

Program Status Report

June 2012

Housing Development

First-Time Homebuyer Services

Down Payment Assistance

Program Description: The Down Payment Assistance (DPA) program provides deferred and forgivable, zero-interest loans to low- and moderate-income first-time homebuyers to assist them with the down payment and closing costs of their home purchase. Option 1: The amount of assistance per household will not exceed \$10,000 per household or \$15,000 to persons with disabilities. Loans are secured by a subordinate lien on the property that is non-assumable. The loan will be recaptured by the AHFC if the household sells or rents the home, requests an equity loan, or transfers the property title before the end of the ten year affordability period. Eligible income for DPA is 80 percent or below of MFI. Option 2: DPA funds up to \$40,000, as a deferred, 30-year, 0 percent interest loan, with a shared-equity provision and a City of Austin "right of first refusal" provision. This DPA option is not forgivable. Loans are secured by a subordinate lien on the property that is non-assumable. The loan will be recaptured by the AHFC if the household sells or rents the home, requests an equity loan, or transfers the property title before the end of the ten-year affordability period. Eligible income for DPA is 80 percent or below of MFI.

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated		
\$2,030,815	\$294,812	15%	\$55,789	\$0	\$0	\$1,680,213	17%		
Production									
Goal	YTD	%	Month	Type	% Median Family Income				
					0-30	31-50	51-60	61-80	80+
33	7	21%	0	Households	0	0	2	5	0

6/30/2012 Highlights: Fiscal year-to-date 10/01/11 - 06/30/2012, Seventeen DPA applications have been received. Ten DPA transactions have closed, three have been denied. Four remain in processing and are on target to close in July 2012. The market remains to be slow due to strict senior lending guidelines and credit score requirements. Marketing efforts at this time include presentation of information during the HousingSmarts home buyer counseling sessions and attending local community events. The City of Austin is also airing a commercial on the city television network and on youtube. The commercial includes an interview with a family who obtained DPA in FY 10-11. Due to technical difficulties, please note that actual performance for May and June 2012 are being reported under July 2012.

Owner-Occupied Services

Lead Hazard Control

Program Description: HUD's office of Healthy Homes, awarded a \$2.5M Lead Hazard Reduction Demonstration Grant to the City of Austin in the October 2011. The lead hazard demonstration grant provides services for 150 eligible households for the three-year grant period targeting homeowners and renters earning 80 percent or below of MFI with children under the age of six and living in homes built prior to 1978.

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated		
\$2,500,000	\$208,833	8%	\$478,370	\$0	\$0	\$1,812,797	27%		
Production									
Goal	YTD	%	Month	Type	% Median Family Income				
					0-30	31-50	51-60	61-80	80+
16	18	113%	8	Households	10	2	0	4	0

6/30/2012 Highlights: Outreach efforts: New staff was hired to assist with the marketing of the lead program. Status of files: 3 files were rolled over from May 2012. 7 new applications were taken. 2 files were denied/withdrawn/cancelled. Lead abatement has been completed on 8 homes of those 8 2 were vacant rentals 7 files were rolled over to July 2012.

Other Housing

S.M.A.R.T. Housing

S.M.A.R.T. Housing

Program Description: 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 and accessibility standards. The goal of the S.M.A.R.T. Housing program is to stimulate the production of new housing that is Safe, Mixed-Income, Accessible, Reasonably-Priced, Transit-Oriented, and meets Green Building and accessibility standards.

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated		
\$117,829	\$50,309	43%	\$10,406	\$0	\$0	\$57,114	52%		
Production					% Median Family Income				
Goal	YTD	%	Month	Type	0-30	31-50	51-60	61-80	80+
650	29	4%	0	Households	NA	NA	NA	NA	NA

**** MISSING HIGHLIGHT ****

Holly Good Neighbor

Holly Good Neighbor

Program Description: The Holly Good Neighbor program provides repairs and rehabilitation to owner-occupied homes closest to the Holly Power Plant. Austin Energy funds the program, administered by the Neighborhood Housing and Community Development Office (NHCD), and facilitated by the Austin Housing Finance Corporation (AHFC). Eligible home repairs include: exterior paint, roofing, electrical system work, plumbing, foundation work, HVAC system and solar panels. Eligible income is 100 percent or below of MFI, and \$10,000 of the \$30,000 per house allocated is provided as a grant.

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated		
\$2,248,929	\$109,406	5%	\$138,018	\$0	\$0	\$2,001,506	11%		
Production					% Median Family Income				
Goal	YTD	%	Month	Type	0-30	31-50	51-60	61-80	80+
20	2	10%	0	Households	NA	NA	NA	NA	NA

6/30/2012 Highlights: . Two (2) projects have been canceled and denied. one is pending client approval on specs. One (1) is pending existing permit issues. One (1) is pending title resolution. Ten (10) have been inspected and specification developed, but are pending clear title commitments, client agreements to estimates and closing so can begin work.

Community Development

Commercial Revitalization

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated
\$214,711	\$2,304	1%	\$35,396	\$0	\$0	\$177,012	18%

E. 11th&12th Acquisition & Development

Program Description: The Acquisition and Development portion of the East 11th and 12th Street Revitalization project continues to maintain and dispose of property acquired in previous years. Upon transfer of property for development, job creation or retention for low- to moderate-income individuals are required under the performance goals of the project.

Goal	Production				% Median Family Income				
	YTD	%	Month	Type	0-30	31-50	51-60	61-80	80+
--	0	NA	0		NA	NA	NA	NA	NA

6/30/2012 Highlights: For the 2011-12 fiscal year the goal is to complete current projects and conduct a market study of the area to evaluate what type of development the area can absorb and infrastructure needs in order to assist in future planning activities.

On March 1, the East 11th and 12th Street Development Strategy was presented before Council. The City along with the Urban Renewal Agency (URA) are continuing discussions regarding the strategy recommendations and the creation of an implementation workplan. The URA, in partnership with the City, is working on an action plan to continue the revitalization efforts in the area.

E. 11th & 12th St Public Facilities

Program Description: This project provides funding for the development of the City-owned African American Cultural and Heritage Facility. Completed facility will house a visitor's bureau, practice and office space for Pro Arts Collective, Inc and office space for the Capital City African American Chamber of Commerce.

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated
\$2,656,403	\$892,894	34%	\$5,877	\$0	\$0	\$1,757,633	34%

Goal	Production				% Median Family Income				
	YTD	%	Month	Type	0-30	31-50	51-60	61-80	80+
1	0	0%	0	People	NA	NA	NA	NA	NA

6/30/2012 Highlights: For the month of June no new public facilities were completed. The African American Cultural and Heritage Facility construction is underway. Installation of masonry, drywall finishing, elevator and interior framing of DH house were underway. Facility is scheduled for completion in summer 2012.

E. 11th & 12th Historic Preservation

Program Description: This project provides financial assistance to owners of eligible historic commercial or civic buildings for renovation activities to prevent and/or eliminate the "slum and blight" influences in the area.

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated
\$325,150	\$0	0%	\$3,570	\$0	\$0	\$321,580	1%

Goal	Production				% Median Family Income				
	YTD	%	Month	Type	0-30	31-50	51-60	61-80	80+
--	0	NA	0	Businesses	NA	NA	NA	NA	NA

6/30/2012 Highlights: Two projects underway are the historic renovation of the Dedrick-Hamilton house to be utilized as the African-American Cultural and Heritage Facility Visitor's Bureau and the Herman Schieffer house, (recently known as the Eastroom) that is owned by the Austin Revitalization Authority and planned for office space.

For the month of June the historic Dedrick-Hamilton house interior rehabilitation was underway. Project is scheduled for completion summer 2012. The Eastroom project is moving forward, project is currently going through the City of Austin's plan review process.

E. 11th & 12th Parking Facilities

Program Description: This project funds the development of community parking in order to support the economic growth of the Urban Renewal corridors.

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated
\$449,274	\$28,976	6%	\$26,420	\$0	\$0	\$393,878	12%

Production					% Median Family Income				
Goal	YTD	%	Month	Type	0-30	31-50	51-60	61-80	80+
1	0	0%	0	Projects	NA	NA	NA	NA	NA

6/30/2012 Highlights: On March 1, the East 11th and 12th Street Development Strategy was presented before Council. The City along with the Urban Renewal Agency (URA) are continuing discussions regarding the strategy recommendations and the creation of an implementation workplan. The URA, in partnership with the City, is working on an action plan to continue the revitalization efforts in the area.

Neighborhood Revitalization

Child Care Services

Program Description: This program, through contracts with the City of Austin's Health and Human Services Department (HHSD), increases the supply of quality child care by providing services to children from low-income families whose gross income is less than 80 percent of the MFI and who reside within the Austin city limits. The components of the program serve families in crisis, children of teen parents who are attending school, and families in work, school, or job training.

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated
\$754,185	\$425,086	56%	\$269,172	\$0	\$0	\$59,927	92%

Production					% Median Family Income				
Goal	YTD	%	Month	Type	0-30	31-50	51-60	61-80	80+
344	239	69%	31	Persons	219	17	3	0	0

6/30/2012 Highlights: The program is on target to meet the goal. Generations - 0 client May, goal met for the contract, AISD - 0 client for May, Lifeworks - 10 client for May, and Child Inc - 21 for May.

Fair Housing and Tenant Counseling

Program Description: The objectives of the Tenants' Rights Assistance program are: 1) facilitate mediation services between landlords and low-to moderate-income tenants to complete health and safety related repairs in rental units, which will help maintain reasonable habitability standards; 2) provide direct counseling and technical assistance to low-income renters regarding tenant/landlord issues; 3) provide public education and information through workshops and public forums on landlord/tenant relationships and educate renters on their rights as well as their responsibilities under the law; and 4) identify fair housing complaints that can be investigated and may assist in resolving, reducing or minimizing discriminatory housing practices.

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated
\$288,729	\$155,852	54%	\$132,877	\$0	\$0	\$0	100%

Production					% Median Family Income				
Goal	YTD	%	Month	Type	0-30	31-50	51-60	61-80	80+
549	517	94%	0	Persons	393	107	17	0	0

6/30/2012 Highlights: A total of 517 clients have been served through the program to-date.

Senior Services

Program Description: The Health and Human Services Department (HHSD), via a contract with Family Eldercare, provides services that help prevent and protect seniors from becoming victims of abuse, neglect, or exploitation. Persons must meet income, age, & residential eligibility requirements.

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated		
\$136,471	\$68,705	50%	\$65,516	\$0	\$0	\$2,250	98%		
Production					% Median Family Income				
Goal	YTD	%	Month	Type	0-30	31-50	51-60	61-80	80+
208	190	91%	14	Persons	180	10	0	0	0

6/30/2012 Highlights: The program is on target to meet the goal. For the month of May, 14 seniors were served.

Youth Support

Program Description: The Youth and Family Assessment Center (YFAC) provides access to holistic, wraparound services and support to youth who are designated at-risk and their families. The program has three components that provide differing levels of intervention and support: school-based intensive wraparound, community-based wraparound, and summer camps.

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated		
\$208,200	\$152,279	73%	\$51,421	\$0	\$0	\$4,500	98%		
Production					% Median Family Income				
Goal	YTD	%	Month	Type	0-30	31-50	51-60	61-80	80+
159	87	55%	0	Persons	65	21	1	0	0

6/30/2012 Highlights: A total of 87 clients have been served through the program to-date.

Small Business Development

Community Development Bank

Program Description: The Community Development Bank (CDB) provides funds to a Community Development Financial Institution (CDFI) to administer loan programs offering flexible capital and technical assistance to small and minority businesses that are expanding or relocating to low-income areas. The performance goal for this program is job creation or retention for low- to moderate-income individuals.

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated		
\$150,000	\$25,000	17%	\$125,000	\$0	\$0	\$0	100%		
Production					% Median Family Income				
Goal	YTD	%	Month	Type	0-30	31-50	51-60	61-80	80+
6	0	0%	0	Jobs	0	0	0	0	0

6/30/2012 Highlights: Agency is working on Job Creation positions with businesses this month.

Microenterprise Technical Assistance

Program Description: The Microenterprise Technical Assistance program provides operational funds for the administration of training and technical assistance for qualified microenterprises in the City of Austin. HUD defines a Microenterprise as either: 1) a business with five or fewer employees, one being the owner, or 2) an individual who is actively working towards developing a business that is expected to be a Microenterprise.

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated		
\$200,000	\$127,643	64%	\$72,357	\$0	\$0	\$0	100%		
Production					% Median Family Income				
Goal	YTD	%	Month	Type	0-30	31-50	51-60	61-80	80+
33	28	85%	0	Businesses	24	2	2	0	0

6/30/2012 Highlights: A total of 28 clients have been served through the program to-date.

Neighborhood Commercial Management

Program Description: The Neighborhood Commercial Management Program (NCMP) is a revolving loan pool, which provides gap financing to eligible borrowing businesses that have operated for two or more years. These small business loans, which provide gap financing, can be used for acquisition of land and improvements, various fixed costs, new construction, and leasehold improvements.

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated		
\$1,348,367	\$0	0%	\$0	\$160,000	\$0	\$1,188,367	12%		
Production					% Median Family Income				
Goal	YTD	%	Month	Type	0-30	31-50	51-60	61-80	80+
11	0	0%	0	Jobs	NA	NA	NA	NA	NA

6/30/2012 Highlights: Status of files - There is one loan in process. Zero Applications was taken this month. One file was rolled over to July 2012.

Community Preservation and Revitalization

Program Description: The Community, Preservation, and Revitalization Program (CP&R) Business Loan Program provides financial assistance in the form of small business loans to financially and geographically qualified small businesses within or willing to locate to the CP&R Zone. Primary Target Areas:
 1. Area of East Austin bounded by I-35 from Manor Road to Riverside Drive; 2. Riverside Drive from I-35 to SH 71; 3. SH 71 from Riverside Drive to US 183; 4. US 183 from SH71 to Manor Road; and 5. Manor Road from US 183 to I-35.

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated		
\$75,000	\$0	0%	\$0	\$0	\$0	\$75,000	0%		
Production					% Median Family Income				
Goal	YTD	%	Month	Type	0-30	31-50	51-60	61-80	80+
2	0	0%	0	Businesses	NA	NA	NA	NA	NA

6/30/2012 Highlights: There are zero loans in process. Zero applications were taken. Zero files were rolled over to July 2012.