

Recommendation for Board Action				
Austin Housing Finance Corporation	Item ID	75130	Agenda Number	8.
Meeting Date:	9/28/2017		Department:	Neighborhood and Community Development
Subject				
<p>Authorize the negotiation and execution of a one-year contract with the HOUSING AUTHORITY OF THE CITY OF AUSTIN to fund and administer the Tenant-Based Rental Assistance Program which provides housing subsidies to homeless families in an amount not to exceed \$527,000 with one 12-month extension option in amount not to exceed \$527,000 for a total contract amount not to exceed \$1,054,000.</p>				
Amount and Source of Funding				
<p>Funding is available in the Fiscal Year 2017-2018 Operating Budget of the Austin Housing Finance Corporation. Funding is contingent on the release of Fiscal Year 2017 federal funds from U.S. Department of Housing and Urban Development, Housing Investment Partnership Program and the Housing Fund. Funding for the 12-month extension option is contingent upon the availability of funding in the future budgets.</p>				
Fiscal Note				
A fiscal note is not required.				
Purchasing Language:				
Prior Council Action:	September 22, 2016 – Council approved a one-year service agreement to expire September 30, 2017.			
For More Information:	Rosie Truelove, Treasurer, Austin Housing Finance Corporation, 512-974-3064; or Fernando Hernandez-Garza, Neighborhood Development Program Manager, Neighborhood Housing and Community Development, 512-974-3114.			
Boards and Commission Action:				
MBE / WBE:				
Related Items:				
Additional Backup Information				
<p>If approved, funding will be provided for a one-year contract to the Housing Authority of the City of Austin (HACA) with one 12-month extension option subject to the approval of the Subrecipient and the AHFC Officer or their designee. Continuation of the Contract beyond the initial 12 months is specifically contingent upon the availability and allocation of funding by AHFC Board. In addition, annual performance measures will be negotiated as part of the extension option.</p> <p>The Tenant-Based Rental Assistance (TBRA) program provides rental housing subsidies and security deposits to eligible families who would otherwise be homeless. To be eligible for the program, households must be working towards self-sufficiency with a case manager and have a total household income at or below 50 percent of the Austin area Median Family Income (currently \$40,700 for a family of four). The City has contracted with HACA to provide TBRA services for more than 19 years. The contract term shall be from October 1, 2017, to September 30, 2018.</p>				

HACA verifies client and property eligibility, manages leasing terms, and makes rental subsidy payments directly to landlords each month. HACA also serves as a liaison between clients and landlords to ensure that landlords understand clients are only eligible for TBRA as long as the household meets regulatory and program requirements. This program will serve up to 75 households. Families can receive assistance through the TBRA program for up to 18 months with a possible six-month extension. Each household will pay no more than 30 percent of its monthly income towards rent. The TBRA program will pay the difference between what the household can afford and the actual rent amount. As a family's income increases, the amounts paid by the program decrease accordingly. All payments made by the TBRA program are paid directly to the landlord.