



Recommendation for Action

File #: 21-3658, **Agenda Item #:** 3.

12/9/2021

Posting Language

Authorize negotiation and execution of an 11-month contract with the Housing Authority of the City of Austin to fund and administer the Tenant-Based Rental Assistance program, which provides housing opportunities through subsidies to families experiencing homelessness, in an amount not to exceed \$1,133,205.

Lead Department

Housing and Planning Department.

Fiscal Note

\$1,133,205 HOME Funds. Funding is available in the Fiscal Year 2021-2022 Operating Budget of the Austin Housing Finance Corporation. Funding is contingent on the release of Fiscal Year 2021-2022 federal funds from the U.S. Department of Housing and Urban Development, HOME Investment Partnerships Program.

Prior Council Action

September 19, 2019 - Council approved a one-year contract with the Housing Authority of the City of Austin (HACA) in the amount of \$626,954.

September 19, 2019 - Council approved a one-year contract with HACA in the amount of \$508,411.

December 10, 2020 - Council approved a 10-month contract with HACA in the amount of \$1,140,849.

For More Information

Rosie Truelove, Treasurer, Austin Housing Finance Corporation, 512-974-3064; Mandy DeMayo, Interim Deputy Director, Housing and Planning Department, 512-974-1091.

Additional Backup Information

If approved, the Austin Housing Finance Corporation (AHFC) would be authorized to execute an agreement with the Housing Authority of the City of Austin (HACA) to administer the Tenant-Based Rental Assistance (TBRA) program. The 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 toward 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 \$49,450 for a family of four). 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 toward 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. The contract term will be from November 1, 2021 through September 30, 2022.

HACA has more than 22 years of experience with providing TBRA services. 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 100 households.

In 2019, AHFC executed two separate agreements with HACA to administer the TBRA program. One program

relied on referrals from the Salvation Army and the other from the Ending Community Homelessness Coalition (ECHO) Coordinated Entry (CE) assessment referral system. In 2020, it was determined that these contracts should be combined into one, with referrals coming from ECHO's CE system, with continued partnerships with organizations such as the Salvation Army and Caritas, among others.