



Recommendation for Action

File #: 19-3489, **Agenda Item #:** 1.

11/14/2019

Posting Language

Authorize negotiation and execution of 13-month contracts that include one 12-month contract extension option 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 \$11,150,000.

Lead Department

Neighborhood Housing and Community Development.

Fiscal Note

A fiscal note is attached.

Prior Council Action:

September 20, 2018 - Council approved a 12-month contract set to expire September 30, 2019.

April 11, 2019 - Council approved negotiation and execution of contract amendments to increase the available funding by \$2,200,000 and to add an option to extend the 12-month contracts for 120 days.

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 10, 2019 - Austin Housing Finance Corporation Board appropriated \$6,000,000 in Affordable Housing General Obligation Bond funds, Capital Budget, for the fiscal year 2019-2020 to fund 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 Together Austin to provide home repair services through the General Obligation (G.O.) Bond Repair! Program (Program). The contract period is expected to begin November 15, 2019, and end December 31, 2020. The non-profit agencies expect to serve approximately 208 households for the contract period and another 250 with the contract extension from January 1, 2021, and end December 31, 2021.

The G.O. Bond 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. The program will be funded by the issuance of \$250 million in affordable housing general obligation bonds approved by voters on November 6, 2018. \$28 Million will be assigned to the G.O. Bond Repair! Program. For

fiscal year 2019-2020, \$6 million in G.O. Bond funds are available 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 \$20,000 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 \$5,150,000 million G.O. Repair! Notice of Funding Ability (NOFA) on October 2, 2019. A pre-submittal meeting was held on October 8, 2019, and applications were due on October 16, 2019. 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 2019-2024 Consolidated Plan and the Fiscal Year 2019-2020 Action Plan as identified under the Homeowner Assistance Programs.