



Austin Mayor's Committee for Persons with Disabilities

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Neighborhood Housing and Community Development (NHCD)

NHCD's 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.



Monday, April 14, 2014

NHCD Programs

NHCD funded the following programs to promote equal access to housing for people with disabilities

Homeless & Special Needs Assistance

- Emergency Solutions Grant (ESG) programs
- Housing Opportunities for Persons with AIDS (HOPWA) programs
- Child Care Services
- Senior Services
- Youth Services

Renter Assistance

- Tenant-Based Rental Assistance
- Architectural Barrier Removal – Rental
- Tenants' Rights Assistance

Homebuyer Assistance

- HousingSmarts Counseling and Financial Literacy Education
- Down Payment Assistance

Homeowner Assistance

- Architectural Barrier Removal – Owner
- Emergency Home Repair
- Homeowner Rehabilitation Loan Program
- GO Repair! Program
- Holly Good Neighbor
- LeadSmart

Housing Development Assistance

- Rental Housing Development Assistance
- Acquisition and Development
- Community Housing Developer Organization (CHDO) Operating Expenses Grants
- Developer Incentive-Based Programs

Neighborhood & Commercial Revitalization

- East 11th and 12th Streets Revitalization
- Colony Park Sustainable Community Initiative

Small Business Assistance

- Community Development Bank
- Microenterprise Technical Assistance

Financial Empowerment

- Individual Development Accounts
- HousingSmarts Counseling and Financial Literacy Education

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 **\$248,540** in FY 2012-13
- Served **528** individuals with Tenants' Rights Assistance (**125%** of goal) in FY 2012-13
- Allocated **\$288,729** in FY 2013-14
- 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**



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:

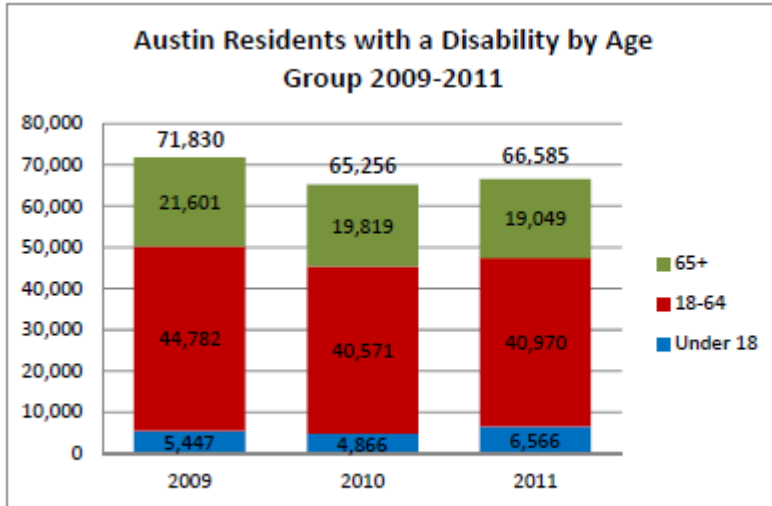
- Age 62 or older **OR** have a "severe disability"
- Live inside the Austin City Limits
- Household earns no more than 80% of the Austin Median Family Income (MFI)

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



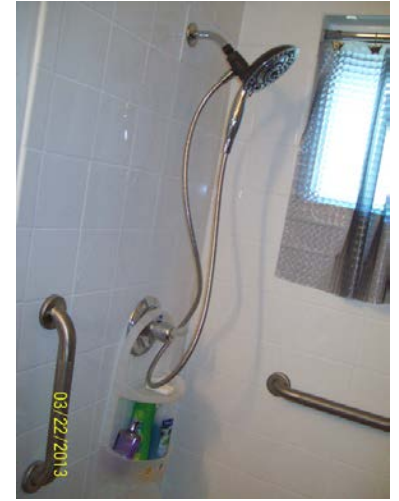
¹ FY 2013 Area Median Family Income for Austin-Round Rock-San Marcos MSA provided by HUD

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.

FY13-14 Goals:

Homeowners: 110 households

Renters: 20 households

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:

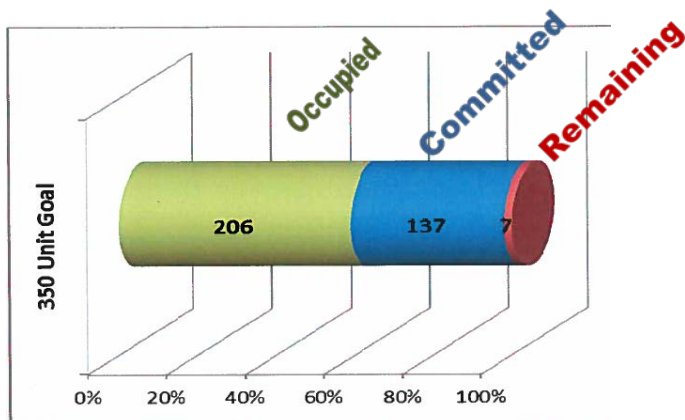
<http://www.austintexas.gov/departments/housing>

**All services provided by qualified contractors.*



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 directed NHCD and HHSD to develop a strategy to create 350 units of permanent supportive housing in 4 years. PSH is:
 - Permanently affordable $\leq 30\%$ of monthly income
 - Linked with supportive services
 - Lease-based



Service Provider	Housing Provider	Property Name	Occupied 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	11	0
Front Steps	Scattered	Scattered Sites	7	0
Caritas	Foundation Comm.	Spring Terrace	9	1
Caritas	Summit Housing	Arbor Terrace	10	0
Caritas	Green Doors	Arbor Terrace	37	3
Caritas	Green Doors	Marshall Apts.	7	13
VA	Green Doors	Pecan Springs Commons I	10	0
VA	Green Doors	Pecan Springs Commons II	17	0
VA	Green Doors	Pecan Springs Commons III	28	0
VA	Green Doors	Treaty Oaks	26	0
SafePlace	Green Doors	Glen Oaks Corner	6	0
LifeWorks	Lifeworks	Works @ Pleasant Valley	0	20
SafePlace	Captuity Inv. III	Retreat @ North Bluff	2	4
TBD	Foundation Comm.	Capital Studios	0	34
Foundation Comm.	HATC	Spring/Garden Terrace	6	16
ATCIC	TX Dept. of Health	Scattered	0	30
ATCIC	TX Dept. of Comm. Aging/Disability	Scattered	5	0
ATCIC	City of Austin/HACA	Scattered	0	15

Accessibility/Visitability Standards

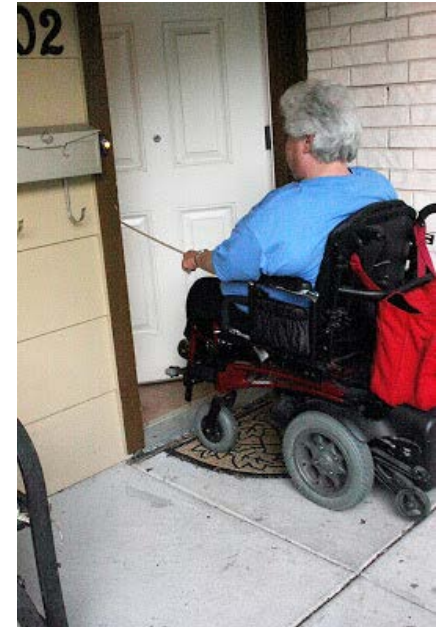
- S.M.A.R.T. Housing™ assists non-profit and for-profit builders to create housing that is safe, located in mixed-income neighborhoods, accessible, reasonably-priced, transit-oriented, and that meets Austin Energy's Green Building standards.



- S.M.A.R.T. Housing™ requires that:
 - All new single family, duplex and triplex units are visitable
 - At least 10 percent of the multi-family units are accessible
 - At least 25 percent of the multi-family units are adaptable

Exceeds Section 504 Requirements

- FY 2012-13 S.M.A.R.T. Housing™ Production:
673 units (**526** Single Family and **147** Multi-Family)
- FY 2013-14 S.M.A.R.T. Housing™ Goal: **700** units



QUESTIONS?



City of Austin

Neighborhood Housing and Community Development Office

512.974.3100

512.974.1057 (direct)

jonathan.tomko@austintexas.gov

www.austintexas.gov/housing