



2013 Affordable Housing Bond Program Overview & Update

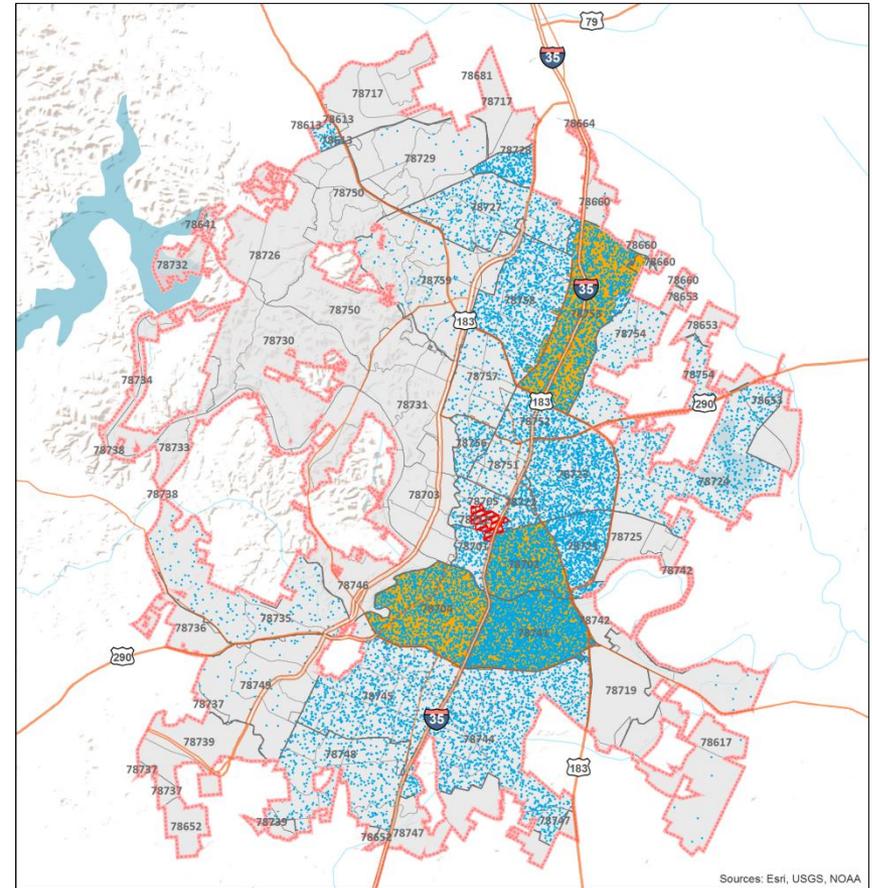
Bond Oversight Committee
January 28, 2015

Presentation by:
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Neighborhood Housing and Community Development

Importance of Affordable Housing Bond Program

Housing Market Data

- Overall, renter incomes have not kept up with increased rents. Median rent is **\$200** more per month than in 2000.
- Publicly subsidized rental units are concentrated in a handful of ZIP codes— (78741=18%, 78753=10%, 78702=9%, 78704=9%)



Subsidized Housing by ZIP Code

• 1 Dot = 1 Subsidized Rental

■ ZIP codes with the highest concentration of publicly subsidized housing

□ Austin City Boundary

▨ University of Texas

Importance of Affordable Housing Bond Program

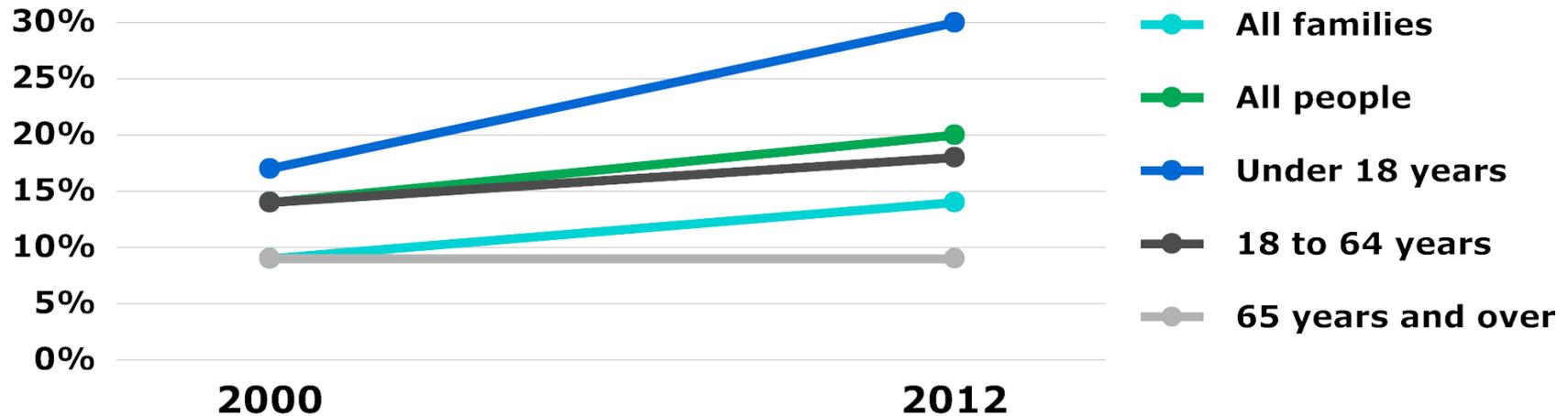
Increase in poverty

Rise in child poverty

2000

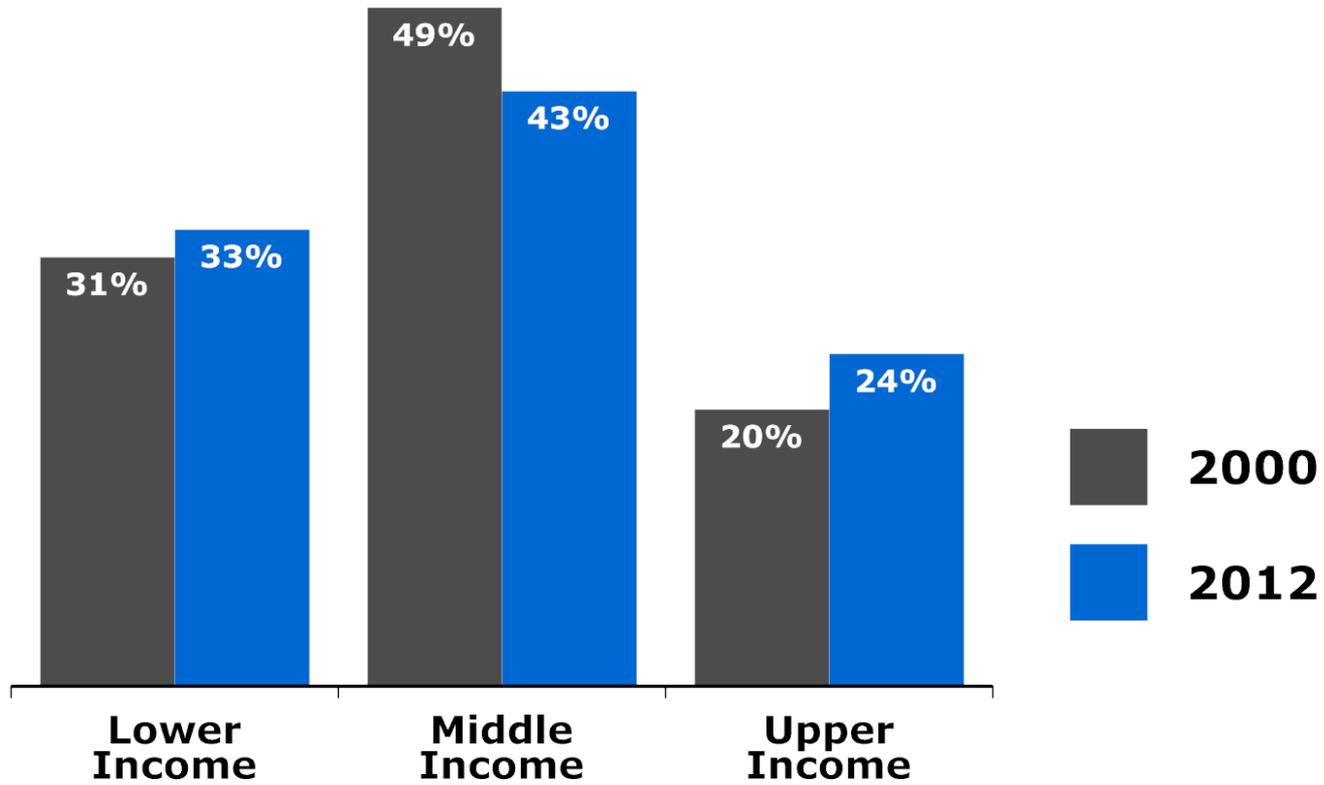
2012

17% → 30%



Importance of Affordable Housing Bond Program

Decline in middle income households



Affordable Rental Housing Needs

55% Renters

(183,000 households)



33% earn <\$25,000
(60,000 households)



10% of rental units are affordable
(19,000 units)



GAP of 48,000 units for households earning < \$25k

Affordable Ownership Housing Needs

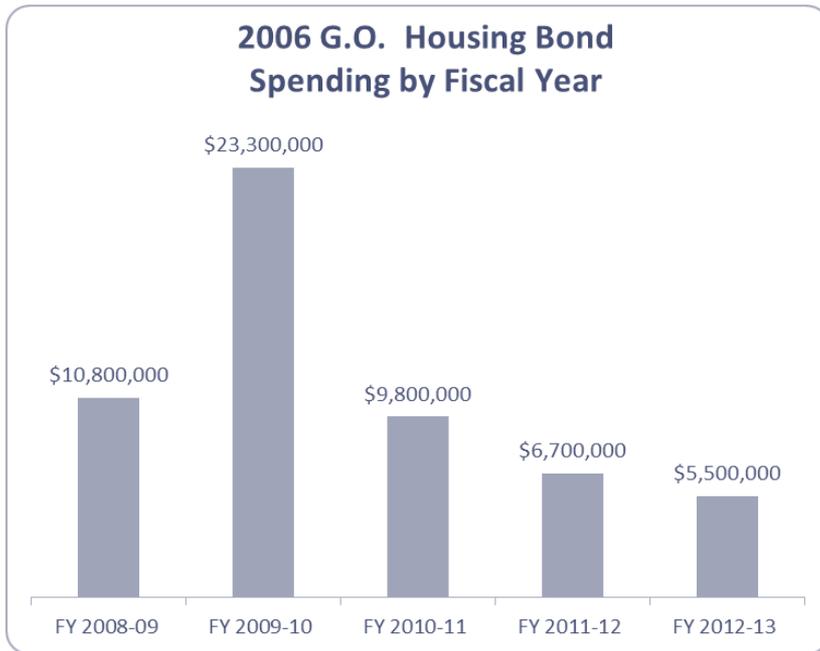
45% Owners

(148,000 households)



2006 Bond Proposition 5 Highlights

**2006 G.O. Housing Bond
Spending by Fiscal Year**



Rental	Amount	Units
Very Low Income Persons/Families	\$21.5	869
Workforce/ Family Housing	\$11.2	529
Persons with Mental Disabilities	\$3.3	61
Senior Housing	\$3.0	108
Children	\$1.9	42
Mobility Disability	\$0.8	70
<i>Subtotal: Rental</i>	<i>\$41.7</i>	<i>1,679</i>
Homeownership	Amount	Units
\$4.6M – Repairs; \$8.7M – Buyers	\$13.3	914
<i>Subtotal: Affordable Units</i>	<i>\$55.0</i>	<i>2,593</i>
TOTAL – All Units		3,417
Balance Remaining from \$55.0M	\$0.0	



2013 Affordable Housing Bond Overview

- ▶ November 5, 2013, Austin voters approved \$65M in bond funding for affordable housing Proposition.
- ▶ Three main investment areas:
 1. Rental Housing Development Assistance
 2. Home Ownership Programs
 3. Home Repair Programs
- ▶ 2013 Bond Program based on 6 year assumption (2013-2019)



Implementation Planning

- ▶ January 23, 2014, Council approved a Capital Budget Amendment to appropriate \$15M to begin implementation in FY13-14.
- ▶ Appropriation of \$10M/year from FY2015-FY2019
- ▶ Populations served through the Bond Program include:
 - ▶ Veterans
 - ▶ Seniors
 - ▶ Chronically Homeless
 - ▶ Families with Children
 - ▶ Persons with Disabilities



Prioritization Process for Projects

▶ FY2014-15 Priorities:

- ▶ \$2.25M in home repair (GO! Repair Program and ABR)
- ▶ \$11M in rental housing development (RHDA)
- ▶ \$1.75M in acquisition and development for ownership (A&D)

▶ City's Core Values:

- ▶ Deep Affordability
- ▶ Long-Term Affordability
- ▶ Geographic Dispersion



Wildflower Terrace
2006 GO Bond Affordable Housing - Mueller



FY15 Application Scoring Criteria

CORE VALUES

- ▶ Deep Affordability: Number and Degree of Affordable Units (i.e. 30% MFI)
- ▶ Long-term affordability: Length of Affordability Period
- ▶ Geographic Dispersion

PRIORITY INITIATIVES

- ▶ Permanent Supportive Housing
- ▶ Accessibility and housing for persons with disabilities
- ▶ Priority Location (i.e. proximity to transit; high opportunity areas)
- ▶ Preservation of Affordable Units

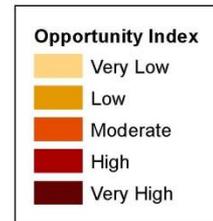
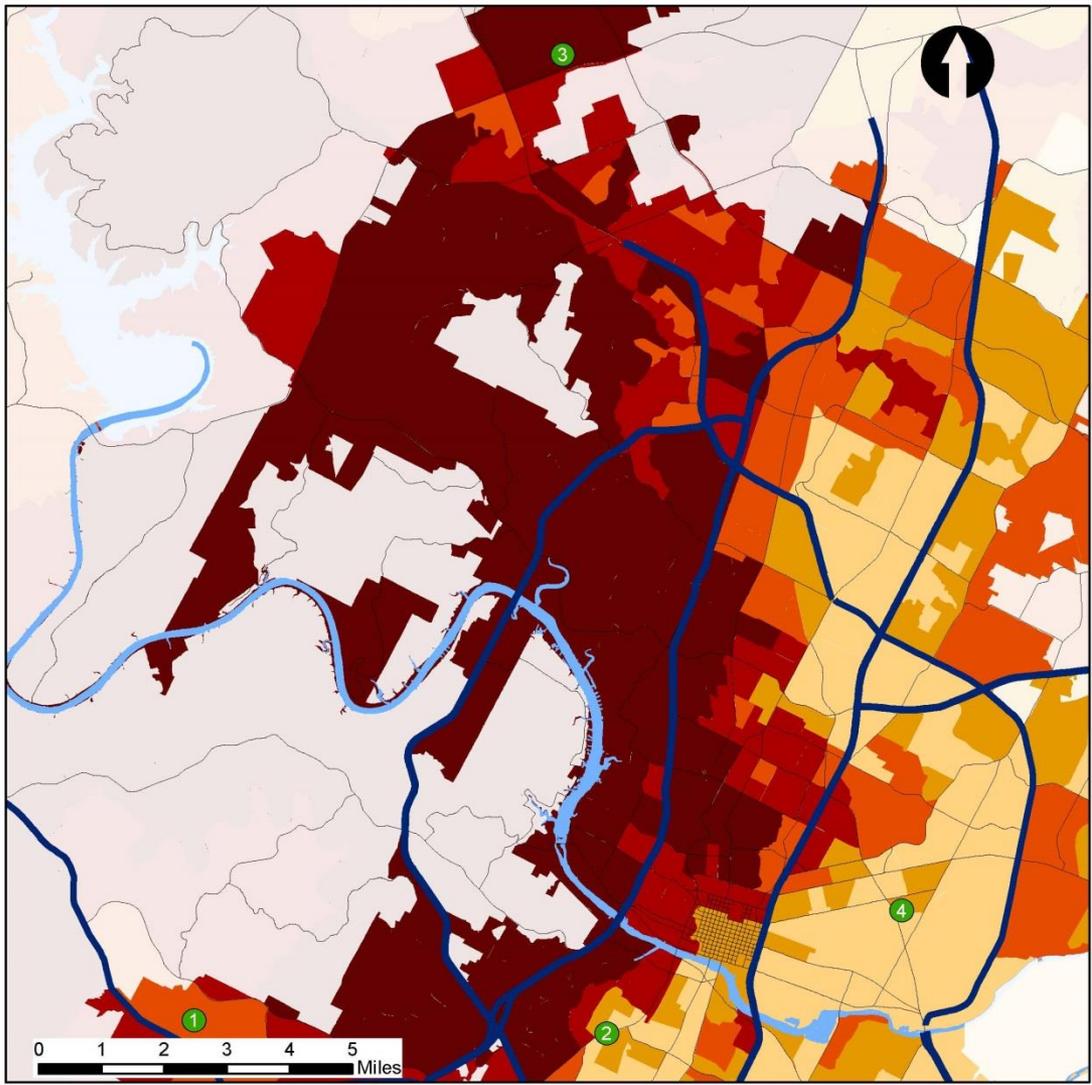
UNDERWRITING

- ▶ Developer Experience and Qualifications
- ▶ Sources & Uses of Funds
- ▶ Debt Coverage Ratio
- ▶ Leverage
- ▶ Rental Housing Development Assistance (RHDA) Cost Per Unit
- ▶ Project Readiness
- ▶ Property Management Experience
- ▶ Supportive Services



Committed Funds for Housing Development

2013 G.O. Bond Projects



	Project	Units	Dollars (M)
1	Live Oak Trails	58	\$1.75
2	Bluebonnet Studios SRO	107	\$3.0
3	Lakeline Station Apartments	128	\$2.975
4	Austin Travis County Integral Care Permanent Supportive Housing facility	50	\$3.0

This map has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Committed Funds for Housing Development



First Ever Housing-First Development for the Chronically Homeless: Austin Travis County Integral Care Permanent Supportive Housing facility

- Supports the City Council goal to create 400 Permanent Supportive Housing (PSH) units over the next four years to house people experiencing homelessness.
- Social services funding will be committed at a later date through a Health and Human Services Department social services contract.

Bond Funding: \$3 million; Estimated Budget: \$12,584,000



More information

www.austintexas.gov/housing

Austin Notes:

Subscribe online to receive housing-related information

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