Neighborhood Housing and Community Development Department

Providing Opportunities, Changing Lives

Home Repair and Financial Empowerment Programs

Financial Empowerment:

- Down Payment Assistance
- HousingSmarts Home Buyer Education
- Individual Development Account (IDA) Program
- Community Land Trust (CLT) Program

Home Repair:

- Lead Healthy Homes Grant
- Architectural Barrier Removal (ABR)
- Home Repair Loan
- Private Lateral Pipeline Grant



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HousingSmarts Program

- FREE homebuyer education training
  - Teaches first-time home buyers and others how to manage and improve their credit and finances, obtain a mortgage, shop for a home, and protect their investment
  - A HousingSmarts graduation certificate satisfies many homebuyer education training requirements

- Eligibility
  - Live within Austin city limits
  - At or below 80% Median Family Income
  - All City employees are eligible



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Down Payment Assistance (DPA)

- Assistance with down payment, eligible closing costs and pre-paid expenses depending on financial need
- Standard DPA: $1,000 to $14,999
  - Deferred, 0% interest loan, 5 year term
- Shared Equity DPA: $15,000 to $40,000
  - Deferred, 0% interest loan
  - 10 year note, 30 year lien and shared equity



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Eligibility

- Single-family home, condo or town home in city of Austin
- At or below 80% Median Family Income
- First-time homeowner
  - Haven't owned a home in the last three years or have been displaced because of divorce or for another reason
- Have or will complete HousingSmarts
- Approved for a mortgage loan from a participating lender
- Sales price must not exceed FHA limits
  - $217,000 for existing and newly built homes



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Individual Development Account (IDA)

- Provides matched funds and classes to assist with:
  - Higher Education
  - Purchasing a home
  - Investing in a small business endeavor
- 4:1 Matched Funds - City will match $4 for every $1
  - Max Savings = $1000 and Max Match = $4000
  - Double for eligible households
- Required education focusing on specific goal



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Eligibility

- Income at or below 200% federal poverty guidelines OR
- Eligible to receive support under Federal Temporary Assistance for Needy Families (TANF) program OR
- Eligible for Earned Income Tax Credit (EITC)

AND

- Live within Austin city limits
- Have less than $10,000 net worth
- Have earned income
- Be able to spend the funds within two years



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Community Land Trust

- To make homeownership more affordable, CLTs allow homebuyers to purchase the house and rent the land from the city through a 99-year ground lease

- Eligibility
  - Graduation from HousingSmarts class
  - First-time Homebuyer
  - Are and have been employed for the past two years
  - At or below 80% Median Family Income
  - Minimum of $1,000 in savings



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Lead Healthy Homes Offers

- Houses built before 1978 may contain lead, which has been found to have especially negative effects on children

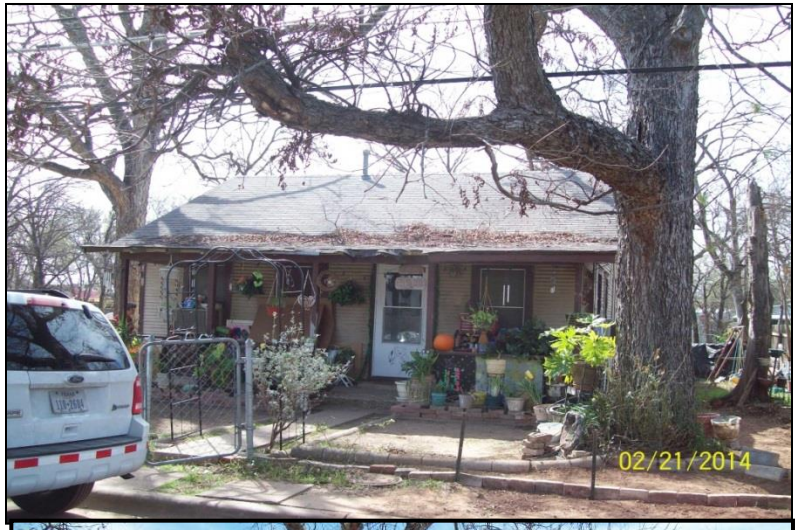
- Lead HH offers up to $30,000 in **FREE** services
  - Lead poisoning testing for children
  - Home inspections for lead
  - Lead removal
  - Risk Assessments
  - Lead Abatement
  - Relocation of occupants
  - Removal and storage of contents



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Before and After









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Architectural Barrier Removal (ABR)

- Up to $15,000 grant to modify or retrofit the homes of elderly and/or severely disabled homeowners and renters to increase self-sufficiency, mobility, and safety
  - Handrails
  - Door widening
  - Buzzing or flashing devices (for persons with impaired hearing or vision)
  - Accessible door handles or faucet handles
  - Shower grab bars
  - Shower wands
  - Elevated toilets
  - Accessible sinks and showers

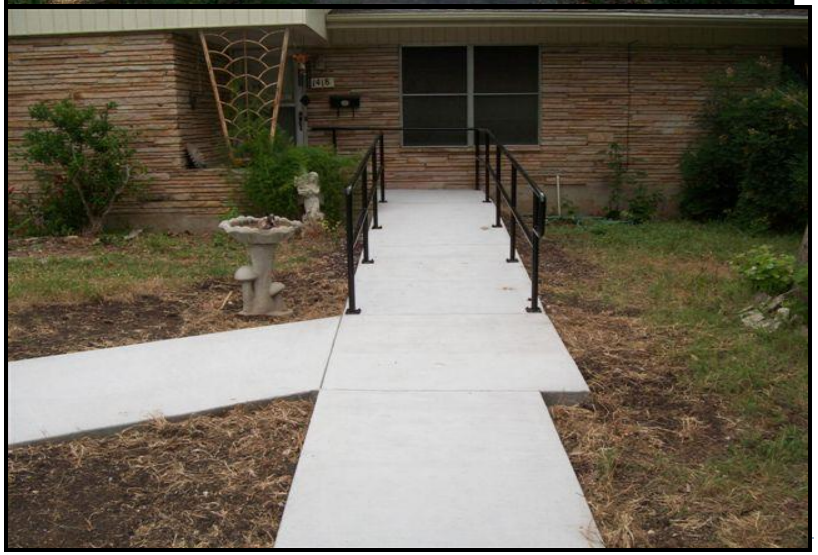


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ABR Before and After







HRLP Offers

- General repairs to bring homes up to building code standards and make them safe and sanitary
  - Foundation, roof, plumbing, HVAC system, electrical work and other major interior and exterior repairs

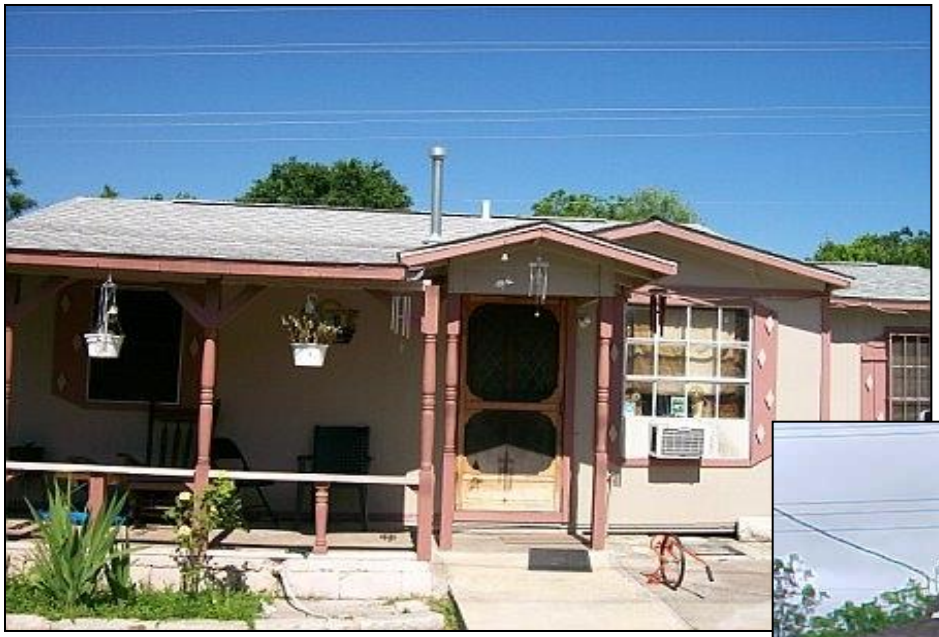
- HRLP Rehabilitation
  - 0% interest, 15 year deferred forgivable loan
  - Assistance $15,000-$75,000
- HRLP Reconstruction
  - 0% interest, deferred loan forgiven over 20 years
  - 25% shared equity, 30 year term



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HRLP Before and After

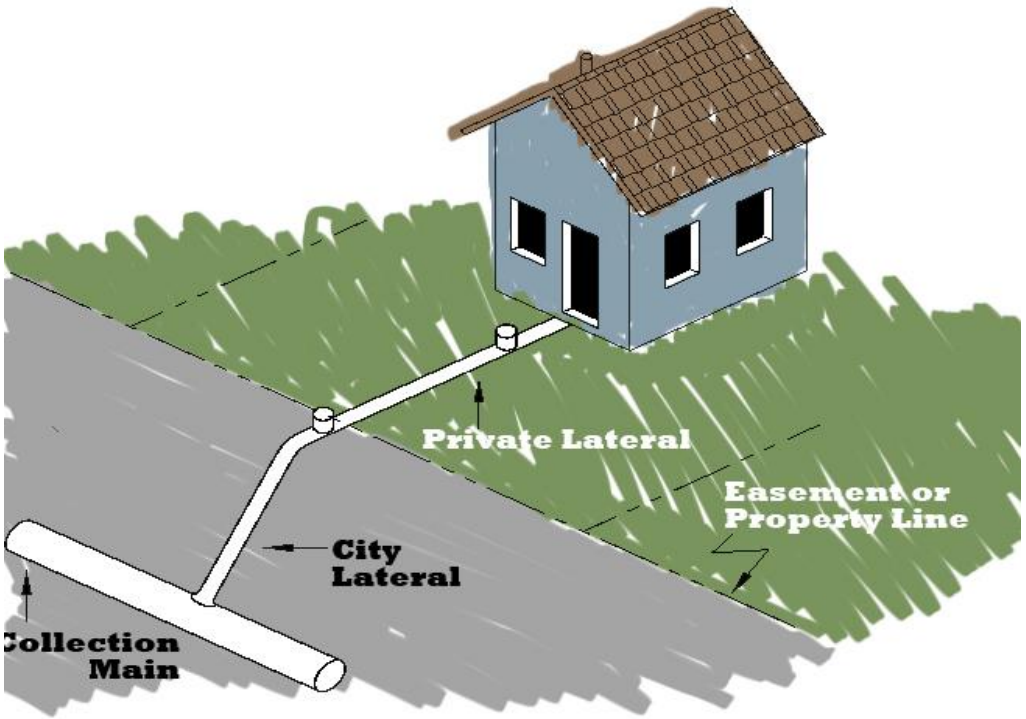




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Private Lateral Pipeline Grant (PLP)

- Reparation or replacement of Private Lateral pipelines
  - PLP is the portion of the wastewater service line located on property that connects building structure to the City wastewater main located in the street right-of-way or Utility easement.



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Eligibility Home Repair

- General Requirements:
  - 80% MFI & within full-purpose Austin city limits
- Program Specific Requirements:
  - Lead
    - Within Austin city limits OR Travis County
    - Have a child under age 6 living in or visiting home 6+ hours a week
  - ABR
    - Applicant or household member at least age 62 OR severely disabled
  - HRLP
    - Clear property title and ownership interest solely in applicants' names
    - Single-family detached home
  - PLAT
    - 100% MFI & violation notice from AWU about Private Lateral Pipeline



Austin Area Median Family Income (MFI) Federal Poverty Guidelines

Income	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
200% Federal Poverty	$23,540	$31,860	$40,180	$48,500	$56,820	$65,140	$73,460	$81,780
80% MFI	$43,050	$49,200	$55,350	$61,450	$66,400	$71,300	$76,200	$81,1500

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Developer Assistance Programs

Slides on this topic are forthcoming.



How to Apply for Programs

- Call: 512-974-3100 for information
- Visit: austintexas.gov/empower
- Mail an application to:

  NHCD

  PO Box 1088

  Austin, TX 78767

Neighborhood Housing and Community Development Office (NHCD)
Austin Finance Corporation (AHFC)

