



Public Hearing Community Needs Assessment

Presentation for the Community Development Commission

April 14, 2015



Outline

- ▶ NHCD's Mission
- ▶ What is Household Affordability?
- ▶ Federal Funds + Requirements
- ▶ Financial Overview
- ▶ Market Conditions
- ▶ Action Plan
 - ▶ [Community Needs Assessment](#)
 - ▶ Timeline
 - ▶ Additional Opportunities for Community Input
- ▶ Questions



Neighborhood Housing + Community Development Office 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.



What is Household Affordability?



Affordable Housing:

Housing in which the occupant(s) is/are paying no more than 30 percent of his or her income for rent, mortgage payments and utilities, and no more than 45 percent of his or her income on housing and transportation costs combined.

*Definition from the U.S. Department of Housing and Urban Development (HUD)



Household Affordability (Priority Program #6):

Household affordability is about the costs of housing, utilities, taxes and transportation.

*Definition from Imagine Austin

Based on Median Family Income (MFI):

30% MFI: \$15,850 for 1-person household; \$22,600 for a 4-person household
50% MFI: \$26,400 for 1-person household; \$37,700 for a 4-person household
80% MFI: \$42,250 for 1-person household; \$60,300 for a 4-person household

* Per HUD effective May 2014 for the Austin-Round Rock-San Marcos Metropolitan Statistical Area (MSA)



Federal Funds + Requirements



- ▶ The City of Austin receives four formula block grants from the U.S. Department of Housing and Urban Development (HUD), to help address affordable housing, community and economic development needs.

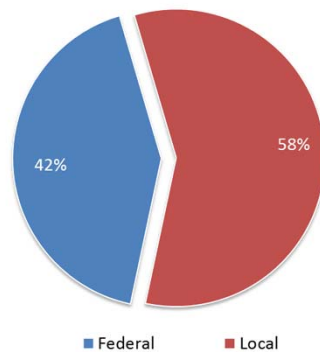


- ▶ Regulatory requirements include affirmatively furthering fair housing choice in Austin.
- ▶ As a participating jurisdiction, the City of Austin is required to submit a 5-year Consolidated Plan, Action Plans (1 per year), and End-of-Year Reports called the CAPER (1 per year).

Financial Overview



- ▶ Total Funds Expended in FY 2013-14: \$25.73 million
 - ▶ Composition: \$10.8 million Federal and \$14.69 million Local



Financial Overview



Federal Formula Funds

	FY 14-15	FY 15-16	Annual \$ Change	Annual % Change	5 Year \$ Change	5 Year % Change
CDBG	\$6,983,366	\$7,078,382	\$95,016	1%	(\$1,078,766)	-14%
HOME	\$2,686,764	\$2,433,108	(\$253,656)	-10%	(\$2,098,709)	-46%
HOPWA	\$1,112,390	\$1,117,794	\$5,404	1%	\$13,867	1%
ESG	\$583,706	\$622,474	\$38,768	8%	\$292,030	89%
TOTAL	\$11,366,226	\$11,251,758	(\$114,468)		(\$2,871,578)	

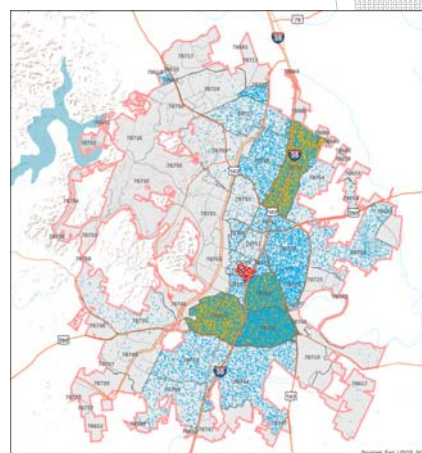
CDBG = Community Development Block Grant
 HOME = HOME Investment Partnerships
 HOPWA = Housing Opportunities for Persons with AIDS
 ESG = Emergency Solutions Grant

Housing Market Affordability



► 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
 Yellow ZIP codes with the highest concentration of public housing
 Austin City Boundary
 University of Texas

Source: City of Austin 2014
 Comprehensive Housing Market Study

Housing Market Affordability

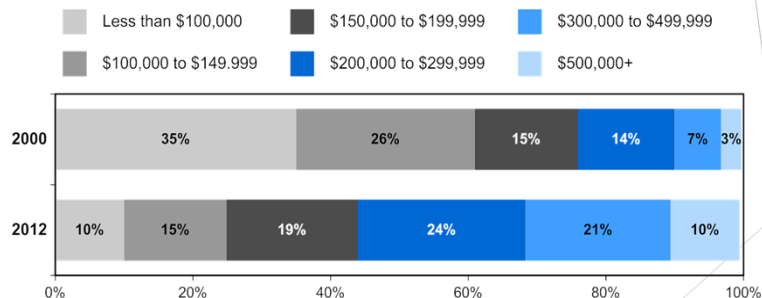


- The Shortage of affordable rentals has increased from 37,500 in 2008 to 40,900 units in 2012 (or 48,000 units using 2014 rents)
- Increase almost entirely driven by loss of rentals affordable for \$20,000 to \$25,000 income households (5,000 units)
- Accessible AND affordable housing close to transit is extremely difficult to find for persons with disabilities

Housing Market Affordability



Home values have risen considerably, with only 10% priced under \$100,000 (v. 35% in 2000)



Source: City of Austin 2014 Comprehensive Housing Market Study

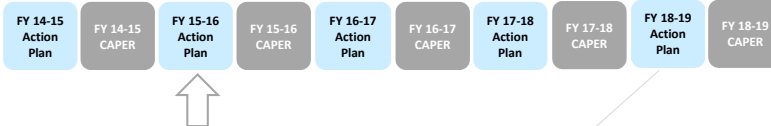
What is the Action Plan?

- ▶ The Consolidated Plan is carried out through Annual Action Plans, which outline the actions, activities, and resources that will be used to address the needs of low- to moderate-income families.
- ▶ The City of Austin expects to receive \$11.2 million from HUD for Fiscal Year 2015-16. The Action Plan serves as the City's application to access these resources.
- ▶ At the end of each Fiscal Year, the City prepares a Consolidated Annual Performance and Evaluation Report that describes actual performance, relative to expected.

ACTION PLAN
Completing the picture of Austin's needs

affordable jobs housing self-sufficiency
ACTION PLAN
development economic special needs serving

2014-2019 Five Year Consolidated Plan



Community Needs Assessment

- ▶ The purpose of the Community Needs Assessment is to share data and obtain feedback from the community, residents, and stakeholders about how refine investment priorities.
- ▶ **Key Question: Of the investment priorities identified in the Consolidated Plan (below), which are the top needs in your community, your neighborhood, your block?**
- ▶ Input will inform the DRAFT Action Plan.

Homeless & Special Needs Assistance <ul style="list-style-type: none"> Emergency Solutions Grant (ESG) programs Housing Opportunities for Persons with AIDS (HOPWA) programs Child Care Services Senior Services Youth Services 	Renter Assistance <ul style="list-style-type: none"> Tenant-Based Rental Assistance Architectural Barrier Removal - Rental Tenants' Rights Assistance 	Homebuyer Assistance <ul style="list-style-type: none"> Housing Grants Counseling and Financial Literacy Education Down Payment Assistance 	Homeowner Assistance <ul style="list-style-type: none"> Architectural Barrier Removal - Owner Emergency Home Repair Homeowner Rehabilitation Loan Program GO Repair Program Holy Good Neighbor LeadSmart 	Housing Development Assistance <ul style="list-style-type: none"> Rental Housing Development Assistance Acquisition and Development Community Housing Developer Organization (CHDO) Developing Employment Goals Developer Incentive-Based Programs 	Neighborhood & Commercial Revitalization <ul style="list-style-type: none"> East 11th and 12th Street Revitalization Cedron Park Sustainable Community Initiative 	Small Business Assistance <ul style="list-style-type: none"> Community Development Bank Microenterprise Technical Assistance 	Financial Empowerment <ul style="list-style-type: none"> Individual Development Accounts HousingSmart Counseling and Financial Literacy Education
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FY2015-16 Action Plan Timeline



Date	Action
Friday, March 20	Community Needs Assessment Period Begins
Monday, April 13	Mayor's Committee for People w/ Disabilities - Presentation and Input
Tuesday, April 14	CDC - Public Hearing @ Austin Energy, Town Lake Center (6:30pm)
Thursday, April 16	City Council - Public Hearing @ City Hall (1pm)
Tuesday, April 21	Asian American Quality of Life Advisory Commission - Presentation and Input
Wednesday, April 22	Hispanic / Latino Quality of Life Advisory Commission - Presentation and Input
Friday, April 24	Community Needs Assessment Period Ends
Wednesday, May 6	African American Resource Advisory Commission - Presentation and Input
Friday, May 22	Public Comment Period Begins (DRAFT Action Plan Published)
Monday, June 1	CDC - Public Hearing @ City Hall Boards and Comm. Room (7pm)
Thursday, June 11	City Council - Public Hearing @ City Hall (Time TBD)
Monday, June 22	Public Comment Period Ends
Tuesday, June 30	CDC - Meeting for Final Recommendations @ NHCD 400a (6:30pm)
Thursday, August 6	City Council - Final Action @ City Hall (Time TBD)
Saturday, August 15	Action Plan Due to U.S. Department of Housing and Urban Development

Additional Opportunities for Community Input



- **E-MAIL:** Public comments can be submitted to NHCD@austintexas.gov



- **MAIL:** Public comments can be submitted by mail to NHCD, ATTN Action Plan, P.O. Box 1088, Austin Texas 78767

- **ONLINE:** For more information, and to see where you can engage with staff about the Action Plan, visit www.austintexas.gov/housingplan

Questions



Neighborhood Housing and Community Development

Planning, Policy & Outreach

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