



# Travis County Affordable Housing

Joint Subcommittee  
February 17, 2023

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**Partners:**

Travis County Corporations

Travis County PBO, Economic Development & Strategic Planning



# Agenda

County Departments & Housing

Travis County Housing Finance  
Corporation Affordable Housing Pipeline

Economic Development Tools/ PIDs

\$110M Supportive Housing Resolution

# County Departments and Housing Activity



# TCHFC Participation in Housing

Affordable Rental Housing  
30% to 80% AMI

- ✓ 4% Housing Tax Credits
- ✓ 9% Housing Tax Credits
- ✓ Private Activity Bonds
- ✓ Acquisition Loans
- ✓ Property Tax Exemption
- ✓ Sales Tax Exemption

Missing Middle Housing  
80% to 120% AMI

- ✓ Private Activity Bonds
- ✓ Conventional Financing
- ✓ Property Tax Exemption
- ✓ Sales Tax Exemption

Homeownership  
Up to 140% AMI

- ✓ Hill Country Home DPA Program

# Economic & Strategic Planning Participation in Housing

**Affordable Rental Housing**  
30% to 80% AMI

- ✓ Public Improvement Districts
- ✓ Redevelopment of Underutilized Properties
- ✓ Partnership with TCHFC to achieve affordability

**Missing Middle Housing**  
80% to 120% AMI

- ✓ Public Improvement Districts
- ✓ Redevelopment of Underutilized Properties

**Homeownership**  
Up to 140% AMI

- ✓ Public Improvement Districts

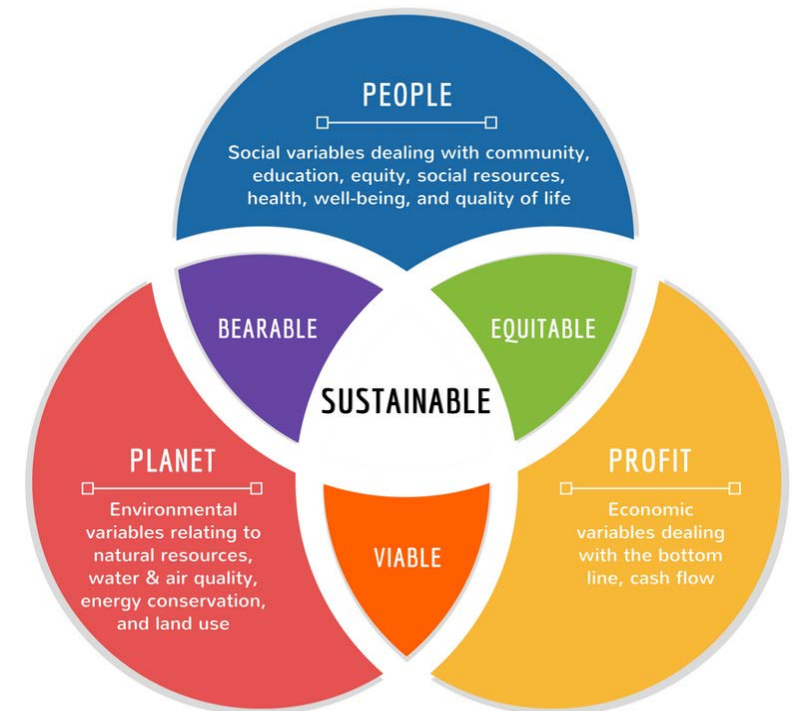
# Travis County Housing Finance Corporation Rental Housing Pipeline

All Totals			Area Median Income (AMI)										
Status	Total Units	Affordable Units	30%	40%	50%	60%	70%	80%	90%	100%	120%	140%	Unrestricted Units /Other
Operating Portfolio	4168	3997	27	62	206	2602	0	520	41	178	337	24	171
Under Construction	3733	3638	128	72	383	2050	209	227	77	140	352	0	95
Induced or Approved	4010	3949	116	86	311	2225	131	217	0	294	569	0	31
<b>TOTAL</b>	<b>11911</b>	<b>11584</b>	<b>271</b>	<b>220</b>	<b>900</b>	<b>6877</b>	<b>340</b>	<b>964</b>	<b>118</b>	<b>612</b>	<b>1258</b>	<b>24</b>	<b>327</b>

# ECONOMIC DEVELOPMENT TOOLS

Housing stability is a critical pillar of a successful economy. Most tools available to the County to support affordable housing development, outside of the Corporations' authority, are Economic Development Tools.

- Public Improvement Districts
- Redevelopment of underutilized County-owned property (list to be updated in next 2-3 years)
- Economic Development Incentive agreements



# PUBLIC IMPROVEMENT DISTRICTS (PIDS)

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Local Government Code Chapter 372 allows counties to create Public Improvement Districts (PIDs) to help spur economic development by providing a means to improve infrastructure and promote economic growth.

PIDs provide for the financing of the costs of public improvements or services that benefit a definable part of the County with the costs borne by those landowners within the PID boundaries who receive special benefits from the public improvements or services.

5 PIDS

~ 5,400 single family homes  
~ 6,300 multifamily units