

AGENDA



Recommendation for Board Action

AUSTIN HOUSING FINANCE CORPORATION (AHFC)

AHFC Meeting: September 20, 2018

Item Number: **AHFC002**

Consent

Authorize negotiation and execution of 12-month contracts that include extension options with each of the following seven non-profit agencies: AMERICAN YOUTHWORKS, AUSTIN AREA URBAN LEAGUE, AUSTIN HABITAT FOR HUMANITY, INC., EASTER SEALS-CENTRAL TEXAS, INC., INTERFAITH ACTION OF CENTRAL TEXAS, MEALS ON WHEELS AND MORE, INC., and REBUILDING AUSTIN TOGETHER for repair of homes eligible through the General Obligation (G.O.) Repair! Program for a combined total amount not to exceed \$2,000,000.

| | |
|--|---|
| Lead Department | Neighborhood Housing and Community Development. |
| Fiscal Note | Funding is available in the Fiscal Year 2017-2018 Capital Budget of the Austin Housing Finance Corporation. A fiscal note is attached. |
| Prior Council Action | September 28, 2017 - Council approved a 12-month contract set to expire September 30, 2018. |
| 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. |
| Council Committee, Boards and Commission Action | September 13, 2017 - Austin Housing Finance Corporation Board appropriated \$2,000,000 in Affordable Housing General Obligation Bond funds for fiscal year 2018-2019 for the G.O. Repair! Program. |

Additional Backup Information:

If approved, the Austin Housing Finance Corporation (AHFC) will negotiate and execute contracts with American Youthworks, Austin Area Urban League, Austin Habitat For Humanity, Inc., Easter Seals-Central Texas, Inc., Interfaith Action Of Central Texas, Meals On Wheels and More, Inc., and Rebuilding Austin Together to provide home repair services through the General Obligation (G.O.) Repair! Program (Program). The contract period is expected to begin October 1, 2018, and end September 30, 2019. Each contract will include an option to extend the contract for 120 days through January 28, 2020, if necessary. The non-profit agencies expect to serve approximately 111 households for the contract period.

The G.O. Repair! Program began in 2010. Since 2014, the program has been funded by the issuance of \$65 million in affordable housing general obligation bonds approved by voters on November 5, 2013. \$8.5 million in G.O. Bond funds is available for the 2018-2019 fiscal year of which \$2 million is for the Program. The purpose of the Program is to address substandard housing conditions of low and moderate income homeowners residing within the corporate city limits of the City of Austin. The Program provides financial assistance to make repairs that will eliminate health and safety hazards and/or provide improved accessibility. The Program provides up to \$15,000 of assistance per home per fiscal year.

This Program is implemented through contracts with non-profit organizations that assist homeowners with electrical, plumbing, mechanical, exterior siding, window, door, drywall, roofing, and flooring repairs. Moreover, repairs that make the property as safe and healthy as possible for all potential occupants are eligible. There are twenty-nine primary housing hazards identified in the Healthy Home Rating System that homes should be assessed for and that can be addressed through the Program.

The Program will assist households with a total household income at or below 80% of the Area Median Family Income. Each homeowner receiving assistance through this program must occupy the home, and it must be the owner's homestead.

AHFC issued the \$2 million G.O. Repair! Notice of Funding Ability (NOFA) on July 30, 2018. A pre-submittal meeting was held on August 7, 2018, and applications were due on August 21, 2018. Seven non-profit agencies submitted applications for the NOFA and were evaluated. Seven non-profit agencies met the requirements to be accepted to the Program.

Award Methodology:

The funding will be distributed to projects on a first come, first served basis after the Program applicant and property have been determined to be eligible for the Program as described in the Program Guidelines.

This activity is consistent with the Fiscal Years 2014-2019 Consolidated Plan and the Fiscal Year

2018-2019 Action Plan as identified under the Homeowner Assistance Programs.