/Gateway - This low-density neighborhood will be transformed into a high-density neighborhood with an incentive whereby developers can receive a density bonus and must provide 10 percent affordable housing or pay a fee-in-lieu of six dollars a 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.
 - 5) Transit Oriented Development (TODs) - The City Council adopted three station area plans for MLK, Saltillo, and Lamar/Justin that includes a density and height bonus. All TODs have a goal of 25 percent of affordable housing on-site with developers required to develop or pay a fee-in-lieu for part of the affordable housing in exchange for density and height bonuses.
 - 6) University Overlay District

ACCOMPLISHMENT DESCRIPTION

For the fiscal year 2009-10, the S.M.A.R.T. Housing program achieved approximately 90 percent of its goal to stimulate the production of new housing that is Safe, Mixed-Income, Accessible, Reasonably-Priced, Transit-Oriented, and meets Green Building and accessibility standards. Housing production across the country continues at a marginal rate due to the economy and financing challenges in the overall housing market. An additional goal of the program is that 40 percent of the units produced serve families at or below 80 percent MFI. The program exceeded this goal by more than 10 percent due to financing provided by the City of Austin through the Austin Housing Finance Corporation. This success is due to the fact that, since conventional funding sources have become more difficult to secure in the recent housing market decline, government-funded development programs have become more attractive to private developers.

PERFORMANCE MEASURE

Affordability for the purpose of providing decent housing.

| Project | Activity | Con Plan Priority | Fund Source(s) | Fiscal Year 09 10 Funding | Accomplishment Goal from Action Plan | Expended | Actual Accomplishments |
|----------------------------|----------------------------|-------------------|----------------|---------------------------|--------------------------------------|----------|------------------------|
| S.M.A.R.T. Housing Program | S.M.A.R.T. Housing Program | High | SF | \$0 | 750 | \$0 | 673 |
| S.M.A.R.T. Housing Program | S.M.A.R.T. Housing Program | High | EDI | \$68,079 | | \$68,079 | |
| | | | Total | \$68,079 | 750 | \$68,079 | 673 |