



**HOUSING &  
PLANNING**

# Mayor's Committee on People with Disabilities

December 8, 2023



## Content Overview

- Department Overview
- Austin Strategic Housing Blueprint
- Austin Housing Finance Corporation
- Affordable Housing Production
- Resources for Home Owners
- Resources for Renters



# Department Overview



## Mission

The Housing Department partners with the community to shape a more equitable Austin and to prevent the displacement of people and services through the investment of affordable housing resources.

- FY 2024 – 84 FTE's
- Current vacancy rate (based on 78 FY 2023 FTE's) – 10%



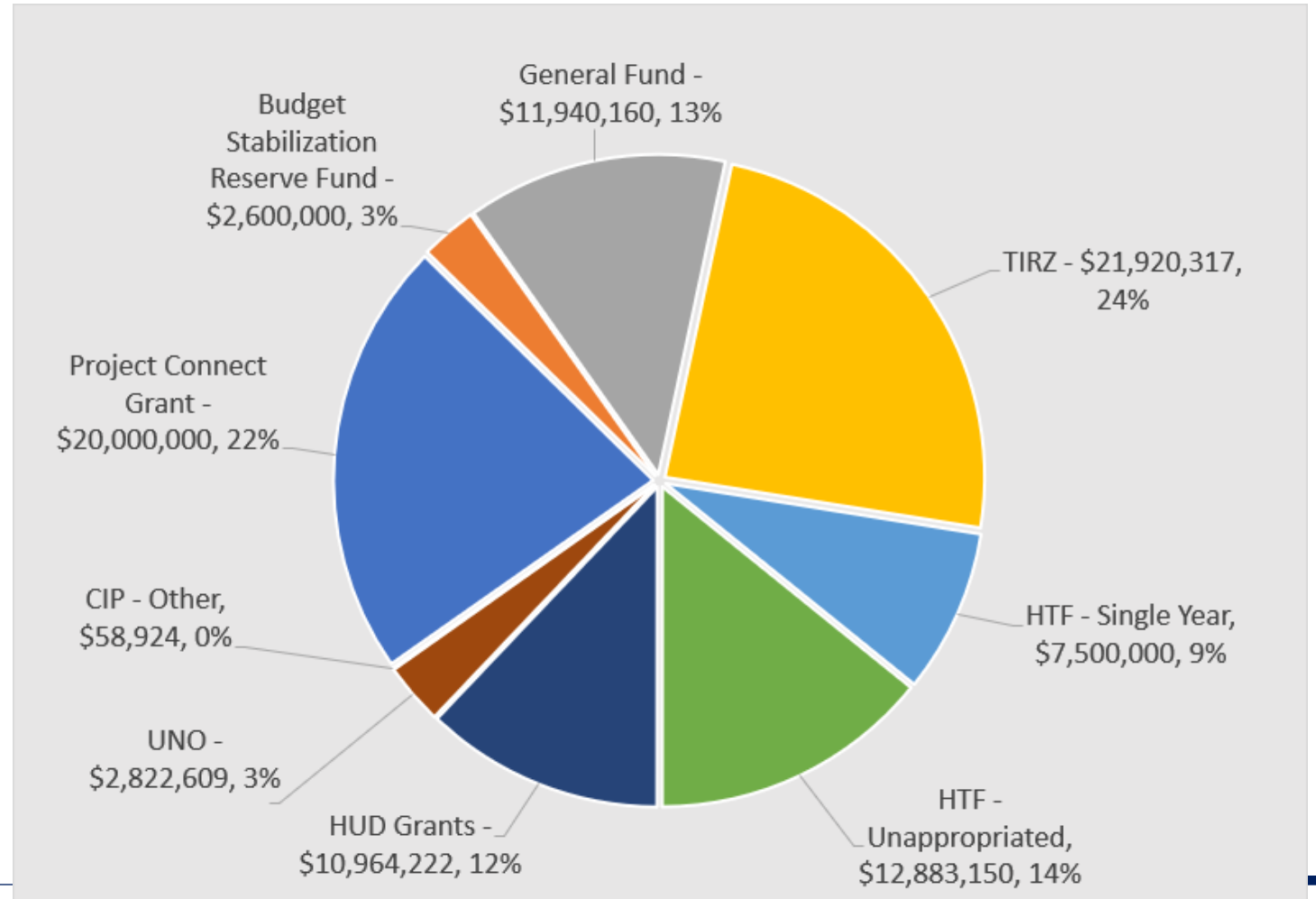
# HOUSING DEPARTMENT





# FY24 Budget – Sources of Funds (\$75.8M)

- This does not include our FY 24 allocation of affordable housing GO Bonds that were appropriated in April 2023
  - \$75 Million





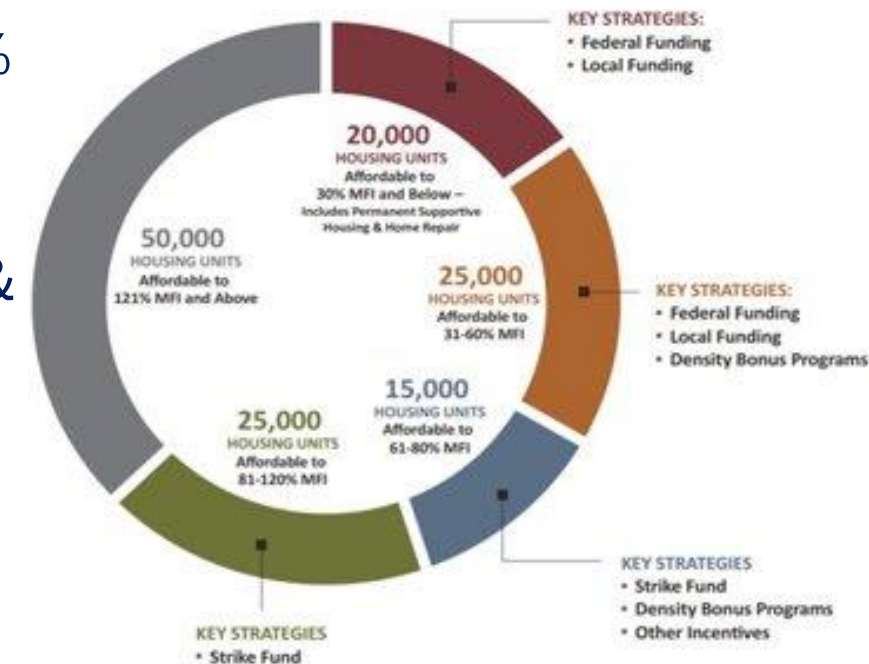
# Austin Strategic Housing Blueprint



# Austin Strategic Housing Blueprint (2017)

## Goals:

- **Disperse** Affordable Housing to all 10 Districts
- **Create** 60K Units of Affordable Housing across 0% - 80% Median Family Income
- **Count & track** all new and existing housing
- **Develop** along Imagine Austin Centers/Corridors & near High Opportunity Areas
- **Preserve** 10K Affordable Housing Units
- **Create** Permanent Supportive Housing and Continuum of Care Units for people experiencing homelessness



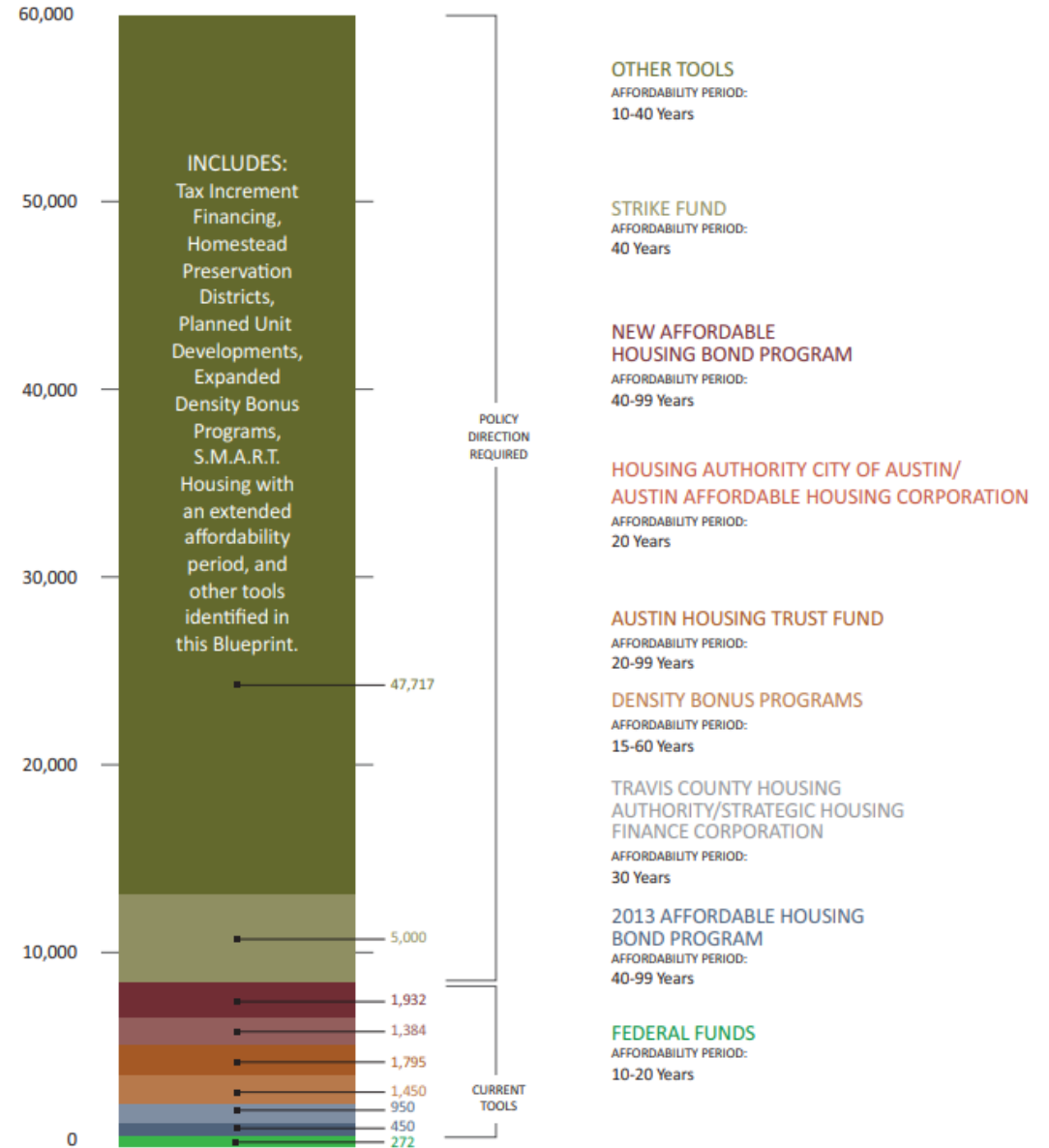




# 2017 Adoption

Established ambitious goals that were predicated on broad community commitment to creation and preservation of housing at all levels of affordability.

## FUNDING MECHANISMS AND TOOLS FOR 60,000 AFFORDABLE UNITS (UP TO 80% MFI) IN 10 YEARS



\*Estimate methodology is featured in Appendix A.

NOTE: These strategies and activities are in addition to the existing efforts already underway amongst the City and its partners.



HousingWorks  
AUSTIN

## AUSTIN STRATEGIC HOUSING BLUEPRINT SCORECARD

PROGRESS  
TO DATE  
2018-2021

### Checking in on the Strategic Housing Blueprint after Four Years

In 2017, Austin City Council adopted the Austin Strategic Housing Blueprint detailing goals to reach 135,000 housing units over the next ten years (2018-2028). The Blueprint includes District-specific goals to ensure that there is affordable housing throughout the city, as well as overall goals for the construction of housing units affordable to households at all income levels. This Progress to Date scorecard provides a snapshot of Austin's overall progress during the past 4 years toward achieving its 10-year affordability goals outlined in the Blueprint.

### 10-YEAR GOALS - *PROGRESS TO DATE*

**KEY:** ▲ **ON TRACK:** Meeting or exceeding 10-Year Goal current at rate    ▶ **PROGRESS UNDERWAY:** Only meeting 60-99% of the 10-Year Goal at current rate    ▼ **OFF TRACK:** Meeting less than 60% of the 10-Year Goal at current rate

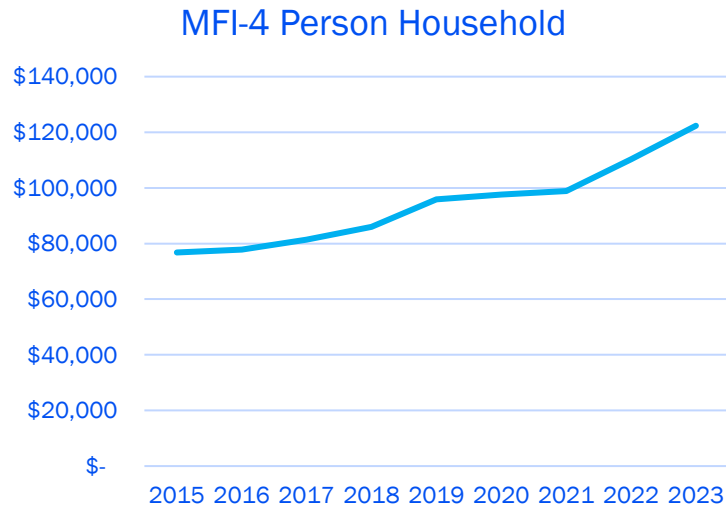
#### GOAL 1: DISTRIBUTION - NEW AFFORDABLE HOUSING UNITS

10-YR  
GOAL

DISTRICT 1	DISTRICT 2	DISTRICT 3	DISTRICT 4	DISTRICT 5	DISTRICT 6	DISTRICT 7	DISTRICT 8	DISTRICT 9	DISTRICT 10
▼	▼	▼	▶	▼	▼	▼	▼	▶	▼
22%	24%	16%	31%	13%	2%	18%	2%	25%	<1%
1,569 out of 7,086 units built	1,063 out of 4,492 units built	976 out of 6,295 units built	956 out of 3,105 units built	588 out of 4,473 units built	130 out of 8,590 units built	1,202 out of 6,651 units built	173 out of 7,217 units built	913 out of 3,635 units built	31 out of 8,456 units built
1,158 income-restricted units under construction	1,832 income-restricted units under construction	1,237 income-restricted units under construction	1,081 income-restricted units under construction	461 income-restricted units under construction	248 income-restricted units under construction	427 income-restricted units under construction	168 income-restricted units under construction	303 income-restricted units under construction	46 income-restricted units under construction



# MFI Chart



2023 Area Median Family Income  
For Travis County, Texas  
\$122,300(4-person household)  
MSA: Austin – Round Rock, TX.

## 2023 HOME & CDBG Program Income Limits by Household Size Effective Date: June 15, 2023

Median Income Limit	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5 Person Household	6 Person Household	7 Person Household
20%	16,350	18,700	21,000	23,350	25,250	27,100	28,950
* 30%	24,550	28,050	31,550	35,050	37,900	40,700	43,500
(30% MFI is defined by HUD as <b>extremely low-income</b> )							
40%	32,700	37,400	42,050	46,700	50,450	54,200	57,950
* 50%	40,900	46,750	52,600	58,400	63,100	67,750	72,450
(50% MFI is defined by HUD as <b>very low income</b> )							
* 60%	49,080	56,100	63,120	70,080	75,720	81,300	86,940
65%	53,150	60,750	68,350	75,900	82,000	88,050	94,150
70%	57,250	65,400	73,600	81,750	88,300	94,850	101,400
* 80%	65,450	74,800	84,150	93,450	100,950	108,450	115,900
(80% MFI is defined by HUD as <b>low-income</b> )							
100%	85,600	97,850	110,050	122,300	132,100	141,850	151,650
120%	102,750	117,400	132,100	146,750	158,500	170,250	182,000
140%	119,850	137,000	154,100	171,200	184,900	198,600	212,300

\* Income limits provided by HUD.

Other income limits calculated by Housing Dept. based on the formula used by HUD.

MFI Chart was expanded to include other percentages used by Housing Dept.



# Austin Housing Finance Corporation



# Austin Housing Finance Corporation (AHFC)

- Chapter 394 Texas Local Government Code:
  - Mission to finance housing that low and moderate income households can afford
  - Authorized to issue debt (Private Activity Bonds)
  - Exempt from all taxes
- Annual Service Agreement with City of Austin
  - FY2022-2023 = \$115 million
  - FY2023-2024 = \$112 million
- Funding Sources:
  - Federal Funds (CDBG/HOME)
  - Housing Trust Fund
  - HPD TIRZ
  - Project Connect
  - GO Bonds



# AHFC Multifamily Finance

- Private Activity Bonds
  - Non-recourse debt
  - Volume Cap accessed through Texas Bond Review Board
  - Paired with 4% LIHTC
  - Application Process (August) / Bond Lottery (October 20<sup>th</sup> deadline)
- Gap Financing
  - Quarterly Process (Applications due February/May/August/November)
  - Rental Housing Development Assistance (RHDA)
  - Ownership Housing Development Assistance (OHDA)
- AHFC Partnerships
  - AHFC nonprofit corporation serves as GP
  - Case by Case
- Housing Assistance Fund



# 2018 General Obligation Bonds

## ■ \$250 Million – 4 Investment Areas:

Investment Area	Budget Amount (all years)
Rental Housing Development Assistance (RHDA)	\$94,000,000
Ownership Housing Development Assistance (OHDA)	\$28,000,000
GO Repair – Home Repair Program	\$28,000,000
Acquisition & Development / AHFC Partnerships	\$100,000,000

2018 GO Bonds are close to 100% obligated, with expenditures aligning with construction



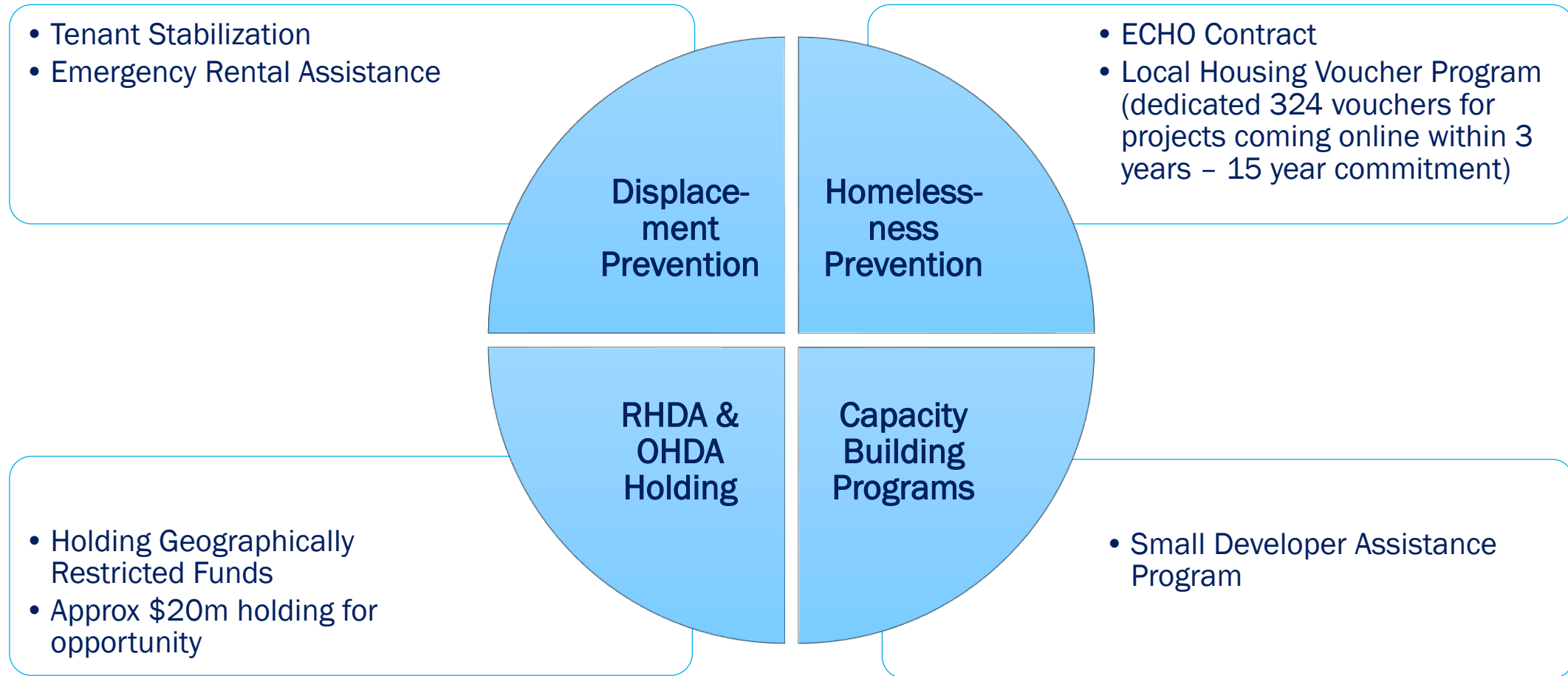
# 2022 General Obligation Bonds

- \$350 Million – 4 Investment Areas:
  - Rental Housing Development Assistance (RHDA)
  - Ownership Housing Development Assistance (OHDA)
  - GO Repair – Home Repair Program
  - Acquisition and Development – AHFC Acquisitions and Partnerships
- Funds to be Spent over 6 Years
- \$350 million appropriation approved by Council – April 20th
- RHDA/OHDA Awards - ongoing





# Housing Trust Fund – \$45M





# Project Connect Anti-Displacement Funding

- Three Primary Areas of Expenditure
  - Preserve: Acquire multifamily properties to extend or preserve affordability
  - Produce & Preserve: Rental Housing Development and Ownership Housing Development
  - Protect: Investments focused on protecting people who are most vulnerable and living in the most vulnerable communities.

	Fiscal Year	Amount
Years 1-3 \$100 Million	2020-21	\$23 million
	2021-22	\$42 million
	2022 - 23	\$35 million
Years 4-8 \$100 Million	2023-24	\$20 million
	2024 -25	\$20 million
	2025 -26	\$20 million
	2026-27	\$20 million
	2027-28	\$20 million
Years 9-13 \$100 Million	2028-29	\$20 million
	2029-30	\$20 million
	2030-31	\$20 million
	2031-32	\$20 million
	2032-33	\$20 million



# Affordable Housing Production



# Ownership Housing Development Assistance

- Quarterly Review Cycle
- Multiple funding sources (local and federal)
- Primarily used by Habitat for Humanity and Smaller Developers – CDCs and CHDOs
- Longer Development Timeline for Single-Family Developments than for Multi-Family Developments



Habitat for Humanity – 67 Single Family Homes in Northeast Austin – Johnny Morris Rd.





# Rental Housing Development Assistance

- Quarterly Review Cycle
- Multiple funding sources (local and federal)
- Leverage - Often paired with LIHTC
- Funds Spent within 3 Years of Encumbrance



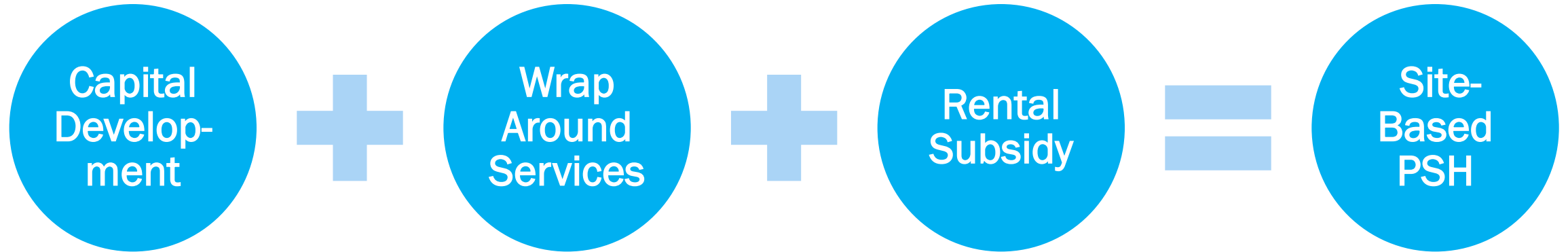
“The Loretta (13649 Rutledge Spur) will be home to 137 low income residents, including many who are exiting homelessness.”

– Foundation Communities





# Permanent Supportive Housing (PSH)

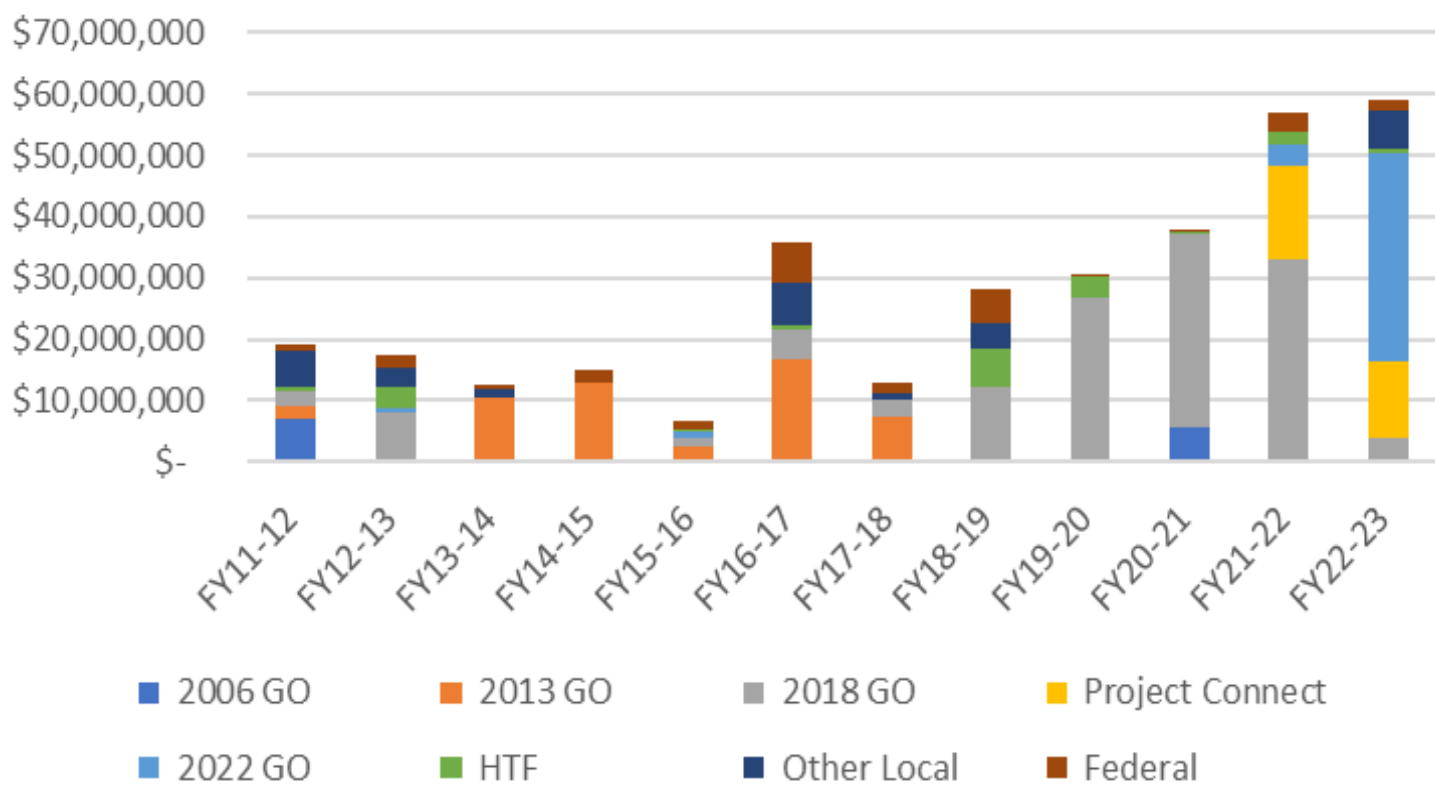


Inventory Type	In Operation	Anticipated 2023	Anticipated 2024	Anticipated 2025+	Total
Site Based	126	229	285	425	1,065

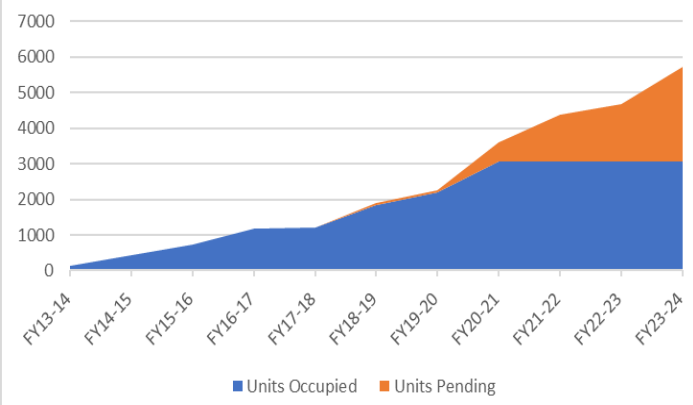


# The Austin Housing Finance Corporation

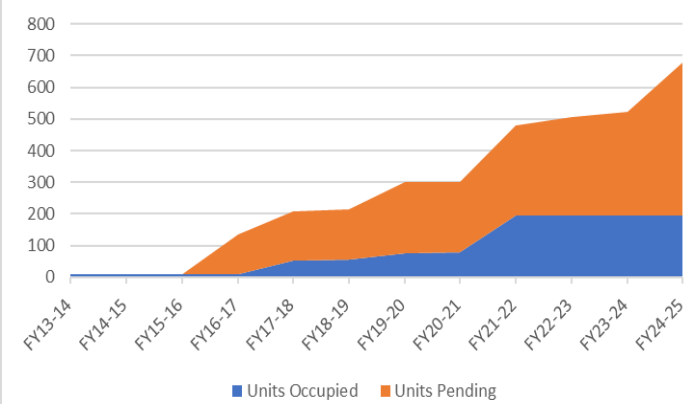
Housing Development Assistance Fund Source



RHDA Units by Year of Completion

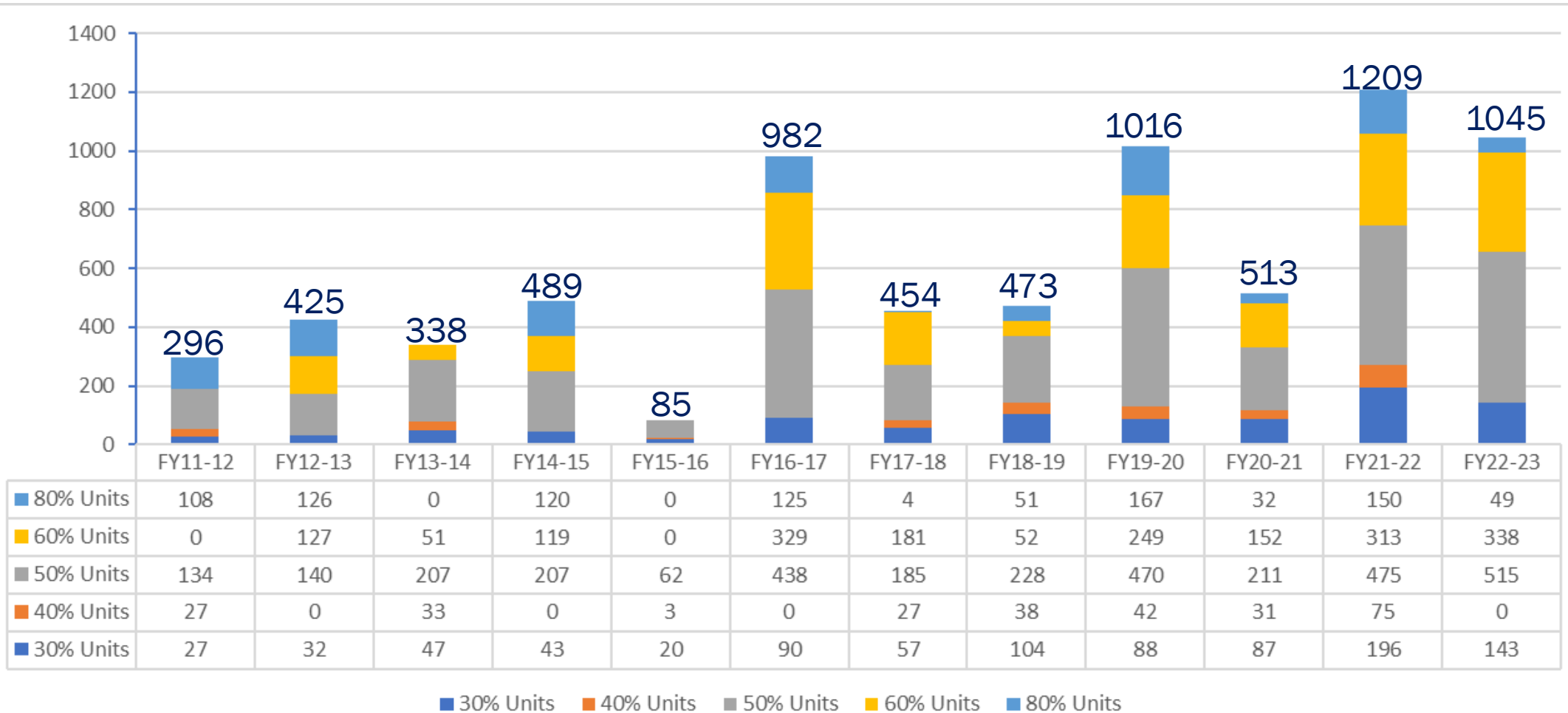


OHDA Units by Year of Completion





# Affordable Housing Production by Investment Year

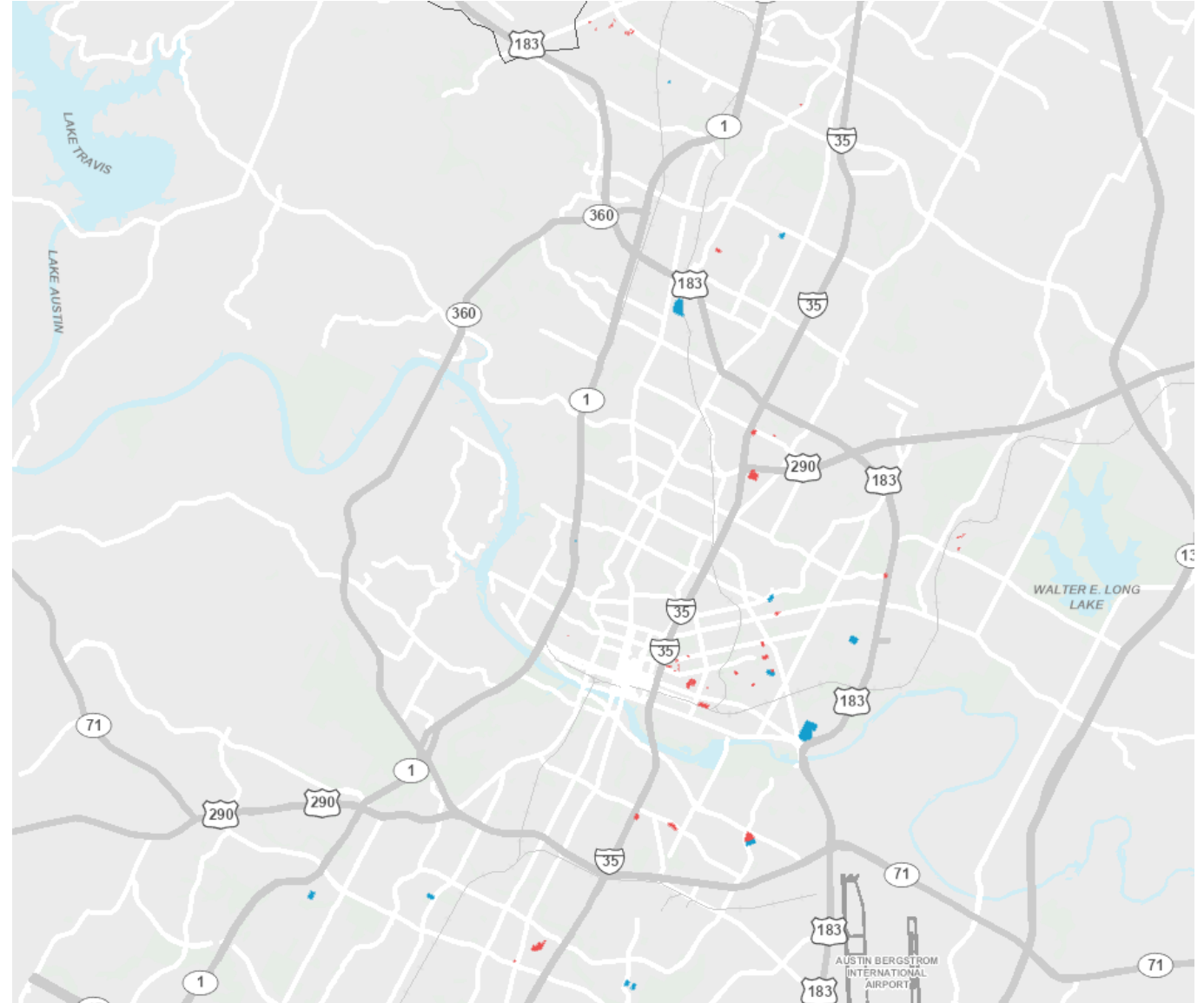






# Land Acquisition

- Opportunity-based Decisions
- Land Developed through Solicitation Process
- Capacity to issue 3-4 Solicitations per year
- 2018 GO Bonds  
“Frontloaded” Allocation for Acquisition
- Approximately 60 acres vacant land purchased
- Funds (normally) expended within months of encumbrance





# AHFC Partnerships and Real Estate Transactions

- 10 Properties Fully Operational
  - Heritage Heights (1991)
  - Arbors at Creekside – refinanced with new partner; rehab
  - Retreat at North Bluff – refinanced with new partner
  - Vi Collina – fully leased
- 2 Partnership under Construction – Espero Austin at Rutland and Libertad
- FY2022-2023 NOAH Transactions
  - Midtown Flats
  - SOCO 121
  - Raper Family Portfolio
- 3 Properties Under Development (Pre-Construction)



# AHFC Partnerships

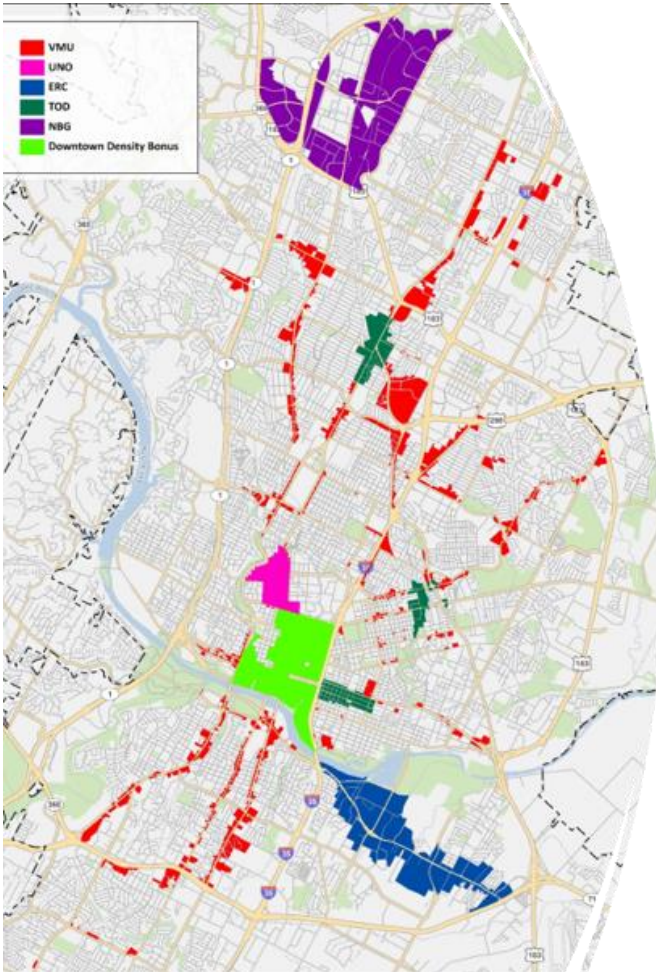
## ■ Espero at Rutland

- Partnership with Caritas of Austin and Vecino Group
- 171 units
- 100% Affordable
- 101 Dedicated to the Continuum of Care
- Opening Fall 2023





# Density Bonus Units



## CITYWIDE

**S.M.A.R.T. Housing**

**Planned Unit Development (PUD)**

**Vertical Mixed Use (VMU)**

**Micro Unit**

**Affordability Unlocked (AU)**

**Residential in Commercial**

**Compatibility on Corridors**

## GEOGRAPHICALLY SPECIFIC

**University Neighborhood Overlay**

**North Burnet Gateway**

**Plaza Saltillo TOD**

**MLK TOD**

**Lamar/Justin TOD**

**Downtown + Rainey**

**East Riverside Corridor**

# Resources for Single Families





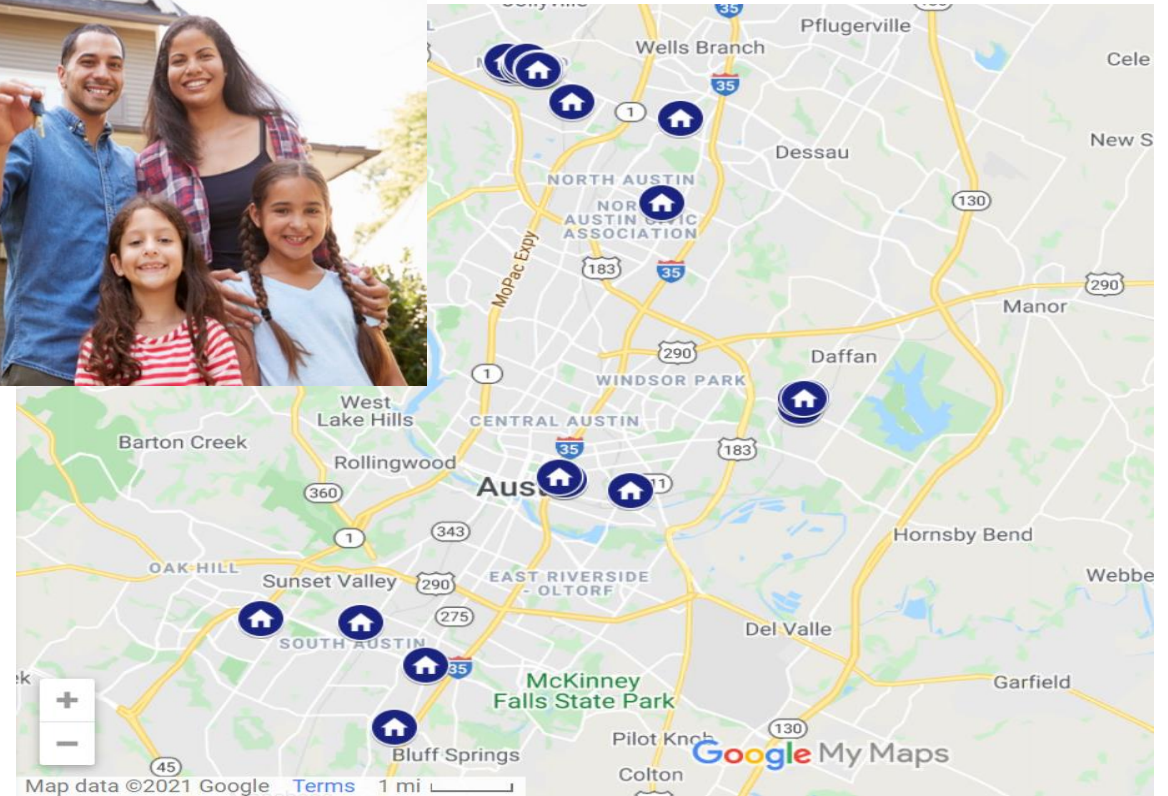
# AHFC Single Family Programs

- Ownership Housing Development Assistance (OHDA)
- Austin Community Land Trust (ACLT)
- Down Payment Assistance (Federally Funded)
- Home Repair Programs
  - Minor Home Repair (Federally Funded)
  - Architectural Barrier Removal (Federally Funded)
  - Home Rehab Loan Program (Federally Funded)
  - GO Repair (Bond funded)



# Community Land Trust & Down Payment Assistance

- AHFC CLT Portfolio
- 15 Occupied CLT Homes
- 29 Homes in Pipeline
- Preference Policy Launch
- First Home Closed Spring 2023
  - 6 closings in 2023 so far
- Maximum of \$40k of DPA, depending on eligibility





# Home Repair Programs

- Suite of programs to meet a variety of needs
- Contracts with Non-Profit Organizations
- Multiple Programs with various funding sources (local and federal)
- Exploring recommendations to increase productivity
  - In alignment with Federal Planning Cycle
  - Goal to better utilize and leverage funds
  - Community engagement and understanding of needs
  - Better align resources to areas vulnerable to displacement



BEFORE

AFTER

Before and after courtesy of Meals on Wheels Central Texas





# Resources for Renters



## Affordable Housing Online Search Tool - AHOST

- A searchable map and listing of income-restricted affordable rental housing.
- Each property also has detailed information:
  - Contact Information
  - Affordability Levels
  - Nearby Schools
  - Amenities
  - Communities Served
  - Acceptance Criteria

Home Affordable Housing Austin

[Español](#)

What is your household's yearly income?

\$

How many people are in your household?

☐ Wheelchair Accessible

☐ I have a Housing Choice Voucher

☐ I accept the [Terms and Conditions](#)

[Find matching properties](#)

[Show me all affordable housing properties in Austin](#)

[New Search](#)



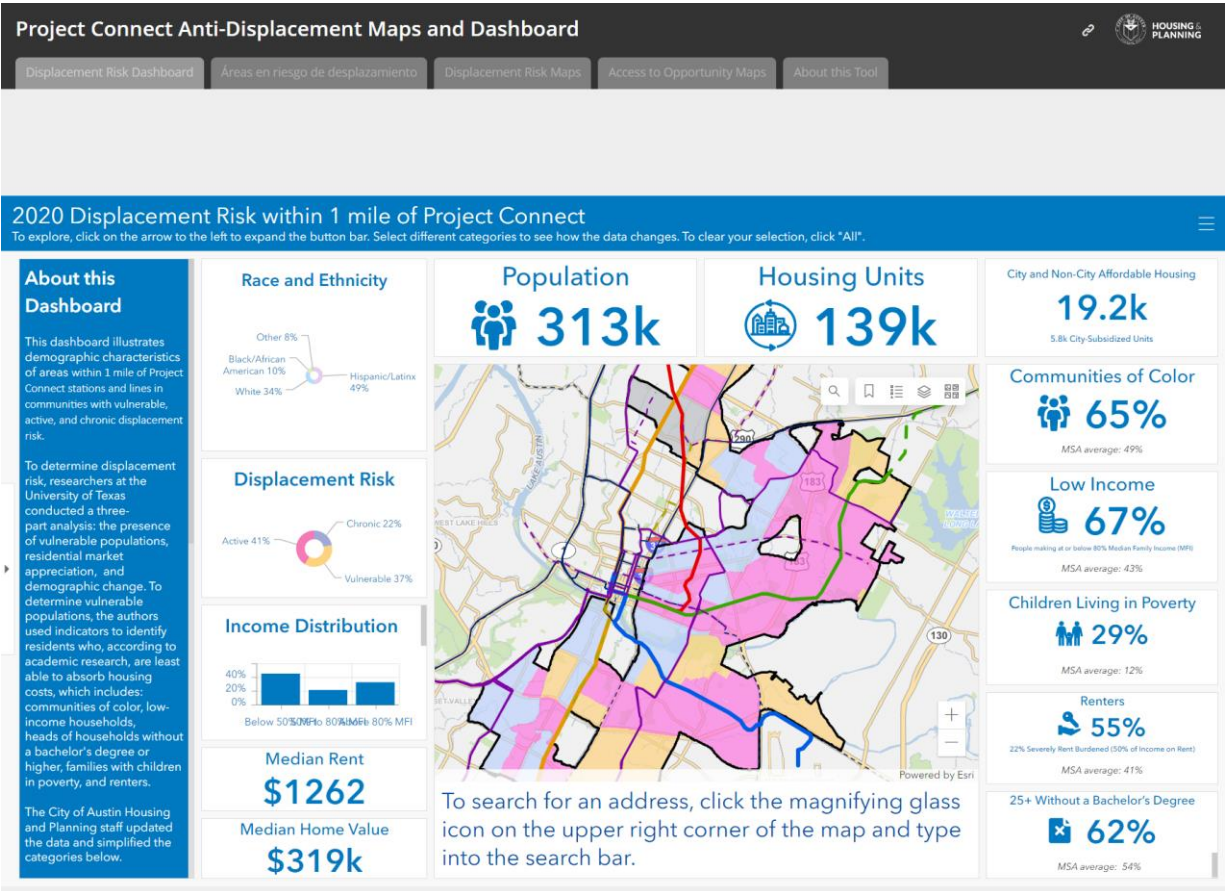
# Displacement Prevention – 2023 Key Priorities

- **Displacement Prevention Navigators** – connecting vulnerable residents to services.
- **Tenant Relocation Services** - relocation assistance for eligible households facing development-induced displacement.
- **Community Initiated Solutions** - 14 different contracts to community partners to provide assistance to households at risk of displacement along Project Connect stations and lines. Services address a variety of needs for tenants, homeowners and other opportunities for economic mobility.
- **Representation Matters** – a program providing legal representation for households facing eviction.
- **I Belong In Austin** – a companion project to our Representation Matters program for households facing eviction to include negotiated settlements, emergency rent assistance, moving and/or storage.



# Mapping Displacement

[Map Series Link](#)



## Uprooted Study & Maps

### Uprooted:

#### Residential Displacement in Austin's Gentrifying Neighborhoods and What Can Be Done About It

**2018**

The University of Texas Center for Sustainable Development in the School of Architecture & the Entrepreneurship and Community Development Clinic in the School of Law

**Heather Way**, Clinical Professor, **The University of Texas School of Law**  
**Elizabeth Mueller**, Associate Professor of Community and Regional Planning, **The University of Texas at Austin**  
**Jake Wegmann**, Assistant Professor of Community and Regional Planning, **The University of Texas at Austin**

**With Research and Writing Assistance from:**  
Amelia Adams, Nicholas Armstrong, Ben Martin, Alex Radtke, and Alice Woods, graduate students in the Community and Regional Planning Program at **The University of Texas at Austin**

TEXAS  
The University of Texas at Austin  
Center for Sustainable Development

The University of Texas at Austin  
Entrepreneurship and Community  
Development Clinic  
School of Law





# Project Connect Anti-Displacement Investments

Organization	Amount	Services
Austin Voices for Education and Youth	\$1,268,000	Tenant Stabilization
El Buen Samaritano	\$2,000,000	Tenant Stabilization
Goodwill Industries of Central Texas	\$2,000,000	Economic Mobility
Meals on Wheels Central Texas	\$900,000	Tenant Stabilization
Del Valle Community Coalition	\$1,100,000	Homeowner Preservation
Workers Defense Project_BASTA	\$2,000,000	Tenant Stabilization
Interfaith Action of Central Texas_iACT	\$256,650	Economic Mobility
Communities in School of Central Texas	\$1,500,000	Tenant Stabilization
Life Anew Restorative Justice Inc.	\$2,000,000	Economic Mobility
Asociación de Residentes North Lamar	\$516,206	Homeowner Preservation
Business & Community Lenders	\$2,000,000	Homeowner Preservation
Austin Tenants Council	\$997,310	Tenant Stabilization
Mama Sana Vibrant Woman	\$1,537,834	Tenant Stabilization



# Discussion