

CITY OF AUSTIN (NHCD) MUNICIPAL EFFORTS TO INCREASE AFFORDABLE HOUSING IN TEXAS



TACDC Community Economic Development Policy Summit
October 4, 2018

AGENDA

1. Local Challenges

2. City of Austin Goals

3. City of Austin Funding Sources

4. Affordable Housing General Obligation Bonds

5. Questions & Answers

CHALLENGES

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1. Market Pressures

- 1. Increasing Housing Costs**
- 2. Flat Wages**

2. Resources


- 1. Declining Federal Investments**
- 2. Competitive LIHTCs**

3. Legislative Limitations


- 1. Inclusionary Zoning**
- 2. HPDs**

GOALS

HOUSING BLUEPRINT GOALS

NEIGHBORHOOD HOUSING
AND COMMUNITY DEVELOPMENT 

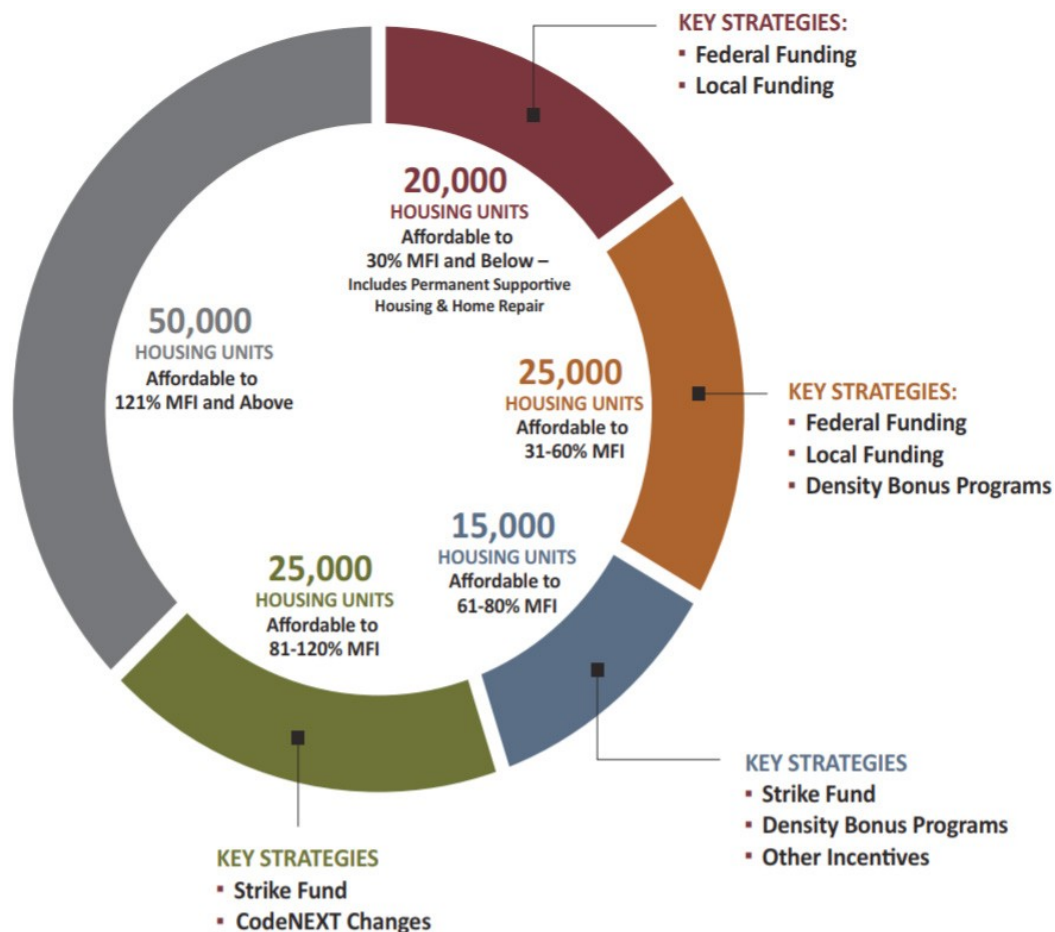
AUSTIN STRATEGIC HOUSING BLUEPRINT



www.austintexas.gov/housingplan

HOUSING BLUEPRINT GOALS

The Blueprint calls for 60,000 affordable units below 80% MFI over the next 10 years



BLUEPRINT COMMUNITY VALUES



Prevent Households from Being Priced Out of Austin



Foster Equitable, Integrated and Diverse Communities



Invest in Housing for Those Most in Need



Create New and Affordable Housing Choices for All Austinites in All Parts of Austin



Help Austinites Reduce their Household Costs

FUNDING SOURCES

FUNDING SOURCES

- General Fund
- Community Development Block Grant (CDBG)
- Home Investment Partnership Grant (HOME)
- Housing Trust Fund (HTF)
- Housing Assistance Fund
- In Lieu Fees from Density Bonus Programs
 - University Neighborhood Overlay (UNO)
 - Downtown Density Bonus
 - Transit Oriented Development/Regulating Plans (TOD)
 - Other Regulating Plans
- Development Agreements
- Planned Unit Development (PUD)
- Municipal Utility District (MUD)
- Homestead Preservation District Tax Increment Reinvestment Zone (TIRZ)

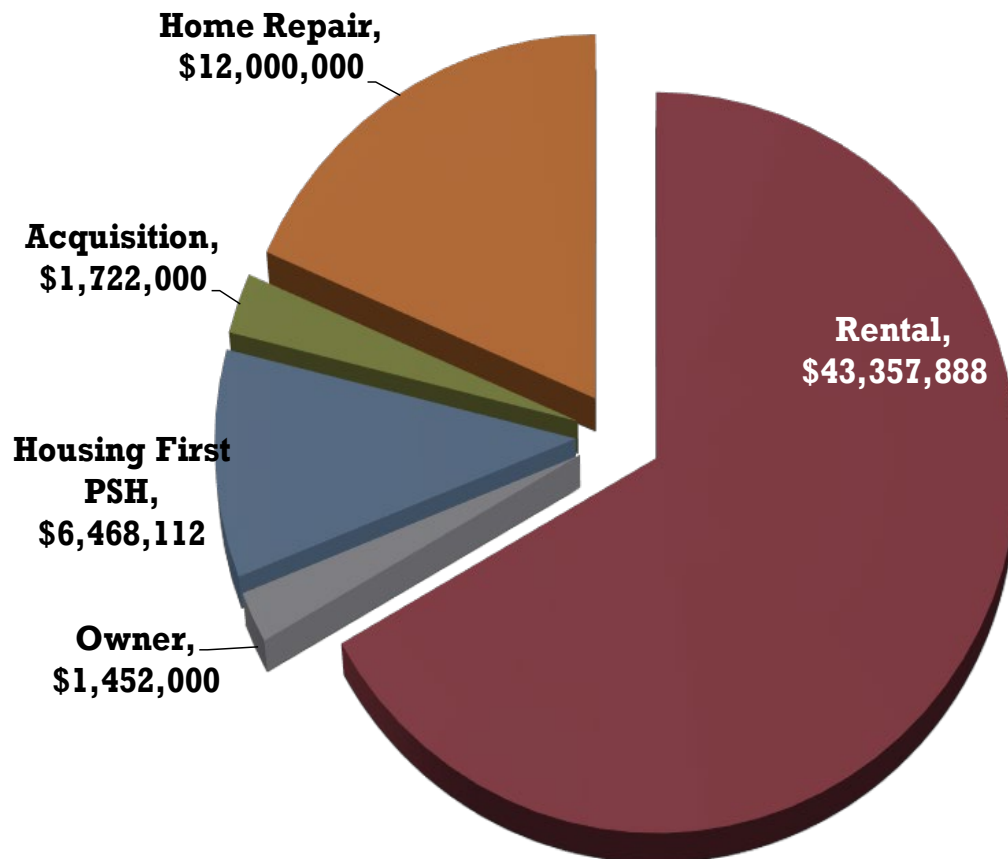
GENERAL OBLIGATION BONDS

2013 AFFORDABLE HOUSING BOND HIGHLIGHTS

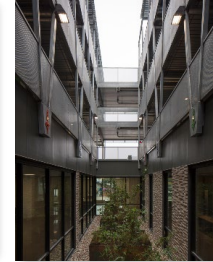
- 19 Rental and Ownership Developments
- 2,253 affordable housing units with 1,419 of those are deeply affordable - average investment: \$24,687/unit
- More than 600 home repairs
- Leverage Ratio 7:1
- 100% of 2013 GO Bonds Invested or Committed

2013 AFFORDABLE HOUSING BONDS FUNDS EXPENDED OR COMMITTED

Rental	\$43,357,888	67%
Owner	\$ 1,452,000	2%
Housing First PSH	\$ 6,468,112	10%
Acquisition	\$ 1,722,000	3%
Home Repair	\$12,000,000	18%
2013 GO Bond Total	\$65,000,000	100%



2013 AFFORDABLE HOUSING BOND PROGRAM



Bluebonnet Studios
South Lamar Blvd.



Jeremiah Housing
Moody Campus



Lakeline Station Apartments
Rutledge Spur



Proposition A: Affordable Housing

Proposition A Total: **\$250 million**

This proposition would provide funding for the creation, rehabilitation, and retention of affordable rental and ownership housing.

The types of projects and programs to be undertaken as part of this bond proposition, if approved, may include, but are not limited to, the following:



Land Acquisition \$100 million

Funding for the Austin Housing Finance Corporation (AHFC) to acquire and hold land, including acquisition of publicly owned land, for future use, with the potential to achieve multiple community goals, including affordable housing development. The land can be developed by AHFC or be offered to nonprofit or private, for-profit affordable housing developers.

Rental Housing Development Assistance Projects \$94 million

Funding for the Rental Housing Development Assistance (RHDA) program, which increases or maintains the supply of affordable rental housing by addressing the rental housing needs and priorities identified by the City of Austin's Strategic Housing Blueprint, including Permanent Supportive Housing and other affordable housing facilities.

Acquisition & Development (A&D) Homeownership Program \$28 million

Funding for the A&D Homeownership Program, which addresses the need for affordably priced ownership housing within the city. Housing developed through this program is to be owned and occupied by income-qualified households.

Home Repair Program \$28 million

Funding to carry out minor home repairs and rehabilitation throughout the community. Through the GO Repair! program, the City contracts with qualified nonprofit organizations that provide repairs to income-qualified homeowners' homes.

Ballot Language:

The issuance of \$250,000,000 in tax supported general obligation bonds and notes for planning, constructing, renovating, improving, and equipping affordable housing facilities for low income and moderate income persons and families, and acquiring land and interests in land and property necessary to do so, funding loans and grants for affordable housing, and funding affordable housing programs, as may be permitted by law; and the levy of a tax sufficient to pay for the bonds and notes.

QUESTIONS AND COMMENTS
