

# Program Status Report

June 2012

## Housing Development

### Assisted Housing

#### Tenant-Based Rental Assistance

**Program Description:** The Tenant-Based Rental Assistance (TBRA) program provides rental housing subsidies and security deposits to eligible families who may otherwise be homeless. The City funds the TBRA program due to the lack of affordable rental housing identified in the housing market analysis.

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated		
\$886,528	\$499,192	56%	\$105,239	\$0	\$0	\$282,097	68%		
						Production			
Goal	YTD	%	Month	Type	% Median Family Income				
					0-30	31-50	51-60	61-80	80+
115	112	97%	4	Persons	112	0	0	0	0

**6/30/2012 Highlights:** Clients that received services in fiscal year 2010/2011 remained eligible for continued services this fiscal year as well, bringing the program's total served to-date to 112, which is 97% of the annual goal. Part of the 112 was 4 new clients for June.

### Rental Housing

#### Architectural Barrier Rental

**Program Description:** The Architectural Barrier Removal (ABR) Rental Program modifies or retrofits the living quarters of eligible, low-income elderly and severely disabled renters to make their housing more accessible. No more than \$15,000 per home per year can be provided to a single home through ABR Rental. Eligible income is 80 percent or below of MFI.

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated		
\$321,098	\$94,058	29%	\$13,000	\$0	\$0	\$214,040	33%		
						Production			
Goal	YTD	%	Month	Type	% Median Family Income				
					0-30	31-50	51-60	61-80	80+
25	12	48%	2	Households	8	3	0	1	0

**6/30/2012 Highlights:** As of June 30, 2012, eleven applications were carried-over from the previous month. For the month, one application was canceled, two projects completed, and received six new applications for a total of fourteen applications being processed.

#### Rental Housing Development Assistance

**Program Description:** The Rental Housing Development Assistance Program (RHDA) provides opportunities to create and retain affordable rental units for low- and moderate-income households and low-income persons with special needs. RHDA provides below-market-rate gap financing to for-profit and non-profit developers for the acquisition, new construction, or rehabilitation of affordable rental projects that would otherwise be economically infeasible. RHDA serves households at 50 percent or below of MFI with a target of serving households 30 percent or below of MFI. The General Obligation Bonds (GO Bonds) is one of RHDA's funding sources. The GO Bond funding and production is highlighted as a subset of this program.

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated		
\$10,796,014	\$2,441,785	23%	\$2,322,898	\$0	\$0	\$6,031,332	44%		
						Production			
Goal	YTD	%	Month	Type	% Median Family Income				
					0-30	31-50	51-60	61-80	80+
275	423	154%	18	Households	103	320	0	0	0

**6/30/2012 Highlights:** In June, Blackshear and Wildflower Terrace reported units.

**-- RHDA - GO Bonds (Subset of RHDA)**

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated		
\$5,196,525	\$864,476	17%	\$713,445	\$0	\$0	\$3,618,604	30%		
Production					% Median Family Income				
Goal	YTD	%	Month	Type	0-30	31-50	51-60	61-80	80+
--	411	NA	16	Households	92	319	0	0	0

6/30/2012 In June, Wildflower Terrace continued leasing units.  
 Highlights:

***First-Time Homebuyer Services***

**Acquisition and Development**

Program Description: The Acquisition and Development (A&D) program works with lenders and non-profit and for-profit developers to leverage City and federal funds for: 1) the acquisition and development of lots, 2) the acquisition and rehabilitation of structures, 3) the acquisition of new housing units, and 4) the construction of new housing all for sale to income-eligible homebuyers at 80 percent or below of MFI. AHFC provides financing (loans and grants) for affordable housing development. The General Obligation Bonds (GO Bonds) is one of A&D's funding sources. The GO Bond funding and production is highlighted as a subset of this program.

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated		
\$9,017,080	\$1,923,561	21%	\$2,329,129	\$0	\$0	\$4,764,389	47%		
Production					% Median Family Income				
Goal	YTD	%	Month	Type	0-30	31-50	51-60	61-80	80+
20	19	95%	6	Households	3	10	3	3	0

6/30/2012 In June, homes were sold in the Frontier at Montana subdivision. The homes were built by AHFC, using NSP funding,  
 Highlights: and by American Youthworks.

**-- A&D - GO Bonds (Subset of A&D)**

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated		
\$2,478,051	\$1,130,002	46%	\$1,051,182	\$0	\$0	\$296,867	88%		
Production					% Median Family Income				
Goal	YTD	%	Month	Type	0-30	31-50	51-60	61-80	80+
--	11	NA	4	Households	3	7	0	1	0

6/30/2012 In June, Habitat closed G. O. Bond-funded homes in the Sendero Hills subdivision.  
 Highlights:

***Owner-Occupied Services***

**Architectural Barrier Homeowner**

Program Description: The Architectural Barrier Removal Program (ABR) modifies or retrofits the living quarters of eligible, low-income elderly and severely disabled homeowners to make their housing more accessible. No more than \$15,000 per home per year can be provided through the ABR program and Emergency Home Repair (EHR) program combined due to federal regulations. Eligible income is 80 percent or below of MFI.

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated		
\$1,569,936	\$383,808	24%	\$372,082	\$0	\$0	\$814,046	48%		
Production					% Median Family Income				
Goal	YTD	%	Month	Type	0-30	31-50	51-60	61-80	80+
111	35	32%	6	Households	16	11	0	8	0

6/30/2012 As of June 30, 2012, twenty-eight applications were carried-over from the previous month. For the month, zero  
 Highlights: applications were canceled; six projects were completed, received seven new applications for a total of twenty-nine applications being processed.

## Emergency Home Repair

Program Description: The Emergency Home Repair (EHR) Program makes repairs to alleviate life-threatening living conditions, health and safety hazards, and major mechanical systems for low- and moderate-income homeowners. No more than \$5,000 per home per year can be provided through the ABR program and EHR program combined due to federal regulations. AHFC oversees the EHR program and currently contracts with Austin Area Urban League to administer the services. Income eligibility is 80 percent or below of MFI.

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated		
\$1,197,162	\$478,908	40%	\$521,092	\$0	\$0	\$197,162	84%		
Production					% Median Family Income				
Goal	YTD	%	Month	Type	0-30	31-50	51-60	61-80	80+
475	345	73%	53	Households	222	94	18	11	0

6/30/2012 Highlights: The Emergency Home Repair Program, including applicants being processed and in pipeline, is on target to meet goal.

## Homeowner Rehab

Program Description: The Homeowner Rehabilitation Loan Program (HRLP) assists income-eligible homeowners with substantial repairs such as foundation repair, roofing, plumbing, and electrical work. This program provides deferred interest loans of up to \$50,000 per home for rehabilitation and up to \$29,999 may be forgivable after ten years. This rehabilitation amount does not include funds that may be granted to assist with the appropriate treatment of lead-based paint. In cases where it is not economically feasible to rehabilitate a unit, the reconstruction of a replacement home is considered for financing. Deferred interest loans for housing reconstruction does not exceed \$110,000 per home. For reconstruction projects, the loan documents contain provisions which include a shared-equity formula and gives the City a "right of first refusal" at resale. Consequently, program clients are required to share 25 percent of any equity that they may gain at resale with the City of Austin and they are required to offer the home for sale to the City before any other buyers. Eligible income is 80 percent or below of MFI. All HRLP funded activities use the recapture method.

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated		
\$2,783,953	\$639,981	23%	\$163,054	\$0	\$0	\$1,980,918	29%		
Production					% Median Family Income				
Goal	YTD	%	Month	Type	0-30	31-50	51-60	61-80	80+
15	5	33%	5	Households	1	2	0	2	0

6/30/2012 Highlights: Two Marketing efforts: 1. On June 15th Client Services had a booth at the Rosewood-Zaragosa Neighborhood Center during the HOPE food distribution from 8:00 am - 10:30am at 2800 Webberville Road Austin, TX. HRLP brochures were given to interested parties. 2. June 20, 2012 Client Services had a booth at the 12th Annual Winter's Health Fair from 9:00 am - 2:00 pm at the John H. Winters Complex at 701 West 51st Street (51st and Lamar). HRLP Brochures were given to interested parties. Status of files: There were ten files rolled over from May 2012. One new application was taken this month. One file was denied/withdrawn/cancelled this month. There are two Reconstruction homes under construction. There is one Rehabilitation home completed pending payment of retainage. There are five Completed projects year-to-date. Ten files were rolled over to July 2012.

## GO Repair! Program

Program Description: The City of Austin has created the G.O. Repair! Program for implementation in fiscal year 2009-10, funded with General Obligation Bonds approved by voters in 2006. The G.O. Repair! Program assists low- and moderate-income homeowners (less than 80 percent of MFI) by using subrecipients to make eligible repairs that will eliminate health and safety hazards and/or provide improved accessibility. Subrecipients include: Austin Area Interreligious Ministries, Austin Habitat for Humanity, Austin Area Urban League, and Meals On Wheels and More. This program increases the capacity for non-profits to provide home repair services to the community.

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated		
\$1,877,511	\$1,240,889	66%	\$484,684	\$0	\$0	\$151,939	92%		
Production					% Median Family Income				
Goal	YTD	%	Month	Type	0-30	31-50	51-60	61-80	80+
75	107	143%	19	Households	NA	NA	NA	NA	NA

6/30/2012 Highlights: The GO Repair Program for Fiscal Year 2012 has surpassed goal.

# Community Development

## Neighborhood Revitalization

### CHDO Operations

Program Description: The CHDO Operating Expenses Grant program provides funding for operational support to Community Housing Development Organizations (CHDOs). Under the terms of the grant, CHDOs must also access CHDO set-aside HOME funds to produce affordable housing for the community.

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated		
\$233,498	\$38,885	17%	\$86,115	\$0	\$0	\$108,498	54%		
Production						% Median Family Income			
Goal	YTD	%	Month	Type	0-30	31-50	51-60	61-80	80+
7	6	86%	0	Organizations	NA	NA	NA	NA	NA

6/30/2012 Highlights: In June, all eligible CHDOs have executed agreements for this fiscal year, and reimbursements to CHDOs for eligible expenses is underway.

### Housing Smarts

Program Description: Housing Smarts, an AHFC housing counseling program, offers housing counseling to City of Austin residents at 80 percent or below of MFI. Class participants learn financial literacy skills, homebuyer education, and foreclosure prevention. The program offers individual housing counseling sessions as needed and upon request. The program uses the Neighborworks America's housing counseling curriculum. Frameworks provides housing counseling in Spanish and Cen-Tex BCL provides foreclosure prevention for the citizens of Austin.

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated		
\$99,233	\$64,728	65%	\$0	\$0	\$0	\$34,505	65%		
Production						% Median Family Income			
Goal	YTD	%	Month	Type	0-30	31-50	51-60	61-80	80+
240	168	70%	27	Persons	11	27	36	71	23

6/30/2012 Highlights: Housing Smarts ends the 3rd quarter on track to meet this year's annual goal. Classes that are available on TRAIN are filling quickly, with more employees and their spouses registered than ever before. Using TRAIN and increasing the number of locations continues to be one of the most effective ways to increase participation.

### Housing Smarts-Contracts

Program Description: Housing Smarts, an AHFC housing counseling program, offers housing counseling to City of Austin residents at 80 percent or below of MFI. Class participants learn financial literacy skills, homebuyer education, and foreclosure prevention. The program off

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated		
\$73,573	\$73,572	100%	\$0	\$0	\$0	\$1	100%		
Production						% Median Family Income			
Goal	YTD	%	Month	Type	0-30	31-50	51-60	61-80	80+
80	80	100%	0	Persons	17	28	19	12	4

6/30/2012 Highlights: Additional funds given to service more clients- The program has serviced 40 clients to-date.