



Community Needs Assessment

FY 2014-19 Consolidated Plan

FY 2014-15 Action Plan

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Senior Research Analyst, NHCD



Presentation to the
Commission on Seniors
Wednesday, April 9, 2014

**We want to
hear from
YOU**

All Sources of Revenue

Federal
(HUD)

Federal and
Local Funds

Local
(Housing Trust Fund, GO Bond,
Sustainability Fund)

Consolidated Plan
(5-Year)

Annual Action Plan

Programs

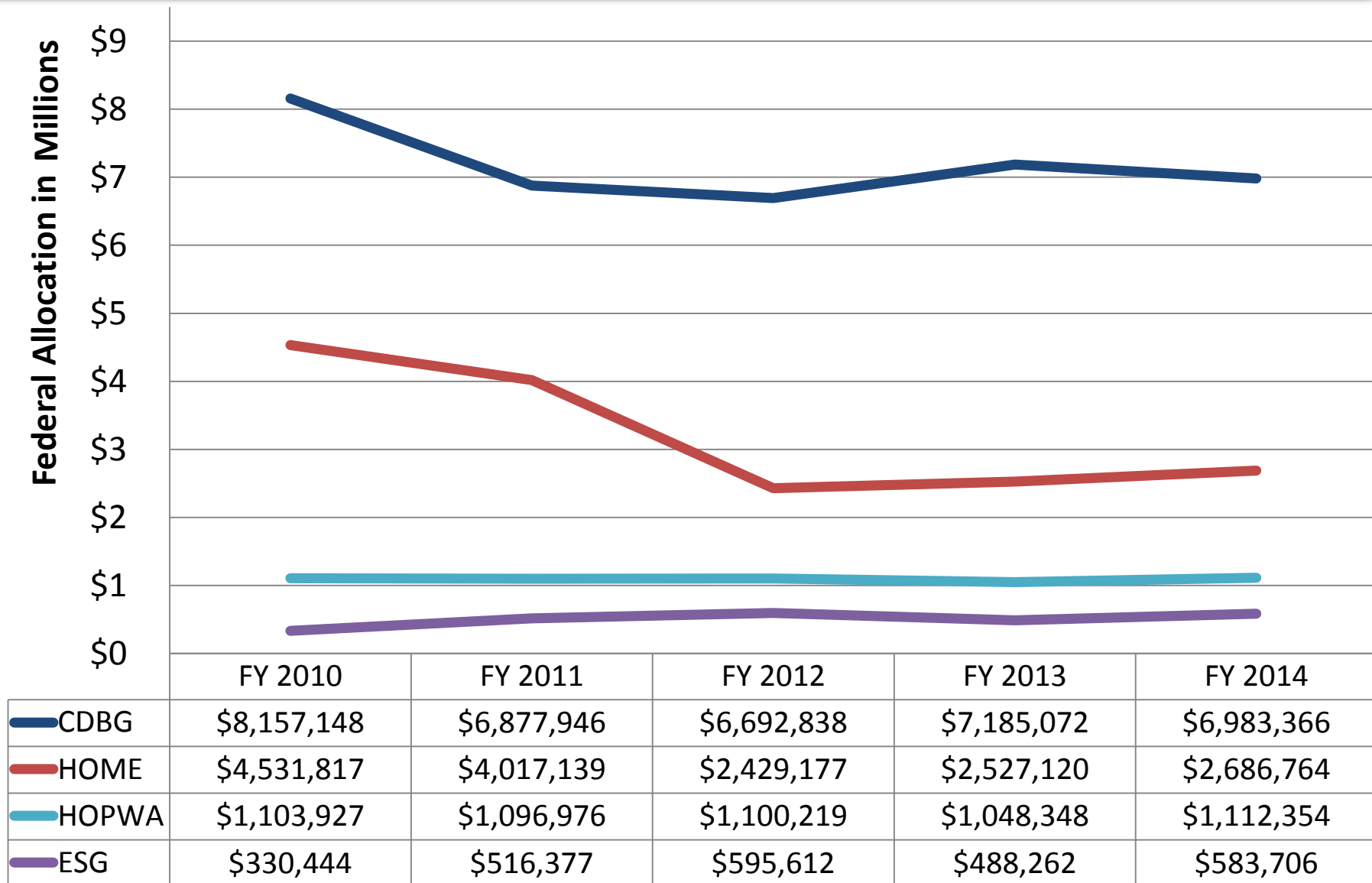
Policies

Mission: To provide housing, community development and small business development services to benefit eligible residents, so they can have access to livable neighborhoods and increase their opportunities for self-sufficiency.

Goals:

- Create mixed-income communities, not concentrating low-income households in a single area, or specific development
- Preserve existing affordable housing, and
- Dispersing affordable units throughout the city

Austin's Federal Allocations FY 2010-14



Source: HUD CPD Appropriations Budget http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/about/budget

FY13
Expenditure
%
Expenditure
HH
Assisted



Federal



Federal and Local



Local Only

Renter's Rights Assistance and Fair Housing

Commitment to Affirmatively Further Fair Housing

- FY 2013-14 Action Plan continues investment in Tenants Rights Assistance with the Austin Tenants Council (ATC)
- Allocated **\$288,729** in FY 2013-14
- Served **686** individuals (**125%** of goal) in FY 2012-13
- Assisted over **100** disabled persons in making requests for reasonable accommodation and modification
- Partnership with the City's Equal Employment and Fair Housing Office (co-location on E. 11th St)
- **Hosted Training on Tenant Selection in Permanent Supportive Housing**



Michael L.
Iraq War Veteran

FOR RENT

SCAN HERE FOR MORE INFO

HOUSING DISCRIMINATION. IT'S UNLAWFUL, UNFAIR AND UN-AMERICAN.

He fought overseas for his country and shouldn't have to fight housing discrimination at home. The federal Fair Housing Act prohibits housing discrimination because of disability, color, sex, religion, national origin, familial status or race. If you suspect housing discrimination, contact HUD or your local fair housing center.

Fair Housing Is Your Right. Use It.

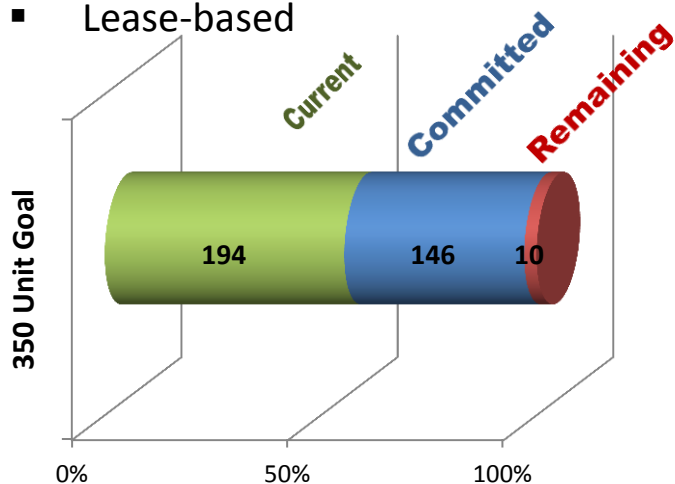
Visit www.hud.gov/fairhousing or call the HUD Hotline
1-800-669-9777 (English/Español) **1-800-927-9275** (TTY)

A public service message from the U.S. Department of Housing and Urban Development in partnership with the National Fair Housing Alliance. The federal Fair Housing Act prohibits discrimination because of race, color, religion, national origin, sex, familial status or disability. For more information, visit www.hud.gov/fairhousing.

Deeply Affordable Rents/Permanent Supportive Housing

- The 2009 Housing Market Study demonstrated gap of nearly 40,000 rental units for persons making less than \$20,000/year (0-30% MFI)
- In March 2010 Council approved a resolution that directed NHCD and HHSD to develop a strategy to create 350 units of permanent supportive housing for the chronically homeless, in 4 years. PSH is:
 - Permanently affordable \leq 30% of monthly income
 - Linked with supportive services
 - Lease-based



Service Provider	Housing Provider	Property Name	Current Units	Anticipated Units
Front Steps	HATC	Scattered Sites	17	1
Front Steps	Green Doors	Pecan Springs Commons I	8	0
Front Steps	Palms/Mulholland	Palms	13	0
Front Steps	Scattered	Scattered Sites	14	1
Caritas	Foundation Comm.	Spring Terrace	9	1
Caritas	Summit Housing	Arbor Terrace	7	3
Caritas	Green Doors	Arbor Terrace	35	5
Caritas	Green Doors	Marshall Apts.	7	13
VA	Green Doors	Pecan Springs Commons I	8	0
VA	Green Doors	Pecan Springs Commons II	16	1
VA	Green Doors	Pecan Springs Commons III	12	0
VA	Green Doors	Treaty Oaks	25	1
SafePlace	Green Doors	Glen Oaks Corner	5	1
LifeWorks	Lifeworks	Works @ Pleasant Valley	0	20
SafePlace	Captivity Inv. III	Retreat @ North Bluff	0	6
TBD	Foundation Comm.	Capital Studios	0	34
Foundation Comm.	HATC	Spring/Garden Terrace	12	10
ATCIC	TX Dept. of Health	Scattered	6	24
ATCIC	TX Dept. of Comm. Aging/Disability	Scattered	0	10
ATCIC	City of Austin/HACA	Scattered	0	15
Totals as of 2/11/14			194	146

Accessibility/Visitability Standards

- 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.



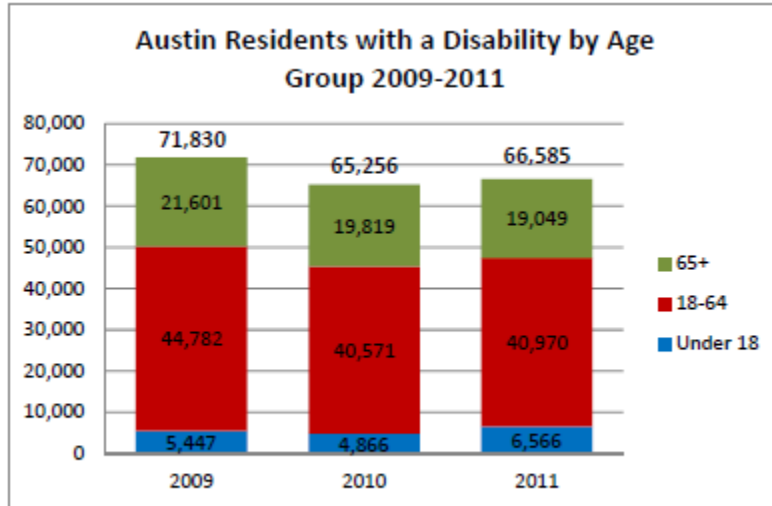
- S.M.A.R.T. Housing™ requires that 10% of MF units be accessible to individuals

Exceeds Section 504 Requirements

- FY 2012-13 S.M.A.R.T. Housing™ Production:
673 units (**526** SF and **147** MF)
- FY13-14 S.M.A.R.T. Housing™ Goal:
700 units

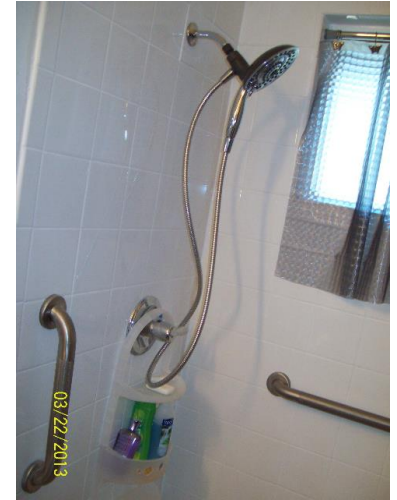


Architectural Barrier Removal (ABR) Program



Graph 5: Austin Residents with a Disability by Age Group, 2009-2011

Source: U.S. Census Bureau, American Community Survey 1-Year Estimates, 2009-2011



PROGRAM DESCRIPTION:

The Architectural Barrier Removal Program (ABR) modifies or retrofits the living quarters of elderly and/or severely disabled homeowners and renters to make their housing more accessible.

FY12-13 Goals:

Homeowners: 110 (\$1.4M in CDBG)

Renters: 20 (\$250,000 in GO Bonds)

26 Owner Occupied Households have been assisted YTD

Average Funding Amount: \$13,568.41

Average People in Household: 1.58

Average MFI: 39%

- **26** Owner Occupied Households have been assisted YTD
 - Average Funding Amount: \$13,568.41
 - Average People in Household: 1.58
 - Average MFI: 39%
- **12** Renter Occupied Households have been assisted YTD
 - Average Funding Amount: \$11,242.26
 - Average People in Household: 1.92
 - Average MFI: 25%
- Only 3 Renter and 9 Owner ABR Applications have been declined YTD



Please contact our office for more information:

Street-Jones Building
1000 E 11th Street, Suite 200
Austin, TX 78702

Phone: (512) 974-3100
<http://www.austintexas.gov/departments/housing>

ABR specialists are available
for home visits.



The City of Austin is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Funding is provided through the U.S. Department of Housing and Urban Development.

Architectural Barrier Removal



Contact us today
to learn more
about our
programs.

1000 East 11th Street, Suite 200
(512) 974-3100 (512) 974-3161 fax
<http://www.austintexas.gov/departments/housing>



City of Austin

Make Your Home More Accessible

The Architectural Barrier Removal (ABR) program modifies the homes of seniors and people with disabilities who have limited income and would like their homes to be more accessible.

All services are **FREE** for eligible persons.

80% of Austin Area Median Family Income		
# of People	Income less than	
1	\$42,500	
2	\$48,600	
3	\$54,650	
4	\$60,700	
5	\$65,600	

Your home should be functional, safe, accessible and should meet your needs.

To apply, you can:

- Set up a home visit
- Request an application be mailed to you
- Or download the application from our website:
www.austintexas.gov/housing

Program services include:

- wheel chair ramps
- handrails
- door widening
- buzzing or flashing devices (for vision/hearing impaired persons)
- accessible door handles or faucet handles
- shower grab bars
- shower wands
- elevated toilets
- accessible sinks
- accessible showers

You might be eligible if:

- You are age 62 or older OR severely disabled (as defined by federal regulations)
- Live inside the Austin city limits
- Your household income is 80% or less of Austin's median family income

For questions, call:
(512) 974-3100

or visit us on the web at:

<http://www.austintexas.gov/departments/housing>

**All services provided by qualified contractors.*



Architectural Barrier Removal (ABR) Program Data

Renter and Owner Denials/Cancellations

ABR provides accessibility modifications to homes of seniors and people with disabilities with limited incomes.

All services are free to eligible persons.

Maximum Amount of Improvements is \$15,000.

ABR Program services include:

- Wheel chair ramp
- Handrails
- Door widening
- Buzzing or flashing devices (for people with visual/hearing impairment)
- Accessible door and faucets handles
- Shower grab bars and shower wands
- Accessible showers, toilets and sinks

Eligibility:

- Age 62 or older **OR** have a "severe disability"
- Live inside the Austin City Limits
- Household earns no more than 80% of the Austin Median Family Income (MFI)

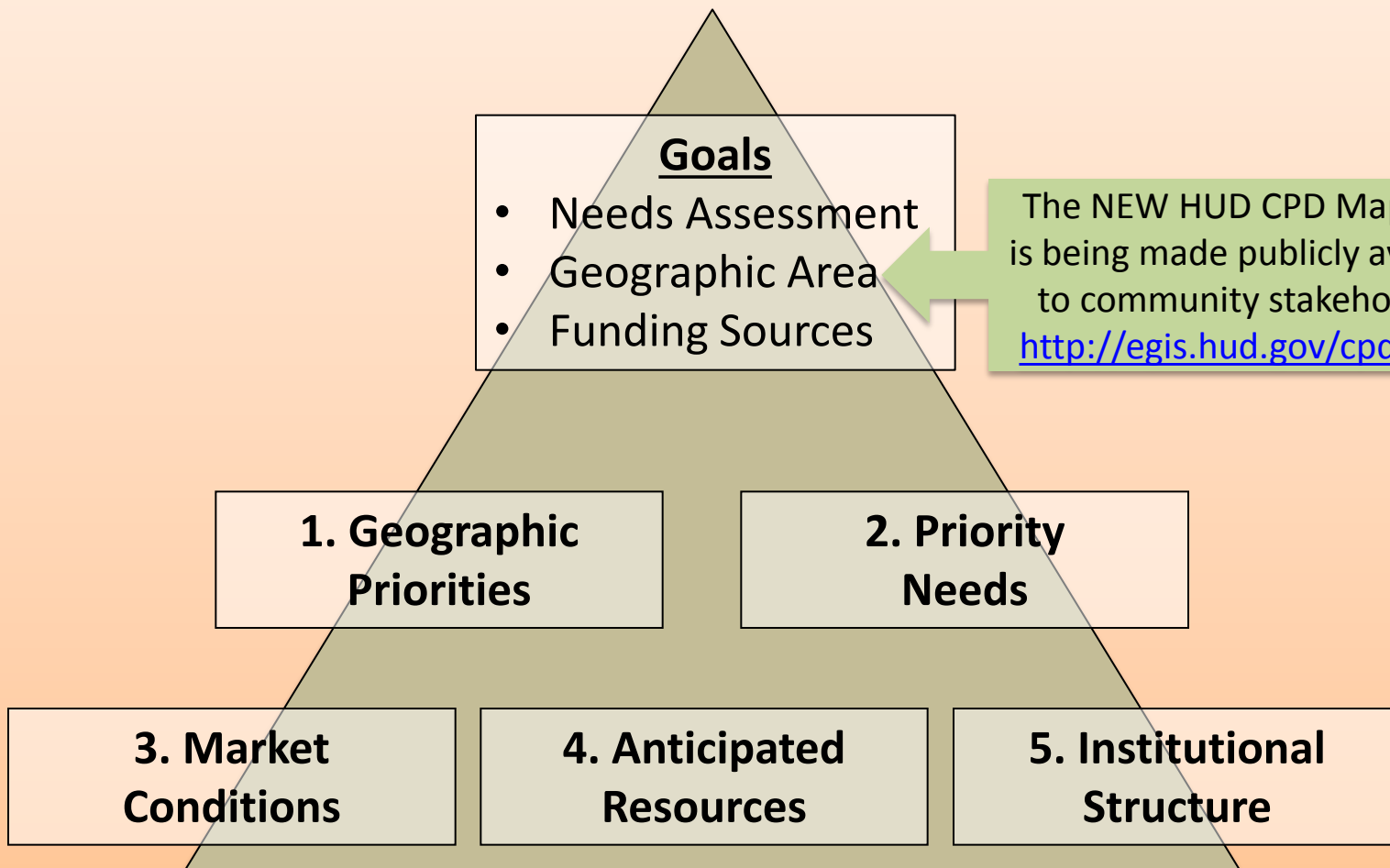
Persons in Household	80% Median Family Income ¹
1	\$41,000
2	\$46,850
3	\$52,700
4	\$58,550
5	\$63,250
6	\$67,950
7	\$72,650
8	\$77,300



¹ FY 2013 Area Median Family Income for Austin-Round Rock-San Marcos MSA provided by HUD

Fitting the Pieces Together

HUD's Planning Process

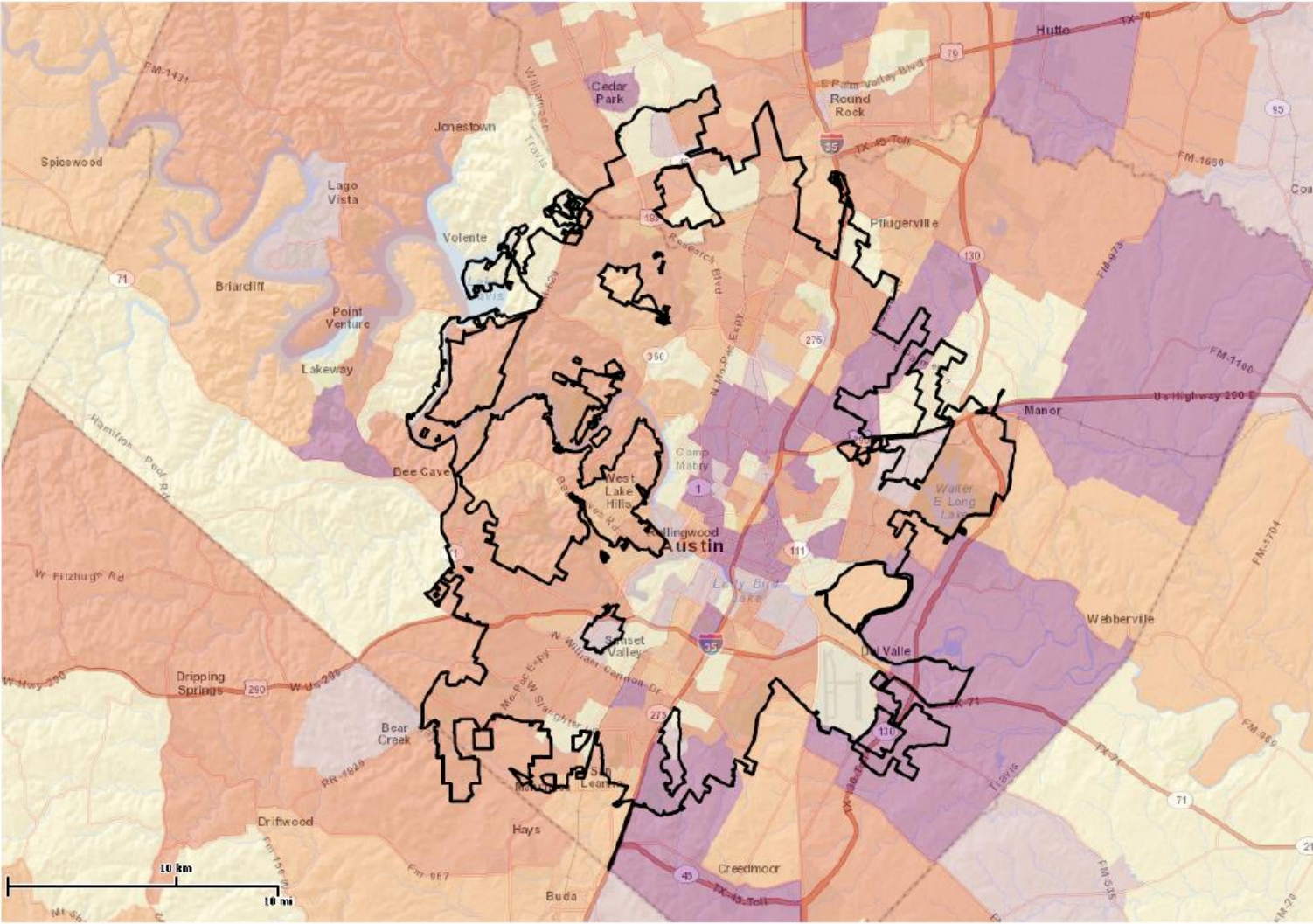
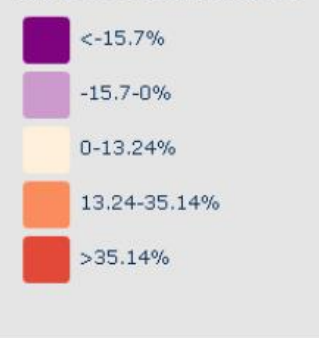


5 Year 2014-19 Consolidated Plan

CPD Maps

Consolidated Plan and Continuum of Care Planning Tool

Change in Population Age 65+



Data Collected Last Year

FY 2013-14 Action Plan Community Needs Assessment Data Summary

- Austin continues to see rapid population growth
- Demographic shifts indicate increases in Hispanic-Latinos, Asian and Other demographic groups, with decreases in Non-Hispanic White and African-American groups
- Austin is aging, particularly between ages 45 and 64
- Increase in younger residents, under age 18 with disabilities
- Median Family Income (MFI) decreased by roughly 3.5% to \$73,200 for the Metropolitan Statistical Area (MSA)

Data Collected Last Year

FY 2013-14 Action Plan Community Needs Assessment Data Summary

- Female headed households, with no husband present and children are the fastest growing household type living below the poverty line
- The Poverty Rate for persons under 18 years old has increased to 29.1%
- Austin is echoing a national shift toward a predominantly renter occupied housing market
- Austin's vacancy rate fell nearly 1% as fewer housing units were added
- Roughly 3,000 additional rental households and 2,750 homeowners making \$20,000-\$34,999 annually became cost burdened, faster than any other income range.

Source: *City of Austin FY 2013-14 Action Plan*

Appendix I Community Needs Assessment and Public Comments

What We Heard Last Year

FY 2013-14 Action Plan Public Comment Summary

- Austin has a growing need for deep affordability < 50% and < 30% MFI
- More affordable housing opportunities for persons with disabilities
- More collaborative planning is needed around Emergency Solutions Grant (ESG) funds to help those that are homeless
- Home repair is an increasing concern for households on fixed incomes
- More transitional housing opportunities for families
- Encourage more use of Permanent Supportive Housing (PSH) units for families with children
- Increase funding for rental repair assistance programs, as more low-income Austinites are renters

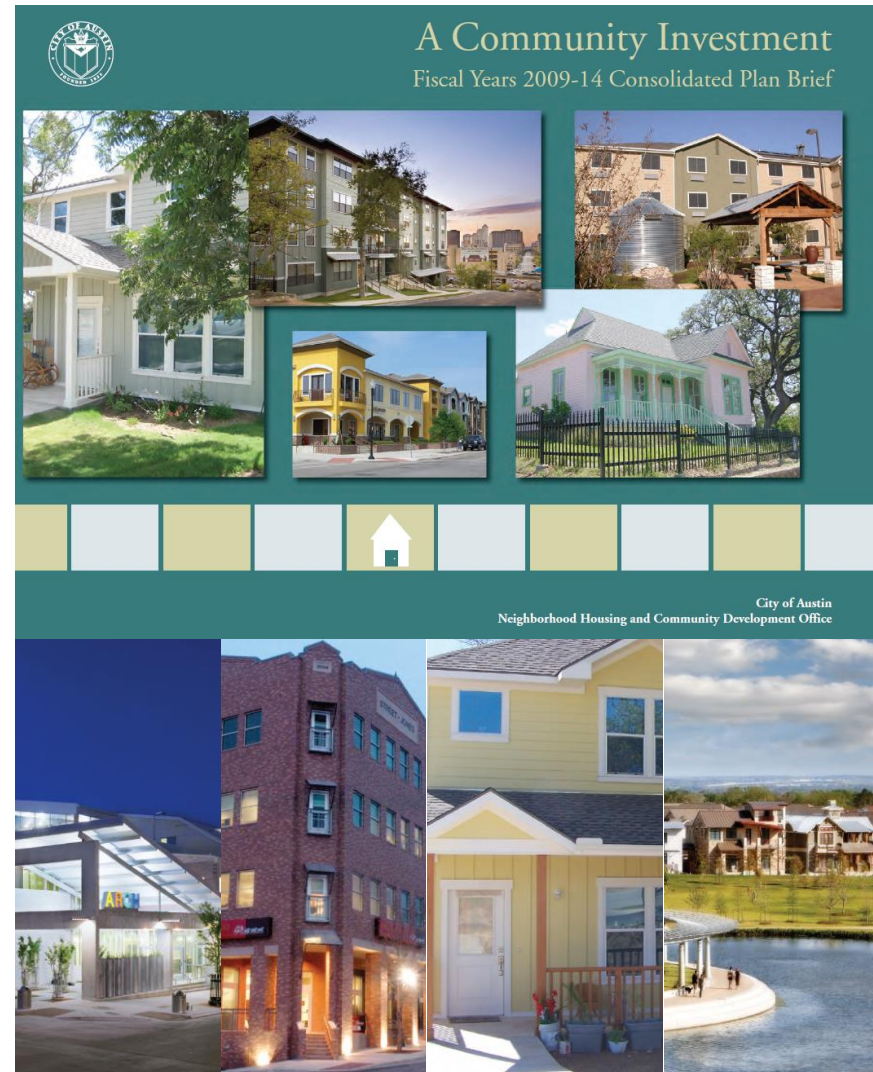
Source: City of Austin FY 2013-14 Action Plan

Appendix I Community Needs Assessment and Public Comments

2009-2014 Consolidated Plan

Key Policy Initiatives

- **Promote Core Values**
 - Long-Term Affordability
 - Geographic Dispersion
 - Deeper Levels of Affordability
- **Encourage Private Sector Development of Affordable Housing**
 - Developer Incentives
 - Public/Private Partnerships
- **Expand Alternative Revenue Sources**
 - G.O. Bonds (2006: \$55M; 2013: \$65M)
 - Housing Trust Fund
 - Shared Equity Model
- **Provide Leadership**
 - Leadership and Education
 - Housing Market Study
 - Comprehensive Plan (Imagine Austin)
 - Council Initiatives and Policies



Source: **City of Austin A Community Investment**
Fiscal Years 2009-14 Consolidated Plan Brief

ConPlan/Action Plan Community Input:

Public Hearings

Community Needs Assessment

6:00pm, Tues. March 25, 2014

HIV Planning Council

1520 Rutherford Ln., 1st Floor Auditorium

4:00pm, Thurs. March 27, 2014

City Council

301 W. 2nd St., Council Chambers

6:30pm, Mon. March 31, 2014

Community Development Commission

301 W. 2nd St., Council Chambers

12:00pm, Mon. April 14, 2014

Mayor's Committee for Persons w/ Disabilities

301 W. 2nd St., Boards & Commissions Room

Draft ConPlan/Action Plan

6:30pm, Thurs. June 10, 2014

Community Development Commission

Austin Energy Building; a.k.a. Town Lake Center

721 Barton Springs Rd.

4:00pm, Thurs. June 26, 2014

Austin City Council Meeting

Location TBD

ConPlan/Action Plan Community Input:

Additional Opportunities



Housing Choice Survey

www.austintexas.gov/housingsurvey

“Why did you choose to live where you live?”



E-mail:

Public Comments may be submitted to

NHCD@austintexas.gov



Mail:

Public Comments may be submitted via mail to

NHCD

ATTN: ConPlan

P. O. Box 1088

Austin, Texas 78767



Staff Presentations:

NHCD Staff are available to make presentations to outside organizations and groups



Questions and Comments



City of Austin

Neighborhood Housing and Community Development Office

Jonathan Tomko: 512.974.1057

For more info on the Love Your Block Austin! visit: www.austintexas.gov/department/love-your-block-austin

For more info on NHCD visit: www.austintexas.gov/housing

For more info about the ConPlan and Action Plan visit: www.austintexas.gov/five