Travis County Affordable Housing

Joint Subcommittee February 17, 2023

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

Health and Human Services: Workforce Development Social Service Investment Public Health Anti-Poverty Strategy Housing Justice Planning: CDBG Justice Involved Population Re-entry Housing, Workforce Development & Services Jail Planning **Travis County**

> Commissioners Court: Policy & Decision Makers

Economic Development & Strategic Investments:
Public Improvement Districts
Economic Development
Facilities Planning
County Owned Land

Travis County
Corporations:
Affordable Housing
LIHTC
Private Activity Bonds
General Contractor/General
Partner

Transportation & Natural Resources:
Infrastructure
Transportation/Transit
Hazard Mitigation
Flood Plain
Development/Permits
Septic

Emergency Services: Disaster Response, Recovery & Resilency Hazard Mitigation

TCHFC Participation in Housing

Affordable Rental Housing 30% to 80% AMI

Missing Middle Housing 80% to 120% AMI

Homeownership Up to 140% AMI







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

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

✓ Hill Country Home DPA Program

Economic & Strategic Planning Participation in Housing

Affordable Rental Housing 30% to 80% AMI

Missing Middle Housing 80% to 120% AMI

Homeownership Up to 140% AMI







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

- ✓ Public Improvement Districts
- ✓ Redevelopment of Underutilized Properties

✓ Public Improvement Districts

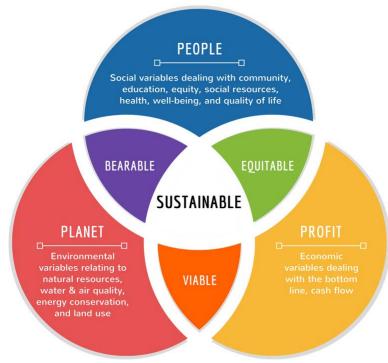
Travis County Housing Finance Corporation Rental Housing Pipeline

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
TOTAL	11911	11584	271	220	900	6877	340	964	118	612	1258	24	327

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)

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.

