



CITY OF AUSTIN

2025-2026

2026-2027

2027-2028

2028-2029

2029-2030

FY 26-27 ACTION PLAN

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AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Austin submits this FY 2026-27 Action Plan as the third of five Action Plans within the FY 2024-29 Consolidated Plan. The following section provides a concise summary of the FY 2026-27 Action Plan. The final document will be submitted to the U.S. Department of Housing and Urban Development (HUD) no later than August 16, 2026. In FY 2026-27, the City of Austin expects to receive continued funding from HUD through four entitlement grants: Community Development Block Grant (CDBG); HOME Investment Partnerships Program (HOME); Emergency Solutions Grant Program (ESG); and Housing Opportunities for Persons with AIDS (HOPWA). In addition to federal funding from HUD, the City of Austin (City) appropriates local funds to the Austin Housing, formerly the Housing and Planning Department (HPD), for affordable housing and community development activities. HUD's guidance regarding the inclusion of non-federal funding sources in a Consolidated Plan and Annual Action Plan is

that non-federal sources are to be included if they are reasonably expected to be made available to address the needs outlined in the plan.

This Action Plan is not intended to confer any legal rights or entitlements to any persons, groups, or entities, including those named as intended recipients of funds or as program beneficiaries. The terms of the Consolidated Plan and Annual Action Plan are subject to amendment and to the effect of applicable laws, regulations and ordinances. Statements of numerical goals or outcomes are for the purpose of measuring the success of programs and policies and do not impose a legal obligation on the City to achieve the intended results. Actual funding of programs and projects identified in this plan are subject to completion of various further actions, some of which involve discretionary determinations by the City or others. These actions include HUD approval of this plan; appropriations by the United States Congress and the Austin City Council; reviews and determinations under environmental and related laws; and results of bidding and contracting processes.

2. Summarize the objectives and outcomes identified in the Plan

The City's FY 2024-29 Consolidated Plan establishes funding priorities for the FY 2026-27 Action Plan in the following high priority need areas: Special Needs Assistance; Homeless Assistance; Renter Assistance; Homebuyer Assistance; Homeowner Assistance; Housing Development Assistance; Other Community Development Assistance. These funding priorities were established based on the housing and community development needs identified through public and stakeholder input while developing the FY 2024-29 Consolidated Plan, the 2019 Housing Market Analysis, a Regional Analysis of Impediments to Fair Housing Choice (AI), and City Council direction. All the proposed funding priorities will serve very-low, low and moderate-income households in the City of Austin. See Exhibit 1 on page 4 of this document for a listing of FY 2024-29 Consolidated Plan programs and descriptions.

City of Austin Ordinance 820401-D ("The Austin Housing and Community Development Block Grant Ordinance") dated April 1, 1982, sets forth requirements and provisions for the administration of funds received by the City under the Housing and Community Development Act of 1974, as amended, including the assertion that "the primary objectives of community development activities in the City of Austin shall be the development of a viable urban community, including decent housing, a suitable living environment, elimination of slums and blight and expanding economic opportunities, principally for persons of low- and moderate-income," and that in implementing the above, "the City's general obligation to provide capital improvements to the target areas is not diminished except in extraordinary circumstances. Capital improvements in the target areas are to be funded through the normal course of City-wide capital improvements."

In 2017, the Austin City Council adopted the [Austin Strategic Housing Blueprint](#), a ten-year community plan to align resources, ensure a unified strategic direction, and facilitate community partnerships to

reach the City's affordable housing goals. The Blueprint identifies five community values along with key recommended actions the City could take to support them:

- **Prevent Households from Being Priced Out of Austin:** Support legislation to allow flat dollar-amount Homestead Exemptions, create a preservation property tax exemption for properties to minimize displacement of low-income renters, expand the use of shared-equity ownership and mechanisms to preserve and create ownership options for households at 80-120% MFI, and invest in preservation strategies to combat gentrification.
- **Foster Equitable, Integrated and Diverse Communities:** Promote strategic investments and create protections for low-income renters by developing a strike fund to preserve multi-family buildings to retain affordable housing units, implement Austin's Fair Housing Action Plan, bolster enforcement of Fair Housing requirements, and undertake strategic land banking for affordable housing.
- **Invest in Housing for Those Most in Need:** Pursue future General Obligation Bonds and local fund appropriations for affordable housing, leverage low-income housing tax credits, challenge the private sector to fund affordable workforce housing, maximize the use of public properties for affordable housing, and expand housing for people with disabilities.
- **Create New and Affordable Housing Choices Throughout Austin:** Use the affordable housing goals in this plan to guide policy, implement consistent density bonus programs, streamline City codes and permitting processes, better utilize land for affordable housing, revise the S.M.A.R.T Housing Program, relax regulations on affordable housing products (including cooperatives and Accessory Dwelling Units), and create a Multifamily Property Tax Exemption Program.
- **Help Austinites Reduce Household Costs:** Connect housing with transportation choices, increase efforts to help households to reduce utility costs through weatherization of current residences, and ensure the future housing developments are close to healthy grocery stores, health care services, and social support agencies.

Local Funding for Housing Programs

In 2018 and 2022, voters approved two bonds valued at \$250 million and \$350 million, respectively, to support affordable housing programs administered by Austin Housing. This substantial increase in resources has enabled Austin Housing to reprioritize and maximize the use of federal funds. The realignment of resources is also reflective of feedback received from the community during the community needs assessment period conducted for the FY 2024-29 Consolidated Plan.

Update to Strategic Housing Blueprint

In 2024, Austin Housing applied for and was awarded \$7 million in federal grants, with the intention to update the [Austin Housing Strategic Blueprint](#). In January 2025, City Council approved receipt and use of said grant. The updated Blueprint will ensure housing and community development priorities are aligned to up-to-date facts and figures.

Exhibit 1.

FY 2025-29 Consolidated Plan Priorities	
Program	Program Description
Special Needs Assistance	Special Needs Assistance will assist low- to moderate-income Austinites by providing mental health services for at-risk youth, childcare services and services for seniors.
Homeless Assistance	Homeless Assistance provides services to the City’s most vulnerable populations, including persons experiencing homelessness, persons living with HIV/AIDS, victims of domestic violence, persons experiencing mental illness, unaccompanied youth, persons with chronic substance abuse, and veterans.
Renter Assistance	Renter Assistance activities will provide assistance that can make rent more affordable, tenants’ rights services, and financial assistance for necessary rehabilitation to make rental units accessible.
Homebuyers Assistance	Homebuyer Assistance provides counseling to renters wishing to become homebuyers. This category includes the Down Payment Assistance Program, which offers loans to qualifying low- and moderate-income homebuyers to help them buy their first home.
Homeowner Assistance	Homeowner Assistance provides services to individuals that own their homes, but need assistance to make the home safe, functional and/or accessible.
Housing Development Assistance	Housing Development Assistance includes programs that offer assistance to nonprofit and for-profit developers to build affordable housing for low- and moderate-income households, and to acquire real property for affordable housing purposes.
Other Community Development Assistance	Other Community Development Assistance includes activities such as operating grants for Community Housing Development Organizations (CHDOs), as well as providing support for infrastructure and small business development.

Exhibit 1 Consolidated Plan Priorities Table

3. Evaluation of past performance

The City of Austin's [Consolidated Annual Performance and Evaluation Reports \(CAPER\)](#) indicate a strong track record of setting and meeting goals for the Action Plan. The completed CAPER is presented to the City's Community Development Commission annually.

In 2024, the City created a new department, the [Intergovernmental Relations Office \(IGRO\)](#), which works to improve effectiveness throughout governmental relations, including grants. IGRO will continue to work with City staff on best practices for grants acquisition and management. Also in 2024, Austin Housing launched a Policy & Data Analytics unit to strengthen the Department's capacity to monitor past performance and enhance future outcomes through policy research.

The alignment of the Consolidated Plan with the City's housing plan required the City to take an interdisciplinary planning approach by collaborating with internal and external partners to focus federal dollars where the need is the greatest. Ongoing collaboration is fundamental to leveraging all resources to maximize programs that offer the deepest affordability and have a long-lasting and sustainable effect. Collaborative efforts with internal and external stakeholders and the community are discussed further in this section. This and future Action Plans will be followed by an end of year Consolidated Annual Performance and Evaluation Report (CAPER), made available to HUD and the public.

4. Summary of Citizen Participation Process and consultation process

Outreach

Austin Housing consulted with the Community Development Commission and representative organizations to receive feedback on the needs of Austin's resident communities. For these purposes, representative organizations are a body of stakeholders who are part of, provide not-for-profit services to, or organize on behalf of very-low, low and moderate income populations. Public hearings were held at the Community Development Commission and the Austin City Council to receive public input. The Community Development Commission advises the Austin City Council on the development and implementation of programs designed to serve low-income communities and the community at large, with an emphasis on federally funded programs.

For the FY 2026-27 Action Plan's Community Needs Assessment and Public Comment periods, information about the Action Plan process and opportunities for the community to participate were published in the local newspapers *The Villager* and *El Mundo*, in English and Spanish, respectively. Information was also shared in the Austin Housing Community Newsletter and the Affordable Housing Developer Newsletter. Additionally, information about the Action Plan process was available on a dedicated *Speak Up Austin* web page (www.SpeakUpAustin.org/MyCommunityNeeds) during both the Community Needs Assessment and Public Comment periods. Overall, community members had the

opportunity to provide feedback through either virtual or in-person attendance at meetings and public hearings, through the Action Plan's *Speak Up Austin* web page, via email sent to Austin Housing, postal mail and phone. More details about the community engagement process are discussed in sections AP-10: Consultation, AP-15: Citizen Participation, and Attachment I B in this document.

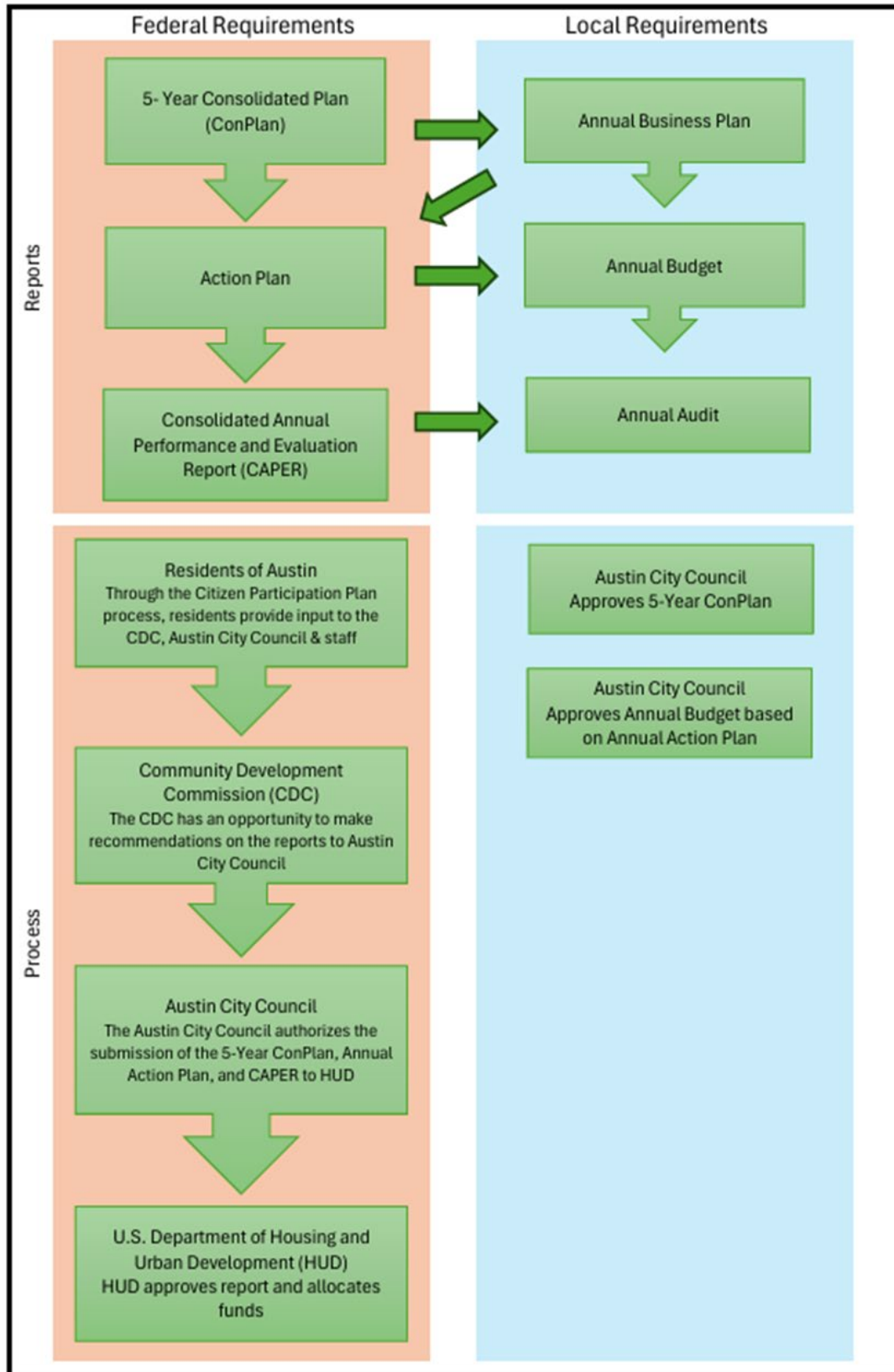
Community Needs Assessment Period

Austin Housing conducted the FY 2026-27 Community Needs Assessment period in March, April, and May 2026. During this time, input on community needs and funding priorities was received via in-person and virtual meetings with community stakeholders. A total of ten meetings were conducted successfully for the Community Needs Assessment period. Additionally, two public hearings were conducted in this period at the City of Austin Community Development Commission on May 12, 2026 and Austin City Council on April 23, 2026. Full summaries of the meetings will be included in Attachment 1B of the final document.

Draft Action Plan Public Comment Period

Engagement for the Public Comment Period included the opportunity for community members to comment on the draft plan through an online survey, attend a public hearing in person, or give feedback by phone or email. Notice was sent through the Austin Housing newsletter and posted online at www.SpeakUpAustin.org/MyCommunityNeeds. The comment period was open from May 28 through June 30.

Exhibit 2.



HUD and City of Austin Budget Allocation Processes

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	AUSTIN	Austin Housing
CDBG Administrator	AUSTIN	Austin Housing and Austin Public Health
HOPWA Administrator	AUSTIN	Austin Public Health
HOME Administrator	AUSTIN	Austin Housing
ESG Administrator	AUSTIN	Homeless Strategy Office

Table 1 – Responsible Agencies

Narrative

Austin Housing is designated by the Austin City Council as the single point of contact for HUD and is the lead agency for the CDBG, HOME, ESG and HOPWA grant programs. Austin Housing administers the CDBG affordable housing and community development programs and HOME programs. Austin Housing is directly responsible for developing the five-year Consolidated Plan, the annual Action Plan, and the annual end-of-year Consolidated Annual Performance and Evaluation Report (CAPER).

Austin Housing Finance Corporation (AHFC) was created in 1979 as a public, nonprofit corporation organized pursuant to Chapter 394 of the Texas Local Government Code. The Austin City Council serves as the AHFC's Board of Directors. The mission of the AHFC is to generate and implement strategic housing solutions for the benefit of low- and moderate-income households of the City of Austin. Employees of Austin Housing manage the funding and operations of AHFC through an annual service agreement executed between the City and AHFC.

The Austin City Council designates **Austin Public Health (APH)** to administer CDBG Public Services and HOPWA programs. APH is a nationally accredited Public Health department and works in partnership with the community to prevent disease, promote health, and protect the well-being of the community. When we support well-being, we ensure that everyone can reach their potential and contribute to the community. Programs must be evidence-based, research-based, or promising practices which promote self-sufficiency across a life continuum, from birth to old age.

The **Homeless Strategy Office (HSO)** will begin administering the ESG program in FY 2026-27. HSO was established in 2023 as part of the City of Austin's homelessness response, and collaborates with agencies, community organizations, and individuals working to make homelessness rare, brief, and nonrecurring.

Economic Development Department (EDD) administered the Family Business Loan Program (FBLP) funded with Section 108 funds. Section 108 is a loan guarantee provision of the CDBG Program. The Family Business Loan Program and related lending programs were designed to provide a low-cost financing option to Austin-based small businesses seeking to expand and hire that commit to provide employment opportunities to Austin's low- and moderate-income communities. As of FY 2026-27 this program has been discontinued.

The **Community Development Commission (CDC)** advises City Council in the development and implementation of programs designed to serve low to moderate-income households, and the community at large, with an emphasis on federally funded programs. The CDC also oversees the Community Services Block Grant (CSBG) program managed by Austin Public Health. CSBG regulations require that the CDC consist of 15 members, including representatives from eight geographic target areas: Colony Park, Dove Springs, East Austin, Montopolis, Rosewood-Zaragosa/Blackland, St. Johns, North Austin and South Austin. The CDC's eight neighborhood representatives are elected through a neighborhood-based process and all 15 are formally appointed by the Austin City Council.

The **Urban Renewal Board (URB)** consists of seven members appointed by the City of Austin Mayor with consent from the Austin City Council. The URB oversees the implementation of, and compliance with, Urban Renewal Plans that are adopted by the Austin City Council. An Urban Renewal Plan's primary purpose is to eliminate slum and blight within a designated area of the City. Council adopted [Resolution No. 971119-34](#) on November 19, 1997, declaring the East 11th and 12th Streets Revitalization Area appropriate for an urban renewal project. Subsequently, Council adopted an Urban Renewal Plan. The City of Austin and the Urban Renewal Agency, in the shared interest of completing the Urban Renewal Project, entered into an agreement that identifies each party's roles and responsibilities for the completion of the revitalization for these two corridors.

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

Austin Housing, Austin Public Health (APH) and the Homeless Strategy Office (HSO) regularly consult with internal and external partners in administration of affordable housing, economic development, homelessness and public services programs and activities. Partners include City boards and commissions, City staff or consultants with relevant expertise, residents, resident groups and providers who serve them, as well as advocacy organizations. A detailed listing of the agencies and organizations consulted during this fiscal year can be found in this section.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

The City of Austin provides funding to, and works closely in partnership with, the Austin/Travis County Continuum of Care (CoC), composed of relevant stakeholders of the Austin/Travis County geographic area. Relevant organizations include nonprofit homeless assistance providers, victim services providers, faith-based organizations, governments, businesses, advocates, public housing agencies, school districts, social service providers, mental health agencies, hospitals, universities, affordable housing developers, law enforcement, organizations that serve veterans, as well as homeless and formerly homeless individuals. Relevant stakeholders compose the **Homelessness Response System Leadership Council**, the local CoC Board, tasked with providing strategic direction to the Austin/Travis County community regarding issues that impact persons experiencing homelessness. The City of Austin's Homeless Strategy Officer and an Equity Office staff representative hold a standing seat on the Leadership Council. The Leadership Council has appointed the **Ending Community Homelessness Coalition (ECHO)** as the Collaborative Applicant, HMIS Lead Agency, and Lead Agency of the CoC, to plan and coordinate system efforts and do so through partnerships with psychiatric stakeholders, criminal justice executives and employment specialists. Austin Housing coordinates with ECHO to administer a contract with the Housing Authority of the City of Austin (HACA) to provide Tenant Based Rental Assistance (TBRA) utilizing HOME funding. This contract assists households experiencing homelessness.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

City of Austin Housing and HSO coordinate closely with the Continuum of Care to provide and coordinate services to those experiencing, or at risk of homelessness. Departmental summaries relevant to this funding are found in this section.

Austin Housing works closely with ECHO, the CoC Lead Agency, incentivizes the development of housing units that serve people experiencing homelessness. Through Austin Housing's competitive [Rental Housing Development Assistance \(RHDA\) program](#), which provides funding for nonprofit and for-profit affordable housing developers, Austin Housing provides additional points through the standard scoring criteria for developments that dedicate affordable units to people experiencing homelessness. In order to receive the additional points, Austin Housing requires a Memorandum of Understanding (MOU) between the developer and ECHO. The MOU establishes the number of units, the population to be served, the process for filling the units, the monitoring and reporting criteria, among other items. All resident referrals to RHDA CoC units come from the [Austin / Travis County's Coordinated Entry System](#), ensuring coordinated efforts and shared information with among relevant stakeholders.

Austin Housing also has a contract with ECHO to administer the locally funded **Low-Barrier Permanent Supportive Housing Program**. This program enables individuals experiencing homelessness who have multiple barriers to housing (including criminal history, eviction history, behavioral health issues, among other challenges) to access housing units in the private market. ECHO has established relationships with private landlords who own Class B and C properties throughout the City of Austin. Landlords agree to reduce their tenant screening criteria and provide below market rent. ECHO provides eligible tenants who have access to intensive support services needed. Austin Housing pays the rent subsidy up to the applicable Fair Market Rent.

Homeless Strategy Office (HSO) and Austin Housing staff provide expertise on the development of the annual CoC application through participation in the [CoC Notice of Funding Availability \(NOFA\) Independent Review Team](#). Staff also participate in ongoing CoC stakeholder meetings coordinated by ECHO, including the CoC & ESG Committee, Policy and Practice Committee, CoC Rapid Rehousing Workgroup, and the CoC governing board, Leadership Council. As lead administrative agency for ESG grant programming beginning in FY 2026-27, HSO participates in key Continuum of Care planning groups, and other stakeholder meetings.

During development of the Consolidated Plan and annual Action Plan, and throughout the year, HSO staff will engage with ECHO to gather information that informs decisions on ESG allocations, performance standards, and evaluation outcomes. ECHO, Austin Housing and HSO will also meet regularly to discuss ways to coordinate City and CoC-funding that serves people experiencing homelessness, including data expectations, outcome measures, and written standards for program interventions.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

HSO and ECHO work together to evaluate outcomes and more closely align Continuum of Care (CoC) best practice standards and ESG program requirements. All ESG funded programs enter data into the **Homeless Management Information System (HMIS)** and accept referrals for rapid rehousing through the **Coordinated Entry** system administered by ECHO. HSO staff analyze data and report progress on ending homelessness to the City and other community entities. In addition, ESG-funded programs are required to submit to the City the outcome measure: percent of case-managed households that transition from homelessness into housing. HSO and ECHO partner to ensure that all rapid rehousing programs and shelter programs are entering data into HMIS in a manner that allows system-wide and City outcomes to be measured and evaluated.

The City of Austin has taken an active role in supporting a more effective HMIS so that data sourced from the system can inform policy decisions and be used to evaluate program effectiveness. The FY 2026-27 ESG award budget includes funding for improvements to the Homeless Management Information System, including continuation of the Scan Card program at the **Austin Resource Center for the Homeless (ARCH)** - an emergency shelter which is the first point of entry into the homeless social service system for many of Austin's adults experiencing homelessness. The City also contributes local funding to support ECHO staff positions. City staff have taken an active role with ECHO in developing coordinated assessment and improving other components of the Continuum of Care.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

In an effort to bring new voices into the consultation process, Austin Housing chose to send an open invite to more than 500 community organizations rather than focus on direct invites to the same organizations that have traditionally participated every year. This process resulted in 20 conversations with a variety of organization leaders from many perspectives and new opportunities for relationship building. 8 of these discussions were held in person, 7 took place over the phone or virtually and 5 were via email correspondence. Perspectives represented include homeless navigation, the local community college, workforce development, real estate professionals, a church interested in creating affordable housing, youth services, financial health, a philanthropic funder, land planners, data and systems specialists, neighborhood advocates, tenant advocacy, early childhood development, maternal health, and senior housing. Themes from these connections are included below:

- New Approaches
 - Call for thinking differently
 - Need for systems mapping and alignment
 - Urge to evaluate and consider legacy contracts while also acknowledging the benefits of multi-year contracts
 - Support for new or smaller organizations to access funding (intermediary/fiscal sponsorship models)
- Navigation
 - Difficulty finding truly affordable housing, especially for extremely-low income
 - Language barriers remain significant, especially for immigrant communities
 - People need human navigators, not just resources
 - Need for standard intake form
- Advocacy for highest needs
 - Tenants' rights
 - Deeply affordable housing
- Intersection of Housing with other needs
 - Stability in housing affects education (ACC notes students drop out if not stabilized in 4 weeks)
 - Many programs integrate workforce readiness, financial health coaching, and early childhood or youth development
 - Several partners are focusing on breaking cycles of poverty through long-term investments (e.g., youth savings programs, estate planning, aging-in-place efforts)
 - Bus passes, transportation, afternoon meals, and basic needs services remain major gaps for homeless service providers
- Storytelling
 - Clearer, more contextualized data (demographics, outcomes, gaps)
 - Trust, relationships, and culturally grounded engagement (oral history, storytelling, non-extractive practices) are central for many organizations

Identify any Agency Types not consulted and provide rationale for not consulting

No agencies were intentionally excluded from consultation.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Ending Community Homelessness Coalition (ECHO)	The primary goal of the Continuum of Care (CoC) Program is to end homelessness through the efficient coordination of efforts and resources dedicated to those experiencing homelessness. These goals align with the City of Austin Consolidated Plan which includes two prevention objectives: 1) Assist persons experiencing homelessness or who are at risk of becoming homeless; and 2) Assist persons living with HIV/AIDS to achieve stable housing and increase access to medical care and supportive services. The CoC's governing body also partners with the City to increase equity and leadership opportunities for persons with lived experience of homelessness.
Austin's Action Plan to End Homelessness	Ending Community Homelessness Coalition (ECHO)	Austin's Action Plan to End Homelessness calls for a systematic approach to ending homelessness. The plan specifically outlines implementation of five system elements that, combined, will work effectively in ending homelessness for individuals and families, while making the community stronger for all. Those system components are 1) outreach services and shelters, 2) addressing disparities, 3) providing housing and support services, 4) strengthening our response system, and 5) building wide community commitment from both the public and private sector. This Action Plan itself seeks to mobilize public and private resources in order to fill system gaps used to end homelessness. Progress is captured through annual reports that support progress within the 5 Action Plan components. The action plan is used to strategically coordinate system interventions to end homelessness and ensure that funding sources are aligned to effectively and efficiently meet community needs.

Age Friendly Action Plan	City of Austin Commission on Aging	The City of Austin's Age Friendly Action Plan was published in 2017 and ultimately adopted as an amendment to Imagine Austin. The Age Friendly Action (AFA) Plan is made up of eight domains of livability including Outdoor Spaces and Buildings, Transportation, Housing, Social Participation, Respect and Social Inclusion, Civic Participation and Employment, Communication and Information, and Community Support and Health. The AFA Plan contains goals and strategies in each domain focused on promoting support, respect, protection, and recognition of the needs of older adults in the Austin community. The plan encourages other City departments to consider the needs of Austin's aging community when developing plans in their respective departments to ensure that Age-Friendly is a natural part of Austin culture. The City will submit a new 5-year AFA plan in July 2026.
Imagine Austin	City of Austin	On June 15, 2012, City Council voted unanimously to adopt Imagine Austin , the City's comprehensive plan for Austin's future. The plan includes implementation guidelines and the following priority programs: 1) a compact, connected Austin with improved transportation options; 2) sustainably managed water resources; 3) investments in Austin's workforce, education systems and entrepreneurs; 4) protection of environmentally sensitive areas and integration of nature into the City; 5) investments in Austin's creative economy; 6) household affordability throughout Austin (Austin Housing is lead in implementing the Household Affordability priority program and will continue to partner with other City departments and community entities to guide implementation of Imagine Austin through its strategic plan); 7) creation of a 'Healthy Austin' program; and 8) revision of Austin's land development regulations and processes.
Austin Strategic Housing Blueprint	Austin Housing	Council adopted the Austin Strategic Housing Blueprint which helps align resources, ensures a unified strategic direction, and facilitates community partnerships to achieve this shared vision. The plan identifies funding mechanisms, potential regulations, and other creative approaches the City of Austin should utilize to achieve

		housing goals - including the creation of 60,000 affordable units over the current decade for households earning approximately \$60,000 or less per year - in line with Imagine Austin. To meet these goals, City Council identified specific affordable housing goals within each Council district and along transit corridors. The Blueprint also calls for at least 75% of new housing to be located within half a mile of Imagine Austin Centers and Corridors. It also sets a goal for 90% of newly built or preserved affordable housing to be located within 3/4 of a mile of transit service. Putting affordable housing near transit corridors is an important component of increasing affordability. The Blueprint identified five community values to guide the process, including: 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; and Help Austinites reduce their household costs.
The Austin/Travis County Community Health Plan	Austin Public Health	Austin Public Health (APH), in collaboration with local agencies, manages a comprehensive community health planning initiative titled the Austin/Travis County Community Health Plan, consisting of a Community Health Assessment (CHA) and a Community Health Improvement Plan (CHIP) as a core component of receiving Public Health Department accreditation. The 2025 CHA identified the following areas of concern: 1) Mental Health and Substance Abuse, 2) Food Insecurity, 3) Healthcare Access, 4) Housing Instability, and 5) Economic Strain and Childcare Costs. Community partners are coming together to review data and share insights to identify priority areas for the 2026 CHIP cycle.
Opportunity360	Enterprise Community Partners	Opportunity360 allows the City to understand and address community challenges by identifying pathways to greater opportunities using cross-sector data, community engagement and measurement tools. Tools and resources in the platform provide a comprehensive view into a neighborhood's access to basic needs and facilitate a strategic, asset-building approach to community

		development. The tool is used by the City to determine emerging and high opportunity areas.
Long Range Capital Improvement Strategic Plan	City of Austin	Austin Housing coordinates updates of the Long-Range Capital Improvement Program Strategic Plan. The Plan is updated on a two-year cycle in cooperation with the Public Works Department, the City of Austin Budget Office, and capital departments. The plan has a 10-year planning horizon and provides the basis for identifying both ongoing capital needs and strategic opportunities for CIP investment over the long term, including investments in affordable housing. The plan was created to further align the City's CIP investments with the Imagine Austin 30-Year Comprehensive Plan.
Project Connect	Capital Metro, City of Austin (CAMPO)	Project Connect is the vision for the Central Texas high-capacity transit system. Linking activity centers within the fastest growing region in the country, Project Connect aims to connect people, places and opportunities in an easy, efficient way. The vision unites efforts to develop the best solutions for getting around Central Texas and addressing growth challenges.
Analysis of Impediments to Fair Housing Choice	City of Austin and Travis County	AI goals are part of the five-year Consolidated Plan goals. The Regional Analysis of Impediments, or AI, is a planning process for local governments and public housing agencies to take meaningful actions to overcome historic patterns of segregation, promote fair housing choice, and foster inclusive communities that are free from discrimination. This study was conducted for the Central Texas Region in 2018 and 2019 as a joint effort among three cities, two counties, and five housing authorities.
2024 CSBG Community Needs Assessment Report	Austin Public Health	Austin Public Health conducts a Community Needs Assessment every three years in accordance with the requirements of the Community Services Block Grant (CSBG). The next CSBG Community Needs Assessment will be conducted in 2027. The 2024 CSBG Community Needs Assessment Report identified several Strengths and Assets, as well as Challenges, that include the following:

		<u>Strengths and Assets</u>- A multidisciplinary team who represent a diverse range of backgrounds utilize their vast experience and knowledge to provide excellent quality customer services through a wide range of programs, including robust outreach activities, Health & Wellness activities that are incorporated into their work, and helping Austin respond to crises. <u>Challenges</u>- In recent years, the Community Services Block Grant (CSBG) funding has been continually at risk at the Federal level. CSBG currently funds 13 of the 54 staff of the Neighborhood Centers, leading to uncertainty about future programming and availability of services. Additionally, this grant is level-funding even though the personnel costs continue to rise each year.
2020 PHA Five-Year Plan	Housing Authority of the City of Austin (HACA)	The 5-Year and Annual Public Housing Agency (PHA) Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services. Each PHA Plan informs HUD, families served by the PHA, and members of the public, of the PHA's mission, goals and objectives for serving the needs of low-income, very low-income, and extremely low-income families.
Watershed Protection Strategic Plan	City of Austin Watershed Protection Department	The Watershed Protection Strategic Plan is the guiding blueprint for the Watershed Protection Department (WPD). The Strategic Plan helps WPD understand and address existing flooding, erosion, and water quality problems. It helps WPD tackle urgent challenges like climate change, population growth, and racial inequities. Watershed Protection is preparing to update its strategic plan. The initiative is called Rain to River: A Strategic Plan to Protect Austin's Creeks and Communities and will incorporate many opportunities for community input.
Digital Inclusion Strategy	City of Austin Telecommunications and Regulatory Affairs Office (TARA)	The City of Austin vision includes every Austinite having an opportunity to be fully engaged in digital society, accessing and using digital and communications technology. The purpose of the plan is to address access and adoption of digital technology, and to serve as a guiding document for providing digital inclusion

		opportunities in affecting the City's goals to ensure all Austinites are served.
City of Austin Displacement Mitigation Strategy	Austin Housing	The Displacement Mitigation Strategy was adopted into the Strategic Housing Blueprint in 2018 to address Austin's continuing challenge with displacement. The strategy incorporates recommendations from various community studies, reports, and assessments to develop an actionable plan that ensures a short-term impact on displacement. The plan includes 15 displacement mitigation strategies, including incorporating robust tenant protections for all rental properties receiving City support, recalibrating density bonus programs to serve renters at or below 60% MFI, and engaging directly with communities vulnerable to displacement.

The City of Austin works to enhance coordination through interdepartmental, interorganizational, and intergovernmental planning. The City of Austin continues to promote awareness that household affordability and community development challenges can directly or indirectly affect access to public services, education, health and human services, transportation, environmental sustainability, economic development, community vitality, arts and culture.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Each year, the City improves its efforts to create a more intentional, transparent and community-centered process for setting goals. With a vision to shift the engagement strategy beyond simply meeting the requirements laid out in the Citizen Participation Plan, tools to enable a broader, longer-term approach have been created and improved over the past couple of years. As part of the 2024 Community Needs Assessment for the FY25-29 5-year Consolidated Plan, Austin Housing staff created a new, comprehensive page on SpeakUp Austin that could follow the life of federal dollars from year to year, and keep the public informed through each phase of the funding cycle. Community members can visit www.SpeakUpAustin.org/MyCommunityNeeds at any point to learn about the federal dollars the City receives and how they are used, find out what stage the process is currently in, read current and past Plans, review each year's CAPER, and share about the needs of their community. New graphics continue to be created and shared on the site to make the information more understandable. For example, as part of the CAPER process, funding charts have been created to show how much funding was allocated to each program area, and how goals compared to outcomes. In addition, engagement reports are available on the site so that the members of the public can see what feedback has been collected from year to year, and how it has been used.

In response to community feedback received during the 2024 needs assessment, an evergreen survey was created to collect input year-round. This survey launched in early 2025. Austin Housing staff updated the survey after it's first year of use and re-launched a new version in alignment with the timing of the 2026 Community Needs Assessment and will remain on the *My Community Needs* site. A survey specific to the FY26-27 Action Plan Draft was added to the site for the Public Comment Period.

In addition, the My Community Needs page sits within a larger "Housing Engagement Hub." The creation of this hub was also in response to input from the community about the need for more transparent, easily accessible information as well as closing feedback loops. When members of the public visit www.SpeakUpAustin.org/HousingHub, they can sign up for the Austin Housing Newsletter, find events to come and visit with staff, weigh in on a variety of initiatives, read about past engagement initiatives and download program flyers. Through the Austin Housing Newsletter, relaunched in 2024, more than 6200 community members receive monthly updates from Austin Housing about ways to get involved and/or connect with resources. This has significantly broadened the department's reach during the community needs assessment and public comment period for the Action Plan. While these new digital tools will not reach everyone, they allow staff the ability to easily share information in-person via tablets when out in the community and give community partners the tools to more easily spread the word as well.

The process for consulting with community organizations has been enhanced over the past couple of years as well, with the goal to have more meaningful dialogue with long-term

impact. Following the 2024 Community Needs Assessment, a thorough report was created, with summaries from all 57 meetings. This report was published on the new My Community Needs page so that all the feedback was available for anyone to read. This report helped continue the dialogue during the 2025 and 2026 needs assessment. Conversations with community leaders aimed to build on the feedback of previous years and explore how needs are evolving.

20 conversations – in person, virtually, over the phone and via email, were held with community leaders during the 2026 needs assessment, including Boards, Committees, and Commissions as well as community organizations that represent special populations of the Austin community. In accordance with the City’s Citizen Participation Plan (CPP), a total of four public hearings were held- two by the Community Development Commission and two by the City Council- to receive input on community needs, and feedback on the draft Action Plan. The draft Action Plan was made available for public comment for 30 days from May 28, 2026 until June 30, 2026 in accordance with the CPP.

The table below displays detailed information about the steps taken to continue the community engagement process, and community member participation during the development of the Action Plan.

The community engagement strategy and a comprehensive list of all public comments received during the community needs assessment and public comment period are featured in Attachment IB: Citizen Participation. All comments are considered and accepted in the development of the Action Plan.

Mode & Target of Outreach	Summary of response/ attendance	Summary of comments received	URL (If applicable)
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Internet/ Digital Outreach: Non- targeted/ broad community	During the community needs assessment period, the <i>Speak Up Austin “My Community Needs” Survey</i> received 199 responses, including 161 comments. The survey page had more than 2000 views.	The City developed a unique <i>SpeakUp Austin</i> webpage designed to both inform the public and receive community feedback about federal funding. Community members could provide input about their needs and the needs of their community during the community needs assessment period and 30-day Public Comment period. Key Takeaways from the survey include: - Homeowners and renters both prioritize affordable housing in general and specifically for seniors and people with disabilities - o Homeowners need home repair - o Renters concur that “affordable” housing is not actually affordable - - Current programs have opportunities to improve programmatic access for more vulnerable residents - Deeper outreach and process improvements needed for customer experience - Current programs conceptually address highest needs	www.speakupaustin.org/mycommunityneeds www.speakupaustin.org/mycommunityneeds/survey
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Internet/ Digital Outreach: Non- targeted/ broad community	During the public comment period, the <i>Speak Up Austin "FY26-27 Action Plan" Survey</i> received 0 comments, and the page had 594 views.	The City developed a unique <i>SpeakUp Austin</i> page to share the draft of the FY26-27 Action Plan and offer the opportunity for community members to provide input. The page was available May 21, and was open for comments through June 30.	www.speakupaustin.org/actionplan2027
Internet/ Digital Outreach: Non- targeted/ broad community	N/A	The City announced information about opportunities to provide feedback about HUD funding through the Austin Housing Newsletter which has a subscriber base of over 13,000 recipients and the Affordable Housing Developer Newsletter which has a subscriber base of over 350 recipients.	May Edition of Housing Updates For You June is National Homebuyer Month & Updated Resources for You Policy Updates and New HUD Limits Included
Printed Notification Non- targeted/broad community	N/A	The City provided print and digital advertising with theThe Villager and El Mundo Newspaper in both English and Spanish detailing the Action Plan and listing Public Hearing dates, times, and locations.	www.speakupaustin.org/mycommunityneeds

Public Meetings: Non-targeted/ Broad community	As part of the community needs assessment, Public Hearings were held during meetings of the Community Development Commission and the Austin City Council	Themes from public hearings centered around more transparency of information and accessibility of services	https://austintx.new.swagit.com/videos/387552
Community Partner Conversations: Housing and human services providers	As part of the community needs assessment, City staff reached out via email to 500 community organizations, inviting them to participate in the process. Staff met with 15 organizations either in person, virtually or over the phone and received feedback from an additional 6 organizations through email correspondence. These conversations included: - Austin Community College - Austin Board of Realtors - Capital Idea - Charlie Center - Community Development Commission - E4 Youth - Faith Presbyterian Church - Financial Health Pathways - Glimmer of Hope - Interfaith Action of Central Texas (iACT) - Keepers Land Planning Measure - North Austin Civic Association	Themes from community consultations included: - Need for New Approaches - Navigation support - Advocacy for highest needs - Intersection of Housing with other needs - The importance of storytelling	N/A

	- Todos Juntos Learning Center - TRLA - Trinity Center - 212 Catalysts - Black Mama's Village - Boomer's Collaborative - Dog's Head Neighborhood - Holly Neighborhood Association - Las Comadres Para Las Americas		
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Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

In addition to funding received from the Department of Housing and Urban Development (HUD), the City of Austin allocates revenue to Austin Housing for affordable housing and community development activities. HUD's guidance regarding the inclusion of non-federal funding sources in an Annual Action Plan is that non-federal sources are to be included if they are reasonably expected to be made available to address the needs outlined in the plan.

In 2018 and 2022, voters approved two bonds valued at \$250 million and \$350 million, respectively, to support affordable housing programs administered by the City of Austin Housing. This substantial increase in resources has enabled Austin Housing to reprioritize and maximize the use of federal funds.

In March 2021, the Austin City Council authorized the negotiation and execution of an interlocal grant agreement with the Austin Transit Partnership (ATP) for the City to accept funding from ATP to administer and implement Project Connect anti-displacement programs, for the term March 25, 2021 through September 30, 2033, in an amount not to exceed \$300,000,000. These dollars will be used for affordable housing programs and initiatives specifically for communities in risk of displacement.

This plan is not intended to confer any legal rights or entitlements on any persons, groups, or entities, including those named as intended recipients of funds or as program beneficiaries. The terms of this Annual Action Plan are subject to amendment, and to the effects of applicable laws, regulations, and ordinances. Statements of numerical goals or outcomes are for the purpose of measuring the success of programs and policies, and do not impose a legal obligation on the City to achieve the intended results. Actual funding of particular programs and projects identified in this Plan are subject to completion of various further actions, some of which involve discretionary determinations by the City or others. These include HUD approval of this Plan; appropriations by the United States Congress and Austin City Council; reviews and determinations under environmental and related laws; and results of bidding and contracting processes.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$7,207,923	\$95,000	\$0	\$7,302,923	\$14,605,846	The primary objective of CDBG is the development of viable communities by: Providing decent housing; Providing a suitable living environment; Expanding economic opportunities. Any activity funded with CDBG must meet one of three national objectives: Benefit low- and moderate-income persons; Aid in the prevention of slums or blight; Meet a particular urgent need.

HOME	Public - Federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$3,346,675	\$250,000	\$0	\$3,596,675	\$7,193,350	The three objectives of the HOME Program are: Expand the supply of decent, safe, sanitary, and affordable housing to very low- and low-income individuals; Mobilize and strengthen the ability of state and local governments to provide decent, safe, sanitary, and affordable housing to very low- and low-income individuals; Leverage private sector participation and expand the capacity of nonprofit housing providers.
HOPWA	Public - Federal	Transitional housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive	\$3,004,720	\$0	\$0	\$3,004,720	\$5,282,057	The Housing Opportunity for Persons with AIDS (HOPWA) Program was established by the U.S. Department of Housing and Urban Development (HUD) to address the specific needs of low-income persons living with HIV/AIDS and their families. HOPWA makes grants to local communities, states, and nonprofit organizations. HOPWA funds provide housing assistance

		services TBRA						and related supportive services in partnership with communities and neighborhoods.
ESG	Public - Federal	Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services	\$643,478	\$0	\$0	\$643,478	\$1,286,956	Emergency Solutions Grants (ESG) program is designed to be the first step in a continuum of assistance to help clients quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.
Other	Public - Local	Acquisition Homeowner rehab Housing Multifamily rental new construction Multifamily rental rehab New		-	-	-	-	In 2018 and 2022 Austin voters approved \$250 million and \$350 million, respectively, in general obligation bonds for affordable housing. These funds will be utilized for construction, renovation, and improvements to housing for low-income persons and families, acquiring land interest in land and property

		construction for ownership						necessary to do so; and funding affordable housing programs.
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Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City will satisfy its matching requirements for HOME funding through General Obligation (G.O.) Bond Funding and Capital Improvement Program (CIP) Funds. The Homeless Strategy Office matches the ESG funding dollar for dollar with general fund dollars that are allocated to homeless services provided to subrecipients.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

208.16 Acres on Loyola Lane (Colony Park) - Site of the HUD Community Challenge Planning Grant. The site has been master-planned and zoned as a Planned Unit Development. The City is in negotiations with the selected developer to enter into a formal Master Development Agreement for the development of the site. The site will include long-term affordability on a minimum of 20% of the total residential units constructed.

5.15 Acres on Tillery Street and Henninger Street - a request for proposal solicitation was released in FY 2020- 21 following robust public engagement. A preferred proposal and development partner was selected by the AHFC Board of Directors and agreements to develop the property with 66 multifamily rental units reserved for low-, very low-, and extremely low-income households have been executed. The project began construction in FY 2022-23 and was completed in FY 2024-25.

8.48 Acres on Levander Loop/Gardner Road - a request for proposal solicitation was released in FY 2020-21 following robust public engagement. A preferred proposal and development partner was selected by the AHFC Board of Directors and agreements to develop the property with 198 multifamily rental and 27 duplex ownership units reserved for moderate-, low-, very low-, and extremely low-income households have been executed. The project began construction in FY 2022-23 and was completed in FY 2025-26.

1.3 Acres at Doris Drive and Hathaway Drive - this property was purchased from Austin Independent School District and is currently under construction. The development will include 25 townhome units that will be sold to households at or below 60% and 80% median family income as part of AHFC's Community Land Trust program. As of April 2026, horizontal construction has been completed. Vertical construction is anticipated to start in FY 2026-27 with home sales estimated to be complete in FY 2027-28.

7.96 acres at Tannehill Lane and Jackie Robinson Street - a request for proposal solicitation was released in FY 2020-21 following robust public engagement. A preferred proposal and development partner was selected by the AHFC Board of Directors. Agreements to develop the property with 156 multifamily rental and 32 duplex ownership units reserved for moderate-, low-, very low-, and extremely low-income households have been executed for the multifamily portion. The multifamily project began construction in FY 2022-23 and was completed in FY 2025-26. The ownership project is expected to begin construction in FY 2025-26 and is expected to be completed in FY 2028-29.

3.94 acres at Pecan Park Boulevard - This property was acquired in FY 2020-21 and will be developed

with long-term affordable housing.

8.95 acres at West Slaughter Lane - This property was acquired in FY 2020-21 and will be developed with long-term affordable housing.

3.15 acres at Kramer Lane - This property was acquired in FY 2020-21 and will be developed with long-term affordable housing.

8.78 acres at Cullen Lane - This property was acquired in FY 2021-22 and will be developed with long-term affordable housing.

4.93 acres at Menchaca Road - This property was acquired in FY 2021-22 and will be developed with long-term affordable housing

5.76 acres at Convict Hill Road - This property was acquired in FY 2021-22 and will be developed with long-term affordable housing.

3.00 acres at Manor Road - This property was acquired in FY 2021-22. A request for proposal solicitation was released in FY 2021-22 following robust public engagement. A preferred proposal and development partner was selected by the AHFC Board of Directors and agreements to develop the property with two buildings comprising 264 total multifamily rental units reserved for low-, very low-, and extremely low-income households have been finalized. The buildings began construction in FY 2022-2023 and 2023-2024 and are expected to be completed in FY 2025-26.

5.30 acres at S. Pleasant Valley Road - This property was acquired in FY 2021-22. Two requests for qualification solicitation were released in FY 2022- 23 following robust public engagement. The development partners were selected by the AHFC Board of Directors and agreements to develop the western property with 75 multifamily rental units reserved for very low-income households have been executed; the eastern property will be developed with 38 ownership units reserved for households at or below 60% to 80% median family income as part of AHFC's Community Land Trust program. The multifamily project began construction in FY 2025-26 and is expected to be completed in FY 2026-27. The ownership project began construction in FY 2025-26 and is expected to be completed in FY 2028-29.

18.48 acres at Grove Boulevard – AHFC acquired this property in FY 2022-23; additional property adjacent to this site was acquired by the City in FY 2023-24. The City and AHFC are conducting public engagement and anticipate releasing a solicitation to develop the joint properties with a variety of uses, including long-term affordable housing, in FY 2026-27.

Midtown Flats – AHFC acquired this 40-unit naturally occurring affordable housing development in FY

2021-2022 with the intention of preserving the long-term affordability at this property.

Soco 121 – AHFC acquired this 52-unit expiring Low Income Housing Tax Credit funded development in FY 2022-23 with the intention of maintaining and preserving the long-term affordability at this property.

City View at the Park Apartments – AHFC acquired this 70-unit, 55 years and over, expiring Low Income Housing Tax Credit-funded development in FY 2022-23 with the intention of maintaining and preserving the long-term affordability at this property, and with the intention of developing a second phase on excess land on the site. The second phase opened in 2026 and offers 100 units of permanent supportive housing.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

See Table 5

Goal Descriptions

1	Goal Name	Homeless Assistance
	Goal Description	Persons experiencing homelessness are a high priority for services. This decision was made based on feedback from the public process, including stakeholder input from homeless needs providers, public hearings, and the Consolidated Plan survey. Homeless Assistance provides services to persons experiencing homelessness, persons living with HIV/AIDS, victims of domestic violence, persons experiencing mental illness, unaccompanied youth, persons with chronic substance abuse, and veterans.
2	Goal Name	Special Needs Assistance
	Goal Description	Special Needs activities will assist low to moderate-income Austinites by providing mental health services for at-risk youth, childcare services, and services for seniors. This decision was made based on feedback from the public process, including stakeholder input from homeless and special needs providers, public hearings, and the Consolidated Plan survey.
3	Goal Name	Renter Assistance
	Goal Description	The City of Austin's update of the 2019 Comprehensive Housing Market Analysis identifies the need for affordable rental housing in Austin. This analysis was echoed in every aspect of the public input process from service providers, government

		partners, policy makers, and community members. Renter Assistance, therefore, is a high priority for the City. Renter Assistance activities will provide assistance that can make rent more affordable; tenants' rights services; and financial assistance for necessary rehabilitation to make rental units accessible.
4	Goal Name	Homebuyer Assistance
	Goal Description	The City identified assistance to homebuyers as a high priority in the Consolidated Plan. The 2019 Housing Market Analysis illustrates the difficulty for low to moderate-income households to transition from renting to buying a home with the rising real estate market in Austin. Homebuyer Assistance provides counseling to renters wishing to become homebuyers. This category includes the Down Payment Assistance program, which offers loans to qualifying low and moderate-income homebuyers to help them buy their first home.
5	Goal Name	Homeowner Assistance
	Goal Description	Homeowner Assistance is designed to: preserve the safety and livability of the housing of low-income homeowners, allowing owners to stay in their homes; improve the City's aging housing stock; and repair homes for existing homeowners. These activities were identified as high priorities by stakeholders and community members. Overall, Homeowner Assistance is a high priority in the Consolidated Plan.
6	Goal Name	Housing Development Assistance
	Goal Description	The need for affordable housing for low to moderate-income renters, including special needs populations, and homebuyers, was reflected in the 2019 Housing Market Analysis and public input received from the community. The City's main tool to create affordable housing is through financing to non-profit and for-profit developers. In addition, the City encourages the development of affordable housing through developer incentives. The City has established Housing Development Assistance as a high priority for the Consolidated Plan.
7	Goal Name	Other Community Development
	Goal Description	Other Community Development Assistance includes capacity-building activities for non-profit organizations that are focused on affordable housing development and workforce development, as well as support for small business development.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b)

The following chart depicts the income limits for HOME programs by household size in Fiscal Year 2026-2027, as determined by the Housing and Urban Development Department.

FY 26-27 Income Limits	Household Size							
Median Income Limit	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low-Income Households (0-30% of MFI)	\$28,250	\$32,250	\$36,300	\$40,300	\$43,550	\$46,750	\$50,000	\$53,200
Very Low—Income (50% of MFI)	\$47,050	\$53,800	\$60,500	\$67,200	\$72,600	\$78,000	\$83,350	\$88,750
Low Income: 80% of MFI	\$74,800	\$85,450	\$96,150	\$106,800	\$115,350	\$123,900	\$132,450	\$141,000

HOME funded programs include Down Payment Assistance (DPA), Tenant Based Rental Assistance (TBRA), Homeowner Rehabilitation Loan Program (HRLP), Rental Housing Development Assistance (RHDA), and Ownership Housing Development Assistance (OHDA) programs. The following number of people were served by HOME funded programs in FY 25-26 by income level. The City will strive to serve the same or more households in each category in Fiscal Year 2026-27.

FY 25-26 Households Served by Income Level (HOME Funded Programs)	
Extremely Low-Income Households (0-30% MFI)	78
Very Low-Income Households (31%-50% MFI)	20
Moderate/Low Income (51%-80% MFI)	13
Total	111

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Austin's planned projects are based on the City's assessment of community needs as identified in this Consolidated Plan, in related plans and policy documents, and on the ability of funds identified in the Consolidated Plan to be leveraged or combined with other funds to meet the identified needs. To the greatest extent possible, targeted funds will be used while resources with more discretionary latitude will be used to address needs and activities that lack their own targeted funding source. For instance, while the development of affordable housing is a critical issue for Austin, not all Consolidated Plan funds will be used for the creation or preservation of affordable housing.

The City continues to require a high level of data quality, increased outcomes for persons exiting to permanent housing, and a shortened length of stay. National Alliance to End Homelessness (NAEH) is contracting with OrgCode Consulting to work with the shelter administrator to address shelter client workflow, data quality, staffing changes, and housing case management for all shelter clients, and to ensure that all client services are housing-focused with a rapid exit from shelter. In accordance with the Federal Register Notice dated March 7, 2006, outcome measures are established for each activity as follows:

Objectives:

- Create Suitable Living Environment;
- Provide Decent Affordable Housing;
- Create Economic Opportunities

Outcomes:

- Availability/Accessibility
- Affordability
- Sustainability

Additionally, the HEARTH Act, dated May 20, 2009, Division B - Homelessness Reform, established the following outcomes for McKinney-Vento funded Homelessness Assistance programs, including ESG in section 427: Length of Time Persons remain Homeless; Returns to Homelessness from Permanent Housing Destinations; Number of Homeless Persons; Employment and Income Growth for Homeless

Persons; Persons First time Homeless; Homelessness Prevention; Successful Housing Placement.

Projects

#	Project Name
1	Child Care Services
2	Senior Services
3	Mental Health Services
4	ESG 25 City of Austin
5	HOPWA AIDS Services of Austin
6	HOPWA Project Transitions
7	HOPWA Integral Care
8	HOPWA Ashwell
9	HOPWA Administration
10	Tenant-Based Rental Assistance
11	Architectural Barrier Removal (ABR) Program - Renter
12	Tenants' Rights Assistance
13	Down Payment Assistance (DPA)
14	Architectural Barrier Removal (ABR) Program - Owner
15	Homeowner Rehabilitation Loan Program (HRLP)
16	Minor Home Repair Program
17	GO Repair! Program
18	Rental Housing Development Assistance (RHDA)
19	Ownership Housing Development Assistance (OHDA)
20	CHDO Operating Expense Grants

21	Infrastructure Development
22	Debt Service
23	HOME Administration
24	CDBG Administration

Table 7 - Project List

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Allocation priorities are based on the planning conducted for the FY 2024-2029 Consolidated Plan and the FY 2026-27 Action Plan, the 2019 Housing Market Analysis, and guidance from the City Council. The top affordable housing and community development priorities identified by the community via the Consolidated Plan survey were availability of affordable housing, services to prevent homelessness, job training and/or job opportunities, mental health care and counseling, and affordable childcare. See Attachment I for a summary of the public comments received from the FY 2026-27 Action Plan community needs assessment.

AP-38 Project Summary

Project Summary Information

Project Title	Child Care Services
Project ID	1
Target Areas	Throughout the City of Austin
Annual Goals Supported	Special Needs Assistance
Priority Need(s) Addressed	Special Needs Assistance
Description	The City of Austin contracts with childcare providers to increase the supply of and access to affordable, quality childcare for families with low-income, including teen parents so they can attend school; and families who are homeless, near homeless, or have disabled children in need of temporary respite childcare, or need emergency childcare, or have a parent who is participating in a residential substance abuse treatment program. The programs serve children (ages: 0-12 years) from low to moderate median -income families with gross incomes less than 250% of the Federal Poverty Guidelines who reside within the Austin City limits.
Target Date	09/30/27
Expected Resources	CDBG: \$756,666
Estimate the number and types of families that will benefit from the proposed activities	Public service activities other than Low/Moderate Income Housing Benefit: 189 families
Location Description	Throughout the City of Austin
Planned Activities	Child Care Services will increase the supply of and access to affordable, quality childcare for families with low-income. Social service contracts through APH will provide: 1) direct childcare services for teen parents who are attending school; and 2) direct childcare services through the Early Head Start child development program, including services to

	families in crisis, including homeless and near-homeless families, and parents enrolled in self-sufficiency programs.
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Project Title	Senior Services
Project ID	2
Target Areas	Throughout the City of Austin
Annual Goals Supported	Special Needs Assistance
Priority Need(s) Addressed	Special Needs Assistance
Description	The City of Austin contracts with a sub-recipient to provide financial and housing-focused services that promote aging in place and help prevent and protect seniors from becoming victims of abuse, neglect, or financial exploitation. Clients must meet income, age, and residential eligibility requirements.
Target Date	09/30/27
Expected Resources	CDBG: \$128,785
Estimate the number and types of families that will benefit from the proposed activities	Public service activities other than Low/Moderate Income Housing Benefit: 123 clients
Location Description	Throughout the City of Austin
Planned Activities	The Senior Services program provides case management; money management services such as bill-payer; general public benefits enrollment assistance or specialized assistance for SSI/SSDI income; and housing stabilization services including homelessness prevention and housing retention.

Project Title	Mental Health Services
Project ID	3
Target Areas	Throughout the City of Austin
Annual Goals Supported	Special Needs Assistance
Priority Need(s) Addressed	Special Needs Assistance
Description	The Mental Health Services program provides access to holistic, wraparound services and support to youth designated as at-risk, and their families. The program's three components provide varying levels of intervention: school-based intensive wraparound services, community-based wraparound services, and summer camps. The program, in partnership with the youth and their families, addresses the needs and challenges of each youth's situation to improve their functioning in school, the community, and at home.
Target Date	09/30/27
Expected Resources	CDBG: \$195,736
Estimate the number and types of families that will benefit from the proposed activities	Public service activities other than Low/Moderate Income Housing Benefit: 156 families served
Location Description	Throughout the City of Austin
Planned Activities	Mental Health Services will be provided to at-risk youth and their families. Services and support are customized to the needs of the youth and family and are delivered utilizing a wraparound model. Interventions focus on areas of basic needs, mental health services, educational support and social enrichment. Services include mental and behavioral health, self-sufficiency supports, enrichment services, parental support and education; accessed through designated schools and community centers.

Project Title	ESG 25 City of Austin
Project ID	4
Target Areas	Throughout the City of Austin
Annual Goals Supported	Homeless Assistance
Priority Need(s) Addressed	Homeless Assistance
Description	Shelter Operations and Maintenance: The City has contracted with the Salvation Army to operate a low-barrier shelter for homeless women and women with children, all clients served in the planned shelter for the FY 2026-27 Action Plan have low-to-moderate income and will be at or below 50% of MFI. Emergency Solutions Grant (ESG) funds will be used to provide maintenance and operations for this program. Rapid Rehousing programs: There are currently two ESG-funded rapid rehousing programs connecting homeless individuals referred through Coordinated Entry system with safe and stable housing: The Communicable Disease Unit of Austin Public Health (targeted to people experiencing homelessness with HIV/AIDS); And the Downtown Austin Community Court. HMIS funding will support HMIS-eligible expenses at all ESG-funded programs and the project also includes funding for administration.
Target Date	09/30/27
Expected Resources	ESG: \$643,478
Estimate the number and types of families that will benefit from the proposed activities	Homeless Person Overnight Shelter: 375 Rapid Re-housing: 50
Location Description	Throughout the City of Austin
Planned Activities	The Austin Shelter for Women and Children will serve individuals with its night sleeping and case management services. All clients will be entered into the Homeless Management Information Systems database.

	The Rapid Re-Housing program provides housing location, housing stability case management and direct financial assistance to rapidly rehouse people experiencing homelessness who are receiving services from ESG-funded programs at the Austin Community Court. Administration activities will support all of the above.
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Project Title	2026 – 2029 AIDS Services Austin TXH26-F004 (ASA)
Project ID	5
Target Areas	Throughout the City of Austin
Annual Goals Supported	Special Needs Assistance
Priority Need(s) Addressed	Special Needs Assistance
Description	The City of Austin contracts with AIDS Services Austin to deliver services for the HOPWA program. The goal of the HOPWA program is to prevent homelessness and to support independent living of persons living with HIV/AIDS.
Target Date	09/30/27
Expected Resources	HOPWA: \$ 1,146,491
Estimate the number and types of families that will benefit from the proposed activities	Public Service Activities other than Low/Moderate Income Housing Benefit (Permanent Housing Placement): 30 Public Service Activities other than Low/Moderate Income Housing Benefit (Supportive Services/Housing Case Management): 29 Tenant Based Rental Assistance/Rapid Rehousing: 29 Homelessness Prevention (Short-term Rent, Mortgage, and Utility Assistance): 160
Location Description	Throughout the City of Austin
Planned Activities	AIDS Services of Austin will provide Housing Case Management, Tenant Based Rental Assistance, Permanent Housing Placement Services, and Short-Term Rent, Mortgage and Utility Assistance

Project Title	2026 - 2029 Project Transitions TXH26-F004 (PT)
Project ID	6
Target Areas	Throughout the City of Austin
Annual Goals Supported	Special Needs Assistance
Priority Need(s) Addressed	Special Needs Assistance
Description	The City of Austin contracts with Project Transitions to deliver services for the HOPWA program. The goal of the HOPWA program is to prevent homelessness and to support independent living of persons living with HIV/AIDS. With the opening of the new facility-based housing, Project Transitions will no longer utilize master leasing, but instead offer facility based housing along with wraparound services.
Target Date	09/30/27
Expected Resources	HOPWA: \$1,528,655
Estimate the number and types of families that will benefit from the proposed activities	Facility Based Housing: 100 Public Service Activities other than Low/Moderate Income Housing Benefit (Supportive Services/Housing Case Management): 100
Location Description	Throughout the City of Austin
Planned Activities	Project Transitions will provide Facility-Based Housing and Supportive Services.

Project Title	2026 - 2029 Austin Travis County Integral Care TXH26-F004 (ATCIC)
Project ID	7
Target Areas	Throughout the City of Austin
Annual Goals Supported	Special Needs Assistance
Priority Need(s) Addressed	Special Needs Assistance
Description	The City of Austin will contract with Integral Care to deliver services for the HOPWA program. The goal of the HOPWA program is to prevent homelessness and to support independent living of persons living with HIV/AIDS.
Target Date	09/30/27
Expected Resources	HOPWA: \$172,392
Estimate the number and types of families that will benefit from the proposed activities	Public Service Activities other than Low/Moderate Income Housing Benefit (Permanent Housing Placement): 5 Public Service Activities other than Low/Moderate Income Housing Benefit (Short Term Supportive Housing): 22 Homelessness Prevention (Short-term Rent, Mortgage, and Utility Assistance): 20
Location Description	Throughout the City of Austin
Planned Activities	Integral Care will provide Permanent Housing Placement, Short Term Supportive Housing, and Short-term Rent, Mortgage, and Utility Assistance.

Project Title	2026 - 2029 ASHwell TXH26-F004 (ASH)
Project ID	8
Target Areas	Throughout the City of Austin
Annual Goals Supported	Special Needs Assistance
Priority Need(s) Addressed	Special Needs Assistance
Description	The City of Austin will contract with ASHwell to deliver services for the HOPWA program. The goal of the HOPWA program is to prevent homelessness and to support independent living of persons living with HIV/AIDS.
Target Date	09/30/27
Expected Resources	HOPWA: \$67,041
Estimate the number and types of families that will benefit from the proposed activities	Homelessness Prevention (Short-term Rent, Mortgage, and Utility Assistance): 20
Location Description	Throughout the City of Austin
Planned Activities	ASHWell will provide Short-term Rent, Mortgage, and Utility Assistance.

Project Title	2026 – 2029 City of Austin TXH26-F004 (COA)
Project ID	9
Target Areas	Throughout the City of Austin
Annual Goals Supported	Special Needs Assistance
Priority Need(s) Addressed	Special Needs Assistance
Description	Funds provide administrative costs for programs.
Target Date	09/30/27
Expected Resources	HOPWA: \$90,141
Estimate the number and types of families that will benefit from the proposed activities	N/A- Funds provide administrative costs for programs.
Location Description	Throughout the City of Austin
Planned Activities	Administration of federal programs.

Project Title	Tenant-Based Rental Assistance
Project ID	10
Target Areas	Throughout the City of Austin
Annual Goals Supported	Homeless Assistance
Priority Need(s) Addressed	Homeless Assistance
Description	The Tenant-Based Rental Assistance (TBRA) program provides rental-housing subsidies to eligible individuals and families experiencing homelessness. Austin Housing oversees the Housing Authority of the City of Austin (HACA), a local Public Housing Authority, as the subrecipient of HOME TBRA funds, and works with ECHO (TX-503 Continuum of Care Lead Agency) to use the funding source as a Permanent Housing program (RRH) by braiding with other unrestricted local funds. This allows the HOME TBRA program to serve households experiencing literal homelessness who have been identified through the local Coordinated Entry (CE) system and to track program outcomes in the local HMIS database. HACA administers the TBRA subsidies for the program. Through the CE process, ECHO sends eligible program referrals to service providers with agencies who have established a Memorandum of Understanding to leverage existing funds for supportive services, allowing the creation of a RRH program. Current direct service providers, such as Caritas of Austin and The Salvation Army, work together to ensure that at least 95 households move into permanent housing and are served through the program annually.
Target Date	09/30/27
Expected Resources	HOME: \$1,451,600
Estimate the number and types of families that will benefit from the proposed activities	Tenant-based rental assistance/Rapid Rehousing: 66 Households

Location Description	Throughout the City of Austin
Planned Activities	The Austin Housing Finance Corporation (AHFC) will oversee the TBRA program and will contract with The Housing Authority of the City of Austin (HACA) to administer the program.

Project Title	Down Payment Assistance (DPA)
Project ID	13
Target Areas	Throughout the City of Austin
Annual Goals Supported	Homebuyer Assistance
Priority Need(s) Addressed	Homebuyer Assistance
Description	The purpose of the Down Payment Assistance (DPA) program is to assist low- and moderate-income first-time homebuyers by providing them with down payment and closing cost assistance. The program increases housing opportunities to eligible households. Eligible income is at or below 80% of MFI.
Target Date	09/30/27
Expected Resources	HOME: \$891,073 HOME Program Income: \$100,000
Estimate the number and types of families that will benefit from the proposed activities	Direct Financial Assistance to Homebuyers: 15 Households Assisted
Location Description	Throughout the City of Austin
Planned Activities	The DPA program provides a Standard DPA in the form of a 0% interest, deferred-forgivable loan in an amount no less than \$1,000 and up to a maximum amount of \$14,999, with a minimum affordability period of five years. Shared Equity DPA provides funding of no less than \$15,000 and up to a maximum amount of \$40,000, with a minimum affordability of 10 years. The loan will be forgiven at 10 years, and the borrower will still be responsible for paying a percentage of equity gained that is equal to the percentage of Austin Housing's portion of the original sales price will be added to the payoff balance. The loan is forgiven after 10 years and the shared equity is forgiven after 10 years. A lien will be placed on the property to ensure repayment. Shared equity loans

	include three components: shared equity, a purchase option, and right of first refusal.
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Project Title	Architectural Barrier Removal (ABR) Program - Owner
Project ID	14
Target Areas	Throughout the City of Austin
Annual Goals Supported	Homeowner Assistance
Priority Need(s) Addressed	Homeowner Assistance
Description	The Architectural Barrier Removal (ABR) program for owners- The ABR program for owners modifies or retrofits the living quarters of eligible, low-income elderly and disabled homeowners. The program increases the accessibility of the residences through the removal of architectural barriers to mobility. ABR modifications allow clients to remain in their homes and increase self-sufficiency. No more than \$20,000 per home per year can be provided to a single home through the program. Eligible income is at or below 80% of MFI.
Target Date	09/30/27
Expected Resources	CDBG: \$1,191,824
Estimate the number and types of families that will benefit from the proposed activities	Homeowner Housing Rehabilitated: 59 Unduplicated Household Housing Units.
Location Description	Throughout the City of Austin
Planned Activities	The ABR program for homeowners, funds physical improvements in housing units; funded activities are limited to improvements that remove architectural barriers that restrict mobility and accessibility, and that are part of the structure and permanently affixed, such as wheelchair ramps, handrails and more.

Project Title	Homeowner Rehabilitation Loan Program (HRLP)
Project ID	15
Target Areas	Throughout the City of Austin
Annual Goals Supported	Homeowner Assistance
Priority Need(s) Addressed	Homeowner Assistance
Description	The purpose of the Homeowner Rehabilitation Loan Program (HRLP) is to assist low- and moderate-income homeowners with bringing their homes up to building code standards, with repairs to the foundation, roof, plumbing, HVAC system, electrical system, and other major interior and exterior repairs. The property must be located within the City limits of Austin. The program provides financial assistance to address substandard housing conditions that exist on a homeowner's property. The result is that decent, safe and sanitary housing is restored. Eligible income is at or below 80% of MFI.
Target Date	09/30/27
Expected Resources	CDBG: \$422,288 CDBG Revolving Loan: \$40,000 HOME Program Income: \$50,000
Estimate the number and types of families that will benefit from the proposed activities	Homeowner Housing Rehabilitated: 6 Household Housing Units will be serviced.
Location Description	Throughout the City of Austin
Planned Activities	The HRLP assists low-income homeowners in the form of a 0% interest, deferred-forgivable loan, in an amount not less than \$7,500 and up to a maximum of \$75,000 for rehabilitation, and \$110,000, for historical preservation. If it is determined that it is economically infeasible to rehabilitate a property, reconstruction is necessary. For reconstruction, assistance is provided up to a maximum amount of \$350,000 or 125% loan-to-value based on the after-reconstruction appraised market

	value. A twenty (20) year lien will be placed on properties reconstructed. There will be a shared equity, purchase option, and right of first refusal component to the lien.
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Project Title	Minor Home Repair Program
Project ID	16
Target Areas	Throughout the City of Austin
Annual Goals Supported	Homeowner Assistance
Priority Need(s) Addressed	Homeowner Assistance
Description	The Minor Home Repair Program makes repairs to alleviate life-threatening living conditions, and health and safety hazards for low- to moderate-income homeowners. Households residing within Austin City limits and with incomes at or below 80% of MFI are eligible. Eligible households can receive up to \$7,500 for home repairs per year.
Target Date	09/30/27
Expected Resources	CDBG: \$609,801
Estimate the number and types of families that will benefit from the proposed activities	Homeowner Housing Rehabilitated: 81 Household Housing Units will be serviced.
Location Description	Throughout the City of Austin
Planned Activities	The program provides minor home rehabilitation activities related to maintaining a healthy, safe, affordable and sustainable housing stock for low- to moderate-income homeowners. Eligible program services include electrical, plumbing, roof, heating/cooling systems, structural carpentry, and other interior and exterior minor home repairs.

Project Title	Rental Housing Development Assistance (RHDA)
Project ID	18
Target Areas	Throughout the City of Austin
Annual Goals Supported	Housing Development Assistance
Priority Need(s) Addressed	Housing Development Assistance
Description	The Rental Housing Development Assistance (RHDA) program provides opportunities to create and retain affordable rental units for low- and moderate-income households, and low-income persons with special needs. RHDA provides below-market-rate financing to nonprofit and for-profit developers for the acquisition, new construction, or rehabilitation of affordable rental housing. RHDA serves households at or below 50% of MFI with a target of serving households at or below 30% of MFI. The City of Austin currently has four certified CHDOs developing rental housing through the use of HOME CHDO funds- Blackland Community Development Corporation, Accessible Housing Austin, Blackshear Neighborhood Development Corporation and Guadalupe Neighborhood Development Corporation (GNDC).
Target Date	09/30/27
Expected Resources	HOME CHDO: \$251,001 HOME Program Income: \$100,000
Estimate the number and types of families that will benefit from the proposed activities	Rental units constructed: Federal Funds: 1 Other (CHDO): 4
Location Description	Throughout the City of Austin
Planned Activities	RHDA will increase the supply of affordable rental units for income-eligible households. Units created will be restricted to households with incomes at or below 50% MFI. Depending on the project, the units may

	be for one or more of several underserved populations: seniors, children, persons with disabilities, and people experiencing chronic homelessness, including veterans experiencing chronic homelessness.
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Project Title	Ownership Housing Development Assistance (OHDA)
Project ID	19
Target Areas	Throughout the City of Austin
Annual Goals Supported	Housing Development Assistance
Priority Need(s) Addressed	Housing Development Assistance
Description	The Ownership Housing Development Assistance (OHDA) program works with lenders, and nonprofit and for-profit developers to leverage City and federal funds to increase homeownership opportunities for low- to moderate-income buyers. Activities include: 1) the acquisition and development of land; 2) the acquisition and rehabilitation of residential structures; 3) the acquisition of new or existing housing units; and 4) the construction of new housing, all for sale to income-eligible households at or below 80% of MFI.
Target Date	09/30/27
Expected Resources	HOME CHDO: \$251,001 CDBG Revolving Loan: \$55,000
Estimate the number and types of families that will benefit from the proposed activities	Other (CHDO): 1
Location Description	Throughout the City of Austin
Planned Activities	OHDA will increase the supply of affordable homeownership units for income-eligible households. OHDA activities using HOME funds that provide direct financial assistance to homebuyers will use the "recapture" method combined with a shared equity model. This ensures that HOME funds are returned for other HOME-eligible activities. For OHDA activities using HOME funds that provide funding to a developer, the "resale" method will be used to ensure affordability throughout the affordability period.

Project Title	CHDO Operating Expense Grants
Project ID	20
Target Areas	Throughout the City of Austin
Annual Goals Supported	Other Community Development Assistance
Priority Need(s) Addressed	Other Community Development Assistance
Description	The Community Housing Development Organizations (CHDO) Operating Expenses Grant program provides financial support to eligible, City-certified CHDOs actively involved in housing production or expected to begin production within 24 months. Under the terms of the grant, CHDOs must access CHDO set-aside funds to produce affordable housing for the community. Funding can only be used for the organization's operating expenses and cannot be used on project-related expenses.
Target Date	09/30/27
Expected Resources	HOME (CO): \$167,333
Estimate the number and types of families that will benefit from the proposed activities	Community Housing Development Organizations: 2
Location Description	Throughout the City of Austin
Planned Activities	CHDO Operating Expenses Grants are used to supplement a CHDO's operating funds. HOME regulations prohibit the use of these funds on project-related costs, and therefore, no families will directly benefit from this activity. Eligible CHDOs will receive financial assistance to support their operations as affordable housing providers. Financial support to CHDOs

	allows them to maintain or increase their capacity to create affordable rental and homeownership units.
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Project Title	Infrastructure Development
Project ID	21
Target Areas	Throughout the City of Austin
Annual Goals Supported	Other Community Development Assistance
Priority Need(s) Addressed	Other Community Development Assistance
Description	This project will invest in LMI communities and community based organizations to provide better services and stronger infrastructure. The 2024 Consolidated Plan Community Needs survey indicated investing in infrastructure, particularly in low- and moderate-income (LMI) neighborhoods, is a top priority for many Austinites. Infrastructure provides opportunity for growth, development, and community activation to prevent displacement.
Target Date	09/30/27
Expected Resources	CDBG: \$2,461,237
Estimate the number and types of families that will benefit from the proposed activities	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 13,480 (Low-Moderate Area Benefit)
Location Description	Throughout the City of Austin
Planned Activities	This project will fund infrastructure development in qualifying areas.

Project Title	Debt Service
Project ID	22
Target Areas	Throughout the City of Austin
Annual Goals Supported	Other Community Development Assistance
Priority Need(s) Addressed	Other Community Development Assistance
Description	East 11th and 12th Street Debt Service: The city secured a \$9,035,000 HUD Section 108 Loan Guarantee to implement the East 11th and 12th Streets revitalization project. A portion of these funds were used by the City of Austin for acquisition, relocation, demolition and other revitalization expenses on East 11th and 12th Street. Funds were also loaned to the Austin Revitalization Authority (ARA) for the construction of the Street-Jones and Snell Buildings on E 11th Street. The debt service will be paid from small business loan repayments through 2026.
Target Date	09/30/27
Expected Resources	Section 108 Program Income: \$0
Estimate the number and types of families that will benefit from the proposed activities	N/A
Location Description	Throughout the City of Austin
Planned Activities	Debt Servicing for Revitalization

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Austin does not currently direct its investments in specific target areas.

Geographic Distribution

Target Area	Percentage of Funds
Throughout the City of Austin	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Austin does not currently direct its investments in specific geographic areas.

Discussion

While the City of Austin does not currently target investments to specific geographic areas, it considers the geographic dispersion of affordable housing to be a core value in the investment of affordable housing-related activities with federal and local funds. The City supports providing affordable housing in areas outside of low-income neighborhoods, thereby reducing racial and ethnic segregation, deconcentrating poverty, and providing for more economic opportunities for low-income households. Austin Housing provides funding preference through a scoring matrix system which awards points to projects that assist in the dispersion of affordable housing stock throughout the community, to focus on areas in Austin where there is a shortage of affordable housing. As a result of this focus, Austin Housing has achieved greater geographic dispersion in the units it has funded in recent years.

In 2019, Council adopted geographic affordable housing goals by both Council District and by 2016 Mobility Bond Corridors. These goals have resulted in revisions to program guidelines and other city policies to ensure affordable housing is created throughout Austin as articulated by the community in both the Housing Blueprint and Imagine Austin, the City's Comprehensive Plan.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Affordable housing is a critical priority for the City of Austin. The need for affordable housing for extremely low and moderate-income renters, special needs populations, and homebuyers is evident in the 2019 Housing Market Analysis and in public input received from the community. Feedback received during the FY 2026-27 Action Plan Community Needs Assessment period makes clear that this is still a prioritized need in Austin. Housing affordability in Austin has continued to decline among many segments of the population but particularly among very low-income households making between 30% and 50% MFI, and extremely low-income households making between 0% and 30% MFI. Many service providers cited the lack of affordable housing as having a ripple effect, negatively impacting the ability to provide a stable foundation of opportunity for the clients they serve.

The Action Plan must specify goals for the number of homeless, non-homeless, and special needs households to be provided with affordable housing within the program year. The plan must also indicate the number of affordable housing units that will be provided by program type, including rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units. For the purpose of this section, the term “affordable housing” is defined in the HOME regulations at 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership.

Discussion

Long-term Affordability

Austin Housing and Austin Housing Finance Corporation (AHFC) use a shared equity model to allow income-eligible homebuyers and homeowners to obtain substantial mortgage assistance or housing reconstruction services, in exchange for provisions that preserve affordability in Austin by recapturing funds to assist another subsequent low to moderate-income buyer to purchase the home.

The City has prioritized resources for its long-term affordability program through expanding AHFC’S portfolio of Community Land Trust homes (CLT). A Community Land Trust (CLT) preserves public investment in affordability, allowing preservation into perpetuity. The CLT retains ownership of the land, while the homeowner owns the home. The CLT limits the sales price and requires subsequent buyers be income eligible. CLT homeowners receive a predetermined share of the appreciation when the unit is re-sold. This model provides opportunities for low to moderate-income households to buy the home at an affordable price. The Austin Community Land Trust (ACLТ) was designed with policies to further the City’s obligation to affirmatively further fair housing and includes a method to prioritize applicants affected by gentrification and displacement. ACLТ will implement a lottery and application process for

the available homes through the website, ACLT-Homes.org. ACLT-Home.org is the online platform to educate the community on the Austin Community Land Trust, how to apply, and how to move through the home-buying process.

AHFC receives a 100% property tax exemption on all land it owns. AHFC may partner with affordable housing developers through purchase of land and a long-term leasehold deed of trust held by AHFC. The benefit of AHFC's property tax exemption helps sustain the project viability and affordability. This structure is typically used when the affordable housing development meets several key criteria, among them: location on/near a transit-oriented development or transit corridor, proximity to critical services and amenities, placement in a high-opportunity area and a commitment to serve low-income households.

Preservation of Affordable Housing

Austin Housing regularly examines the loss of existing affordable housing stock in the community and recently joined the Texas Affordable Housing Preservation Coalition. Austin Housing will develop and share data to strengthen coordination and increase opportunities for preservation in high opportunity areas (places with access to amenities or community attributes that can increase economic mobility for their residents). Additional strategies to preserve affordable housing include:

- Maximize partnerships to promote programs and services, and preserve affordable housing stock
- Explore educational and outreach initiatives to ensure low-income households have avenues through education to remain in affordable housing
- Pursue strategies to bring forward resources and to increase long-term, permanent affordability
- Develop data regarding the condition of Austin's housing units, including unit counts for subsidized properties

Austin Housing is working to produce a comprehensive strategy to preserve affordability by coordinating with local partners to identify and preserve affordable housing.

Geographic Dispersion

The City balances investment in gentrifying areas with the need for creating affordable housing in high opportunity areas - a strategy recommended in *Uprooted: Residential Displacement in Austin's Gentrifying Neighborhoods & What Can be Done About It*. Investment in affordable housing in areas outside of low-income neighborhoods is being prioritized, with the goal of reducing racial and ethnic segregation, deconcentrating poverty and providing economic opportunities for low-income

households.

The City offers development incentives which provide waivers to site development regulations in exchange for affordable housing. The majority of these policies apply to geographic areas including high opportunity areas.

Other Initiatives

In 2017, the Austin City Council adopted the Austin Strategic Housing Blueprint, a ten-year community plan to align resources, ensure a unified strategic direction, and facilitate community partnerships to reach the City's affordable housing goals. The Austin Strategic Housing Blueprint set a goal of creating 135,000 housing units by 2028, with housing available at each level of income distributed across the council districts. [The Austin Strategic Housing Blueprint Scorecard for 2020](#), produced by HousingWorks Austin, demonstrates the City's progress in meeting various goals set in the plan.

The City continues working towards meeting the following goals established in the Strategic Housing Blueprint, using both federal and local funding, by 2028.

In 2019, Council adopted geographic affordable housing goals by Council District and by 2016 Mobility Bond Corridors. These goals have informed revisions to program guidelines to ensure affordable housing is created.

AP-60 Public Housing – 91.220(h)

AP-60 Public Housing – 91.220(h)

Introduction

The City of Austin is served by two Public Housing Authorities (PHAs): The Housing Authority of the City of Austin (HACA) and the Housing Authority of Travis County (HATC). These agencies work independently of the City of Austin and Travis County but share updates on progress through regular meetings with City staff. HACA is a partnering agency in the development of the Regional Analysis of Impediments, Housing Market Analysis, and Consolidated Plan.

HACA administers the City's tenant based rental assistance (TBRA) program. Currently, the TBRA program provides vouchers for households experiencing homelessness, with referrals taken from the Coordinated Assessment system. The program blends HOME TBRA housing coupons and supportive services through General Fund activities, known locally as the Armadillo Avenue Program, and has enabled households experiencing homelessness to access Permanent Housing. The TBRA program will serve all the City of Austin addresses including those in both the City's full purpose and extra-territorial jurisdictions.

Considering the great need for affordable housing to house the homeless, in FY 25-26, HACA will enter into an agreement for Housing Assistance Payments (HAP) Contracts with ten properties to provide permanent supportive housing to people experiencing homelessness in the City of Austin. The ten properties comprise projects recommended to receive housing choice voucher (HCV) project-based vouchers (PBV) and Veterans Affairs Supportive Housing (VASH) housing choice project-based vouchers based on a request for proposal. Foundation Communities' Burleson Studios will receive 30 regular PBVs and 20 VASH PBVs. Foundation Communities' Skyline Terrace will receive 10 regular PBV units. The Cairn Point project by Caritas of Austin and the Vecino Group will receive 30 regular PBVs and 20 VASH PBVs. SAFE Alliance was awarded regular PBVs at two projects – 30 at The Lancaster, and 25 at The Sasha. Lifeworks' The Works at Tillery will receive 25 PBVs. Family Eldercare's Real Gardens will receive 25 regular PBVs and 10 VASH PBVs. The Rozz with SGI Ventures received 25 regular PBVs and 15 VASH PBVs. Ten VASH PBVs were awarded to the Austin Housing Finance Corporation's Country Inn hotel Conversion project. Finally, Elizabeth Properties' Kensington Apartments will receive 25 VASH PBVs. Committing these new 200 PBVs and 100 VASH PBVs reflect HACA's dedication to expanding supportive housing and services to vulnerable homeless individuals and those experiencing chronic homelessness. HUD regulations and HACA's HCV Administrative Plan allows HACA to project-base up to 20 percent of its allocated vouchers plus an additional 10% above the 20% limit to units designated to serve the homeless or veterans. The 200 PBV and 100 VASH PBVs, coupled with the existing 441 PBVs, reflects a total of 741 PBVs or 12.3% of HACA's overall voucher allocation.

HACA's PHA Annual and Five-Year Plan provides comprehensive information on actions that HACA has planned or considered for implementation in the next year to address the need for low-income subsidized housing.

Actions planned during the next year to address the needs to public housing

In FY 2026-27, HACA is introducing a revamped homeownership program. The new HACA Homeownership Program engages and supports HACA resident families (Housing Choice Voucher participants as well as our residents in Project Based Rental Assistance properties) as they seek to purchase their first home. Support is provided to help families understand and navigate HACA's homeownership opportunities. These include:

Prospect Heights at Rosewood: Through HACA's partnership with Habitat for Humanity, homeownership opportunities will be available to twelve HACA resident families at the newly redeveloped Pathways at Rosewood Courts. By 2025, HACA expects twelve townhome style homes to be built at Rosewood for sale to qualified residents and their families.

Down Payment Assistance Program: HACA's down payment assistance program will contribute up to \$10,000 towards closing costs and/or the down payment to qualified applicants when they purchase a Rosewood home. Assistance is provided in the form of a deferred second mortgage with no monthly payments and forgiven once program requirements are fulfilled.

Eligibility requirements for these programs include:

- First time homebuyer (or have not owned a home in the past three years)
- HACA resident in good standing
- U.S. Citizen or Legal Permanent Resident
- Income from stable employment over the last two years
- Credit and income requirements based on household size

The HACA homeownership team also supports families in connecting them to community partners for assistance with credit counseling, financial education, and helping connect with and navigate other first-time home buying programs.

HACA continues to support the coordination of Resident Councils at each of the 18 low-income subsidized housing properties. All property residents are considered members of their Resident Council and are encouraged to participate in meetings and decision-making at their properties. The opportunity to become leaders at their properties, voice concerns about program operations, and advocate for necessary changes often serves as a springboard for households to become further involved in the community and plan specific goals for achieving economic and housing self-sufficiency.

Housing Authority of Travis County (HATC)

HATC administers the Continuum of Care Grant (homeless), Housing Choice Voucher (HCV); Mainstream Voucher Program; Emergency Housing Vouchers (ARPA); Project Based Rental Assistance Program (PBRA); Manor Town Apartment Homes; and Carson Creek Duplexes. The largest of these programs is the Housing Choices Vouchers serving 680 units. HATC receives a Continuum of Care (COC) Grant for 74 units to provide assistance for homeless individuals and families in the Austin Travis County Metropolitan area. HATC is a collaborative participant in the Permanent Supportive Housing (PSH) community to assist in developing a financial model for a multi-jurisdictional solution to fund PSH in Austin. To further assist housing the homeless population in the county, HATC adopted a homeless preference for the waiting list and subsequently entered into a Memorandum of Understanding (MOU) with ECHO for direct referral to the HCV waiting list from coordinated entry. This preference allows the most vulnerable homeless participants to receive housing without needing to wait for the waiting list to open.

The City of Austin is committed to continuing its support of partnerships and efforts that will improve public housing and resident initiatives and will continue coordinating with both HACA and HATC in FY 2026-27 to inform public housing residents of affordable housing programs and opportunities.

Actions to encourage public housing residents to become more involved in management and participate in homeownership [SB1]

The City of Austin collaborates closely with local PHA officials to ensure that City housing programs are responsive and linked to the needs of public housing households. As previously noted, each of HACA's 18 low-income subsidized housing properties maintains a Resident Council designed to directly involve individuals in their community's management and decision-making process. Participation in community management empowers households to become further involved in their communities, and to plan specific goals for achieving economic and housing self-sufficiency.

The Housing Authority of the City of Austin (HACA) continues to move families toward self-sufficiency. HACA's down payment assistance program provides qualified families participating in the Project Based Rental Assistance properties or Housing Choice Voucher programs with a \$10,000 forgivable loan to be applied towards the down payment on a new or existing home. If the applicant meets all program criteria for the first five years, then the loan is forgiven. Through HACA's subsidiary, Austin Affordable Housing Corporation (AAHC), HACA's Six Star program provides another alternative for those who are ready to move out of public housing but have not met all the criteria to purchase a home. The Six-Star program allows households to reside at one of AAHC's apartment homes at a rate lower than the fair market rental rate. The rent amount increases slightly over the course of the three-year program, until the fair market rent is reached. The Six Star program allows participants to continue to learn financial

management skills and work toward goals that will support sustainable economic and housing self-sufficiency and ultimately homeownership.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Neither the Travis County Housing Authority nor the Housing Authority of the City of Austin (HACA) is designated as troubled.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

In December 2020, the City hired the Homelessness Strategy Officer to coordinate between public housing providers, mental health, and service agencies who address homelessness prevention and housing. The City of Austin Homelessness Strategy Office provides a coordinated implementation of responses to homelessness across City departments.

The City coordinates the administration of the Emergency Solutions Grant (ESG) funding with local and state funding of homeless services. ESG funding serves adult single women and women with children with emergency shelter, and the single adult homeless population with rapid rehousing services. User licenses and eligible equipment for the Homeless Management Information System (HMIS) and administration for the program are also provided with grant funding. The Ending Community Homelessness Coalition (ECHO) is the lead planning entity on homeless issues in Austin/Travis County. As the Collaborative Applicant and HMIS Lead Agency, ECHO completes Austin's Continuum of Care (CoC) NOFA Collaborative Application and annual reports. ECHO also coordinates the annual Point in Time (PIT) Count, as well as the Homeless Management Information System (HMIS). The City allocates general fund dollars to support ECHO staff and programs. ECHO manages the Coordinated Entry System (CE)—a standardized intake process. The CE system simplifies the client referral process for Permanent Housing and ESG funded programs. ECHO follows the Continuum of Care CE Written Standards.

The Downtown Austin Community Court (DACC) works to address the quality-of-life issues of all residents in downtown Austin through swift sentencing of public order offenders. DACC's Case Management provides long-term services to individuals experiencing homelessness. Austin Public Health (APH) currently oversees DACC's ESG-funded rapid rehousing program (RRH). Through RRH, DACC serves the homeless through basic needs provision, financial assistance, housing relocation and stabilization assistance, and support services so clients can stay in permanent housing.

The City has provided subsidies for the creation of 1,500+ permanent supportive housing (PSH) units since 2017. An additional estimated 960 units of PSH and 21 Continuum of Care units are in development and are expected to lease up by the end of 2026. The City also has a dedicated staff member to work closely with ECHO in promoting this PSH goal.

The Austin Strategic Housing Blueprint also supports the production of 100 PSH units each year, with half of those units housing people experiencing homelessness. In order for Austin to address homelessness, all programs across the system strive to achieve performance benchmarks; programs target resources to households that would become homeless if assistance were not provided; and persons in transitional housing rapidly exit into permanent housing within 12 months.

In 2020, the City began the hotel conversion strategy to help reach the goal of generating PSH units.

Austin Housing worked with the Office of Real Estate Services (ORES) to acquire existing hotel properties to convert to PSH. The first of the acquisitions was the 85 room Rodeway Inn at 2711 S. I-35. The hotel, now known as Pro-lodge 5, was acquired in April 2020, renovated to allow for use as a protective lodge during the pandemic, and began to house individuals at risk for contracting COVID-19 in July of 2020.

The Candlewood Suites was purchased in August 2021 for \$9.5 million. In June 2022, The City of Austin entered into an agreement with Family Eldercare in the amount of \$3.9 million to renovate the Candlewood Suites into 78 units of Permanent Supportive Housing (PSH) for seniors who have experienced homelessness. The project was awarded 50 Project Based Vouchers through HACA in Feb 2022 and will also incorporate 28 Local Housing Vouchers, funded by the Housing Trust Fund.

The Texas Bungalows Hotel was purchased in February 2021 for \$6.5 million. In June 2022, The City of Austin entered an agreement with Integral Care in the amount of \$1.6 million to renovate The Texas Bungalows into 60 units of Permanent Supportive Housing (PSH) for adults who have experienced homelessness. The project was awarded 50 Project Based Vouchers through HACA in March 2021.

Balcones Terrace, a partnership with Foundation Communities, was awarded \$16 million for acquisition in August 2021. Balcones Terrace will include 123 affordable units, with 60 units of Permanent Supportive Housing (PSH) for adults who have experienced homelessness.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

In order to identify and engage with people experiencing homelessness in the Austin/Travis County area, the City partners with more than ten different street outreach teams and mobile navigation programs and ten local emergency shelters. Coordination with these partners occurs through the CoC's Coordinated Entry System (CE) and the shared Homeless Management Information (HMIS) database.

Street Outreach teams, Navigation Center staff, and Emergency Shelter staff are trained to administer the CE assessment to add clients to the shared community By-Name-List to prioritize the most vulnerable clients for housing. One of these street outreach teams is the City-funded Homeless Outreach Street Team (HOST), an interdisciplinary outreach collaborative composed of representatives from law enforcement, mental health, and the court system, and dedicated to engaging the highest-need clients in the downtown area. Housing resources are prioritized based upon vulnerability, and the CoC has developed a CE system that uses Street Outreach teams to proactively document eligibility and keep households engaged while accessing services. The CoC provides assessment staff on a supplemental and temporary basis to close assessment need gaps while partners are developing internal

assessment capacity.

Many outreach and shelter programs prioritize hard-to-reach populations such as unsheltered families, chronically homeless veterans, unaccompanied youth, persons with HIV/AIDS, refugees/asylees, and clients with mental health needs. Austin also coordinates with diverse community partners to identify homeless individuals, such as libraries, community centers, schools, clinics, hospitals, law enforcement, and the local mental health authority. When necessary, Street Outreach teams complete the CE assessment directly in the field using mobile technology, and they can request help from other Street Outreach teams if an area of high need is identified. These teams meet monthly at a CoC-wide coordination meeting to discuss coverage areas, frequency, emerging practices and concerns, and individual cases.

Austin's [Action Plan to End Homelessness](#) has identified several objectives regarding outreach and shelter. They include: 1) Outreach programs engage all persons experiencing unsheltered homelessness and connect them to crisis services as well as to stable housing, 2) All persons in unsheltered situations can access crisis services and can end their homelessness, and 3) Persons in unsheltered situations can meet their basic daily survival needs (i.e. a comfortable and safe place to be during the day including services to end their homelessness, access to showers and bathrooms during the day, and access to 24 hour storage space).

Addressing the emergency shelter and transitional housing needs of homeless persons

Homeless Strategy and Operations (HSO) funds the Salvation Army to operate a low-barrier shelter for homeless adult women and women with children using ESG and general fund dollars. The City also funds other shelters, transitional housing and homeless services. All clients served in the Austin Shelter for Women and Children have low- to moderate-income and are at or below 50% of MFI. Emergency Solutions Grant (ESG) funds are used to provide maintenance and operations for this program.

In addition to the emergency shelter services directly funded by ESG, the City and CoC have collaborated to create common strategies and systems to document unmet emergency shelter needs and to expedite the exit from emergency shelter to housing. These strategies include:

- Using the Coordinated Entry System (CE) to assist all shelter residents in applying for all possible housing programs
- Leading shelter transformation toward the housing-focused model
- Increasing documentation of exit data in HMIS for all projects, including emergency shelters

where there are high rates of missing exit destination information

- Monitoring project performance by housing outcomes
- Partnering with landlords for prompt access to units that become available
- Training case managers to implement best practices that promote housing attainment and retention

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City of Austin's Austin Community Court, Austin Public Health's Communicable Disease Unit, and the finalized Rapid Rehousing awardee of the current Request for Proposal will all administer ESG Rapid Rehousing funds in coordination to move homeless individuals from the streets and shelters into permanent housing. This program brings together housing location, financial assistance, and housing stability case management, and leverages other funding sources like the General Fund dollars, to bring housing resources to unhoused people.

In conjunction with the CoC, the City uses two primary strategies to get clients into housing as quickly as possible: Rapid identification and assessment through the Coordinated Entry System (CE); Rapid matching of RRH households with service-enriched housing programs (driven by active household choice in determining which combination of options is best suited to meet clients' needs).

The CE system creates a by-name list of homeless families using HMIS data, including date first homeless, and this information is used to affirmatively target households for engagement and housing. The CoC has adopted Written Standards for Service Delivery, including the Coordinated Entry Written Standards, which establish consistent prioritization and referral to permanent housing interventions as well as service delivery across intervention types. The CoC and City of Austin staff work closely to ensure the finalization of community service delivery standards. These standards expanded housing location efforts using a Housing First approach to minimize time spent homeless. Upon housing, these programs utilize nationally recognized best practices to ensure that households with higher needs receive more intensive services to stabilize them. The CoC has established formal partnerships for needs such as mental health, substance use, HIV/AIDS, veteran services, SSI/SSDI SOAR applications, employment training, and medical care (through MAP, a locally funded indigent health program). Staff also market services such as subsidized childcare (through the local Workforce Solutions system), education services,

SNAP, TANF, WIC, subsidized housing waitlists, and Medicaid.

Austin's Action Plan to End Homelessness proposes 72 actions across five strategies – Outreach and Shelter, Housing and Services, Addressing Disparities, System Effectiveness, and Community Commitment. The Plan recognizes that Austin's high occupancy and high-cost rental market are challenging when locating affordable, low barrier units. Housing objectives include for persons experiencing homelessness having immediate access to existing rental housing units that are affordable, low barrier, and geographically dispersed including high opportunity areas; all persons who have exited homelessness can maintain housing stability; persons experiencing homelessness have access to recovery services, mental healthcare and other healthcare services and increase access sustainable employment for people experiencing or at risk of homelessness.

The City partners closely with ECHO's Community Austin Housing to support access to low barrier housing units through partnering with housing properties and providing landlord incentives for units dedicated to people experiencing homelessness. This also includes partnering with ECHO who provides housing barrier screening services by offering rent reports to support matching households to services, financial assistance tailored to ensuring households can find units regardless of financial and/or criminal background barriers.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The Ending Community Homelessness Coalition (ECHO) coordinates the Continuum of Care funded projects and submits the annual application to HUD. ECHO works with the Reentry Roundtable, Travis County Criminal Justice, Integral Care's Behavioral Health Advisory Committee, ATCIC leadership and other community planning organizations. ECHO also convenes ongoing conversations addressing discharge planning from hospitals, treatment facilities, and jails to assist persons leaving mental/physical health facilities to locate support services and housing, and persons with mental/physical health challenges leaving other institutions to do the same. Central Health, the local healthcare taxing district has identified Permanent Supportive Housing as a top 10 strategy for improving mental health in Travis County. ECHO staff participate in the Austin Travis County Behavioral Health and Criminal Justice Advisory Committee and have a voting seat.

In August of 2019, ECHO began developing the Housing for Healthcare division consisting of 4-5 staff who support system-wide discharge planning and are liaisons with various institutions such as the

criminal justice system and the hospital and medical systems. ECHO staff work closely with other systems of care to divert persons from entering homelessness when possible and to increase access to available resources (e.g., crisis beds, coordinated entry assessment). In addition, ECHO is one of the local SOAR Leads which has been vital in supporting access to housing resources through increased income and benefits.

The City of Austin Emergency Solutions Grant funds are not allocated to homelessness prevention. Outreach and shelter staff utilize diversion strategies to find alternative housing options in order to prevent entries into homelessness and shelters. Hospital patients are offered and referred to transitional housing programs and/or respite beds. APH uses City general fund dollars for a centralized homelessness prevention program called Best Single Source Plus, which provides financial assistance and case management to families who are at-risk of homelessness due to acute housing crisis or chronic risk factors. The City of Austin funds a Fiscal Agent, Caritas of Austin, to oversee the funding collaboration which includes 12 agencies who provide financial assistance as a Housing Prevention program, targeting populations at highest risk of homelessness, including individuals with HIV/AIDS, families with minor children, elderly households, and transition-aged youth.

As part of the joint work through the CoC, Austin/Travis County was also selected in 2017 as one of the first ten communities to participate in the Youth Homelessness Demonstration Project, a newly funded initiative from HUD intended to test new and innovative housing interventions targeting unaccompanied, transition-aged youth experiencing homelessness. Austin/Travis County was awarded an initial, two-year, renewable grant of \$5.2 million in programmatic funding, and a portion of this grant has been assigned to a “Deeper Diversion” program intended to prevent youth from entering homelessness from the Foster Care/Department of Family and Protective Services System, the Juvenile Justice system, and the Austin Independent School District system. During the FY19 CoC NOFA Competition, YHDP projects were transitioned into the CoC program funding competition for the first time since being awarded during the FY17 Round 1 YHDP Competition. All 3 youth dedicated projects were awarded as CoC-funded renewals and work in conjunction with each other to provide a diverse range of interventions to prevent and end youth homelessness. YHDP recipient agency, LifeWorks, closely works with schools, foster care, CPS, and juvenile justice to coordinate discharge planning to divert and prevent youth from entering homelessness and offering PH interventions to successfully exit youth into permanent housing solutions. These services are coordinated through partnerships with each of the respective agencies, and services comprise a combination of individualized case management, minimal financial assistance, and family-based mediation and counseling services.

The community is dedicated to ending youth homelessness through achieving functional zero for this population. The COVID-10 pandemic has forced the community to reassess its goal end date and providers are confident ending youth homelessness will be achieved.

AP-70 HOPWA Goals– 91.220 (I)(3)

One-year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	200
Tenant-based rental assistance	29
Supportive Services	100
Housing Case Management	29
Facility Based Housing	100
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	35
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	22
Total	515

AP-75 Barriers to Affordable Housing – 91.220(j)

The City of Austin has many initiatives to remove the barriers to affordable housing examined as part of the 2019 regional Analysis of Impediments to Fair Housing Choice (AI). The impediments identified in the AI are summarized below.

City and County capacity to address fair housing challenges is limited. The rapidly growing housing crisis throughout the region is taxing public resources, as governments and housing authorities implement programs and policies that address housing needs.

Harm caused by segregation is manifested in disproportionate housing needs and differences in economic opportunity. Past actions that denied housing opportunities and perpetuated segregation have limited opportunities for members of protected classes. Differences in poverty rates are highest in areas where early policies limited where people of different races and ethnicities could live. African American and Hispanic families in these areas have poverty rates averaging 17% greater than Non-Hispanic White and Asian families. The homeownership gap between Black and Non-Hispanic White households is close to 20% in many jurisdictions. There is also a significant overrepresentation of Black and Hispanic families within the population experiencing homelessness, compared to the Austin general population.

Affordable rental options in the region are increasingly scarce. Local population growth has raised demand for rental housing, pushing up rental costs and limiting areas where low-income households can afford to live. This perpetuates the limited economic opportunity that began with segregation. For Housing Choice Voucher holders, state law prohibits jurisdictions from including Source of Income as a protected class. Voucher holders have fewer options for using their vouchers than they did 5 years ago, and landlords have no requirement or incentive to accept voucher holders. Housing choice is increasingly limited for voucher holders, many of whom are persons of color. Even fewer options exist for households that are dependent on public transportation or need housing in specific areas to access jobs, schools, and services. These households often include very low-income households, refugees, and individuals with disabilities.

Strict rental policies further limit options. The requirement to have income 3x the rent for rental units has a disproportionate effect on persons with disabilities whose incomes are primarily Social Security and Disability Insurance, as well as renters who receive income from unearned sources such as child support. Criminal look-back periods that do not consider the severity of a crime or the time period in which it was committed disproportionately impact persons of color and persons in recovery. State law does not allow renters to claim legal unearned income as eligible for the 3x rent income threshold.

Past policies and practices have contributed to limited access to mortgage loans and limited economic opportunities for homebuyers of color. Implemented by financial institutions, these policies resulted in the refusal or reluctance to lend in lower income neighborhoods populated largely by people of color.

Denial rates for Black/African American applicants, Hispanic applicants, and other non-Asian minorities are significantly higher than for Non-Hispanic White applicants and Asian applicants.

State regulations affecting zoning and land use limit housing choice. State regulations prohibit or limit the power of counties and cities to implement zoning and inclusionary zoning that could increase the supply of affordable housing. Some local units of government have vague regulations regarding treatment of group homes that prevent higher densities that could facilitate affordable housing options.

Describe actions planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.

Austin Housing administers programs to incentivize the creation of income-restricted affordable housing citywide, guided by the Strategic Housing Blueprint. Austin Housing also reviews proposed rules and regulations for their impact on housing affordability through Affordability Impact Statements and works with other departments to minimize or avoid negative impacts.

City initiatives to address affordable housing challenges include:

- Increase capacity through regional coordination and new City offices focused on displacement prevention and civil rights;
- Substantial technical, legal, and financial support for tenants vulnerable to displacement;
- Increasing awareness of City resources, including affirmatively marketing programs;
- Preservation and expansion of affordable rental and homeownership options through a variety of measures, including purchasing and converting motels to permanent supportive housing, direct financial support for developments, and building the capacity of local organizations;
- Reducing housing barriers and increasing tenant protections for City-supported rental properties;
- Local code revisions, despite legal setbacks; and
- Improved public transportation access with linked affordable housing and anti-displacement plans and resources.

Discussion:

Barriers to Affordable Housing

- Educational inequities persist in the region. African American children are significantly overrepresented in schools that did not meet educational standards, and Hispanic children have the largest disparities in school quality across K-12 schools. Neighborhood-driven school district boundaries that do not

accommodate open choice drive up housing prices in areas with schools that met or exceeded educational standards.

- Public transportation access has not kept pace with growth. In addition to lack of affordable housing, lack of public transportation was the most common barrier to economic opportunity mentioned by participants in AI outreach. Contributing factors include insufficient resources to address demand for better transportation in outlying areas and the decline in affordable housing options in job-rich areas. The lack of transportation options affects all Austinites who must commute, but especially people who cannot drive or afford to own a car—people with disabilities and refugees—as well as low-income households living in outlying areas.

Actions to Address Impediments

The City of Austin is addressing the impediments identified in the 2019 AI through a variety of measures. This section organizes completed, planned, and in-progress initiatives by the impediments summarized in AP-75.

Increase City and County capacity to address fair housing challenges

- Regional coordination to address barriers. The City and its regional partners established the Central Texas Regional Fair Housing working group to address affordable housing barriers at a regional scale. The working group is composed of staff from each of the ten entities represented in the 2019 Analysis of Impediments to Fair Housing Choice. It hopes to consult with area experts on housing equity and economic opportunity, K-12 educational leaders, local and regional transit providers, and public works staff. The group faced many challenges creating cohesion, especially because many of the municipalities have small staff with limited ability to participate.

- Organizational focus on displacement prevention. In 2020, the City of Austin created the Office of Displacement Prevention and hired its first Community Displacement Prevention Officer to specifically focus on preventing the displacement of communities of color and low-income Austinites. The Community Displacement Prevention Officer oversees the strategic development, coordination, and administration of programs and policies to 1) advance a rigorous response to gentrification and 2) prevent the displacement of communities of color and low-income residents, both in coordination with community stakeholders. Over the last several years, the Displacement Prevention team has grown to a team of 11 and manages an annual budget in excess of \$30 million, partnering with community organizations to provide a range of services.

- New resources to address housing discrimination. The City of Austin created the Office of Civil Rights and hired its first Civil Rights Officer. The office's many functions include receiving and responding to housing discrimination complaints. In March 2022, the Office of Civil Rights was assigned to lead a stakeholder engagement process with housing advocates and landlord associations, with the goal of

developing policies responsive to two Council resolutions to allow tenant organizing and create a right to cure policy for tenants. In October 2022, following the stakeholder engagement process, The Austin City Council adopted two ordinances amending City Code Chapter 14-4 to require landlords to provide a 'notice of proposed eviction' at least seven days before issuing a notice to vacate, and allow tenants to establish or participate in a tenant organization without retaliation from the landlord.

- Local coordination around displacement prevention. Housing collaborates with a group of community-based organizations, housing advocates, and community development corporations that seeks to prevent displacement throughout the city.

Mitigate lasting and continuing harm caused by segregation: disproportionate housing needs and differences in economic opportunity

- Housing for people experiencing homelessness. The city continues to invest in permanent supportive housing as part of a community-wide approach to end homelessness. More information about the investments can be found in [AP-65 Homeless and Other Special Needs Activities – 91.220\(i\)](#)

- Support for tenants vulnerable to displacement. The City funds organizations in providing eviction representation, tenant/landlord mediation services, tenant organizing and engagement, and legal and other assistance to tenants facing eviction or displacement.

- Preference Policy. See description under Expand homeownership opportunities, below.

- Project Connect anti-displacement funding. In 2020, Austin voters approved \$7 billion for Project Connect, a generational investment in light rail, subway, and bus rapid transit, along with \$300 million for anti-displacement projects. Austin Housing is administering the anti-displacement investments, which will focus on preventing displacement in vulnerable areas near transit lines. In 2022, Housing and the AHFC announced the implementation plan for the first \$65 million of investments. This plan includes \$23 million for Land Acquisition, \$21 million for Housing Development and \$20 million for other anti-displacement strategies that resulted in the creation of funding for Community Initiated Solutions.

The following investments have been made by AHFC for Real Estate Development:

- Highland Studios, 5900 Airport Blvd, 78752 - \$816,331.00
- Libertad Austin @ Gardner, 900 Gardner Road, 78702 - \$4,500,000.00
- Parker Apartments, 2105 Parker Lane 78741 - \$5,563,669.00
- Pathways @ Rosewood Courts, 2001 Rosewood Ave. 78702 - \$9,200,000.00
- Loyola, 5301 Loyola Lane 78723, \$920,000.00

On September 29, 2022, the AHFC board approved the recommended funding for 14 community organizations for Project Connect Community Initiated Solutions.

Appropriate marketing of programs and resources. Housing has adopted a comprehensive approach to deliver information and direct services to those in the community who are most at risk of displacement, have accessibility issues, and face other inequitable barriers. The department uses plain language and accessibility standards, direct mail and delivered print materials, expanding partnerships with local organizations to distribute materials in multiple languages to their clientele, mobile advertising in specific neighborhoods, digital/local radio/print advertising in targeted publications, public bus signage, social media ads and direct posts, TV interviews and produced videos in multiple languages, and targeted email campaigns. Other efforts have included the adoption of an equitable community engagement compensation policy, more frequent use of live interpreters and using GIS-based geo-demographic data to identify priority communities with multiple displacement risk factors. Austin Housing has launched a Displacement Prevention Navigator pilot program. This program aims to help homeowners and renters stay in their homes by connecting community members to Navigators who will connect residents in two pilot neighborhoods with available housing resources. Navigators will be paid \$25 per hour and work 10-15 hours a week to help their neighbors identify and prioritize housing resources, apply for programs, and track submitted applications.

Expand and preserve affordable rental options

- Build community developer capacity. Austin Housing awarded capacity-building grants to 13 community development corporations from local funds. This grant positioned organizations to increase affordable housing supply in the short term and prevent displacement in the long term. Additionally, AHFC retained the assistance of Housing Works and Capital Impact Partners to facilitate a four-month program that will provide developers with training, technical assistance, mentorship, networking, and potential pathways for financing.
- Support for new and existing affordable rental units. Austin Housing has made progress on key Strategic Housing Blueprint goals such as new housing near areas targeted for growth in the Imagine Austin Comprehensive Plan and for the preservation of subsidized affordable housing units. However, greater progress is necessary to reach the desired benchmarks for all goals by 2028.
- Incentives for creating affordable rental housing. Austin Housing administers fee waivers and density bonus programs to incentivize the creation of income-restricted affordable housing citywide. For example, the SMART Housing program provides permit fee waivers for development permits in exchange for dedicated on-site units affordable to households earning 80% of median family income.
- Extend affordability periods. Austin Housing is proactively monitoring affordable properties at risk of losing affordability and seeking to extend their affordability periods through purchase or additional

incentives. Successful efforts to preserve affordable housing have far exceeded the 2021 annual Blueprint goal of 1,000 affordable units preserved by over 50%.

- Central listing of affordable units. Austin Housing continues to work with vendors to maintain the Affordable Housing Search Tool (AHOST) which launched in November 2020. This tool offers a searchable map and listing of income-restricted affordable rental housing in Austin; users can enter household income and size to view units for which they are eligible.

Modify and mitigate strict rental policies

- Reduced housing barriers for people reentering society. In June 2020, City Council approved a resolution to lower the maximum criminal look-back periods. Rental Housing Development Assistance Program guidelines now include recommendations for minimum standards for criminal background screening provided by the Austin/Travis County Reentry Roundtable.

- Robust tenant protections. Robust tenant protections have been incorporated into all rental properties receiving City support through the Rental Housing Development Assistance Program.

Expand homeownership opportunities

- Preference Policy for households with ties to Austin. The Preference Policy prioritizes income-qualified households that are appropriately sized to the unit and/or have ties to Austin for new City-subsidized units. The Austin Housing Finance Corporation (AHFC) uses the Preference Policy for properties sold through the Austin Community Land Trust.

- Support for new affordable homeownership units. Austin Housing has made progress on key Strategic Housing Blueprint goals such as new housing near areas targeted for growth in the Imagine Austin Comprehensive Plan and for the preservation of subsidized affordable housing units through programs such as the Ownership Housing Development Assistance Program. However, greater progress is necessary to reach the desired benchmarks for all goals by 2028.

Develop zoning alternatives that comply with state-level prohibitions

- Local code revisions. The City has been working on iterations of a comprehensive Land Development Code revision for 7 years. The revision sought to implement housing goals outlined in the Strategic Housing Blueprint, including incentivizing development of income-restricted affordable housing across the city, expanding housing choice, and reducing housing access barriers; and to encourage the development of complete mixed-income communities with quality transit access to jobs and services. In 2020 and 2022, rulings from a district judge and the appellate court voided past City Council actions regarding the code revision. City Council has subsequently initiated targeted code amendments to address the housing shortage in Austin, and has directed staff to propose amendments to the existing land development code to increase housing supply and affordability.

Improving public transportation access

- Major transit investments. The City has partnered with the Capital Metro Transit Authority and Austin Transit Partnership on Project Connect, which will expand and improve the public transportation network for the Central Texas region. Project Connect's light rail, subway, and bus system will be completed over multiple decades to improve transit access to jobs, health care, and education. See Mitigate lasting and continuing harm caused by segregation, above, for more information on related displacement prevention efforts.

- Equitable transit-oriented development (ETOD). The City, Capital Metro, and Austin Transit Partnership are collaborating on equitable transit-oriented development (ETOD) plans for 98 stations along commuter rail, light rail, and bus rapid transit lines. The ETOD Policy Plan is the guiding development framework that was accepted by Austin City Council on March 9th, 2023, to usher future growth in Project Connect station areas. The ETOD Policy Plan includes a policy toolkit, a menu of future options that can be implemented to help Austin achieve our 6 ETOD goals. Policy tools will be implemented systemwide in the form of updates to the city's land development code and Imagine Austin Comprehensive Plan, as well as in station-area specific geographies using the station area vision planning process. The ETOD station area vision plans and related policy toolkit will seek to increase affordable housing opportunities near stations.

AP-85 Other Actions – 91.220(k)

Introduction:

Federal regulations require that participating jurisdictions include in their annual Action Plans how they will use Department of Housing and Urban Development (HUD) grant funds in conjunction with other HUD funding and local resources in order to improve the lives of low and moderate-income households. Federally mandated guidelines are outlined below, along with a brief description of a best practice, or an initiative underway or planned to begin in FY 2026-27 to meet the specific directive.

Actions planned to address obstacles to meeting underserved needs

Affordable housing remains an underserved need within the City of Austin. The 2019 Housing Market Analysis showed a gap of approximately 36,000 affordable housing units for renter households making less than \$25,000 annually. To assist in closing that gap, the City will continue to prioritize resources to affordable housing projects. Through the City of Austin's Housing Development Assistance (HDA) programs, Austin Housing has partnered with various nonprofit and for-profit developers to increase and preserve the supply of affordable rental and homeownership opportunities that will benefit low- and moderate-income households. In 2018 and 2022, Austin voters approved \$250 million and \$350 million, respectively, in affordable housing bonds. As this is a competitive process, developers are incentivized to provide deeper affordability levels and more affordable units that will help to meet the identified needs.

Actions planned to foster and maintain affordable housing

Community Housing Development Organizations (CHDOs) are nonprofit housing providers whose organizational mission includes the development of affordable housing for low and moderate-income households. The City works closely with CHDOs to help them meet their housing development goals and provides them with CHDO Operating Expenses Grants to increase organizational capacity.

Austin Housing administers a range of home repair programs, including Architectural Barrier Removal (ABR) - Rental and Owner, Minor Home Repair Program, Homeowner Rehabilitation Loan Program (HRLP), and the G.O. Repair! Program. The Minor Home Repair program provides up to \$5,000 in home repair assistance and is administered by the Austin Area Urban League. The G.O. Repair! Program is funded with general obligation bonds and provides up to \$20,000 in home repair assistance. This program is administered by the City's non-profit partners who comprise the Austin Housing Repair Coalition (AHRC). The remaining programs, ABR Owner, ABR Renter, and HRLP, are administered by AHFC staff. All home repair programs serve households at or below 80% MFI.

Additionally, as part of the City's comprehensive response to the February 2021 Texas Severe Winter Storm, Austin Housing (at the time known as the Housing and Planning Department or "HPD") launched an Emergency Home Repair initiative, effective March 1, 2021, to address widespread damage to

Austinites' homes. Administered by Austin Housing Finance Corporation (AHFC), this initiative will be funded through a variety of public and private sources, including Austin Water, General Obligation Bonds, and a grant from Bank of America. Austin Housing and AHFC staff are responsible for application intake, eligibility review, and referral. Austin Housing Repair Coalition (AHRC) carries out approved repairs. Up to \$10,000 in funding is provided directly to the non-profit after all approved work has been completed as agreed upon by the non-profit staff, the homeowner, and the contractor. Eligible participants include homeowners within the City's full purpose jurisdiction, with household incomes at or below 80% Median Family Income (MFI). Participants must have experienced damage to their primary residence as a result of the Winter Storm, causing harm to the life, health, or safety of the occupants. Participants cannot receive duplicate benefits through FEMA or insurance proceeds. Eligible repairs include repair or replacement of: Wall/Floor removal; Sewer lines; Gas lines; Water lines and/or water damage; Roof; Electrical System; HVAC units; Plumbing fixtures – including sink pipes and toilets damaged by frozen conditions; Mold remediation. Austin Housing also collaborates with Austin Energy, Austin Water Utility and the City's Code Compliance department to offer comprehensive services promoting healthier homes. All of these City departments participate in the AHRC and are actively in cross-departmental collaboration.

Austin Housing is actively working to preserve affordability. Austin Housing coordinates with local partners, including Affordable Central Texas (ACT), to identify and preserve affordable housing. ACT is a 501(c)(3) organization that manages a social impact private equity fund for investment in middle-income housing affordability. ACT's mission is to purchase and preserve multifamily properties for the Austin workforce, including teachers, first responders, medical professionals and others vital to day-to-day livability. According to ACT, in 2018, they acquired 3 properties totaling nearly 800 units of naturally occurring (unrestricted) affordable housing. Households in ACT's properties average less than 80% MFI. Austin Housing is working with ACT to determine whether Austin Housing could subsidize deeper affordability in future acquisition transactions.

Actions planned to reduce lead-based paint hazards

The City of Austin does not have a lead-based paint program. However, the City addresses lead abatement through multiple programs and funding sources, including the Austin Housing's home repair programs and rehabilitations funded through the Austin Housing's Rental Housing Development Assistance program. Eligible Austinites that reside in a home that was built prior to 1978 will have their homes tested for the presence of lead-based paint and remediated, if necessary, as part of the scope of work for each program.

The City of Austin remediates lead-based hazards in low to moderate-income homes and addresses other household health and safety hazards such as mold, carbon monoxide, fire, tripping hazards and pest management. This more holistic approach to remediating household hazards allows community members to remain in their homes and benefit from a healthier environment. The City will continue

testing properties built before 1978 for lead-based paint.

Actions planned to reduce the number of poverty-level families

All programs administered by the City of Austin aim to address critical needs of eligible households, including those in poverty, through housing, community development, and public services designed to increase their opportunities for self-sufficiency. HOPWA, ESG, and CDBG activities in particular assist households that fall under the special populations category outlined in the FY 2024-29 Consolidated Plan.

Housing Opportunities for Persons with AIDS (HOPWA) Activities: Austin Public Health (APH) administers all HOPWA activities for the City of Austin. These programs provide housing assistance for income-eligible persons living with HIV/AIDS, and their families. The goals of these programs are to prevent homelessness and to support independent, self-sufficient living among persons living with HIV/AIDS. These programs ensure clients have improved housing stability, which has been shown to improve retention in primary medical care and other supportive services.

Emergency Solutions Grant (ESG) Activities: The Homeless Strategy and Operations department administers all ESG activities for the City of Austin. These programs are designed to be the first step in a continuum of assistance to help clients quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness. ESG funds are also used to assist with the operational costs of the shelter facility, and for the administration of the grant.

CDBG Public Service Activities: In FY 2026-27, Austin Public Health will continue administering the City's public services contracts for Child Care, Mental Health Services, and Senior Services that are funded with CDBG funds. Public services offer supportive services to households with low to moderate median family incomes and gross incomes up to 250% of Federal Poverty Income Guidelines. Child Care Services provide direct childcare services for teen parents who are attending school, and direct childcare services through the Early Head Start child development program, including services to families in crisis, including homeless and near-homeless families, and parents enrolled in self-sufficiency programs. Mental Health Services provides access to holistic, wraparound services and support to youth designated as at-risk and their families. Senior Services offers services that prevent and protect seniors from becoming victims of abuse, neglect, and/or financial exploitation. An additional service to be offered through public services contracts and administered by Austin Housing will focus on advocacy to prevent and deter housing discrimination, tenant-landlord education and information, and housing repair and rehabilitation.

Actions planned to develop institutional structure

Austin Housing administers housing, community, and economic development programs, which require

interdepartmental coordination.

The City's Homeless Strategy and Operations (HSO) department coordinates with City leadership, other departments, community-based organizations and private partners to address homelessness. The HSO collaborates with stakeholders to implement cross-system coordination of funding, services, and programs to serve persons at risk of and currently experiencing homelessness.

The City contracts with the Austin Housing Finance Corporation (AHFC) to develop affordable rental and homeownership opportunities, and housing rehabilitation. Austin Public Health (APH) provides housing support and related support services to Austinites living with HIV/AIDS through the use of HOPWA grant funds. HSO assists clients in regaining stability in permanent housing after experiencing a housing crisis using Emergency Solutions Grant (ESG) funds. The Economic Development Department fosters small business expansions in low- and moderate-income neighborhoods to stimulate job creation through the Family Business Loan Program (FBLP).

Initiatives and programs that require interdepartmental coordination and that will be underway in FY 2026-27: Colony Park Infrastructure project; Imagine Austin Comprehensive Plan; Implementation of Strategic Housing Blueprint.

Development Incentive Programs: Various programs provide incentives for the inclusion of affordable housing or community/economic development.

S.M.A.R.T. Housing Program: The S.M.A.R.T. Housing program is a development incentive program that provides fee-waivers for development permits in exchange for units to be dedicated on-site at reasonably-priced levels. The program requires that reasonably-priced units be affordable to households earning 80% median family income. The amount of waived fees is dependent on the percentage of reasonably-priced units that are set aside. Certification in the S.M.A.R.T. Housing program is also a prerequisite for affordable housing developments that apply for the city's housing development assistance programs, such as the Rental Housing Development Assistance and Ownership Housing Development Assistance programs.

Redevelopment of Publicly Owned Land: Colony Park Sustainable Communities Initiative; Agreements between the City and developers that include affordable housing as a community benefit; AHFC Land Acquisition and Disposition Program; AHFC Community Land Trust and long-term Affordability Program.

Home Repair and Other Initiatives: Austin Energy developed a referral tool for weatherization that will enable both Austin Housing and Austin Energy to coordinate leads and referrals for home repair services targeted to low and moderate-income households. Austin Water Utility provides funding for plumbing repairs and Private Lateral repairs for low and moderate-income homeowners. Austin Housing administers the Private Lateral grant program, utilizing funding from Austin Water Utility. Austin Housing layered Austin Water Utility's funding for plumbing repairs onto the G.O. Repair program. Code

Compliance utilizes a referral system to address homes needing substantial and costly repairs. APH, ECHO and other key agencies collaborate on activities that support the Community Plan to End Homelessness.

Actions planned to enhance coordination between public and private housing and social service agencies

Austin Housing will continue to work closely with the following organizations to overcome gaps and enhance coordination efforts: African American Resource Advisory Commission (AARAC), Community Development Commission (CDC), Community Advancement Network (CAN), Community Housing Development Organizations (CHDOs), Ending Community Homelessness Coalition (ECHO), Housing Authority of the City of Austin (HACA), Housing Authority of Travis County (HATC), HousingWorks, and the Urban Renewal Agency, as well as other key stakeholders and organizations. Austin Housing will also remain engaged with housing finance agencies, the National Association of Local Housing Finance Agencies (NALHFA) and the Texas Association of Local Housing Finance Agency (TALHFA), to connect with other agencies whose missions address critical housing needs.

In FY 2026-27, Austin Housing will continue to strive towards the goal outlined in the Strategic Housing Blueprint to locate 25% of new income-restricted affordable housing within High Opportunity Areas. These areas provide residents with comparatively greater economic security, housing stability, mobility options, educational opportunities, and improved health and wellbeing. The City of Austin utilizes the methodology developed by the Enterprise Opportunity 360 Index to analyze opportunity within Austin. Austin Housing and the Austin Housing Finance Corporation (AHFC) analyze the proposed location of each application for housing development assistance funding and give additional weight to proposals within High Opportunity Areas. Austin Housing will continue to conduct opportunity mapping and evaluation to support community goals as well as the creation of affordable housing in all parts of Austin.

Discussion:

Section 108 Loan Guarantee/Family Business Loan Program (FBLP)

The purpose of the Family Business Loan Program (FBLP) is to make low-interest loans to qualified Austin small business owners who are ready to expand their business and create jobs. The FBLP is a public-private partnership between the City of Austin, U.S. Small Business Administration (SBA) certified community lenders, and private banks. The City's portion of the funding is provided by a U.S. Department of Housing and Urban Development (HUD) Section 108 loan guarantee. Related lending programs includes the April 8, 2020 approval (HUD) of the Austin Economic Injury Bridge Loan Program (AEIBLP), designed to provide short-term "bridge" financing for Austin small businesses applying to receive permanent financing through federal disaster assistance (due to Covid-19) programs including but not limited to SBA Economic Injury Disaster Loan (EIDL) and the U.S. Treasury Paychecks Protection

Program. The AEIBLP program ended on May 7th, 2020 with a total of 19 loans approved and funded for a total dollar amount of \$645,000.

EDD received Council approval for the first FBLP loan in May 2013, which created 12 new low- to moderate-income jobs in the Plaza Saltillo neighborhood. Since 2013, EDD has funded 24 loans totaling approximately \$5.9 million, and leveraged over \$30 million in private lender financing and can report 266 newly created or retained full-time equivalent jobs benefiting low-to-moderate-income persons (LTMI). Minority and women owned businesses comprise a majority (71%) of these loans. EDD has expanded the program City-wide to better serve all 10 Council districts and will continue to reach out to underserved communities in the Austin area.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

The following information is included in response to the annual Action Plan review checklist provided by the Department of Housing and Urban Development. Additional program-related information can be found in *Appendix II*.

Monitoring

The goal of the City of Austin's monitoring process is to assess subrecipient/contractor performance in the areas of program, financial and administrative compliance with applicable federal, state and municipal regulations, and current program guidelines. The City of Austin's monitoring plan consists of active contract monitoring and long-term monitoring for closed projects. For more information about

the City of Austin's Monitoring Plan, please see *Attachment II C*.

20% CDBG Administrative Cap

- CDBG Entitlement: \$7,207,923
- Allowable 20% CDBG Admin=Cap = \$1,441,585

15% CDBG Public Service Cap

- CDBG Entitlement: \$7,207,923
- Allowable 15% CDBG Public Service Cap = \$1,081,188

10% HOME Administrative Cap

- HOME Entitlement: \$3,346,675
- Program Income: \$250,000
- Total: \$3,596,675
- Allowable 10% HOME Admin Cap = \$334,667

15% CHDO Set Aside

- HOME Entitlement: \$3,346,675
- CHDO Set Aside: \$502,001 = 15% CHDO Set Aside

3% HOPWA Administrative Cap

- HOPWA Entitlement: \$3,004,720
- Allowable 3% HOPWA Admin Cap: \$90,141

7.5% ESG Administrative Cap

- ESG Entitlement: \$643,478
- Allowable 7.5% ESG Admin Cap: \$48,261

Selection of Project Sponsors

Austin Public Health has contracted with four agencies -- AIDS Services Austin, ASHwell , Integral Care, and Project Transitions (PT) -- to provide HOPWA services. These four agencies were selected to provide these services via a Request for Proposals (RFP) process conducted August of 2021 and have been subrecipients since October of 2022. These agencies carry out activities independently or collaboratively with other housing case management providers in the area and have a history of satisfactory service performance and delivery. Austin Public Health plans to administer an RFP for new proposals in FY 26-

27 for the FY27-28 period.

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City does not anticipate utilizing any other forms of investment beyond those identified in Section 92.205.

Down Payment Assistance Program- is funded using HOME funds. The process for soliciting and funding applications is done on a first-come, first-serve basis. Detailed information can be obtained on Austin Housing website, mailed upon request, and made available through the trained/approved lender. The Lender must submit an application for assistance on behalf of the potential homebuyer once the Lender has approved the applicant for a loan.

Applicants under the Program must meet the following requirements:

- Must be loan approved through a participating Lender
- U.S. Citizen
- First time homebuyer
- Obtain a Homebuyer Education Certificate
- Total household income must not exceed 80% of the Median Family Income (MFI)
- Debt to income ratio must not exceed 45%
- The property may not exceed the maximum HOME value limits
- Must purchase and occupy the property as his/her principal residence
- Property must be located within the City limits of Austin
- Property must meet Uniform Physical Condition Standards (UPCS) prior to loan closing

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used

for homebuyer activities as required in 92.254, is as follows:

To view the City's Resale and Recapture Policy, please see Attachment II A.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds. See 24 CFR 92.254(a)(4) are as follows:

Cities receiving HOME Investment Partnership Funds are required to comply with a designated affordability period. The affordability period of any project is contingent upon the amount-per-unit subsidy received and may be five, ten, or fifteen years long. Participating jurisdictions are required to utilize the recapture or resale provisions to ensure continued affordability and the wise stewardship of federal funds. The following Austin Housing programs use HOME funds to assist homebuyers, developers, or homeowners; thus, recapture and resale provisions are incorporated in program guidelines: Down Payment Assistance (DPA), Homeowner Rehabilitation Loan Program (HRLP), and the Ownership Housing Development Assistance (OHDA).

Resale

In cases where HOME funding was provided to the developer but not directly to the homebuyer, the resale method is used. The affordability period is enforced through a Restrictive Covenant signed by the homebuyer at closing and is recorded in the County Clerk's Official Public Records. The Restrictive Covenant details the length of the affordability period and the specific resale requirements that must be satisfied should the owner wish to sell the property prior to the end of the affordability period. Both recapture and resale options have distinct advantages; the decision regarding which option to use is a matter of weighing factors such as trends in the marketplace, the availability of homeownership opportunities for lower-income households in the community, and the homebuyer program's local objectives.

Recapture

Under a recapture provision, the HOME financial assistance generally must be repaid. This option allows the seller to sell to any willing buyer at any price; participating jurisdictions can decide what proportion of net proceeds from the sale, if any, will go to the homebuyer and what proceeds will go to the participating jurisdiction. Once the HOME funds are repaid, the property is no longer subject to any HOME restrictions. The funds may then be used for any other HOME-eligible activity.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that

will be used under 24 CFR 92.206(b), are as follows:

The City has no plans to utilize HOME funds to refinance existing debt secured by multifamily housing rehabilitated with HOME funds.

**Emergency Solutions Grant (ESG)
Reference 91.220(I)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

Please see ESG Program Standards attached in Attachment II B.

2. If the Continuum of Care has established a centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Austin/Travis County Continuum of Care, composed of representatives of agencies and individuals dedicated to ending homelessness as well as individuals with lived experience of homelessness have adopted the Coordinated Entry Written Standards, which guides the local centralized assessment system. ECHO, the collaborative applicant and HMIS lead of the CoC, have been charged by the CoC to facilitate and operate the CE system. The system was first opened in November of 2014, and the CoC Leadership Council, the CoC Board, adopted updated Coordinated Entry Written Standards in April 2019 that meet all CE requirements established by HUD CPD Notice -17-01 and 24 CFR 578. All CoC and ESG programs participate in this system, in compliance with the 2012 CoC Program interim rule (24 CFR 578) and the 2011 Emergency Solutions Grants (ESG) interim rule (24 CFR 576).

The CE system consolidates and simplifies the process by which clients can request ESG and COC assistance, as well as additional community resources which have voluntarily agreed to the same minimum standards and practices.

In order to affirmatively engage clients in the greatest need with the CE system, the CoC has developed an integrated Outreach, Navigation, and Emergency Shelter system that actively engages and assesses individuals in the greatest need, then proactively documents eligibility and keeps households engaged. Street Outreach teams, Navigation Center staff, and Emergency Shelter staff are trained to administer the CE assessment to add clients to the community By Name List for referral to permanent housing programs. The CoC provides assessment staff on a supplemental and temporary basis to close assessment need gaps, while partners develop internal assessment capacity. Certain CoC providers prioritize permanent housing resources based upon the vulnerabilities captured by this common vulnerability and eligibility assessment system.

To further ensure the system reaches people least likely to apply unassisted, dedicated walk-in locations are co-located with complementary services such as career services, family medical services, and drop-in day resources. The CoC also publishes a public web portal which includes a

direct contact section where clients or community members can request a phone appointment or a personalized location appointment. Many of the street outreach and community partner organizations are specifically dedicated to hard-to-reach populations such as unsheltered families, chronically homeless veterans, unaccompanied youth, HIV/AIDS, refugees/asylees, and individuals with mental health challenges.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The process for an RFP includes HSO creating a unique solicitation website for each RFP, which is listed in the Open Funding Competitions section of the HSO Competitions website. The RFP will be advertised in the local paper for two consecutive weeks - one day per week. A notarized affidavit of publication from the newspaper(s) is included in the official RFP file. HSO maintains a current and potential vendors email list with over 650 entries and HSO follows grant requirements for notification to the community. The application is open for six to eight weeks.

Pre-bid meetings are held to answer questions from potential applicants and the Q&A documents generated from those meetings are posted on the HSO Competitions website. Agencies that submit applications, and who are deemed eligible to apply for funding via a standardized threshold review document, will have their applications scored by an evaluation committee that includes internal APH staff with expertise in the issue area being solicited as well as external issue area experts when needed. The evaluation committee members must provide a signed Non-Disclosure and Conflict of Interest Agreement that includes an attestation that the evaluation member has no conflict of interest with any of the bidders. Evaluators are provided an orientation training and are then provided with proposals to be reviewed.

The evaluation committee rates Proposals, provides strengths and weaknesses for each rated section and for the overall Proposal, and recommends one or more applicants for the funding award (may require multiple meetings to complete the evaluation process). Each evaluation team member reviews each Proposal adhering to the rules and guidelines set by the RFP official contact. The team submits their scoring in a manner specified and the official contact for the RFP convenes a consensus meeting with evaluators to share their ratings as well as come to a consensus about the strengths and weaknesses of each Proposal. The solicitation program officer calculates a score for each Proposal based on the ratings of the evaluation team. The applicants receiving the highest scores, or who meet criteria above a specific score threshold will be recommended for funding.

See the ESG Subawards table at the end of this section for details on all programs. Please see the attached ESG Program Standards for the Grant Subaward Process.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The CoC Board maintains 2 seats dedicated to individuals with lived expertise of homelessness. City of Austin Homeless Strategy Officer staff work closely with the CoC as required in 24 CFR 576.

5. Describe performance standards for evaluating ESG.

All City of Austin homeless contracts have the following performance measures:

- Number of unduplicated clients served.
- Number of households provided homeless services that transition from homelessness into housing.

In addition, all ESG recipients must provide demographic information to reflect the IDIS report screens.

- Average number of days from program entry to exit from homelessness into housing.

Please also see attached ESG Program Standards in Attachment II B.

ESG Sub-awards

FY 26-27 Programs

Agency	Program	New Contract, Renewal, or Competitive Process
The Salvation Army	Low-barrier Homeless Shelter	Renewal
Austin Community Court	Rapid Rehousing	Renewal
HSO	Administration	N/A

Discussion

Maximum Sales Price for HOME-Assisted Homeownership Units.

For services funded by the HOME Investment Partnerships grant, such as the Down Payment Assistance Program, federal regulation restricts the maximum allowable purchase price of homeownership units to 95% of the area median purchase price for single family housing. This sets an upper limit for the allowable price of housing assisted with HOME funds. The Department of Housing and Urban Development (HUD) outlines the process for cities and other jurisdictions to determine this maximum purchase price based on the area's median area purchase price for single family housing in 24 CFR 92.254(a)(2)(iii). The following paragraphs outline how the home sale price dataset provided to HUD by the City of Austin for the purpose of determine the maximum home sale price for FY 26-27 fulfills the requirements listed in 24 CFR 92.254.

Through the FY 21-22 Action Plan process, the City successfully petitioned for the maximum sale price for homeownership units assisted with HOME funds to be increased from \$318,000 (maximum sale price determined by HUD for Austin-Round Rock Metropolitan Statistical Area), to \$565,250. This updated sale price was based on a dataset listing the location and closing sale price for all single-family homes sold in the City of Austin from May 1st, 2021, to May 31st, 2021, provided by the Austin Board of Realtors. For FY 22-23, a new maximum sale price was calculated using data provided by the Austin Board of Realtors for all single-family homes sold in the City of Austin from March 1st, 2022 to March 31, 2022. The dataset included 1,221 home sales. Based on the sale price data, the median sale price was \$647,426, putting 95% of the median sale price at \$615,054.70. Thus, the maximum median sale price for HOME-assisted home purchases for FY 22-23 was \$615,054.70.

Utilizing the same methodology that was employed in FY 22-23 to determine maximum sale price for homeownership units assisted with HOME funds for FY 25-26, the City received data from the Austin Board of Realtors for all single-family homes sold in Austin from March 1, 2025 to March 31, 2025. The dataset included 865 home sales. Based on the sale price data, the median sale price was \$589,900 putting 95% of the median sale price at \$560,405. The City will maintain the same sales price as previous year until another data set is reviewed in the future.

Attachment I A: Citizen Participation Plan



**CITY OF AUSTIN
CITIZEN PARTICIPATION PLAN**

A. PURPOSE

Participating Jurisdictions (PJs) that receive U.S. Department of Housing and Urban Development (HUD) entitlement grant funds must develop a Citizen Participation Plan (CPP). The CPP describes efforts that will be undertaken to encourage community members to participate in the development of the City's federal reports: Assessment of Fair Housing (AFH), Consolidated Plan, Annual Action Plan, and the Consolidated Annual Performance and Evaluation Report (CAPER).

The CPP is designed to encourage the participation of city residents in the development of the federal reports listed above, particularly those residents who are predominantly low- and moderate-income. For purposes of CDBG funding, a resident is considered to be low-income if their family income equals 50% or less of median family income (MFI), as estimated by HUD. A person is considered to be moderate-income if their family income is between 50% and 80% of MFI. Predominately low-to moderate-income neighborhoods are defined as any neighborhood where at least 51% of the residents have incomes equal to or below 80% of the MFI for any given year. The determination of whether a neighborhood meets the low-to moderate income definition is made by the City at the time a project of area-wide benefit is funded based on current data provided by HUD. The CPP also encourages local and regional institutions and other organizations (including businesses, developers, and community and faith-based organizations) to participate in the process of developing and implementing the Consolidated Plan and related reports. The City takes appropriate actions to encourage the participation of persons of minority backgrounds, persons with limited-English proficiency, and persons with disabilities.

It is important to note that HUD's use of the statutory term "citizen participation" does not in any way limit engagement and consultation with community members based on legal status or country of origin. Any person that resides in the Austin metro area is encouraged to provide input about the federal reporting process as outlined in this CPP.

The City of Austin is committed to compliance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, as amended. Reasonable modifications and equal access to communications will be provided upon request. The City of Austin does not discriminate on the basis of disability in the admission or access to, or treatment or employment in its programs and activities.

The City of Austin considers it the right of all Austin's residents to have the opportunity to provide input and comment on the use of public funds and the community's needs related to affordable housing and community and economic development.



The CPP applies to six areas of planning for the use of affordable housing, community and economic development made possible through HUD funding:

- 1) Assessment of Fair Housing (AFH);
- 2) The Consolidated Plan;
- 3) The Annual Action Plan;
- 4) The Consolidated Annual Performance and Evaluation Report (CAPER);
- 5) Substantial amendments to a Consolidated Plan and/or Annual Action Plan; and
- 6) Amendments to the CPP.

The City of Austin's program/fiscal year begins October 1 and ends September 30. In order to receive entitlement grant funding, HUD requires jurisdictions to submit a Consolidated Plan every five years. This plan is a comprehensive strategic plan for community planning and development activities. The Annual Action Plan serves as the City's application for these HUD grant programs. Federal law also requires that community members have opportunities to review and comment on the local jurisdiction's plans to allocate these funds.

The purpose of programs that are covered by this CPP is to improve the Austin community by providing: decent housing, a suitable living environment, and growing economic opportunities – all principally for low- and moderate- income households (as defined in Section A).

This document outlines how members of the Austin community may participate in the six planning areas listed above. General requirements for all or most activities are described in detail in Section E of the CPP.

B. HUD PROGRAMS

The City of Austin receives four entitlement grants from HUD, to help address the City's affordable housing, community and economic development needs. The four grant programs are described below:

1. ***Community Development Block Grant Program (CDBG):*** Title I of the Housing and Community Development Act of 1974 (PL 93-383) created the CDBG program. It was reauthorized in 1990 as part of the Cranston-Gonzalez National Affordable Housing Act. The primary objective of the CDBG program is to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic development opportunities for persons of low- and moderate income. The City develops locally defined programs and funding priorities for CDBG, but activities must address one or more of the national objectives of the CDBG program. The three national objectives are: (1) to benefit low- and moderate- income persons; (2) to aid in the prevention or elimination of slums or blight; and/or (3) to meet other urgent community development needs. The City of Austin's CDBG program emphasizes activities that directly benefit low- and moderate-income persons.



2. **HOME Investment Partnerships Program (HOME):** HOME was introduced in the Cranston-Gonzalez National Affordable Housing Act of 1990 and provides funding for housing rehabilitation, new housing construction, acquisition of affordable housing, and tenant-based rental assistance. A portion of the funds (15 percent) must be set aside for community housing development organizations (CHDOs) that are certified by the City of Austin.
3. **Emergency Solutions Grant (ESG):** The ESG Program is authorized by the Steward B. McKinney Homeless Assistance Act of 1987 and was amended by the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009. ESG has six objectives: 1) Engage homeless individuals and families living on the street; 2) Improve the number and quality of emergency shelters for homeless individuals and families; 3) Help operate these shelters; 4) Provide essential services to shelter residents; 5) Rapidly re-house homeless individuals and families; and 6) Prevent families and individuals from becoming homeless.
4. **Housing Opportunities for Persons with AIDS (HOPWA):** HOPWA funds may be used to assist housing designed to meet the needs of persons with HIV/AIDS, including the prevention of homelessness. Supportive services may also be included. HOPWA grants are allocated to Eligible Metropolitan Statistical Areas (EMSAs) with a high incidence of HIV/AIDS. The City of Austin receives a HOPWA grant on behalf of a five-county EMSA (Bastrop, Hays, Travis, Williamson, and Caldwell Counties).

C. LEAD and RESPONSIBLE AGENCIES

The Housing Department is designated by the Austin City Council as the single point of contact for HUD, and is the lead agency for CDBG, HOME, HOPWA, and ESG grant programs. The Housing Department administers the CDBG affordable housing and community development programs and the HOME programs; Austin Public Health (APH) administers the CDBG Public Services, HOPWA, and ESG programs; and the Economic Development Department (EDD) administers the CDBG economic development programs and the Section 108 Family Business Loan Program (FBLP).

As the lead agency, the Housing Department is responsible for developing the Consolidated, Annual Action Plans, and the Consolidated Annual Performance and Evaluation Report (CAPER). The Housing Department coordinates with APH, EDD, boards and commissions, and other community agencies to develop these documents. Needs and priorities for funding for the ESG and HOPWA grants are developed by APH in consultation with community agencies.



D. PLANNING ACTIVITIES SUBJECT TO CITIZEN PARTICIPATION PLAN

ACTIVITY 1 – ASSESSMENT OF FAIR HOUSING. The Assessment of Fair Housing (AFH) is a planning document prepared in accordance with HUD regulations at 24 CFR 91.105 and 24 CFR 5.150 through 5.166, which became effective June 30, 2015. This AFH includes an analysis of fair housing data, assesses fair housing issues and contributing factors, and identifies the City's fair housing priorities and goals for affirmatively furthering fair housing.

1. **Stakeholder Consultation and Outreach.** In the development of the AFH, the City will consult with other public and private agencies including, but not limited to, the following:
 - Local public housing authorities
 - Other assisted housing providers
 - Social service providers including those focusing on services to minorities, families with children, the elderly, persons with disabilities, persons with HIV/AIDS and their families, homeless persons, and other protected classes
 - Community-based and regionally based organizations that represent protected class members and organizations that enforce fair housing laws
 - Regional government agencies involved in metropolitan-wide planning and transportation responsibilities
 - Financial and lending sector partners
 - Businesses or organizations that specialize in broadband access, especially for low-to moderate-income households
 - Organizations that specialize in resilience and disaster recovery
 - Individual contributors

A variety of mechanisms may be utilized to solicit input from these entities. These could include telephone or personal interviews, mail surveys, internet-based feedback and surveys, focus groups, and/or consultation workshops.

2. **Publishing Data.** City staff shall make any proposed analysis and the relevant documents, including the HUD-provided data and any other data to be included in the AFH, available to the public in a manner that affords diverse residents and others the opportunity to examine the content.
3. **Public Hearing.** To obtain the views of the general public on AFH-related data and affirmatively furthering fair housing in the City's housing and community development programs, the City will conduct at least one public hearing before the Community Development Commission (CDC) during the development of the AFH.
4. **Public Display and Comment Period.** The draft AFH will be placed on display in physical and online form for a period of no less than 30 calendar days to encourage public review and comment. The public notice shall include a brief summary of the content and purpose of the draft AFH, the dates of the public display and comment period, the locations where copies of the proposed document can be examined, how comments will be accepted, and the anticipated submission date to HUD. The draft AFH will be made available at public libraries, public housing



authorities, neighborhood centers, at the Housing Department's office, and on the Housing Department's website (www.austintexas.gov/housing). In addition, upon request, federal reports will be provided in a form accessible to persons with disabilities.

5. **Comments Received on the Draft Assessment of Fair Housing.** Comments will be accepted by the City contact person, or a designee, during the 30-day public comment period. The City will consider any comments or views received in writing, or orally during public hearings. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons why, will be attached to the final AFH for submission to HUD.
6. **Submission to HUD.** All written or oral testimony will be considered in preparation of the final AFH. The AFH will be submitted to HUD 270 days before the Consolidated Plan is due.
7. **Revisions to AFH.** A HUD-accepted AFH must be revised and submitted to HUD for review when either of the following situations occurs:
 - a. A material change occurs. A material change is one that both;
 - i) impacts the circumstances in the City which may include natural disasters, significant demographic changes, new significant contributing factors, and civil rights findings and,
 - ii) causes alterations to the AFH's analyses, contributing factors, priorities, and/or goals.
 - b. The City receives a written notification from HUD specifying a material change.

Whenever a revision to the Assessment of Fair Housing is proposed, the revision will be available for public comment for a period of thirty (30) days before submission to HUD. A revision to the Assessment of Fair Housing will not be implemented until the conclusion of the 30-day public comment period. A summary of all comments or views received in writing, or orally during the comment period will be attached to the revision upon submission to HUD.

ACTIVITY 2 – CONSOLIDATED PLAN. The City of Austin's Consolidated Plan is developed through a collaborative process whereby the community establishes a unified vision for Austin's affordable housing, and community and economic development initiatives.

Community member participation is an essential component in the development of the Consolidated Plan, including amending the plan as well as reporting on program performance. Consultations, public hearings, community meetings, surveys and opportunities to provide written comment are all a part of the strategy to obtain community member input. The City will make special efforts to solicit the views of community members who reside in the designated CDBG-priority neighborhoods of Austin, and to encourage the participation of all community members including minorities, the non-English speaking population, and persons with disabilities. Actions for public participation in the Consolidated Plan follow:

1. **Consultations with Other Community Institutions.** In developing the Consolidated Plan, the City will consult with public and private agencies, both for-profit and non-profits that either provide or have direct impact on the broad range of housing, health, and social services needed by Austin residents. Consultations may take place through meetings, task forces or committees, or other means with which to coordinate information and facilitate communication. The purpose of these meetings is to gather information and data on the community and economic development needs of the community. The City will seek specific input to identify the needs of persons experiencing



homelessness, persons living with HIV/AIDS and their families, persons with disabilities and other special populations.

2. **Utilize Quantitative and Qualitative Data on Community Needs.** City staff shall review relevant data and conduct necessary evaluation and analysis to provide an accurate assessment of community needs and priorities on which to base strategic recommendations.
3. **Initial Public Hearings.** There will be a minimum of two public hearings at the beginning stages of the development of the Consolidated Plan before the Community Development Commission (D) in order to gather information on community needs from community members. The CDC are policy advisers to the City who are either appointed by the City Council or elected at the neighborhood-level to represent low-income households. There will be two more hearings sponsored by organizations working with low- and moderate-income populations. An additional hearing will be held before the City Council. Based on public testimony received, the CDC will make recommendations to City Council on the community needs.
4. **Written Comments.** Based on public input and quantitative analysis, City staff will prepare a draft Consolidated Plan, which includes proposed allocations of first-year funding. A period of 30 calendar days will be provided to receive written comments on the draft Consolidated Plan. The draft plan will be made available at public libraries, public housing authorities, neighborhood centers, at the Housing Department's office, and on the Housing Department web site (www.austintexas.gov/housing). In addition, upon request, federal reports will be provided in a form accessible to persons with disabilities.
5. **Draft Consolidated Plan Public Hearings.** There will be a public hearing held before the City Council to receive oral public comments on the draft. An additional hearing will be held before the Community Development Commission (CDC). These hearings will be scheduled during the 30- day written comment period on the draft plan. The CDC will be given the opportunity to make recommendations to Council on the draft Consolidated Plan/Action Plan.
6. **Final Action on the Consolidated Plan.** All written or oral testimony provided will be considered in preparing the final Consolidated Plan. A summary of testimony received, and the City's reasons for accepting or not accepting the comments must be included in the final document. The City Council will consider these comments, CDC recommendations, and the recommendations of the City Manager before taking final action on the Consolidated Plan. Final action by the City Council will occur no sooner than fifteen calendar days following the second City Council public hearing on the draft plan. When approved by City Council, the Consolidated Plan will be submitted to HUD by no later than August 15 each year.



ACTIVITY 3 – ONE-YEAR ACTION PLAN. Each year the City must submit an annual Action Plan to HUD, reporting on how that year’s funding allocation for the four HUD entitlement grants will be used to achieve the goals outlined in the Consolidated Plan.

1. City staff will gather input from community members and from community consultations to prepare the draft Action Plan and report progress on the Fair Housing Action Plan. There shall be two public hearings: one before the Community Development Commission (CDC) and one before the City Council to receive community member input on the community needs, including funding allocations.
2. City staff will gather public input and statistical data to prepare the draft Action Plan. A draft Action Plan will be available for 30 days for public comment after reasonable notice to the public is given.
3. During this comment period, the CDC and the City Council shall conduct two additional public hearings to receive public comments on the draft Action Plan and Consolidated Plan, if it is during a Consolidated Planning year.
4. The CDC will be given the opportunity to make recommendations to the City Council prior to its final action.
5. Final action by the City Council will occur no sooner than fifteen calendar days following the second Council public hearing on the draft Action Plan.
6. When approved by City Council, the Action Plan will be submitted to HUD.

ACTIVITY 4 – SUBSTANTIAL AMENDMENTS TO CONSOLIDATED/ACTION PLAN. Recognizing that changes during the year may be necessary to the Consolidated Plan and Annual Action Plan after approval, the Citizen Participation Plan allows for “substantial amendments” to plans. These “substantial amendments” apply only to changes in CDBG funding allocations. Changes in funding allocation for other HUD grant programs received by the City of Austin – HOME, ESG, and HOPWA – are not required to secure public review and comment. The CPP defines a substantial amendment as:

- A proposed use of CDBG funds that does not address a need identified in the governing Consolidated Plan or annual Action Plan; or
- A change in the use of CDBG funds from one eligible program to another. The eligible programs defined in the City of Austin’s investment plan either fall into the category of “Housing” or “Community Development.”
- A cumulative change in the use of CDBG funds from an eligible activity to another eligible activity that decreases an activity’s funding by 20% or more OR increases an activity’s funding by 20% or more during fiscal year. An activity is defined as a high priority need identified in the Consolidated Plan that is eligible for funding in the Action Plan.



In the event that there are substantial amendments to the governing Consolidated Plan or annual Action Plan:

1. The City will draft the amendment and publish a brief summary of the proposed substantial amendment(s) and identify where the amendment(s) may be viewed
2. After reasonable notice, there will be a 30-day written public comment period
3. During the 30-day comment period, the City Council shall receive oral comments in public hearings.
4. The CDC will be given the opportunity to make recommendations to City Council prior to its final action.
5. Upon approval by Council, the substantial amendment will be posted in the official City Council minutes and available online and in the City Clerk's office. Final action by the City Council will occur no sooner than fifteen calendar days following the second Council public hearing on the draft plan.

Disaster Response and Recovery Funds

In the event of a declared city-wide, state-wide or national emergency (as proclaimed by the Mayor, Governor, or President of the United States), it may be necessary for the City to apply for new emergency grant funding from HUD, such as CDBG-Disaster Recovery grants, or any other grants issued to jurisdictions in the event of a disaster which requires an urgent response to address the needs of the community. In order to expedite the distribution of emergency funding during a disaster response situation the City Council, City Manager, or HUD may determine it is necessary to waive certain substantial amendment provisions described in Section D, Activity 4 or certain General Requirements Provisions described in Section E. Any such waiver is subject to the requirements of the respective emergency funding appropriation.

The criteria HUD used to qualify local "urgent needs" (e.g., events of "particular urgency" because existing conditions pose a serious and immediate threat to the health or welfare of the community for which other funding is not available) can be found at 24 CFR 570.483(d). To comply with the national objective of meeting community development needs having a particular urgency, a project must alleviate existing conditions which:

1. Pose a serious and immediate threat to the health and welfare of the community;
2. Are of recent origin or recently became critical within 18 months preceding the certification by the grantee;
3. Are unable to be financed by the City on its own; and
4. Other funding resources are not available to completely carry out the activity.

In the event of a disaster that requires a response to address local urgent needs, the City will:

1. Notify HUD at least five (5) days before implementing changes or amendments to the Consolidated Plan and/or Action Plan; and
2. Make reasonable efforts to provide the public opportunity to comment on changes and amendments to the Consolidated Plan and/or Action Plan.



These actions do not require the City to comply with all of the substantial amendment provisions related to the citizen participation requirements described in Section D, Activity 4 or all of the General Requirements Provisions described in Section E.

HUD Waiver Process

Upon determination of good cause, HUD has the authority to waive certain regulatory provisions of the CDBG, HOME, ESG, and HOPWA programs subject to statutory limits. The City reserves the right to submit waiver notifications to HUD when expedited assistance is offered through programs covered by the Consolidated Plan. Following completion of a waiver process as determined by HUD, the City may carry through actions as prescribed by the approved waiver determinations authorized by HUD.

ACTIVITY 5 – CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER).

The City is required to submit annually by December 30 a CAPER to HUD that describes the City's progress in meeting the goals in the Consolidated Plan.

1. City staff prepares the draft CAPER.
2. After reasonable notice is provided, the CAPER is available for 15 days for written public comment.
3. The final CAPER and public comments will be submitted to HUD.
4. The CAPER and public comments will be presented at a CDC meeting.

ACTIVITY 6 – AMENDMENTS TO CITIZEN PARTICIPATION PLAN. The City will review the Citizen Participation Plan (CPP) at least every 5 years for potential enhancement or modification; this review will occur as a component of the Consolidated Planning process. In the event that changes to the CPP are necessary, City staff shall draft them.

1. After reasonable notice, these will be available to the public for 15 days for written comment.
2. The CDC and City Council shall each hold a public hearing to receive oral public comments on the proposed change.
3. The CDC will be given the opportunity to make recommendations to City Council prior to its final action.
4. Upon approval by City Council, the substantial amendment will be posted in the official City Council minutes and available online on the Housing Department website (www.austintexas.gov/housing) and in the City Clerk's office.

E. GENERAL REQUIREMENTS

The City of Austin is committed to compliance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, as amended. Reasonable modifications and equal access to communications will be provided upon request. The City of Austin does not discriminate on the basis of disability in the admission or access to, or treatment or employment in, its programs and activities.

In the event of a disaster which requires an urgent response to address the needs of the community as described in the Disaster Recovery and Response section, the City will make reasonable efforts to provide the public opportunity to comment on federal reports.



1. **Public Hearings.** Public hearings before the Austin City Council, the Community Development Commission (CDC), and other appropriate community organizations will be advertised in accordance with the guidelines outlined in the notification section below. The purpose of public hearings is to provide an opportunity for community members, public agencies, and other interested parties to provide input on the City of Austin's affordable housing, community and economic development needs. Public hearings will be held in locations accessible to low- and moderate- income residents and persons with disabilities. Spanish translation and interpretation for individuals with hearing impairments will be provided upon request.
2. **Public Meetings.** Public meetings of the Austin City Council, Community Development Commission (CDC), and other boards and commissions overseeing HUD-funded programs provide opportunities for community member participation and comment on a continuous basis. Public meeting notices are posted at the Office of the City Clerk at least three days (72 hours), prior to the meeting date, in accordance with the Texas Open Meetings Act. Public meetings are held in locations accessible to persons with disabilities. Spanish translation and interpretation for individuals with hearing impairments will be provided upon request.

Notification. The Housing Department will provide the community advance notice of public hearings and/or public comment periods. The notice will be provided at least two weeks prior to the public hearing date and the start date of comment periods.

Related to the CPP specified federal documents, the Housing Department will provide public notifications by utilizing City of Austin publications and media (television, print, electronic) that will maximize use of City resources and reach an increased number of Austin residents by direct mail. Related to federal publications referenced above, the Housing Department will notify the public about public hearings, comment periods, public meetings, and additional opportunities for public feedback through communications outlets that are designed to increase public participation and generate quantifiable feedback/results. The Housing Department will utilize the following notification mechanisms as available: City of Austin utility bill inserts; City of Austin website; and Channel 6, the municipally owned cable channel. In addition, the Housing Department will use other available media (print, electronic, television) to promote public feedback opportunities. Notifications will be published in English and Spanish.

The Housing Department will coordinate with the Community Development Commission, Urban Renewal Board, other governmental agencies, public housing authorities, key stakeholders, and the general public during the development of the Assessment of Fair Housing, Consolidated Plan and an annual Action Plan.

3. **Document Access.** Copies of all planning documents, including the following federal reports: City's Citizen Participation Plan (CPP), Assessment of Fair Housing, Consolidated Plan, annual Action Plan, and the Consolidated Annual Performance and Evaluation Report (CAPER), will be available to the public upon request. Community members will have the opportunity to review and comment on applicable federal reports in draft form prior to final adoption by the Austin City Council. These documents will be made available at public libraries, public housing



authorities, certain neighborhood centers, at the Housing Department office, and on the Housing Department website (www.austintexas.gov/housing). In addition, upon request, federal reports will be provided in a form accessible to persons with disabilities.

4. **Access to Records.** The City will provide community members, public agencies, and other interested parties reasonable and timely access to information and records relating to the Citizen Participation Plan (CPP), Assessment of Fair Housing, Consolidated Plan, annual Action Plan, and CAPER, and the City's use of assistance under the four entitlement grant programs, as stated in the Texas Public Information Act and the Freedom of Information Act.
5. **Technical Assistance.** The City will provide technical assistance upon request and to the extent resources are available to groups or individuals that need assistance in preparing funding proposals, provided that the level of technical assistance does not constitute a violation of federal or local rules or regulations. The provision of technical assistance does not involve re-assignment of City staff to the proposed project or group, or the use of City equipment, nor does technical assistance guarantee an award of funds.

F. COMMUNITY MEMBERS' COMPLAINTS

Written complaints related to Housing Department programs and activities funded through entitlement grant funding may be directed to the Housing Department. A timely, written, and substantive response to the complainant will be prepared within 15 working days of receipt of the complaint by the Housing Department. If a response cannot be prepared within the 15-day period, the complainant will be notified of the approximate date a response will be provided. Written complaints must include the complainant's name, address, and zip code. A daytime telephone number should also be included in the event further information or clarification is needed. Complaints should be addressed as follows:

Housing Department
Attn: Director
City of Austin
P.O. Box 1088
Austin, Texas 78767

If the response is not sufficient, an appeal may be directed to the City Manager, and a written response will be provided within 30 days. An appeal should be addressed as follows:

City Manager's Office
Attn: City Manager
P.O. Box 1088
Austin, Texas 78767



G. CITY OF AUSTIN'S RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN

The City of Austin does not anticipate any displacement to occur as a result of any HUD-funded activities. All programs will be carried out in such a manner as to safeguard that no displacement occurs. However, in the event that a project involving displacement is mandated in order to address a concern for the general public's health and welfare, the City of Austin will take the following steps:

1. A public hearing will be held to allow interested community members an opportunity to comment on the proposed project and voice any concerns regarding possible relocation. Notice of the public hearing/meeting will be made as per the procedure noted in Section E - General Requirements section of the Citizen Participation Plan.
2. In the event that a project involving displacement is pursued, the City of Austin will contact each person/household/business in the project area and/or hold public meetings, depending on the project size; inform persons of the project and their rights under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and respond to any questions or concerns.
3. Relocation assistance will be provided in adherence with the City's Project Relocation Plan and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.

The City's Anti-Displacement and Relocation Assistance Plan may be viewed in the Housing Department's Action Plan submitted annually to HUD. The document is available online at www.austintexas.gov/housing.

The City of Austin is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. For assistance, please call 512-974-3100; TTY users' route through Relay Texas at 711.

Attachment I B: Public Engagement Summary



FY2026 -2027 Action Plan

Public Engagement Summary

Public Engagement Overview	1
Outreach Materials	
• Public Notices - Print & Digital	2-3
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Community Feedback Summary	19-41
Survey Comments	42-53
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As part of the City of Austin’s process to apply for funding from the U.S. Department of Housing and Urban Development (HUD), a five-year Consolidated Plan guides the investment of federal housing and community development funds. Each year, the City develops an Annual Action Plan that outlines specific goals, funding priorities, and strategies aligned with the broader Consolidated Plan. These plans are critical components in the City's ability to receive and deploy HUD funds through programs such as CDBG, HOME, HOPWA, and ESG.

To inform the Fiscal Year 2026–2027 Action Plan, the Austin Housing facilitated a community engagement process designed to ensure that funding decisions reflect the lived experiences, needs, and priorities of Austin residents, particularly those in vulnerable and underserved communities. The process is outlined below and detailed throughout this document.

Needs Assessment Period

- Public notices about how to participate
- Conversations with 20 community groups
- Dedicated web page with a community needs survey
- 2 Public Hearings

Draft Action Plan Public Comment Period

- Public notices about how to participate
- Dedicated web page with the published draft Action Plan and a survey for comments
- 2 Public Hearings

The insights collected through this process directly informed the development of the FY 2026–2027 Action Plan and will continue to shape the City’s approach to equitable housing and community investment strategies.

English Public Notice

The Villager

Print & Digital

File ID: 26-2400

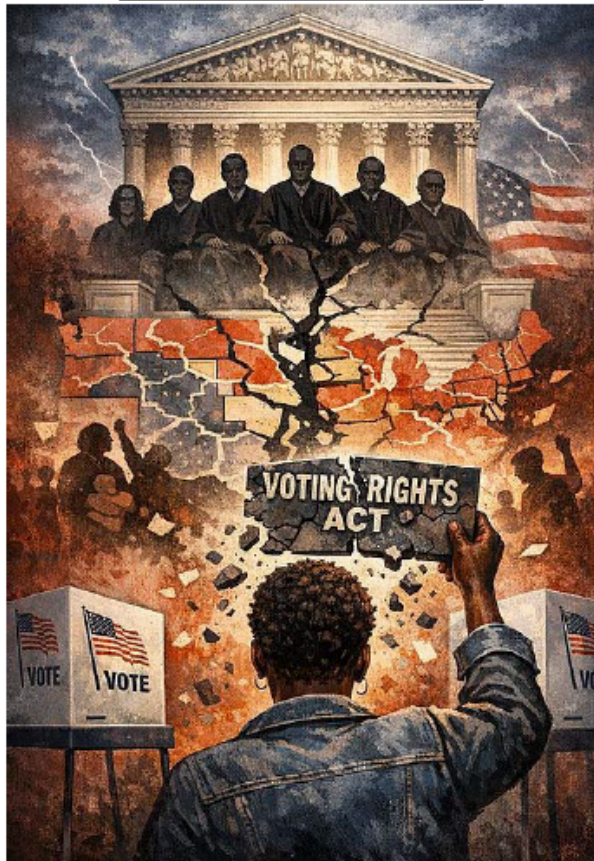
www.theaustinvillager.com

HEADLINES

THE VILLAGER/May 1, 2026 ~ Page 5

Supreme Court Ruling Dismantles Guardrail Against Voter Discrimination

By Thomas Wyatt | EIC, The Villager



Supreme Court's rulings are tearing through the Voting Rights Act

(VILLAGER) - The supreme court's ruling in *Louisiana v. Calais* is a direct strike at the heart of Black political representation, because it guts the very provision of the Voting Rights Act that prevented racial discrimination in districting. For Black

self, has long been the lone seat where Black Alabamians could elect a candidate of their choice. Figures' district exists only because the court, in *Allen v. Milligan* (2023), forced Alabama to stop illegally diluting Black voting power and draw a second opportunity dis-

court has now sanctioned a return to the very practices the Voting Rights Act was written to stop. It has given states with long histories of racial suppression a green light to dilute Black votes with impunity.

Sewell and Figures are preparing for a long

My Community Needs

Tuesday, May 12th at
Community Development
Commission for Needs
Assessment Public Hearing

Austin City Hall
(301 W. 2nd Street)

Thursday, May 21st at
Austin City Council for Draft
Action Plan Public Hearing

Austin City Hall
(301 W. 2nd Street)



Share your community needs!

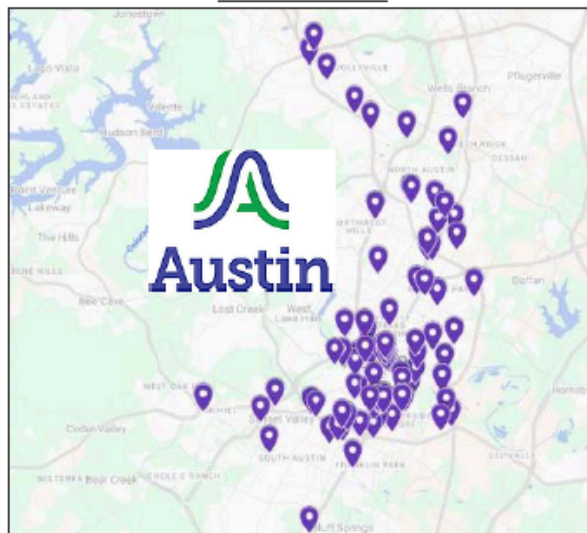
The programs from this federal grant fund affordable housing, job creation, and public service needs for low- and moderate-income families, persons with disabilities, and seniors.



SpeakUpAustin.org/MyCommunityNeeds

COA SET TO DISMANTLE MORE HOMELESS CAMPS

By Villager staff



Austin has released a new encampment clearance map that outlines dozens of sites slated for sweeps starting in mid May—an escalation that city officials frame as “transparency,” and advocates describe as a return to punishment without housing.

SPANISH PUBLIC NOTICE: EL MUNDO

Print & Digital

UN MES GRATIS
1x1 \$899 | 2x1 \$1,299
1500 International 35 Freeway Rd.
Round Rock, TX 78681
(512) 244-6626

HISPATAX
Tax Services
SERVICIO DE INCOME TAX
Todo el año
2519 E. 5th Street
Austin, TX 78702
(512) 480-8031

INMIGRACIÓN
REPRESENTACIÓN LEGAL PERSONALIZADA Y EN SU IDIOMA

- Petición de Familia
- Residencia Legal
- Ciudadanía
- Visas de Trabajo

También ofrecemos
Representación en asuntos
de familia, derecho y adopción.

ABOGADA EMMA APODACA
Llamar al (512) 698-2057
adriana.apodaca@law.com
606 West 11th Street
Austin TX 78701

Semana del 30 de abril al 6 de mayo, 2026

Año 38 • Número 16

Edición: Central Texas

El Mundo

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NBA 2026

SAGADO MAYO 2 TBO

EN SAN ANTONIO HOST BANK CENTER

NBA 2026

SAGADO MAYO 2 TBO

ENCUENTRO SALL ARANA

NBA 2026

76 SAGADO MAYO 2 TBO

EN BOSTON TD GARDEN

NBA 2026

EN CLEVELAND ROCKET ARANA

NBA 2026

EN LOS ANGELES DRYPP TO COM

¡Cambios en

Miles de inmigrantes arrancan mayo pendientes de una respuesta migratoria y ahora enfrentan nuevas

ELMUNDONEWS.PAPER.COM

Mis necesidades comunitarias

- Martes 12 de mayo en la Comisión de Desarrollo Comunitario para la Evaluación de Necesidades Audiencia Pública**
- Ayuntamiento de Austin (301 W. 2nd Street)**
- Jueves 21 de mayo en el Ayuntamiento de Austin para la Audiencia Pública del Plan de Acción Borrador**
- Ayuntamiento de Austin (301 W. 2nd Street)**



¡Comparta las necesidades de su comunidad!

Los programas de esta subvención financian viviendas asequibles, la creación de empleo y las necesidades de servicios públicos para familias de ingresos bajos y moderados, personas con discapacidad y personas mayores.



SpeakUpAustin.org/MyCommunityNeeds_esp

ABRIL 30 AL 6 DE MAYO, 2026 • ELMUNDO NEWSPAPER 4 5

Austin

Free Program!

English as a Second Language

ESL (Intermediate Level)
Thursdays: May 7, 14, 21 & 28
10:30 a.m. – 12:00 p.m.

Vote Gina for Texas

Austin Housing Newsletter

4/6/2026

14,022 Recipients | 44% Open Rate



Austin Housing Community Newsletter

Translate this email

[Chinese \(Simplified\) / 简体中文](#) | [Chinese \(Traditional\) / 繁體中文](#) | [French / Français](#) | [German / Deutsch](#) | [Haitian Creole / Kreyòl Ayisyen](#) | [Hindi / हिन्दी](#) | [Japanese / 日本語](#) | [Myanmar \(Burmese\) / မြန်မာစာ](#) | [Portuguese \(Portugal, Brazil\) / Português](#) | [Russian / Русский](#) | [Spanish / Español](#)

Community Needs Assessment

Every year, we conduct a Needs Assessment as part of creating our annual Action Plan. The Action Plan decides how to distribute approximately \$14 million in grant funding from the U.S. Department of Housing and Urban Development (HUD). The programs from this grant fund affordable housing, job creation, and public service needs for low- and moderate-income families, persons with disabilities, and seniors.

[Complete the Needs Assessment survey](#) to help advocate for what your community needs. The input received also informs decisions for other funding sources, policies and programs. There are a few ways you can participate:

- Attend a Public Hearing:
- Tuesday, April 14 - Community Development Commission - 6:30pm @ Austin City Hall
- Thursday, April 23 - Austin City Council - 11:00am @ Austin City Hall
- Take the Survey: www.SpeakUpAustin.org/MyCommunityNeeds

Austin Housing Newsletter

5/4/2026

13,960 Recipients | 42% Open Rate



Austin Housing Community Newsletter

Translate this email

[Chinese \(Simplified\) / 简体中文](#) | [Chinese \(Traditional\) / 繁體中文](#) | [French / Français](#) | [German / Deutsch](#) | [Haitian Creole / Kreyòl Ayisyen](#) | [Hindi / हिन्दी](#) | [Japanese / 日本語](#) | [Myanmar \(Burmese\) / မြန်မာ](#) | [Portuguese \(Portugal, Brazil\) / Português](#) | [Russian / Русский](#) | [Spanish / Español](#)

Share your community needs!

Share your community needs by attending a Public Hearing and/or filling out the [Needs Assessment Survey](#) that informs the Action Plan. The programs from this federal Housing and Urban Development (HUD) grant fund affordable housing, job creation, and public service needs for low- and moderate-income families, persons with disabilities, and seniors.

Needs Assessment Public Hearing: Tuesday, May 12th at Community Development Commission at Austin City Hall (301 W. 2nd Street)

Draft Action Plan Public Hearing: Thursday, May 21st at Austin City Council at Austin City Hall (301 W. 2nd Street)

Helping Austinites Stay in Austin

Thinking about Buying a Home? Start with a Homebuyer Education Class

Ready to turn your "someday" into a set of keys in your hand? Homebuyer education classes are

Austin Housing Newsletter

6/1/2026

13,926 Recipients | 64% Open Rate



Austin Housing Community Newsletter

Translate this email

[Chinese \(Simplified\) / 简体中文](#) | [Chinese \(Traditional\) / 繁體中文](#) | [French / Français](#) | [German / Deutsch](#) | [Haitian Creole / Kreyòl Ayisyen](#) | [Hindi / हिन्दी](#) | [Japanese / 日本語](#) | [Myanmar \(Burmese\) / မြန်မာစာ](#) | [Portuguese \(Portugal\)](#)

📌 Participants who complete the course will receive a HUD-Approved Certificate of Completion.

📅 Saturday, June 13, 2026

🕒 9:00 AM – 4:00 PM

📍 Eastside Early College High School Cafeteria – Austin, TX

🔗 Register today: tinyurl.com/4kjk2e3k. Seats are limited — reserve your spot today!

Review the Draft Action Plan

Every year during this time, we focus on connecting with the community to learn about your needs. This [needs assessment](#) is part of our annual process to create an Action Plan, which guides how we use federal funding for housing and community development services.



The draft Action Plan for FY26-27 is now available for review. Austin Housing plans to use federal dollars to continue funding programs and services at the same levels as the previous year. This supports the goals of the 5-year consolidated plan and aligns with the needs we continue to hear from the community. To review the funding allocations and read through the full Action Plan, visit www.SpeakUpAustin.org/MyCommunityNeeds.

Join us at a public hearing at the next Community Development Commission on June 9 to share your thoughts as well! Learn more about the [Community Development Commission](#) | AustinTexas.gov and how they advise Austin City Council in the development and implementation of programs designed to serve the poor and the community at large with emphasis on federally funded programs.

Affordable Housing Developer Newsletter

6/5/2026

372 Recipients | 51% Open Rate



Translate this email

[Arabic / العربية](#) | [Chinese \(Simplified\) / 简体中文](#) | [French / Français](#) | [Hindi / हिन्दी](#)
 | [Korean / 한국어](#) | [Spanish / Español](#) | [Vietnamese / Tiếng Việt](#)

The ordinance takes effect October 1, 2026 for providers with 50 or more units, and on January 1, 2027 for those with 5–49 units. Next steps include designating an official to oversee enforcement, launching a public awareness campaign, and providing a follow-up report six months after implementation.]

For more information visit: [Rental Fee Transparency - PublicInput](#)

Review the Draft Action Plan

Every year during this time, we focus on connecting with the community to learn about your needs. This [needs assessment](#) is part of our annual process to create an Action Plan, which guides how we use federal funding for housing and community development services.



The draft Action Plan for FY26-27 is now available for review. Austin Housing plans to use federal dollars to continue funding programs and services at the same levels as the previous year. This supports the goals of the 5-year consolidated plan and aligns with the needs we continue to hear from the community. To review the funding allocations and read through the full Action Plan, visit www.SpeakUpAustin.org/MyCommunityNeeds.

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New Income and Rent Price Limits

Austin Housing has published updated HUD Income Limits and program-specific Rent Limits for 2026. Updated Income and Rent Limits are available on the Department's [Income and Rent Limits webpage](#).

Send Dates & Times

June is National Homebuyer Month & Updated Resources for You



Austin Housing <austinhousingnewsletter@publicinput.onbehalfof.austintexas.gov>
To ● Ramirez, Cassandra

If there are problems with how this message is displayed, click here to view it in a web browser.

😊 Reply ↩ Reply All → Forward 📧 ⋮

Mon 6/1/2026 4:56 PM

🔗 Register today: tinyurl.com/4kjk2e3k. Seats are limited — reserve your spot today!

Review the Draft Action Plan

Every year during this time, we focus on connecting with the community to learn about your needs. This [needs assessment](#) is part of our annual process to create an Action Plan, which guides how

Policy Updates and New HUD Limits Included



Austin Housing <developaffordablehousing@publicinput.onbehalfof.austintexas.gov>
To ● Ramirez, Cassandra

If there are problems with how this message is displayed, click here to view it in a web browser.

😊 Reply ↩ Reply All → Forward 📧 ⋮

Fri 6/5/2026 4:29 PM

implementation.]

For more information visit: [Rental Fee Transparency - PublicInput](#)

Review the Draft Action Plan

Every year during this time, we focus on connecting with the community to learn about your needs. This [needs assessment](#) is part of our annual process to create an Action Plan, which guides how we use federal funding for housing and community development services.

May Edition of Housing Updates For You



Austin Housing <austinhousingnewsletter@publicinput.onbehalfof.austintexas.gov>
To ● Ramirez, Cassandra

If there are problems with how this message is displayed, click here to view it in a web browser.

😊 Reply ↩ Reply All → Forward 📧 ⋮

Mon 5/4/2026 2:24 PM

[Français](#) | [German / Deutsch](#) | [Haitian Creole / Kreyòl Ayisyen](#) | [Hindi / हिन्दी](#) |
[Japanese / 日本語](#) | [Myanmar \(Burmese\) / မြန်မာ](#) | [Portuguese \(Portugal, Brazil\) / Português](#) | [Russian / Русский](#) | [Spanish / Español](#)

Share your community needs!

Share your community needs by attending a Public Hearing and/or filling out the [Needs Assessment Survey](#) that informs the Action Plan. The programs from this federal Housing and Urban Development (HUD) grant fund affordable housing, job creation, and public service needs for low- and moderate-income families, persons with disabilities, and seniors.

Needs Assessment Public Hearing: Tuesday, May 12th at Community Development Commission at

Meet us in community at resource events near you!



Austin Housing <austinhousingnewsletter@publicinput.onbehalfof.austintexas.gov>
To ● Ramirez, Cassandra

If there are problems with how this message is displayed, click here to view it in a web browser.

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Mon 4/6/2026 2:11 PM

Community Needs Assessment

Every year, we conduct a Needs Assessment as part of creating our annual Action Plan. The Action Plan decides how to distribute approximately \$14 million in grant funding from the U.S. Department of Housing and Urban Development (HUD). The programs from this grant fund affordable housing, job creation, and public service needs for low- and moderate-income families, persons with disabilities, and seniors.

[Complete the Needs Assessment survey](#) to help advocate for what your community needs. The input received also informs decisions for other funding sources, policies and programs. There are a few ways you can participate:

- Attend a Public Hearing:
- Tuesday, April 14 - Community Development Commission - 6:30pm @ Austin City Hall
- Thursday, April 23 - Austin City Council - 11:00am @ Austin City Hall
- Take the Survey: www.SpeakUpAustin.org/MyCommunityNeeds

RECIPIENTS	OPENS	CLICKS
552	2,294 (415.58%)	1,209 (219.02%)
502 (90.94%)	282 Unique (51.09%)	83 Unique (15.04%)

Help us understand Community Needs

Every year during this time, we focus on connecting with the community to learn about housing needs. This needs assessment is part of our annual process to create an [Action Plan, which guides how we use federal funding](#) for housing and community development services. The input we receive also informs decisions for other funding sources, policies and programs.

As we continue to make improvements to how we conduct a regular needs assessment, we'd love your guidance. Check out www.SpeakUpAustin.org/MyCommunityNeeds to read through the survey. If you have time to connect and share about the needs of the communities you serve and how we can best reach them, you can simply reply to this email, and we'll find time to talk. We'd also appreciate your help spreading the word. [Download and share our flyer!](#)

English

Review the Draft Action Plan

 **Tuesday, June 9th**
 **at Community Development Commission**
Austin City Hall (301 W. 2nd Street)

Learn more at:
SpeakUpAustin.org/MyCommunityNeeds



The Annual Action Plan decides how to distribute approximately \$14 million in grant funding from the U.S. Department of Housing and Urban Development (HUD). The programs from this grant fund affordable housing, job creation, and public service needs for low- and moderate-income families, persons with disabilities, and seniors.



(512) 974-3100 | Housing@AustinTexas.gov

AustinTexas.gov/Housing | SpeakUpAustin.org/HousingHub

Spanish

Revisa el borrador del Plan de Acción

 **Martes 9 de junio**
 **en la Comisión de Desarrollo Comunitario**
del Ayuntamiento de Austin (301 W. 2nd Street)

Obtén más información en:
SpeakUpAustin.org/MyCommunityNeeds_esp



El Plan de Acción Anual decide cómo distribuir aproximadamente \$14 millones en subvenciones de Servicios de Vivienda de Austin y Desarrollo Urbano de los Estados Unidos (HUD). Los programas de esta subvención financian viviendas asequibles, la creación de empleo y las necesidades de servicios públicos para familias de ingresos bajos y moderados, personas con discapacidad y personas mayores.



(512) 974-3100 | Housing@AustinTexas.gov

AustinTexas.gov/Housing | SpeakUpAustin.org/HousingHub

The Austin Housing Community Newsletter and the online “Housing Engagement Hub” provide platforms for outreach during the yearly community needs assessment and public comment period.

Official website of the City of Austin
SpeakUpAustin > Austin Housing Hub

Sign In

Austin

Austin Housing Engagement Hub

SpeakUpAustin.org/HousingHub

Stay Informed Share Your Voice Find us in the Community Connect with Resources Explore Housing Developments

Austin Housing Community Newsletter

Stay connected with Austin Housing and receive important updates by subscribing to our monthly newsletter

Sign up to receive the Austin Housing Newsletter

Email

SUBSCRIBE

Find what you need on the Hub!

Austin Housing works year-round to implement programs, build housing, and shape policies that will enable more households in Austin to stay in the neighborhoods they love. This hub is your place to connect with the work we do, learn about our active initiatives, find events to come and connect with us, and provide input. Subscribe for updates and come back regularly to share what is most important to you.

Click the options below to explore the Hub!

- [Stay informed](#)
- [Share your voice](#)
- [Find us in the community](#)
- [Connect with resources](#)
- [Explore housing developments](#)

Your Housing & Community Needs

FY26-27 Action Plan

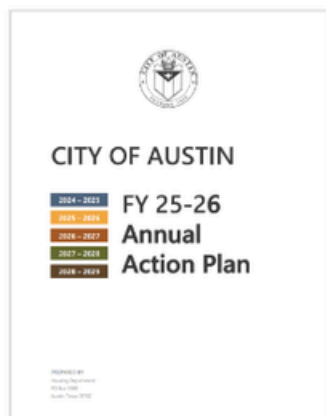
A draft of the FY26-27 Action Plan is ready for review. Community members are invited to provide comments now through June 30, 2026.

[Provide Comments](#)

What is the Action Plan?

Every year, the City of Austin prepares a one-year Action Plan to notify citizens and HUD of that fiscal year's specific goals based on the goals identified in the 5-year Consolidated Plan. The Action Plan details the amount of federal funding allocated to various housing and public service programs and sets goals for how many low to moderate-income people will be served by these programs over the year.

FY25-26 Action Plan



Engagement and Reporting Timeline

Every 5 years a new plan is created for our federal funding. Each year also has its own Action Plan. Before each plan is created, a community needs assessment is conducted. At the end of each year, a performance and evaluation report is produced. The timeline below outlines each of these simultaneous cycles.

Happening Now:

The FY27 draft Action Plan is available for review and public comment.

Complete

5-year Community Needs Assessment

February - May, 2024

A comprehensive community needs assessment kicks off the cycle for each new 5-year plan. During our [2024 Community Needs Assessment](#), we met with 46 community organizations and received more than 300 survey responses. The feedback we heard was included in the report we submitted to HUD with our 5-year Consolidated Plan. The input continues to guide our department's work.

Complete

Annual Community Needs Assessment

March - April

Engagement and Reporting Timeline

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Complete

Annual Community Needs Assessment

March - April

Each of the following years of the plan also begin by connecting with the community. During the annual needs assessment, City of Austin staff meet with boards, commissions, and community organizations in preparation for creating the next year's Action Plan.

Live

Public Comment Period

May - June

A draft of next year's Action Plan is published at the end of May. The community is invited to provide comments.

Live

Annual Action Plan begins

October 1

The plan is approved by City Council in July, submitted to HUD in August, and takes effect with the start of the new fiscal year on October 1. We are currently in the second year of our [5-year federal funding plan](#).

Complete

Year-end evaluation & reporting

November - December

At the end of each year, we publish the Consolidated Annual Performance and Evaluation Report (CAPER). Visit our [performance tab](#) to see the goals and outcomes for the previous fiscal year

MAY
12

2026 Needs Assessment Public Hearing @ the Community Development Commission

 Tue, May 12 6:30 PM - 8:30 PM

 Austin City Hall, West 2nd Street, Austin, TX, USA [Map](#)

MAY
21

FY26-27 Draft Action Plan Public Hearing @ the Austin City Council

 Thu, May 21 10:00 AM - 2:00 PM

 Austin City Hall, West 2nd Street, Austin, TX, USA [Map](#)

In response to feedback during the 2024 Community Needs Assessment for our 5-year Consolidated Plan, an evergreen survey was created so that needs can be assessed year-round. This survey was launched in alignment with the beginning of the 2025 Community Needs Assessment.

SpeakUpAustin > Community Needs Survey



Community Needs Survey

Austin Housing invites you to tell us about your needs and the needs in your community.

My perspective

Demographics

Your Needs and Experiences Inform Our Decisions

Thank you for making the time to share about your needs and what is important to you. This input will help guide the investment of housing and community development dollars where they are needed most.

What best describes your housing status right now?

☐ Renter

☐ Homeowner

☐ Staying with family/friends (not on a lease)

☐ Temporary housing (shelter, hotel, transitional housing)

☐ Unhoused

☐ Prefer not to say

☐ Other

* Choose your reasons for taking this survey

Select all that apply

☐ I want to share about my own housing needs

☐ I want to advocate for programs and policies that address my community's housing needs

☐ Other

What is most important for Austin Housing to know as we build housing and provide resources in your community?

Do you currently live in Austin?

☐ Yes

☐ No, I used to live in Austin and now live in the Austin area (nearby city or county)

☐ No, I have never lived in Austin, but live in the Austin area (nearby city or county)

☐ No, I've never lived in or near Austin

If you would like us to reach out to you with resources, please leave your information below.

Name

Email

Phone

Submit Survey

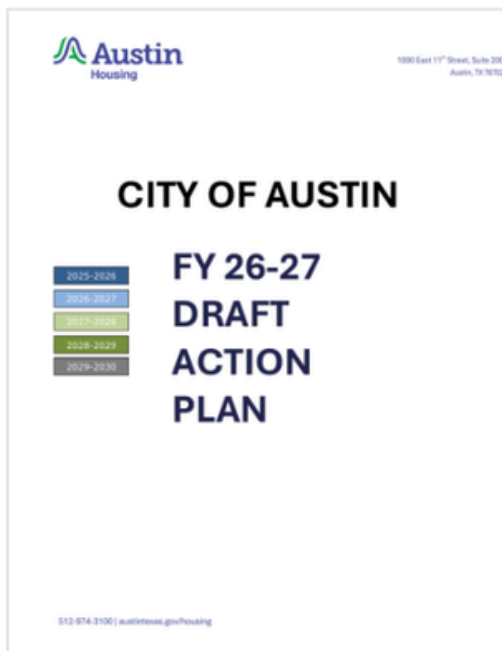


Share your input!



Read the full plan and leave your thoughts in the comment box below. If you'd like to share your feedback in person, please join us for one of the public hearings listed below as well.

Click the image below to read the plan



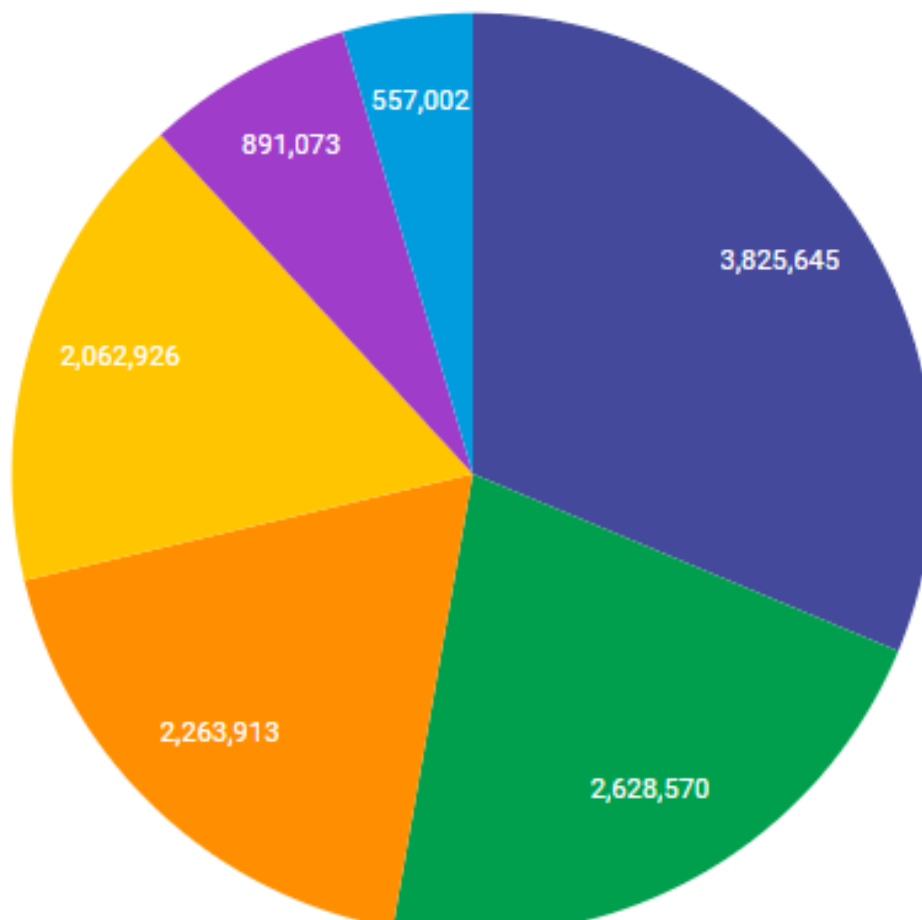
What comments do you have about the FY26-27 Action Plan?

Your name (optional)

Name

Comment

Priority Needs	Program	Goal	Expected Resources
 HOMEOWNER ASSISTANCE	HOME REPAIR & REHABILITATION	148 households	\$2,263,913
 HOMEBUYER ASSISTANCE	DOWN PAYMENT ASSISTANCE	15 households	\$891,073
 HOUSING DEVELOPMENT ASSISTANCE	RENTAL HOUSING DEVELOPMENT	6 units	\$251,001
	OWNERSHIP HOUSING DEVELOPMENT	1 unit	\$306,001
 HOMELESS ASSISTANCE	HOMELESS SHELTER OPERATIONS	425 households	\$643,478
	REPID RE-HOUSING	50 households	
	HOMELESS MANAGEMENT INFORMATION SYSTEM		
 SPECIAL NEEDS ASSISTANCE	SERVICES FOR PEOPLE LIVING WITH HIV/AIDS	687 families	\$2,727,429
	CHILD CARE SERVICES	192 families	\$768,583
	SENIOR SERVICES	125 clients	\$130,814
	MENTAL HEALTH SERVICES	159 families	\$198,819
 OTHER COMMUNITY DEVELOPMENT ASSISTANCE	INFRASTRUCTURE DEVELOPMENT	13,480 households	\$2,461,237
	COMMUNITY HOUSING DEVELOPMENT ORGANIZATIONS	2 organizations	\$167,333

**Homeowner Assistance**

148 households supported through Home Repair & Rehabilitation.

**Homebuyer Assistance**

15 households supported through Down Payment Assistance.

**Housing Development Assistance**

6 units supported through Rental Housing Development and 1 unit supported through Ownership Housing Development.

**Homeless Assistance**

425 households supported through Homeless Shelter Operations and 50 households supported through Rapid Re-housing.

**Special Needs Assistance**

687 individuals supported through services for people with HIV/AIDS, 192 through child care services, 125 through senior services, and 159 through mental health services.

**Other Community Development Assistance**

13,480 households supported through Infrastructure Development, and 2 organizations supported through Community Housing Development.



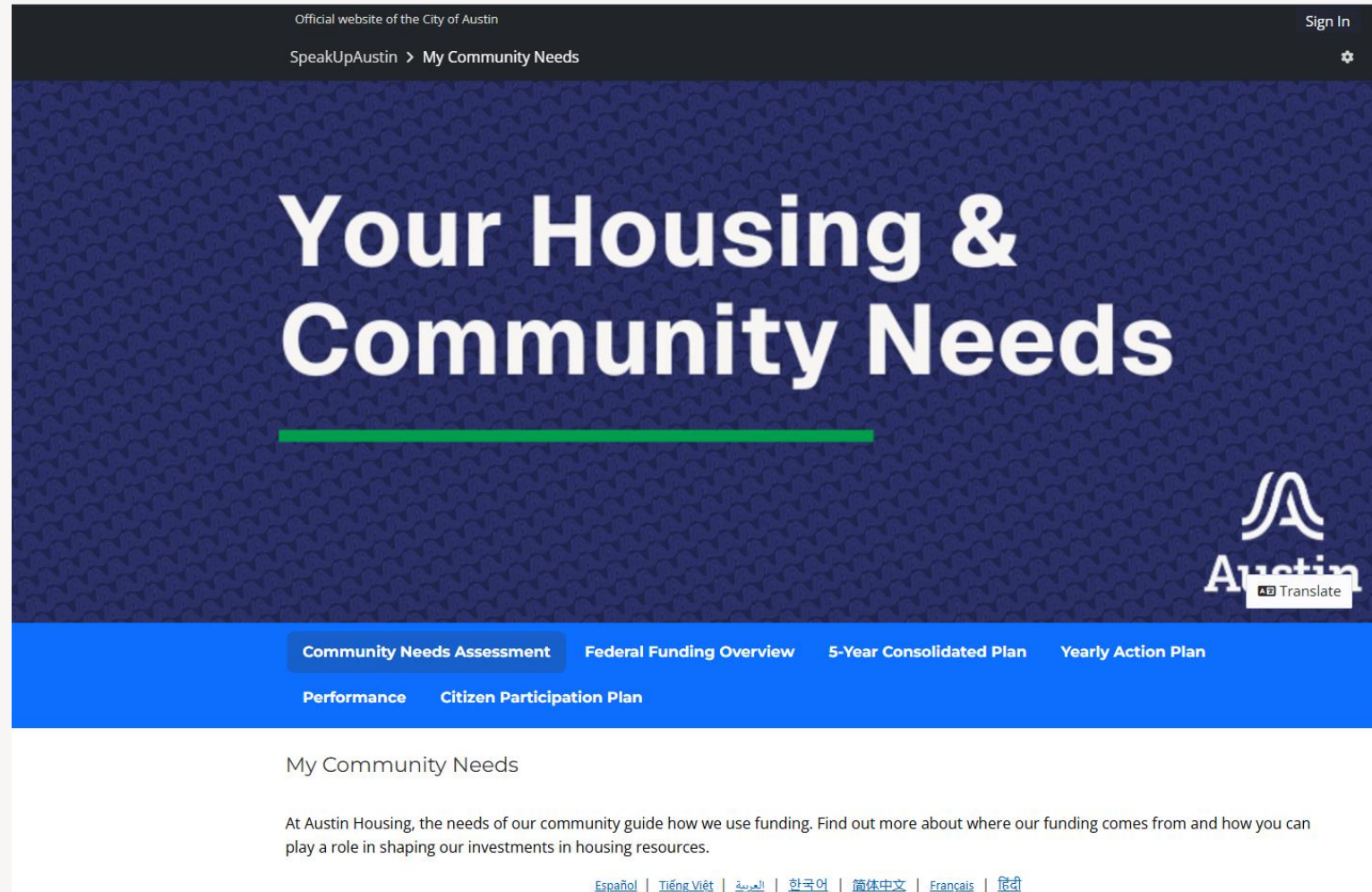
Community Feedback 2026 Needs Assessment

Austin Housing | May 2026

Background

- Yearly Needs Assessment required by HUD
- Shift in departmental engagement strategy to be more holistic
- New evergreen survey, in response to community direction
- Opportunities to use feedback year-round and throughout all programs and policies

www.SpeakUpAustin.org/MyCommunityNeeds





Key Takeaways

Homeowners and renters both prioritize affordable housing in general and specifically for seniors and people with disabilities

- Homeowners need home repair
- Renters concur that “affordable” housing is not actually affordable

Current programs have opportunities to improve programmatic access for more vulnerable residents

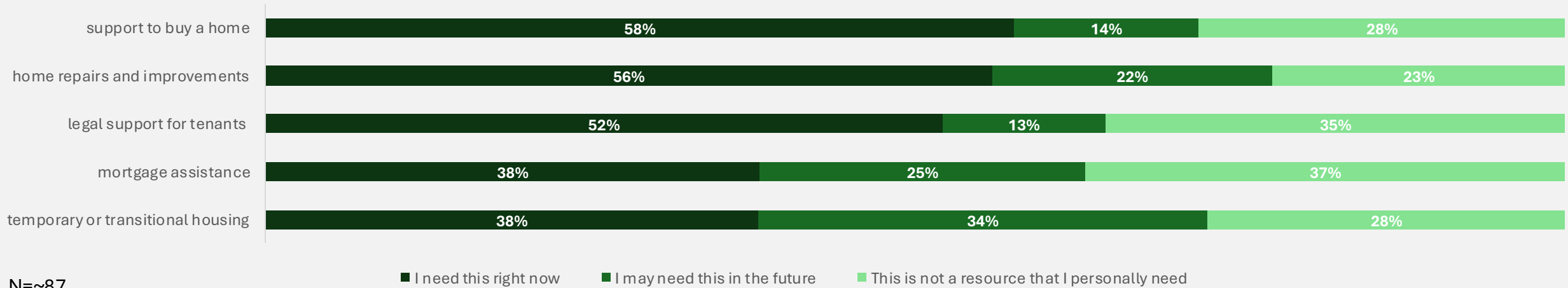
- Deeper outreach and process improvements needed for customer experience

Community partner organizations are ready for deeper collaboration with each other and with us

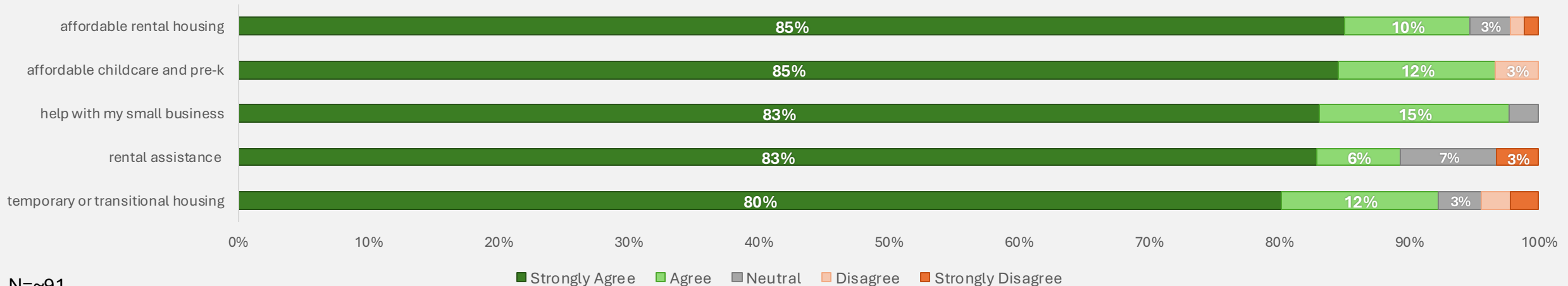
Current programs conceptually address highest needs

Top 5 Personal and Community Resources

Would the following services help meet your needs?



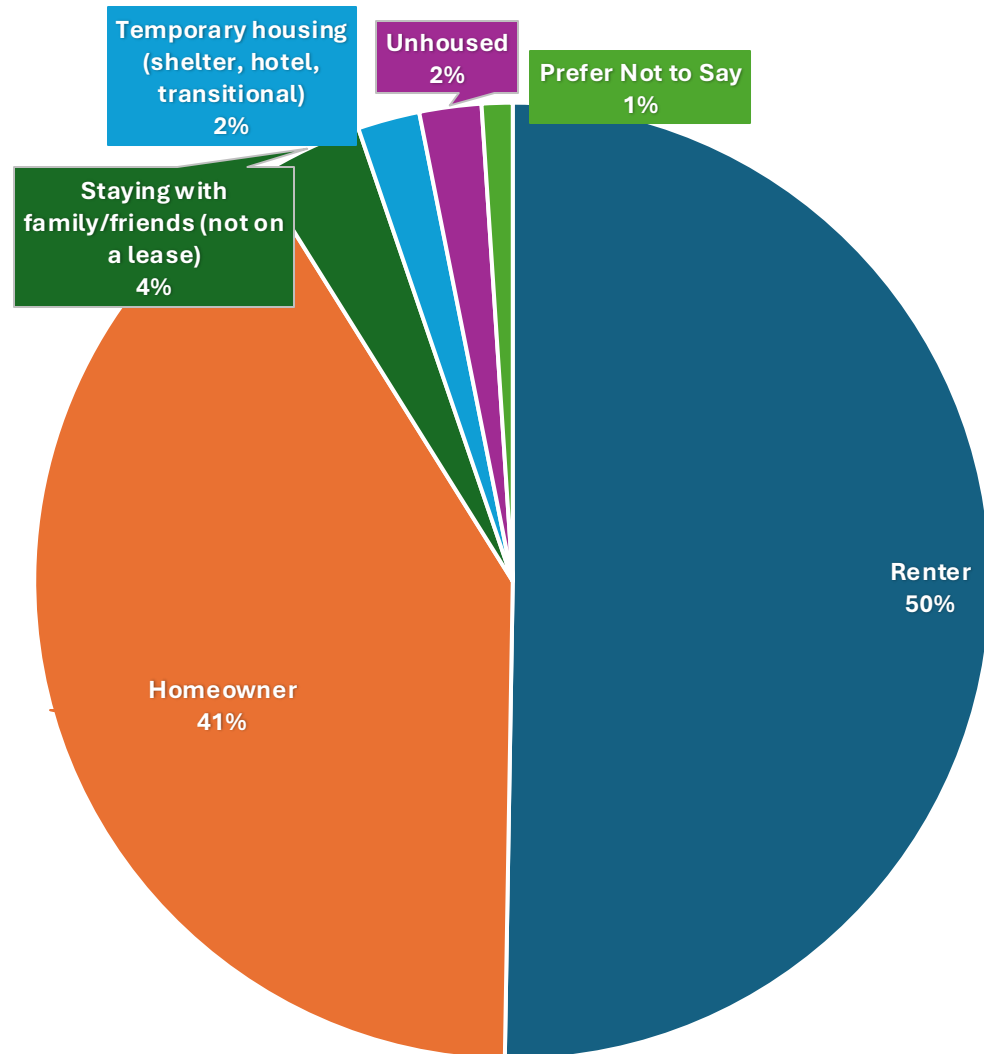
This publicly funded resource should be available in my community



About the Data

- Survey data comes from 199 total Evergreen survey responses collected between February 27th and April 28th, 2026
 - Responses from people who are not current or former residents of the Austin area were excluded
- Community Partners data comes from conversations with 20 community organizations throughout April and May 2026

Respondents' Housing Status



- We have fewer unhoused or precariously housed respondents than renters and homeowners
- Given how informative their input is, strategies to reach them should be explored
- The Community Development Commission provided feedback to increase outreach to people experiencing homelessness through case managers, on-site visits, and verbal survey collection

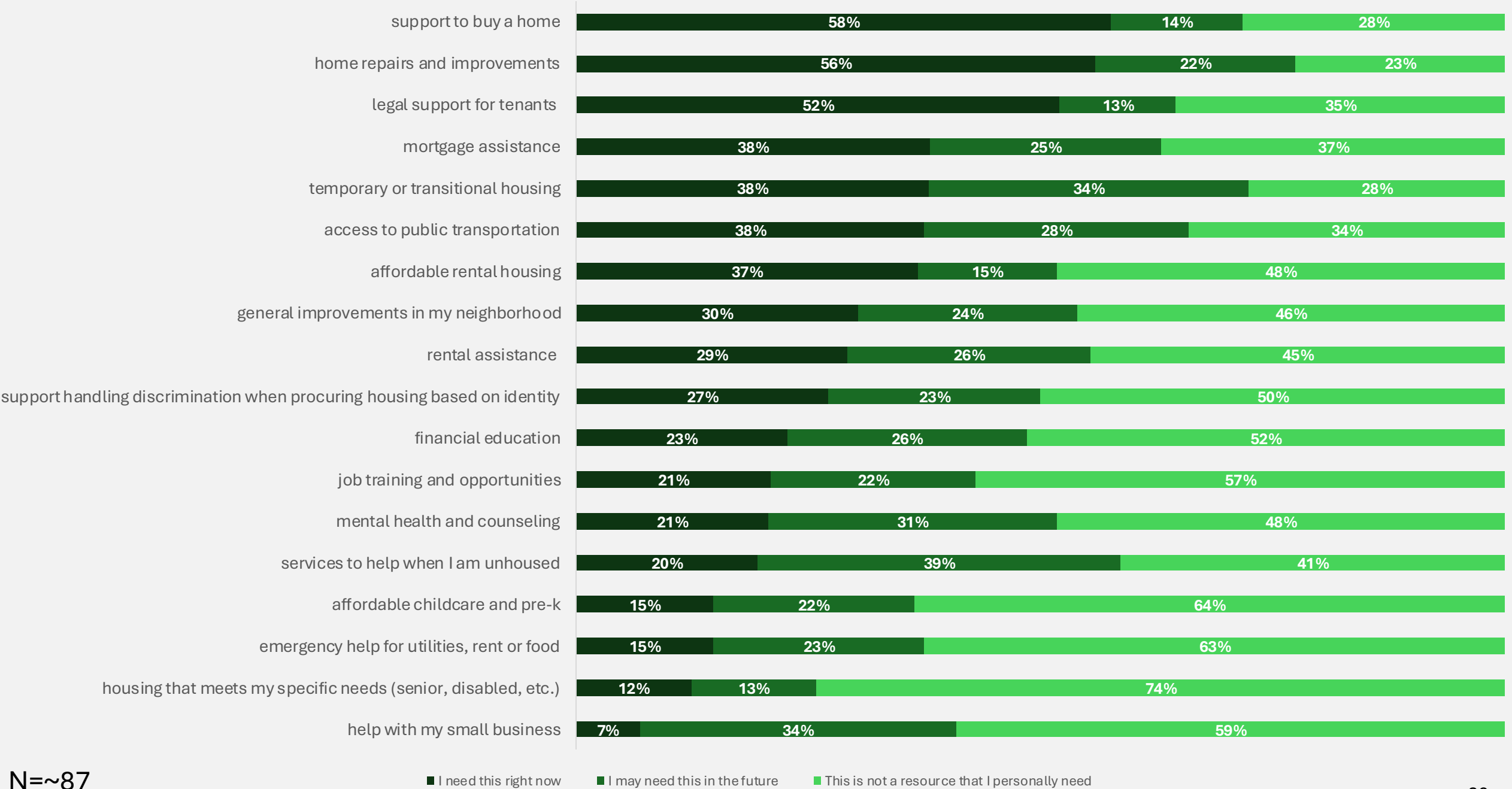


Why Respondents Took the Survey

- 39% shared about their own **personal** needs
 - Then answered questions on which services would meet their needs
- 35% advocated for programs and policies that address **community** housing needs
 - Then answered questions on which public resources should be available
- 1% chose other
 - Then answered questions on which public resources should be available
 - Comments discuss needing job training and advocating for unhoused folks who are less likely to access the survey
- 25% chose both personal and community needs and answered both

Would the following services help meet your needs?

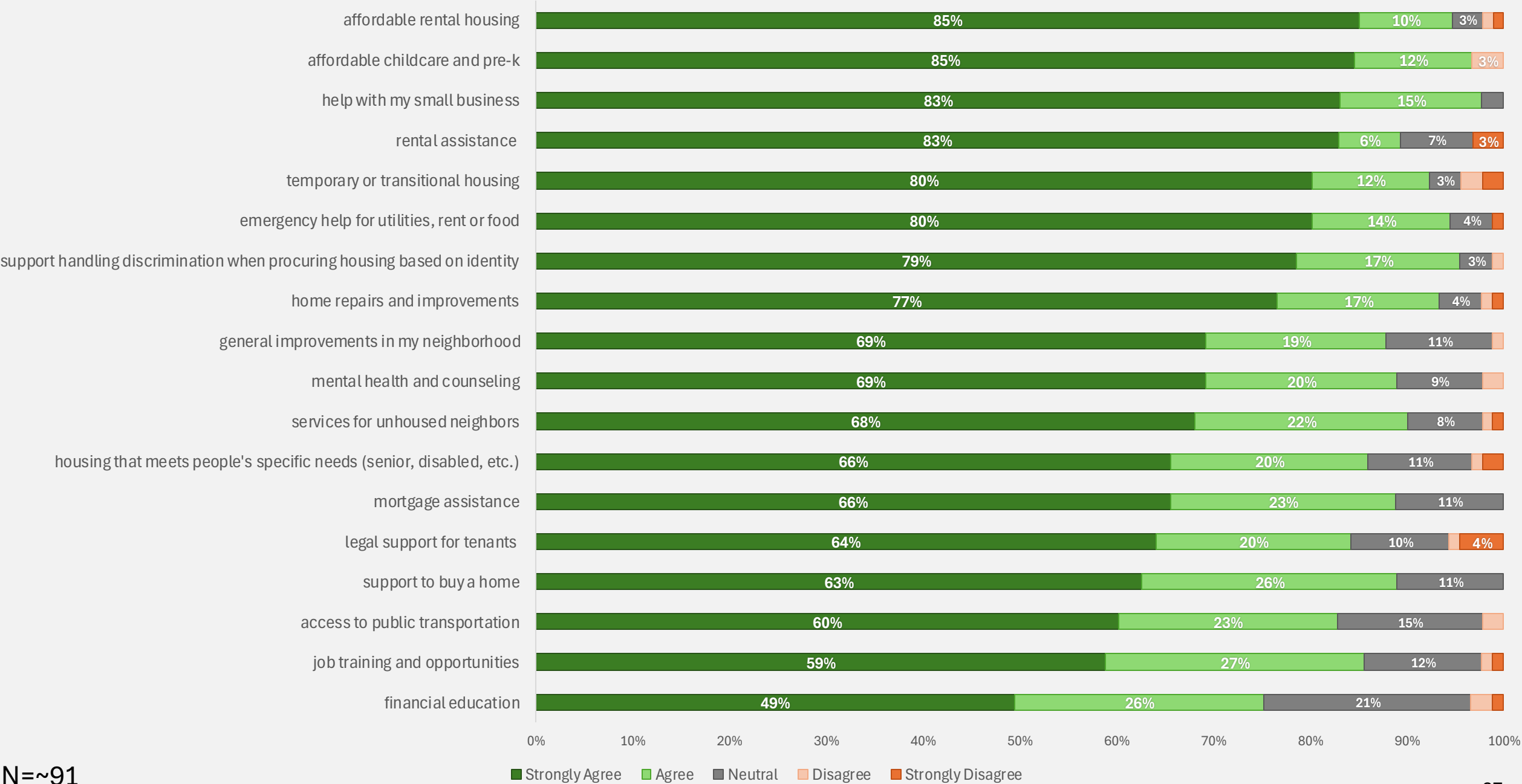
File ID: 26-2100



N=~87

This publicly funded resource should be available in my community

File ID: 26-2100



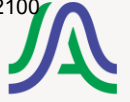
N=91



Respondent Commentary

What is most important for Austin Housing to know as we build housing and provide resources?

Displaced Respondents' Experiences



What is most important for Austin Housing to know as we build housing and provide resources in your community?

Among **homeowners**, the most frequent responses discussed:

- Affordable housing for all Austinites
- Consideration for seniors
- Home Repair
- Building Housing near resources (transit, grocery, library)

Among **renters**, the most frequent responses discussed:

- Affordable rental housing
- “Affordable” housing is not actually affordable
- Consideration for Seniors
- General economic concerns



What is most important for Austin Housing to know as we build housing and provide resources in your community?

- Our 5 respondents that are **staying with family or friends** discuss affordability, support for seniors, eligibility criteria
- Our 2 **unhoused** respondents both ask that we treat them humanely and follow up with them when they ask for our help

Leaving Austin



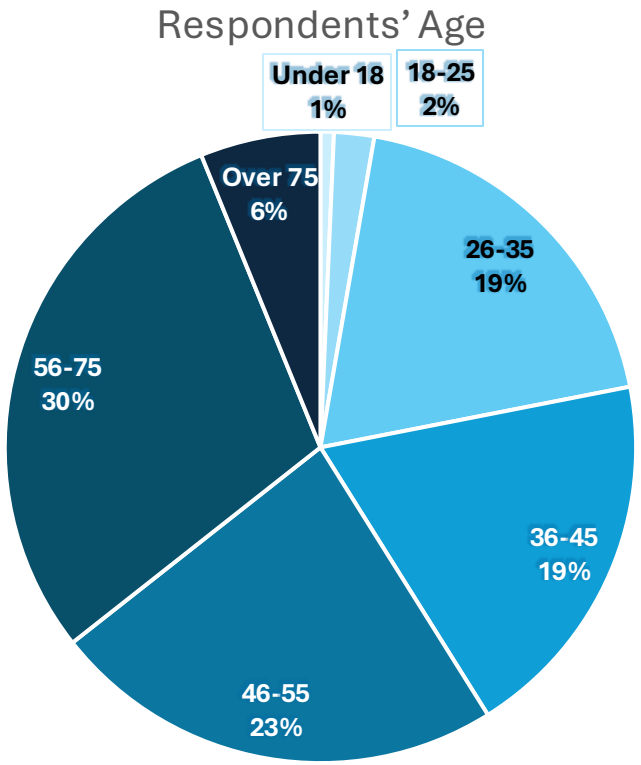
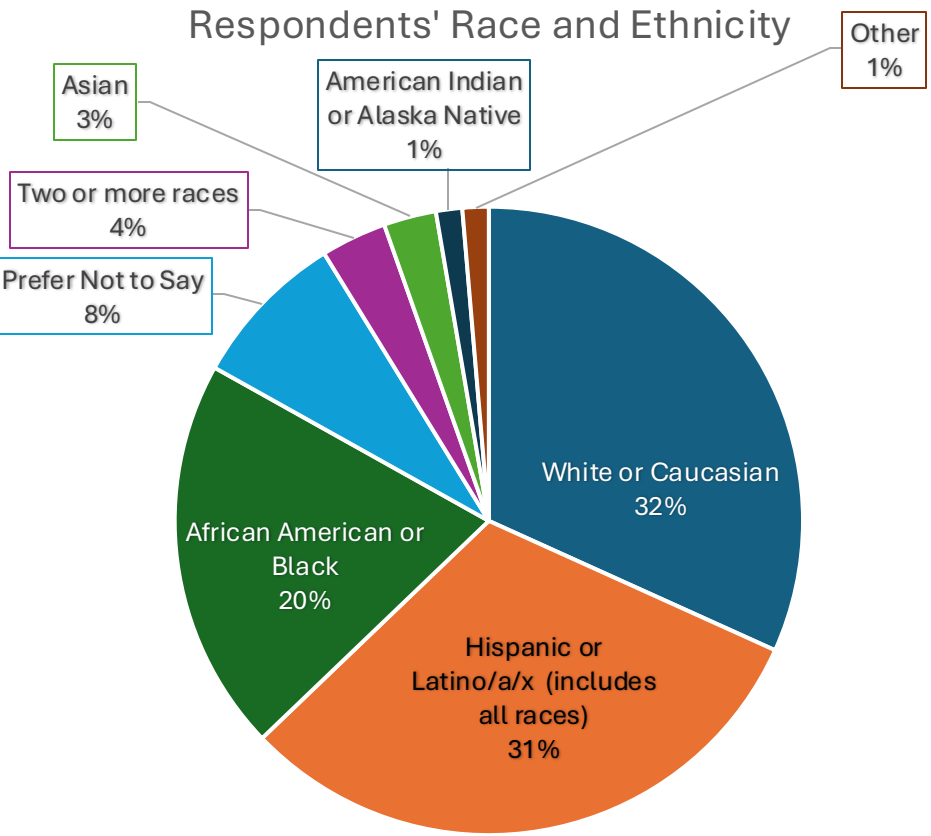
5% (n=8) of respondents are former Austin residents.

They were asked why they left Austin, what year they left, and what part of Austin they had lived in.

- ALL respondents stated that they could no longer afford to live in the city
 - Some respondents discuss how their race and age further exacerbated unaffordability
- Respondents left Austin between 2004 and 2026
- Respondents had lived across the city, but all closer to city limits and the suburbs than to the city center before leaving

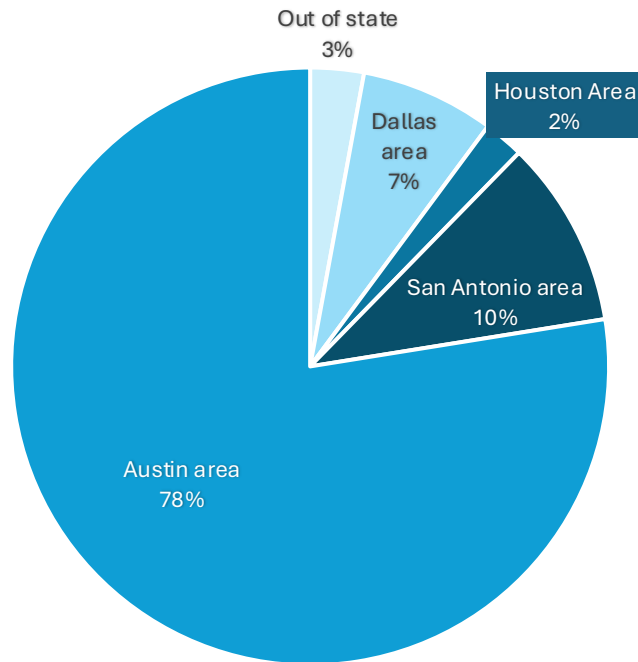
Respondent Demography

Respondents' Race & Ethnicity and Age

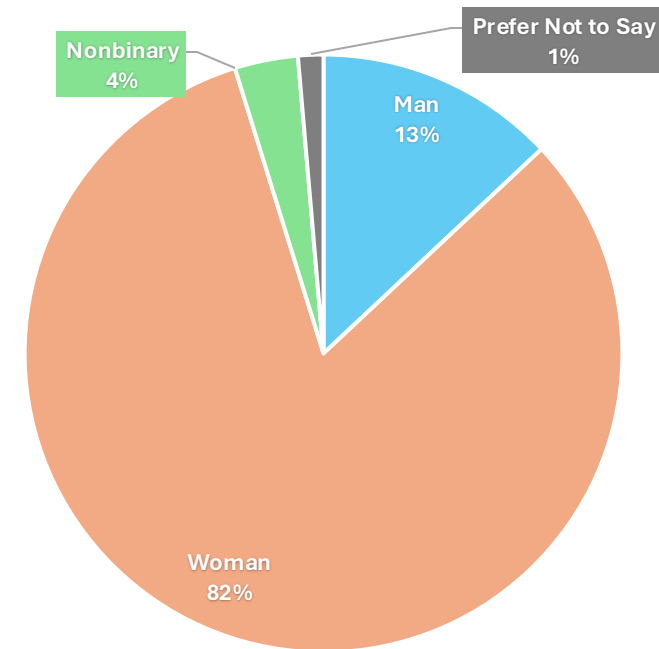


Respondent Residence and Gender

Respondent Region

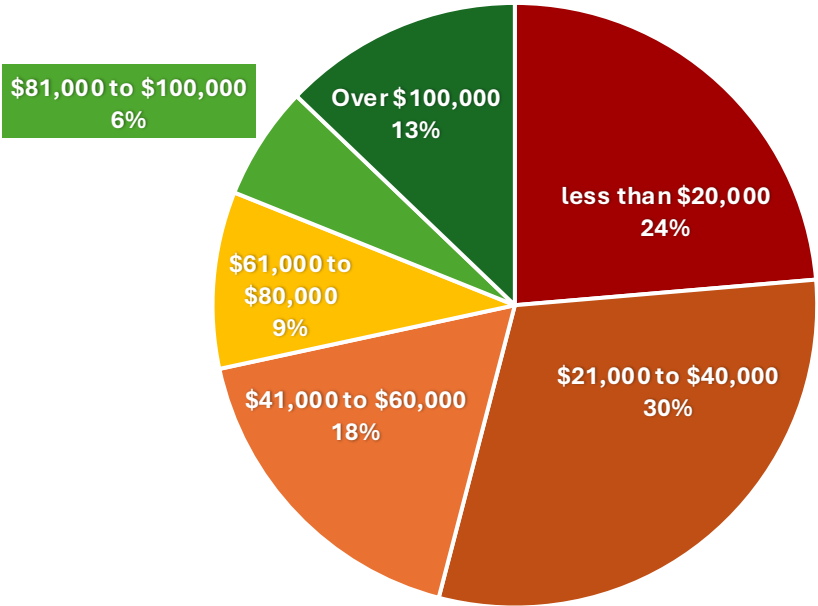


Respondents' Gender

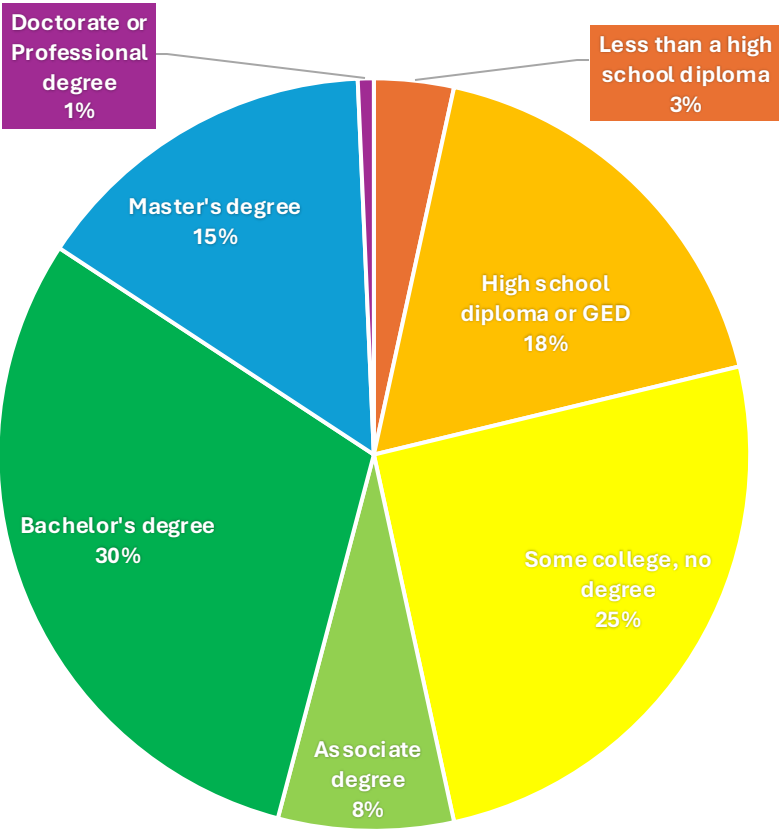


Income and Education

Respondents' Annual Income



Highest Level of Education



Household Characteristics



- 21% of respondents have participated in income-restricted housing programs



- 76% of respondents drive as their primary mode of transportation



- 32% of respondents live in a household with a disabled person



- 41% have children at home



Is there anything else you'd like to share with us about your identity?

Answers to this question vary widely but generally touch on:

- Increasing economic hardship
- Belonging to a specific community: LGBTQUIA+, religious or ethnic group, military
- Being disabled and/or a senior
- Caregiving for disabled or senior family members



Community Partner Discussions



Conversation Insights

New Approaches

- Call for thinking differently
- Need for systems mapping and alignment
- Urge to evaluate and consider legacy contracts while also acknowledging the benefits of multi-year contracts
- Support for new or smaller organizations to access funding (intermediary/fiscal sponsorship models)

Navigation

- Difficulty finding truly affordable housing, especially for extremely-low income
- Language barriers remain significant, especially for immigrant communities
- People need human navigators, not just resources
- Need for standard intake form

Advocacy for highest needs

- Tenants' rights
- Deeply affordable housing

Conversation Insights

Intersection of Housing with other needs

- Stability in housing affects education (ACC notes students drop out if not stabilized in 4 weeks)
- Many programs integrate workforce readiness, financial health coaching, and early childhood or youth development
- Several partners are focusing on breaking cycles of poverty through long-term investments (e.g., youth savings programs, estate planning, aging-in-place efforts)
- Bus passes, transportation, afternoon meals, and basic needs services remain major gaps for homeless service providers

Storytelling

- Clearer, more contextualized data (demographics, outcomes, gaps)
- Trust, relationships, and culturally grounded engagement (oral history, storytelling, non-extractive practices) are central for many organizations



Austin Housing Partnership Opportunities

- Addressing funding gaps
- Eviction prevention programming
- Education for Realtors and their clients
- Story telling initiatives with youth
- Exploring uses of church-owned land
- Further discussions about realities of affordable housing
- Neighborhood-based engagement in partnership with land use and planning organizations
- Data sharing
- Sharing resources through neighborhood leaders
- Fiscal Intermediaries opportunities
- Connecting with more families through case managers and partner organizations
- Continued awareness of issues facing tenants
- Connecting and creating transparency across all engagement initiatives

Comments: What is most important for Austin Housing to know as we build housing and provide resources in

I am a strong advocate for seniors veterans, those on fixed income, and the disabled. More rental assistance help as well as utility assistance if the number one priority for low-income in the community. Even a little help goes a long way by paying for rent for 6 months to 12 months or even half of the total rent for 12 months will allow us to pay for dental assistant food necessities and other needs that we can't afford. The more section 8 vouchers availability.

Community Need: Expansion of Structured Sober Living for Long-Term Recovery

Austin continues to face a growing gap between individuals completing detox/residential treatment and those able to sustain long-term recovery. While treatment services exist, there is a critical shortage of high-quality, structured sober living environments that provide accountability, peer support, and stability during early recovery. Without safe and supportive housing, many individuals relapse, return to homelessness, or cycle back into emergency and criminal justice systems. This creates increased strain on public resources and limits long-term recovery outcomes.

Proposed Solution: Recovery Centered Living (RCL Model)

Recovery Centered Living (RCL) is a Recovery Housing Provider for ATCIC and the recovery community in Austin, serving the Central Texas community, focused on structured, accountable, and recovery-driven housing. RCL provides: Safe, substance-free living environments; Peer accountability and community support; Clear standards, policies, and recovery expectations; Connections to outpatient treatment, employment, and community resources; RCL is actively working to expand capacity to meet the growing demand for quality recovery housing in Austin.

Why Funding Is Needed - To effectively meet this community need, support is required to: * Expand available beds for individuals in recovery; * Maintain high operational standards and staffing support; Increase accessibility for individuals with limited financial resources; Strengthen partnerships with treatment providers and referral sources

I am Disabled Permanently with multiple Health issues nothing Terminal or Contagious. I really need Help with either affordable Rent Housing or better yet, own my Home because I have a Emotional Therapy Dogs. 🐶 I am on the Verge to become a Senior Disabled Lady because I have the Dogs! Is very hard to find a Rental House standing alone with Fence and Gate without Paying \$500USD for each Dog plus Pet Rental Monthly. I live on SSI Low Fixed Income, which is a Blessing but, doesn't make ends meet in my situation. Please Help me not to

Not enough housing for seniors living on SSI only.

The rent set for affordable housing is not realistic. I had to leave my unit it because it got to a point where my rent was more expensive in affordable housing than it was in a regular apartment. Everyone I personally know who was born and raised in Austin has been pushed out due to the lack of affordable housing. There also needs to be a better system for section 8 how is it that people who are not disabled allowed to utilize this resource for

Criteria to be eligible should be done on a better understanding than on previous criteria.

"Affordable" housing is often not affordable for much of Austin. So many of our friends and neighbors are precariously housed, behind on rent or utilities, and one emergency away from homelessness. Rental assistance has basically disappeared in Austin, yet we need it more than ever as inflation seems unending. We desperately need more third spaces, like parks and libraries, where all community members can be without spending money.

A lot of people make between \$15-20 hourly and should not be paying more than \$866-\$1115 a month for housing, yet so many are paying that much. Many local renters are severely rent-burden, which places them in a risky financial position, unable to save or handle emergencies, oftentimes leading people to homelessness.; We need truly, deeply affordable housing. People making \$15-\$20 hourly can only afford \$866-\$1115 monthly rent, but even the "affordable" housing the city offers costs more than that.; Yes, this is a huge problem and has been. A lot of unhoused people receive SSI or SSDI but cannot find affordable places to live.
Access to increased public transit, bus-priority lanes to avoid traffic, affordable housing, increased public spaces (I love the city library and history center), wish there were more public water fountains (New York has them).
Adapt for seniors and disable.
Affordability, so everyone can afford to live in Austin
Affordability.
Affordability.
Affordable and safe housing
Affordable for all income levels. Everyone should have a place to live no matter their circumstances
Affordable housing helps people live with dignity, and additional resources (including employment & free Classes on Internet) should be available to ALL who need it!
Affordable housing for Austin's Senior community. They are very valuable and on a fixed income it's harder & harder for them here.
Affordable housing for moderate income residents. We also desperately need more sidewalks!
affordable housing for the working
Affordable housing options must be sustainable over time for low-income families and be accessible to important resources including transportation, grocery stores, parks/recreation, and childcare.
Affordable housing that is reasonable for poverty level and those who are disabled and elderly.
Affordable housing, PSH programs, SOAR/disability application support, and accessible mental health resources
Affordable housing, and where to find it at
Affordable rental where it's not a strain to pay low deposit, and credit assistance..
After living and working in Austin for the greater part of 40 years, I sadly had to move out of state (Pennsylvania) to find suitable subsidized senior housing. Excellent public transportation that is free for seniors is provided as well. I can't imagine how retirees living on social-security income can possibly make it in Austin at
Allocate money for projects that offer permanent supportive housing.
As someone who works with people in the community, I see a big need for rental assistance for people going through difficult times. I see many clients needing to move further from the Austin area to meet lower rental costs, we need more access to affordable housing, housing assistance, or more people to help vulnerable populations find affordable housing in Austin to not make them feel like only a certain level of income can afford or is allowed to live here. I love all the non profits, resources, and pantries that are in the Austin area but as clients are needing to seek affordable housing and move further, it gets harder to access such beneficial
Knowledge of and support for the Blackland Community Development Corporation at the corner of E. 22nd and Chicon Streets. They are trying to add additional housing for single individuals in need of housing and services.
More access to affordable and permanent supportive housing
More affordable housing for the less fortunate due to rising cost but less pay. More help for homwowners such as home repairs and mortgage assistance.
More opportunities for transitional housing and housing assistance programs. As someone that is utilizing one of these programs I find it extremely helpful and beneficial for my well-being and to help me be better prepared for everyday life and being a homeowner.

More places that offer assistance easy and quickly to those in need.
most people if offered the opportunity to buy would do so- but living paycheck to paycheck & renting leaves you broke- affordable housing comes with great challenges & are a temporary fix but I have lived at 2 properties that were income capped; poor management/poor bldg conditions, mental health tenants w/no social worker f/u & guidance leads to so many issues in these properties yet they all get tax benefits- 1522 is not affordable; I'd rather struggle to own than struggle to rent
My husband and I have come a very long way from living multiple years in a tent in the woods in North Austin and just celebrated our 12th year of being clean and sober. We went from a tent to a tiny 300sq foot garage apartment with our daughter newborn-4.5yrs old to a 2 bedroom apartment in affordable housing when our daughter was 5, she's 11 now and we are still in the apartment. Don't get me wrong we are beyond grateful and blessed and definitely don't take what we have for granted but Something that affects not just my family of 3 but also many others that I know who are in "affordable housing" is how they are calculating what rent should be. Every single thing necessary to live just with the bare minimum has increased significantly over the past 6 years of living in our income based apartment. Even though our income has basically stayed the same, give or take a couple hundred, yet our rent increases every year. We don't have any savings and one unexpected emergency has caused a year of struggling financially and paying hundreds in late fees not to mention the mental toll that stress has caused month after month barely getting rent paid before eviction is mentioned or the first of next month rolls around. We can't help but to feel like we are just spinning our wheels but not getting any further. We would love to buy a home with a yard or own a car but we don't know how that will
Offer more income based housing in places where it's regular rent. Make Austin affordable again from the student to the elderly and disabled. Keep Austin Housed!
Offer opportunities for City of Austin Employees. Housing opportunities
Austin Housing needs to focus on truly need-based support when building housing and providing resources in the community. Assistance shouldn't be limited only to those who already have an eviction notice. Many people struggle to make rent long before reaching that crisis point. Support programs also shouldn't rely heavily on a lottery system. I got my name chosen for rental help but they didn't help me with rent because I didn't have an eviction notice yet. That is not fair because I was on the way to receive an eviction notice the month after but not necessarily get my name picked in their selection when I actually have an eviction notice
Austin Housing needs to strongly coordinate with Austin City Council to assure that every penny allocated is administered to programs that help the poor and disadvantaged people in Austin. At a time when there are cuts proposed we must assure that no one goes homeless or is forgotten. Every citizen counts! Resources for housing must never end as there is an ever-present need in the Austin community for such programs and no
Austin is an expensive city to live in. We need more affordable housing options especially for seniors, people with disabilities, and other minority populations.
Austin needs to consider more senior housing, as well providing more funding for home repairs and expand the type of repairs that can be done and the waiting period between repairs. Our community is also in need of a library, there is no library east of 183N
Austin needs to focus on housing for low-income residents. Affordable rental units, grants to make home repairs and housing for seniors needs to be a priority.
Ayudar para que las personas menos favorecidas tengan un techo donde vivir
By doing this, your helping a lot of families in need, with low income. This will help all families have decent, affordable housing.
Community input prior to decision making
Comprehensive neighborhood planning. The solutions should not result in more problems. For example compromised infrastructure or gentrification

Disabled people need access to affordable housing that is connected to wrap around basic needs services. Close contact with a case manager would be helpful.
Don't forget that there is a large 55+ community that would love to have housing that doesn't include a close proximity to young boisterous kiddos for a variety of reasons, but a large one being that they are chronically ill
Educar a los futuros compradores para que sus casa no se deterioren, como dar mantenimiento para aquellos la fundación no se mueva
elderly help resources
Everyone should have access to affordable housing. Some people only make minimum wage or a few dollars
Everyone, but ESPECIALLY older adults really need rental assistance and/or more affordable housing to help prevent homelessness.
Families are growing like myself I have 7 kids but I have the income of a two bedroom when I need a four or five but you have to make three times the rent that's hard even tho I can afford the four or five bedroom also credit
finding and building connecting services for people, as poverty usually has multiple reasons for existing - mental health, family support, childcare, education, jobs - many things go into supportive housing.
Finding housing for myself and my child
Has Austin Housing tried residential hotels-actually affordable rooms by the week & month, no deposit, no credit check & the majority just single small rooms with hallway baths? It wouldn't entirely suck if there were some only for women.
And maybe Austin Housing should lobby the County for some really painful minimum penalties for landlords- ones who illegally keep deposits, ones who fail to relocate tenants whose rentals turn out to have mold, complexes that allow towtruck companies to prowl around the lots towing properly parked and permitted tenant vehicles, etc.. And streamline the process for redress-to be wronged as a renter and have to pay filing costs and service and take the time-that needs to be a city thing, not county small claims. Could Austin Housing not actually be like a deposit escrow and documents service and instead of a volunteer org serving tenants and landlords, the city deal with it? It gets taxes from property owners; this should be one of the services.
However it would happen-city, county or state, rent control is needed.
Doubt there are any trailer parks left in this town, but there should be assistance for residents to collectively buy their parks and be able to keep their homes. Is that a thing going on yet?
housing needs to be built with how people live in mind - where are they going to grocery shop? work? how are they getting there? can they afford to live there with the jobs available in the area?
I am disabled (spinal cord injury) and many people like me have trouble paying for repairs or handicap accessible changes made to their homes
I am sure you already know since there is so much you already do for those in need but we can agree that with so many people without work, and/or working for minimum wages, it is hard to make ends meet. So the big question is how to educate them. Giving classes is not going to work because they are simply not going to attend, so someone needs to reach out to them. It could be transportation, work hours, obligations at home,
I applied for habitat for humanities housing repair assistance twice through the city of Austin and have not heard anything from them.
I desperately need help with my home repairs ; The housing needs of the community
I live in "affordable housing" yet I'm paying \$1417 for my apartment. That's not affordable.
We desperately need rent control. At this point, my rent is more than the mortgage and property taxes on the house I used to own by Bowie HS

I live in the georgian manor area and we need a lot. There is a beautiful wooded area that could be a nice park. But it is full of garbage and trash. Many homeless people. Graffiti everywhere;, needles, used condoms. It's gross and sad. I'm 63 and am worried my social security will not cover me when it's time. Seniors seem to be overlooked. The affordable housing requirements are too strict regarding the rules to get in. Most low income people don't have good credit. Or they build these places that are old hotel with strict almost prison like rules. I would love to have a house or small duplex for a yard but I can't find one for 1200 a month. It's sad this is my town I cared for the babies and children here for 45 years. I'm a early childhood educator. Another industry that gets no help, money or nothing. Don't forget to think of early childhood teachers who make very little but

I live in West Campus, surrounded by student housing, and the area lacks some essential services. We need fresh, affordable grocery options—the closest stores (Target, Whole Foods, Central Market) are either more expensive than H-E-B or farther from campus. A monthly HEB-partnered farmers market in the center of campus could bring accessible, reasonably priced produce directly to students and nearby residents. If successful, this model could expand to other Austin neighborhoods facing similar challenges, including areas considered food deserts.

We also need reliable public transportation that connects West Campus to the rest of Austin and connects the

I love this city so much I've lived out here in Austin TX for about two years now. It's truly a special place. I do stand-up comedy out here and truly love it. I was in a bad car accident last year from a friend driving and this accident has taken almost everything from me. I'm just starting to get back on my feet and it's truly been overwhelming to try and fit everything back together. Im completely starting over after the accident I wasn't at my n apartment that I was renting and my landlord tossed out all my belongings i mean everything I had since I was a child. I still wake up in the middle of the night so n upset. This is actually what im doing now(just woke up) I still can't believe its all gone. Im trying everything i can to stay in a great mind set. Im just getting back n in the mind set to go back to stand-up but I need a job to keep things going. It's been very overwhelming and idk how or where to start. I have family back home in Massachusetts but I was always the one to help them out. So this has left me in a very big deleamer. I truly think this is amazing what everyone is doing here. IM DEFINITELY

I moved to Austin in 2022 after my release from TDCJ and was placed on the housing waitlist due to my mental health disabilities. Although I was told I would receive housing soon, it took 2½ years to reach the top of the list. During that time, I experienced homelessness on and off for nearly 3½ years because many properties would not accept me.

Even after I was approved for assisted housing, I continued to face barriers. Many of the properties that work with housing providers still enforce strict screening policies, especially regarding credit history and past evictions. My credit and previous evictions—despite being connected to difficult circumstances—were repeatedly used against me. I do not believe these factors should automatically disqualify someone, particularly when an eviction resulted from domestic or family violence or other situations beyond a person's control. These circumstances are rarely documented accurately, yet they continue to impact a person's ability to secure stable housing.

I ultimately obtained housing at the last possible moment using my VAWA certification. My 2016 charge was still held against me throughout the process. If an individual qualifies for assisted housing, there should be a level of leniency and understanding built into the system. Housing providers and their partner properties should consider the context behind past issues rather than applying rigid, blanket policies that prevent people from accessing safe and stable housing.; I moved to Austin in 2022 after my release from TDCJ and was placed on the housing waitlist due to my mental health disabilities. Although I was told I would receive housing soon, it took 2½ years to reach the top of the list. During that time, I experienced homelessness on and off for nearly 3½ years because many properties would not accept me.

I would like to see funds go to organizations to help with housing repairs/housing payment assistance for seniors, the disabled, and low income families besides the county. The City of Austin does not help anyone in this annex 78725 area. We need more assistance for families.

IF the hourly min wage was a living wage, it would fully cover the cost of housing in the city where labor is needed; using our tax \$ to cover the cost of private industry's labor by giving it to private industry to build "affordable" housing which the working poor can't afford; which is what COA does; is pure BS. If you don't allow private industry to underpay humans; they won't be hungry and unhoused.

I'm about to be in the same position! After being in the program for 13 years, they are no longer affordable!; Stop giving public money to developers who only build tiny studio units. We already have more than enough 400 sq ft studios. These programs should prioritize 1+ bedroom units people can actually live in! If rents are decreasing across the city, why are smart housing and TOD units increasing by \$80 a month?! Rents should be going down, not up. 80% units are now \$1,823. That's completely unreasonable. These rent increases happen every June and continue to rise year after year, regardless of what's happening in the actual rental market. In recent years, these "affordable" rent limits have increased by roughly 5% to 9% annually, with even higher jumps of 10% or more in prior years. Meanwhile, market rents across Austin have been declining. This growing disconnect is exactly why so-called affordable units are now priced at or above market-rate units. It's not fair that the "affordable" units in a complex are consistently placed in the worst locations, next to trash areas and other undesirable spots, and are often the noisiest units in the building! These units should have equal access to quality locations within the property. Where is the oversight and accountability for how these projects are approved and priced?! If public money is being used, there should be clear standards for unit size, livability, and placement within the property. Buildings should also be required to actually list all available affordable units on the public website so people can find and access them easily. The lack of education and enforcement around what fees can legally be charged is appalling. Too many buildings are adding fees that are not allowed under these programs, leaving renters to figure it out on their own. Most don't even realize they're being overcharged.

Regarding the lottery, if the goal of this program is to prevent evictions and help people stay housed, why are residents required to already be late on rent before they can receive assistance?! Forcing people to fall behind before offering help creates unnecessary harm for both tenants and property owners. If someone can demonstrate a loss of income or reduced hours, they should be able to apply for assistance proactively,

Impact of these huge recreational houses in the neighborhood. Example parking, noise traffic etc

Issue transitioning from renting to owning

it costs society less to help people get and stay housed and live with stability than to deal with the aftermath of instability and homelessness--especially for older adults who are also dealing with aging-related issues.

It needs to not negatively impact the environment or our natural resources and should have high sustainability standards to account for climate change.

It's not affordable when you're only making 17-20 dollars an hour

I've never heard of you. It's so extremely difficult to navigate what help is available because there is so much noise it's impossible to know how is actually helping and who is just noise. For example, all of the churches offering \$20 or \$40 toward rent would do the community a greater service by not offering anything because there's so many that they drown out the people who actually have resources to help. I'm overwhelmed by it all and I wish there was someone to just help me to understand what help is available. But I don't even know how to find such a person if they even exist. Researching charities is an insane time sink that never produces

Lower property taxes are needed so people can stay in their homes. Funding is needed for home repair and maintenance in areas that have HOAs so homeowners can stay in compliance with covenants.

Make affordable housing more transparent, engage the community more in these types of decisions. For those that bought homes under an affordable program, cap HOA fees based on income. It's not affordable housing if fees increase faster than wages.
Make it truly affordable, accessible, adaptable, and visitable, with aging-in-place access and proximity to grocery stores and medical services. Solar panels and rain collection.
Make them affordable
Making the homes affordable, and easier to get into. As well as keeping the area affordable
Members of the local music industry (musicians/DJs, venue workers, etc.) need to be included in the 'special populations' group for affordable housing considerations. The music industry is the heartbeat of our city and brings so much money into our local economy. Meanwhile many music industry workers can't afford to live in Austin/Travis County.
People need affordable housing because many people are not able to find steady jobs, especially now because of the immigration situation, therefore they are not able to afford their rent and everyday necessities. Everything is expensive now, housing is the biggest chunk of money that people have to pay each month, and it needs to be affordable, especially for low-income communities.
Plan and complete the infrastructure to accommodate new industry and its housing needs. Dont wait until traffic is so congested that adding construction strangles us.
Please realize that people without a place to go home are human beings. Some of us have lost everything we ever owned which is devastating. We all aren't drug addicts either. I tried to get rental assistance after a cancer diagnosis and surgery but I never heard from you and ended up getting evicted.
Property Taxes are too high in Austin need to be affordable for people who can barely afford to buy homes.
Reach out to the homeless and act as if you really care. I've been homeless about 3 yrs and I'm sober & do temp jobs. they help people on drugs and that don't want to work more than anyone else that's trying for better.
Recognize people at different points in their life have differing needs. Why are there no services for people that have neither family or friends to pick a person up from day surgery? Public transportation is not an option when the ride is 8 miles, but takes 1.5 hours to get there because of the amount of stops.
Removing waiting lists needs to provide services right away ; Removing waiting ; Removing waiting and providing permanent support like training of two years mechanical certificate and providing mobile mechanical
Rental assistance
Rental Assistance is very important at this time. With the rising cost for living.
Safe place for seniors to stay in their own homes by helping with structural needs
Safe, accessible, affordable housing for families is critical to the be the vibrant city Austin strives to be. Investment in multi-purpose/one-stop shops that offer families, especially working mothers, access to critical services that help breakdown barriers to a mothers ability to work or pursue education.
seniors need more assistance or those on limited fixed income as a senior trying to work to supplement a low fixed SS check we do not need to encounter JOB discrimination
Seniors who have inherited their homestead and cannot afford costly repairs in a timely manner. Especially Veterans who are starting to suffer from Dementia and other disabilities.
Speed up the process of building and preserving units by providing more \$s per unit. Stop making housing nonprofits apply to multiple sources. You may get to report more units served, but you are driving up the cost of housing and Austin isn't getting more units than the total amount of subsidies from all funders can create.
stable affordable safe housing for older adults on fixed incomes and those with disabilities. safety features like grab bars, wheelchair accessible apts, green spaces. case managers to help keep people housed and navigate a complex system.

Supportive services for low to mid income families. Affordable housing that partner with childcare support services that are in areas near public transport and essential amenities like grocery stores. Housing quality should be considered. Income level should not determine your quality of housing.

Taxes on my land and home repairs to Mobil home after many storms caused major damage trees, Elec drainage ditches so run off from rain and storms doesn't flow into property caus home to shift I hav recvd help from 2diff sources just replace entire roof was over 10,000 includ labor

That cost of living is too high and there has to be more resources every company that you reach out to should have available funding

That the "affordable" price is still incredibly high for a lot of families. Many of the new build "affordable" 1 bed room apartments can cost \$300-500 more a month than existing housing options that don't have income requirements and thresholds. And a lot of these new builds are far on the city limits and require a reliable personal vehicle to access them. I think more work needs to be done talking to families and renters to see what "affordable" really means and how the city can help them stay here and thrive. Additionally, we MUST address the declining Black community representation in Austin. Less than 7% of Austin identifies as Black, while our statewide representation is between 12-14%, much more closely representing the nation's proportion of Black residents. There is a massive problem when our city's representation is half of that and declining, and housing

That there is elderly people that have there land building but need assistance in building their homestead.

The City of Austin ought to recognize that subsidizing demand, while an important emergency relief measure, will only exacerbate the problem in the long run when there is a shortage of affordable housing. We ought to focus more tax dollars on long-term solutions to growth, i.e., more AHFC funding for development of affordable, missing middle housing, and permanent support for those who have been on the streets and shuffled in and out of transitional housing for far too long.

The current Affordable Purchase Program for deed-restricted or lease-controlled housing in Austin needs to be reconsidered or discontinued. While the intention is to create long-term affordability, the structure can unintentionally prevent upward mobility.

A 99-year ground lease or resale-restricted model does not reduce the financial pressure of buying a home for low-income residents. Instead, it limits equity growth and restricts resale value. As a result, homeowners who improve their financial situation—from low-income to middle-income—can still find themselves unable to transition into market-rate housing.

In my case, despite increasing my income, I remain effectively locked into a property where appreciation is capped. If the broader housing market does not rise significantly, the home may not build meaningful equity and can even result in a financial loss after selling costs.

The one thing I do have trouble with getting to correct department that handle pacific problems. I usually get passed around to different departments and them saying oh yoy need to call here for that.

The traffic is horrible. Since building so many apartments in the Decker Lake area, it is impossible to get off of my street in the mornings. Extremely dangerous. My residence is on Sandshof Drive. St Loyola and Sandshof Drive, it is extremely dangerous. We need a traffic light at that intersection. Also, speed bumps are needed on Sandshof Drive. They speed on this street so bad. Please help this community, please.

There are currently no "affordable" housing options within the APH for seniors or disabled individuals to live independently. Currently we do not even qualify for a studio with foundations community properties for

There needs to be more effective resources to support individuals who are on the brink of becoming unhoused or evicted. As a community provider, I know where to send individuals who are truly unhoused and there are lots of money and resources to get these individuals rehoused. However, the resources to support individuals who are unstably housed, is very limited to non-existent in recent months (I belong here and Best single source + are no longer available). Older adults who are on fixed incomes are extremely vulnerable as they are getting priced out of housing they have lived in for decades. Their resources are so limited they do not have the money to pack up and move and pay down payments for other rentals.
This is God's land housing shouldn't cost we are humans beings not animals money is for the greedy and land doest not belong to them they stole it and they need to held accountable for what evil people do it's God's world not man made so make resources all free for people to make this world a better place for are grandchildren to live righteous and to everyone that's how we grow and humanity will exist because love makes all things possible ; There's homeless epidemic cause by all the rules regulation get rid of that people would get housing and what t hey need simple you like to make things complicated so no one get help
To maintain affordable areas for everyone to stay and make it reasonable price
To maintain affordable areas to live for low income and disabled people.
To maintain affordable areas to live instead of building expensive condos - expecially for seniors.
We need both affordable rental units as well affordable houses (not 1,000,000 homes) for those seeking to buy a home. When the average Austin resident's per capita income is \$62,862 and the average home in Austin is going for \$450,000, we have a major issue transitioning folks from renting to owning. Also, for affordable rental housing, we need to build those new affordable units where folks have access to facilities and grocery stores. It really does the City no good to put affordable housing where there is no access to public transit, jobs, health
We need deeply affordable housing - more 30% MFI units need to be built, and developers should be required to add more than half a dozen affordable units to market rate properties receiving tax credits. Additionally, as a nonprofit employee, I will say significantly more needs to be invested in eviction prevention. Getting folks into housing is one thing, but helping them maintain housing is far more challenging.
We need more public water fountains!
The new housing does not have affordable units, nor affordable multi bed units on site in our area.
We need rent stabilization.
We should have a community center open in the neighborhood that has social workers available for a variety of resources referrals and offers community-building activities to help getting to know your neighbors
Would like Austin Housing to be an option in my neighborhood
Comments: The next three questions ask about your experience moving away from Austin. Why did you leave Austin?
Expenses
Gentrification pushed many of the blacks out to the Wells Branch Pflugerville round Rock area. I live in unincorporated part of Travis county which is still Austin we are treated like the step children although we have an Austin address we're not considered in the city limits.
I did not leave my family had to make a choice after funding cuts took 55k away from me and now travel full-time, but I run my company, Recovery Centered Living LLC, nationally/state accredited and a recognized provider for ATCIC. So we are forever Austinites and living here often, and still work closely with community
I used to participate to be a Full time Human Guinea Pig to Survive in Austin for a Couple Years which messed up my System to the point that Pain Meds Over the Counter, Opiods, Prescription Meds just doesn't work! Plus I Love Austin, Texas because it Reminds my Hometown in BR Brazil, Ribeirão Preto, State of Sao Paulo.
Property taxes too high. I couldn't afford to retire in Austin and pay the property taxes on my home.

The cost of housing was no longer affordable for my family.
Too expensive
Comments: Is there anything else you'd like to share with us about your identity?
Artist, Event Planner, Compassionate Human Being
As a current resident of project transitions, I'd like to advocate for programs like these. Opportunities such as these are extremely beneficial to anyone in situations of low-income, being unhoused, or close to eviction. As someone that has experienced all three of these circumstances; it is extremely important for me to advocate on how amazing this opportunity is. I've spent a lot of time with with the project transitions managers, the case workers, the staff, and the residents. These individuals are amazing, helpful, and encouraging. They want to see each other grow and learn. So Please create more opportunities like project transitions. I know there are people
As Austin becomes more expensive, it is imperative to invest resources in long-term housing stability. We need housing units that are affordable for those making \$12, \$15 and even \$20 an hour, and these units are not currently being built.
Born here in 1980, but I no longer like the Austin of today.
City of Austin Employees need Housing
Disabled
Disabled with spinal cord injury
Gay white male in his 30s with a dog and a job who needs help getting his own place.
Hispanic, disabled Senior Woman.
I am a recent widow. Our city would benefit from more grief and mourning programs.
I am also a veteran but dont qualify since I was National Guard
I am part of the LGBTQ+ community.
I completed this survey on behalf of my 86 year-old father who is a military veteran and is in the beginning stages of Dementia. I am his primary care-giver and we live in the house his parents bought in 1956. My grandparents will the house to me and granted my father a life estate so he can live in the house until he dies.
I have been a Social Worker for over 40 years. I know when you disrupt communities without comprehensive planning the consequences are far reaching. When you say we will relocate people who are displaced you are showing a lack of respect for those individuals and their communities
I have worked with the unhoused community for almost a decade and have watched the system push people into accepting housing opportunities that they are unable to afford. I have also seen a growing issue of working families becoming homeless, despite all attempts to retain housing. I have watched people I work with struggle with homelessness and struggle to stay housed. My partner and I plan to leave the city because we cannot afford to buy a house in Austin, despite being frugal for years in order to save money. This city is too expensive for me to find a permanent home in and too expensive to raise a family in. Austin is becoming a segregated city - those that have the means and work in tech or another high-earning industry, and those who are low-income, pushed to the margins and the streets.
I identify as gay/queer in the LGBTQ umbrella.
I love Austin and hope for it to reclaim it's weird roots, remain a shining beacon, and evolve into a strong, sustainable city amidst the coming global climate migration. 🙏❤️⚡
I volunteer to help others
I work with older adults living on social security or less and struggling to get by. They worked hard. They should not have to worry about becoming homeless or choosing between food and prescriptions and house payments.
I'm a cna
I'm from south-east Austin, born and raised.
I'm a Christian

I'm an extremely intelligent and capable person. I have a mountain of useful skills, but I can't get a job anywhere. My last job was as the chief architect of PlayStation+. But since the tech industry collapsed, I'm finding it impossible to pivot into anything else.

It is very important for the City of Austin to help those of us who are retired and living on a limited and fixed income to prevent possible tragedy in our living arrangements. We pay our taxes and expect some of that back in funding for adequate, affordable housing that is sorely needed in Austin. Thank you very much!

It's my teenage son and I that are really in need of housing.

I've worked very hard to be able to come out here in Austin to make my stand up career better. I love this city even if I've came across some very unfortunate outcomes and some very not nice people (landlords) the landlords keep changing there name of the company because they apparently have been doing the same thing taking people stuff when they are gone for long periods of time. I still had my lease and they took everything. I have a lawyer who's taking my case for free. But its left me in a very tight spot to say the least. Im just truly grateful for each and every one of you and what you all are putting together. It gives me hope that some good things are just around the corner. This is a special city, 100%

My daughter and son are both autistic & ADHD, and so is my daughter's boyfriend and several of her friends. None of them have driver's licenses, and we don't encourage them to learn to drive because Austin doesn't feel safe for new drivers. I wish we had a much better public transit system (although the bus is much better than it

and I have been suffering since my kids got stuck in Afghanistan.; My story

Before I got linguistic job with USA army o October 2009. I was an English language teacher, teaching 200 kids male and female different ages.

I worked with US army to June 18th 2014 and got released due to closure of FOB Torkham. During my work I faced multiple consequences like when I was assigned to FOB Mehtarlam and I got there and I was told to go to Camp Najil which the most dangerous place in Laghman province. I had only one option to go to Camp Najil because I was told that you go to Najil or home so I accepted it.

First night at Camp Najil I was targeted by sniper while I was getting down on stairs to use portable restroom. But luckily I was not hit by bad sniper.

Second time Taliban attacked Camp from the mountain which was in front of Camp Najil. God saved everyone there. So every day we were getting some sort of attacks like incoming, ambush, and sniper attacks.

Then I was sent back to FOB Mehtarlam to fulfill a very important spot in OCCP. One day my foot got fractured and I requested to leave FOB for treatment but I was not given permission to leave due ongoing operations in the area. Second time I had appendix problem and I was suffering and not able to request to leave FOB for treatment like surgery due to ongoing operations which I interpreted the rehearsal for operation. When operation was done so my appendix got blown and I had worst condition and I was taken to FOB Mehtarlam clinic and given two IVs by squeezing them into my artery due to high dehydration which I could not drink water which causing pain. Then I was told to wait till night to send me to BAF and I could not wait due to strong pain so I was taken to Jalalabad hospital by my friends Shafiqullah and Mohammaddullah Akbari and got my surgery which was not very successful and I was closed to death because my large intestines were blocked due to four days waiting at FOB and this blockage caused gas in my stomach and problems for breathing at that night so I suffered a lot and eventually I got better and went back to job. I was working with special forces. One day Spanish speaking soldier to me to take my wife to FOB which I gently told him no and I explained that FOB is not your home and you don't have your family here so I can not bring my wife here. I did not try to make big issue because I didn't want to loose my job.

In the beginning of 2015 I got my visa and came to United States with my wife and my daughter Abedah and

My son has a very rare disease. I am the caregiver but I work too.

No - it doesn't matter. Austin is still too expensive no matter who I am.

Please, I need help with rent application fee, deposit and/or rent payment to get an apartment for myself& my daughter. She is in school and I am the only person working part time 8-12hours week only unless the need to schedule me becomes available which is extremely rare. Fully staffed
queer, self employed, massive student debt :(
Right now I'm having mobility issues I have suffer from a anxiety depression and PTSD
senior about to be on a fixed income but still working and going to continue working
Soy una madre soltera con dos niños pequeños en vulnerabilidad económica
The older I get, there is a need to locate reliable transportation sources. Use family, friends and Parks and Recreation for transportation around the city and to Conley-Guerrero Varsity Center for services.
There needs to be more help for people soon we all be homeless if inflation keeps going this way and hunger is a issue to were is are homeless money going not to the people otherwise there giving it to themselves gods gonna show up and make it right they have no more time
We have one child on the autism spectrum and one child who is trans. We also have one child who is not ours, but needed supportive housing long term.

Needs Assessment Public Hearing: April 23, 2026 - Austin City Council

no comments

Needs Assessment Public Hearing: May 12, 2026 - Community Development Commissioners

Comments and Questions from Commissioners:

Need for clarification on the process for public hearing.

Request to see results of assessments, how they are administered and who participated, including race/ethnicity

Question about how surveys are shared and collected (where and in what format)

Outreach Suggestions: Go door to door vs tabling at events to reach more people in need, table at Neighborhood Service Centers

Clarification on programs funded through these grants but that the Housing Department does not lead

Request for quantitative data in addition to qualitative data and clarification on where it can be found

Gap in hearing from people who are unhoused, consider interviews in person and the need for incentives, consider how demographics questions are asked

Public Comments:

Madam chair members, I'm Zenobia Joseph. Respectfully, madam chair, I would ask you to repost this item. If you look at the hyperlink that's in your backup, it says, not found. So I'm not real sure exactly what information we're supposed to be commenting on. I know you have an FY25-26 draft Action Plan for HUD. And specifically, I just would ask staff to pull up the previous slides that I showed you. I want you to recognize the acknowledgement and she'll put it up. I'll read it. Acknowledgement of Austin's history of discriminatory practices. City policies have forced segregation guided funding away from communities of color, discourage participation and allow gentrification to create displacement. That is what I showed you earlier. We don't need another survey. We need a moratorium on surveys, and we actually need the staff to come to us and tell us what they did with the previous information. Because if you look at the city auditor's information, the staff does not use the data. There's a 2023 report and one that was given to the finance audit and administration committee as well with the mayor as the chair in 2026. So more data is not going to produce different results to vice chair Arnold's point, I would just remind you that African Americans are over six times more likely to be homeless than their white counterparts. I just wanna say that yes, you could invest specifically in housing, but there is a report from Echo 2024. It's the state of the homeless response system, which actually said that the report or the assessment tool quote, used local data analysis showed disproportionately prioritize white people for housing over other races and ethnicities. So the city has acknowledged the discrimination March 4th, 2021, item 67, they apologize to black people for intentional discrimination and so one of the things that's problematic is that we continue to have these discussions. I just wanna call to your attention as you are trying to figure out what to do with the funding that veterans are actually specified as a special group but even the homeless strategy officer, David Gray, does not actually acknowledge that fact. And so I want you to recognize the federal register from 2014 says case management and supportive services, specifically the VA in consultation with the veteran is responsible for determining if case management is required by the city requiring this case management. You are denying veterans an opportunity to be housed. If you have any questions, I'll gladly answer them at this time, but would simply ask you to recognize in the, it's 5 5 1 0.141

Comment Period Public Hearing: May 21, 2026 - Community Development Commissioners

no comments

Comment Period Public Hearing: June 9, 2026 - Community Development Commissioners

Comments and Questions from Commissioners:

Would like a presentation with more transparency

Would like to see where the gaps are

If someone needs services for home repair or mental health where do they go?

How are density programs being impacted by these funding decisions?

Make sure the commissioners get information to share

Questions about Travis County CDBG substantial amendment

Mental health is such a small amount and we are in a mental health crisis

Public Comments:

None

Attachment II A: Resale and Recapture Policy



City of Austin
HOUSING AND PLANNING DEPARTMENT (HPD) Office RESALE AND RECAPTURE POLICIES

Participating Jurisdictions (PJs) undertaking HOME-assisted homebuyer activities, including any projects funded with HOME Program Income (PI), must establish written resale and/or recapture provisions that comply with HOME statutory and regulatory requirements. These provisions must also be set forth in the PJ's Consolidated Plan. The written resale and/or recapture provisions that a PJ submits in its annual Action Plan must clearly describe the terms of the resale and/or recapture provisions, the specific circumstances under which these provisions will be used (if more than one set of provisions is described), and how the PJ will enforce the provisions for HOME-funded ownership projects. HUD reviews and approves the provisions as part of the annual Action Plan process.

The purpose of this section is to provide the "resale" and "recapture" policies of the City of Austin's Housing and Planning Department (HPD) and its sub-recipient, the Austin Housing Finance Corporation (AHFC). As stated above, HOME requires that PJs utilize resale and/or recapture provisions to ensure continued affordability for low- to moderate-income homeowners and as a benefit to the public through the wise stewardship of federal funds.

HPD has three programs which use HOME funds to assist homeowners or homebuyers:

1. Down Payment Assistance (DPA) - new homebuyers;
2. Acquisition and Development (A&D) - developers of new ownership housing, and;
3. Homeowner Rehabilitation Loan Program (HRLP) - owners of existing homes.

Resale

This option ensures that the HOME-assisted units remain affordable over the entire affordability period. The Resale method is used in cases where HOME funding is provided directly to a developer to reduce development costs, thereby, making the price of the home affordable to the buyer. Referred to as a "Development Subsidy," these funds are not repaid by the developer to the PJ, but remain with the property for the length of the affordability period.

Specific examples where the City of Austin would use the resale method include:

1. providing funds for the developer to acquire property to be developed or to acquire affordable ownership units;
2. providing funds for site preparation or improvement, including demolition; and
3. providing funds for construction materials and labor.

CITY OF AUSTIN RESALE POLICY

Notification to Prospective Buyers. The resale policy is explained to the prospective homebuyer(s) prior to signing a contract to purchase the HOME-assisted unit. The prospective homebuyer(s) sign an acknowledgement that they understand the terms and conditions applicable to the resale policy as they have been explained. This document is included with the executed sales contract. (See attached Notification for Prospective Buyers on Page IV-11.)

Enforcement of Resale Provisions. The resale policy is enforced through the use of a Restrictive Covenant signed by the homebuyer at closing. The Restrictive Covenant will specify:

1. the length of the affordability period (based on the dollar amount of HOME funds invested in the unit; either 5, 10, or 15 years);
2. that the home remain the Buyer's principal residence throughout the affordability period; and
3. the conditions and obligations of the Owner should the Owner wish to sell before the end of the affordability period, including:
 - a. the Owner must contact the Austin Housing Finance Corporation in writing if intending to sell the home prior to the end of the affordability period;
 - b. The subsequent purchaser must be low-income as defined by HOME, and occupy the home as his/her new purchaser's primary residence for the remaining years of the affordability period. (However, if the new purchaser receives direct assistance through a HOME-funded program, the affordability period will be re-set according to the amount of assistance provided); and
 - c. The sales price must be affordable to the subsequent purchaser; affordable is defined as limiting the Principal, Interest, Taxes and Insurance (PITI) amount to no more than 30% of the new purchaser's monthly income.

Fair Return on Investment. The City of Austin will administer its resale provisions by ensuring that the Owner receives a fair return on his/her investment and that the home will continue to be affordable to a specific range of incomes. Fair Return on Investment means the total homeowner investment which includes the total cash contribution plus the approved capital improvements credits as described below:

1. The amount of the down payment;
2. The cost of any capital improvements, documented with receipts provided by the homeowner, including but not limited to:
 - a. Any additions to the home such as a bedroom, bathroom, or garage;
 - b. Replacement of heating, ventilation, and air conditioning systems;
 - c. Accessibility improvements such as bathroom modifications for disabled or elderly, installation of wheelchair ramps and grab bars, any and all of which must have been paid for directly by the Owner and
 - d. which were not installed through a federal, state, or locally-funded grant program; and
 - e. Outdoor improvements such as a new driveway, walkway, retaining wall, or fence.

Note: All capital improvements will be visually inspected to verify their existence.

3. The percentage of change as calculated by the Housing Price Index (HPI) Calculator of the Federal Housing Finance Agency. The HPI Calculator is currently located at <https://www.fhfa.gov/DataTools/Tools/Pages/HPI-Calculator.aspx> and projects what a given house purchased at a point in time would be worth today if it appreciated at the average appreciation rate of all homes in the area. The calculation shall be performed for the Austin-Round Rock, TX Metropolitan Statistical Area.

Affordability to a Range of Buyers. The City will ensure continued affordability to a range of buyers, particularly those whose total household incomes range from 65 percent to no greater than 80 percent MFI.

Sales prices shall be set such that the amount of Principal, Interest, Taxes, and Insurance does not exceed 30 percent of the new Buyer's annual income. For FY 2018-19, the affordable sales price shall not exceed \$175,000, which would be affordable to a 4-person household at 80 percent MFI at today's home mortgage interest rates.

Example: A home with a 10-year affordability period was purchased seven years ago by a person (the "original homeowner") who now wishes to sell. The original homeowner's mortgage was \$105,000 at 4.75% interest for 30 years, and has made payments for 72 months. The current mortgage balance is \$93,535. The principal amount paid down so far is \$11,465.

Calculating Fair Return on Investment

Down payment: The original homeowner was required to put down \$1,000 earnest money at the signing of the sales contract.

Cost of Capital Improvements: The original homeowner had a privacy fence installed four years ago at the cost of \$1,500 and has receipts to document the improvement. A visual inspection confirmed the fence is still in place.

Applicable Affordability Period. The original purchase price for the home was \$106,000 and the amount of HOME funds used as developer subsidy was \$25,000, thus requiring the 10-year affordability period.

Percentage of Change. For the purposes of using the Federal Housing Finance Agency's Housing Price Index calculator, the home was purchased in the 1st Quarter of 2010, and will be calculated using the most current quarter available, 4th Quarter 2016. Using the Housing Price Index calculator, the house would be worth approximately \$165,700.

Calculating the Fair Return to the Original Owner:

Down payment:	\$1,000
Capital Improvements:	\$1,500
Principal Paid:	\$11,465
Increase in value per HPI:	<u>\$59,700</u>

\$73,665 Fair Return on Investment

In order to realize a fair return to the original homeowner, the sales price must be set at roughly \$152,500 (i.e., \$105,000 [\$11,465 in principal payments made plus remaining mortgage balance of \$93,535] + \$1,000 down payment + \$1,500 capital improvements + \$59,700 HPI increase = \$167,200)

Affordability for a Range of Buyers. If the original homeowner sets the sales price at \$167,200 to get a fair return on investment, and if 2017 assumptions are used for front/back ratios, interest rates, insurance, taxes, an 80% Loan-to-Value (LTV) Ratio, etc., the monthly PITI would be approximately \$1,069.

The PITI of \$1,069 could, in theory, be supported by an annual household income of \$42,800 and not exceed 30% of the subsequent homeowner's monthly income. However, with an 80% LTV ratio and rapidly increasing home prices, buyers must have down payment assistance which, if HOME funds are used, would create a new affordability period based on the new HOME investment.

If the subsequent homeowner does not require any HOME subsidy to purchase the home, the affordability period would end in 3 years at which time the subsequent homeowner could sell to any buyer at any price.

Recapture

Under HOME recapture provisions financial assistance must be repaid if it is provided directly to the buyer or the homeowner. Upon resale the seller may sell to any willing buyer at any price. The written agreement and promissory note will disclose the net proceeds percentage if any that will be allotted to the homebuyer and what proceeds will return to the PJ. Once the HOME funds are repaid to the PJ, the property is no longer subject to any HOME restrictions. The funds returned to the PJ may then be used for other HOME-eligible activities.

CITY OF AUSTIN RECAPTURE POLICY

HPD HOME funded program under the recapture provisions is the Down Payment Assistance Program (DPA). The Austin Housing Finance Corporation (AHFC) HOME funded program under recapture provisions is the Homeowner Rehabilitation Loan Program (HRLP).

The (HOME) federal assistance will be provided in the form of a 0% interest, deferred payment loan. The fully executed (by all applicable parties) and dated Written Agreement, Promissory Note and Deed of Trust will serve as the security for these loans. The Deed of Trust will also be recorded in the land records of Travis County or Williamson County.

The payment of the DPA or HRLP Promissory Note is made solely from the net proceeds of sale of the Property (except in the event of fraud or misrepresentation by the Borrower described in the Promissory Note).

The City of Austin and/or AHFC/HPD may share any resale equity appreciation of HOME-assisted DPA or HRLP loans with the Borrower/Seller according to the following two recapture models:

Standard Down Payment Assistance. The City of Austin will calculate the recapture amount and add this to the existing payoff balance of the DPA loan. The entire payoff balance must be paid to AHFC/HPD before the homebuyer receives a return. The recapture amount is limited to the net proceeds available from the sale. However, the amount of standard Down Payment Assistance will be forgivable at the end of maturity date if the borrower met all of the program requirements.

Sales Price	\$
First Lien Mortgage	-\$
Mortgage Assistance Amount (prorated monthly)	-\$
Capital Improvement Recapture Credit	-\$
Proceeds to the Homeowner	=\$

Shared Equity Down Payment Assistance (DPA). The City of Austin and AHFC/HPD will permit the Borrower/Seller to recover their entire investment (down payment and capital improvements made by them since purchase) before recapturing the HOME investment. The recapture amount is limited to the net proceeds available from the sale.

Appraised Value of Property of Sales price (less of the two)	\$
Original Senior Lien Note Amount	-\$
Grantee's Cash Contribution	-\$
Capital Improvement Recapture Credit	-\$
Mortgage Assistance Amount (prorated monthly)	-\$
Equity to be shared	=\$
Shared Equity	-\$
Proceeds to the Homeowner	=\$

Down Payment Formula. Equity to be shared: The Appraised Value of the Property at time of resale less original senior lien Note, less borrower's cash contribution, less capital improvement recapture credit, less the Original Principal Amount of Mortgage Assistance under the DPA Mortgage, calculated as follows:

Appraised Value of Property or Sales Price (whichever is less)		
Original Senior Lien Note Amount	(-)	\$
Any reasonable and customary sales expenses paid by the Borrower in connection with the sale (Closing costs)	(-)	\$
Net proceeds		\$
Borrower's Cash Contribution	(-)	\$
Capital Improvement Recapture Credit	(-)	\$
DPA Mortgage Assistance Amount	(-)	\$
Equity to be Shared	=	

The homebuyer's entire investment (cash contribution and capital improvements) must be repaid in full before any HOME funds are recaptured. The capital improvement recapture credit will be subject to:

1. The borrower having obtained HPD approval prior to his/her investment; and
2. The borrower providing proof of costs of capital improvements with paid receipts for parts and labor.

Calculation of Shared Equity Percentage. Percentage shall remain the same as calculated at initial purchase (as set forth above).

Shared Equity Payment Due to HPD or the City of Austin. Shall be (Equity to be shared) x (Shared Equity Percentage), calculated as follows:

Equity to be shared		\$
Shared Equity Percentage	X	%
Shared Equity Payment Due to HPD/City of Austin	=	\$

Total Due to HPD or City of Austin. Shall be the total of all amounts due to HPD or the City of Austin calculated as follows:

Mortgage Assistance Amount		\$
Interest and Penalties	+	\$
Shared Equity Payment	+	\$
Total Due to HPD/City of Austin	=	\$

HRLP Homeowner Reconstruction Formula. Upon executing and dating the Promissory Note, Written Agreement and the Deed of Trust the parties agree that the Mortgage Assistance Amount provided to Borrower by AHFC is to be 25% of the Borrower's/Sellers equity in the Property.

Equity to be Shared. The Appraised Value of the Property at time of resale, less closing costs, homeowner's cash contribution (if any), capital improvement recapture credit, AHFC original assistance amount, calculated as follows:

Appraised Value of Property or Sales Price (whichever is less)		
Any reasonable and customary sales expenses paid by the Borrower/Seller in connection with the sale (Closing costs)	(-)	\$
Homeowner's Cash Contribution	(-)	\$
Capital Improvement Recapture Credit	(-)	\$
AHFC or the City of Austin Original HRLP Assistance Amount	(-)	\$
Equity to be Shared	=	

Calculation of Shared Equity Percentage: Percentage shall remain the same as initially determined (as set forth above). Shared Equity Payment Due to AHFC or the City of Austin: Shall be (Equity to be shared) x (Shared Equity Percentage), calculated as follows:

Equity to be shared	\$
Shared Equity Percentage	25%
Shared Equity Payment Due to AHFC or the City of Austin	= \$

Total Due to AHFC or the City of Austin: Shall be the total of all amounts due to AHFC or the City of Austin calculated as follows:

Existing Owing HRLP Mortgage Assistance Amount	\$
Shared Equity Percentage Payment	+ \$
Sum Total Due to AHFC or the City of Austin	\$

HRLP Homeowner Rehabilitation Formula. Equity to be shared: The Appraised Value of the Property at time of resale, less closing costs, homeowner's cash contribution (if any), capital improvement recapture credit, AHFC or the City of Austin's original assistance amount, calculated as follows:

Appraised Value of Property or Sales Price (whichever is less)		
Any reasonable and customary sales expenses paid by the homeowner in connection with the sale (Closing costs)	(-)	\$
Homeowner's Cash Contribution	(-)	\$
Capital Improvement Recapture Credit	(-)	\$
AHFC and/or the City of Austin's Original HRLP Assistance Amount	(-)	\$
Equity to Borrower/Seller	=	

Net proceeds consist of the sales prices minus loan repayment, other than HOME funds, and closing costs. If the net proceeds of the sale are insufficient to fully satisfy the amounts owed on the HRLP Note the AHFC or the City of Austin may not personally seek or obtain a deficiency judgment or any other recovery from the Borrower/Seller. The amount due to Lender is limited to the net proceeds, if any, if the net proceeds are not sufficient to recapture the full amount of HOME funds invested plus allow Borrower to recover the amount of Borrower's down-payment and capital improvement investment, including in, but not limited to, cases of foreclosure or deed-in-lieu of foreclosure,. If there are no net proceeds AHFC or the City of Austin will receive no share of net proceeds.

However, in the event of an uncured Default, AHFC or the City of Austin may, at its option, seek and obtain a personal judgment for all amounts payable under the Note. This right shall be in addition to any other remedies available to AHFC and/or the City of Austin. If there are insufficient funds remaining from the sale of the property and the City of Austin or the Austin Housing Finance Corporation (AHFC) recaptures less than or none of the recapture amount due, the City of Austin and/or AHFC must maintain data in each individual HRLP file that documents the amount of the sale and the distribution of the funds.

This will document that:

1. There were no net sales proceeds; or
2. The amount of the net sales proceeds was insufficient to cover the full amount due; and
3. No proceeds were distributed to the homebuyer/homeowner.

Under "Recapture" provisions, if the home is SOLD prior to the end of the required affordability period, the net sales proceeds from the sale, if any, will be returned to the City of Austin and/or AHFC to be used for other HOME-eligible activities. Other than the actual sale of the property, if the homebuyer or homeowner breaches the terms and conditions for any other reason, e.g. no longer occupies the property as his/her/their principal residence, the full amount of the subsidy is immediately due and payable.

If Borrower/Seller is in Default, AHFC and/or the City of Austin may send the Borrower/Seller a written notice stating the reason Borrower/Seller is in Default and telling Borrower/Seller to pay immediately:

- (i) the full amount of Principal then due on this Note,
- (ii) all of the interest that Borrower/Seller owes, and that will accrue until paid, on that amount, and
- (iii) all of AHFC/or the City of Austin's costs and expenses reimbursable Recovery against the Borrower/Seller responsible for the fraud or misrepresentation is not limited to the proceeds of sale of the Property, but may include personal judgment and execution thereon to the full extent authorized by law.

Affordability Periods

HOME Program Assistance Amount	Affordability Period in Years
\$1,000 - \$14,999.99	5
\$15,000 – \$40,000	10
Over \$40,000	15
Reconstruction Projects*	20

***City of Austin policy**

A HOME or CDBG Written Agreement, Note and Deed of Trust will be executed by the Borrower and the City of Austin and/or the Austin Housing Finance Corporation (AHFC) that accurately reflects the resale or recapture provisions before or at the time of sale.

References: [HOME fires Vol 5 No 2, June 2003 – Repayment of HOME Investment; Homebuyer Housing with a 'Recapture' Agreement; Section 219(b) of the HOME Statute; and §92.503(b)(1)-(3) and (c)]

CITY OF AUSTIN REFINANCING POLICY

In order for new executed subordination agreement to be provided to the senior first lien holder, the senior first lien refinance must meet the following conditions:

1. The new senior first lien will reduce the monthly payments to the homeowner, thereby making the monthly payments more affordable; or
2. Reduce the loan term;
3. The new senior lien interest rate must be fixed for the life of the loan (Balloon or ARM loans are ineligible);
4. No cash equity is withdrawn by the homeowner as a result of the refinancing actions;
5. AHFC/HPD and/or the City will, at its discretion, agree to accept net proceeds in the event of a short sale to avoid foreclosure; and
6. Only if the borrower meets the minimum requirements to refinance, the City can re-subordinate to the first lien holder.

The refinancing request will be processed according to the following procedure:

1. Submit a written request to Compliance Division to verify the minimum refinancing requirements with one month in advance from the expected closing;
2. HPD/AHFC will review the final HUD-1 Settlement Statement two weeks prior to closing the refinance.
3. If applicable, HPD/AHFC or the City of Austin will issue written approval a week prior to the closing date.

HPD/AHFC will be provided with a copy of the final, executed Settlement Statement CLOSING DISCLOSURE, Promissory Note, and recorded Deed of Trust three days in advance of the closing date.

4. If written permission is not granted by AHFC/HPD or the City of Austin allowing the refinance of the Senior Lien, the DPA OR HRLP Loan will become immediately due and payable prior to closing the refinance.
5. If written permission is granted by AHFC/HPD and/or the City of Austin and it is determined that the refinancing action does not meet the conditions as stated above, the DPA OR HRLP Loan will become immediately due and payable prior to closing the refinance.
6. Home Equity loans will trigger the repayment requirements of the DPA OR HRLP Programs loans. The DPA or HRLP Notes must be paid off no later than when the Home Equity Loan is closed and funded.
7. The DPA or HRLP Notes must be paid-in-full in order for AHFC/HPD and/or the City of Austin to execute a release of lien.

Basic Terminology

Affordable Housing: The City of Austin follows the provisions established on 24 CFR 92.254, and consider that in order for homeownership housing to qualify as *affordable housing* it must:

- ☐ Be single-family, modest housing,
- ☐ Be acquired by a low-income family as its principal residence, and
- ☐ Meet affordability requirements for a specific period of time as determined by the amount of assistance provided.

The City: means the City of Austin's Housing and Planning Department (HPD) or its sub recipient, the Austin Housing Finance Corporation (AHFC).

Fair Return on Investment: means the total homeowner investment which includes the total cash contribution plus the approved capital improvements credits.

Capital Improvement: means additions to the property that increases its value or upgrades the facilities. These include upgrading the heating and air conditioning system, upgrading kitchen or bathroom facilities, adding universal access improvements, or any other permanent improvement that would add to the value and useful life of the property. The costs for routine maintenance are excluded.

Capital Improvement Credit: means credits for verified expenditures for Capital Improvements.

Direct HOME subsidy: is the amount of HOME assistance, including any program income that enabled the homebuyer to buy the unit. The direct subsidy includes down payment, closing costs, interest subsidies, or other HOME assistance provided directly to the homebuyer. In addition, direct subsidy includes any assistance that reduced the purchase price from fair market value to an affordable price.

Direct HOME subsidy for Homeowner Rehabilitation Loan Program: is the amount of HOME assistance, including any program income that enabled the homebuyer to repair or reconstruct the unit. The direct subsidy includes hard costs and soft cost according to 24 CFR 92.206

Net proceeds: are defined as the sales price minus superior loan repayment (other than HOME funds) and any closing costs.

Recapture: The recapture provisions are established at §92.253(a)(5)(ii), permit the original homebuyer to sell the property to any willing buyer during the period of affordability while the PJ is able to recapture all or a portion of the HOME-assistance provided to the original homebuyer.

Source: [2012-03 Guidance on Resale and Recapture Provision Requirements under the HOME Program](#)

INFORMATION FOR PROSPECTIVE BUYERS

The [Five] [Ten] [Fifteen]-Year Affordability Period & The Restrictive Covenant Running With the Land

I understand that because a certain amount of federal funds were used by [Developer Name] to develop the property at _____, the federal government requires that certain restrictions apply to the occupancy or re-sale of this home for a period of [five (5) ten (10) fifteen (15)] years. I understand that during that [five] [ten] [fifteen]-year period, those requirements will be enforced through a legally-enforceable document called a “Restrictive Covenant Running with the Land.”

Please
Initial
Below

If I choose to purchase this home, at the time the home is sold to me, I will sign a Restrictive Covenant Running with the Land, and it will be filed in the Official Public Records of the Travis County Clerk’s Office. The requirements of the Restrictive Covenant Running with the Land are:

- _____ • That I must occupy the home as my principal residence during the [5] [10] [15]-year period in which the Restrictive Covenant is in effect;

- _____ • If I wish to sell the Property before the end of that period, I am required to sell it to a subsequent buyer whose total household income is **at or below 80% of the Austin area Median Family Income** in effect for the year I wish to sell the home.

- _____ • The sales price must be set such that I receive a **fair return** which shall be defined as:

1. The amount of any cash contributions including the down payment and principal payments made;
2. The cost of any capital improvements, documented with receipts, and including but not limited to:
 - a. Any additions to the home such as a bedroom, bathroom, or garage;
 - b. Replacement of heating, ventilation, and air conditioning systems;
 - c. Accessibility improvements such as bathroom modifications for disabled or elderly, installation of wheelchair ramps and grab bars, any and all of which must have been paid for directly by the Owner and which were not installed through a federal, state, or locally-funded grant program; and
 - d. Outdoor improvements such as a new driveway, walkway, retaining wall, or fence.

- _____ • The sales price must be set so that the monthly principal, interest, taxes and insurance to be paid by the subsequent buyer **will not exceed 30% of that subsequent buyer’s monthly household income.**

- _____ • **I will notify the Austin Housing Finance Corporation (AHFC) in writing** so that AHFC can assist with the compliance of this federal regulation.

I/We acknowledge having received this information about the federal requirements involved if I/we decide to purchase this home.

Signature

Date

Signature

Date

Attachment II B: ESG Program Standards



**City of Austin
Austin Public Health Department**

**Emergency Solutions Grant Program (ESG) /
Emergency Solutions Grant CARES Act Program (ESG-CV)**

**Program Standards,
Policies, and Procedures**

Section 1: ESG PROGRAM STANDARDS

I. Definitions

The Terms used herein will have the following meanings:

APH – Austin Public Health Department, City of Austin

At Risk of Homelessness-

- 1) An individual or family who:
 - a) Has an annual income below 30% of median family income for the area; AND
 - b) Does not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter or another place defined in Category 1 of the “homeless” definition; AND one of the following conditions:
 - i) Has moved because of economic reasons 2 or more times during the 60 days immediately preceding the application for assistance; OR
 - ii) Is living in the home of another because of economic hardship; OR
 - iii) Has been notified that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance; OR
 - iv) Lives in a hotel or motel and the cost is not paid for by charitable organizations or by Federal, State, or local government programs for low-income individuals; OR
 - v) Lives in an SRO or efficiency apartment unit in which there reside more than 2 persons or lives in a larger housing unit in which there reside more than one and a half persons per room; OR
 - vi) Is exiting a publicly funded institution or system of care; OR
 - vii) Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient’s approved Consolidated Plan;
- 2) A child or youth who does not qualify as homeless under the homeless definition, but qualifies as homeless under another Federal statute; An unaccompanied youth who does not qualify as homeless under the homeless definition, but qualifies as homeless under section 725(2) of the McKinney-Vento Homeless Assistance Act, and the parent(s) or guardian(s) or that child or youth if living with him or her.

CDO- Community Development Officer;

Chronically homeless means:

- 1) A “homeless individual or family with a disability,” as defined in section 401(9) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11360(9)), who:
 - a) Lives in a place not meant for human habitation, a safe haven, or in an emergency shelter; and
 - b) Has been homeless and living as described in paragraph (1)(i) of this definition continuously for at least 12 months or on at least 4 separate occasions in the last 3 years, as long as the combined occasions equal at least 12 months and each break in homelessness separating the occasions included at least 7 consecutive nights of not living as described in paragraph (1)(i). Stays in institutional care facilities for fewer than 90 days will not constitute as a break in homelessness, but rather such stays are included in the 12-month total, as long as the individual was living or residing in a place not meant for human habitation, a safe haven, or an emergency shelter immediately before entering the institutional care facility;
 - c) An individual who has been residing in an institutional care facility, including a jail, substance abuse or mental health treatment facility, hospital, or other similar facility, for fewer than 90 days and met all of the criteria in paragraph (1) of this definition, before entering that facility; or

- d) A family with an adult head of household (or if there is no adult in the family, a minor head of household) who meets all of the criteria in paragraph (1) or (2) of this definition, including a family whose composition has fluctuated while the head of household has been homeless. (Updated 12-4-15)

City- City of Austin;

ESG- Emergency Solutions Grant program;

ESG-CV- Emergency Solutions Grant CARES Act program;

- 1) Homeless Person(s): An individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:
 - a) An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground;
 - b) An individual or family living in a supervised publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state, or local government programs for low-income individuals); or
 - c) An individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution;
- 2) An individual or family who will imminently lose their primary nighttime residence, provided that:
 - a) The primary nighttime residence will be lost within 14 days of the date of application for homeless assistance;
 - b) No subsequent residence has been identified; and
 - c) The individual or family lacks the resources or support networks, e.g., family, friends, faith-based or other social networks needed to obtain other permanent housing;
- 3) Unaccompanied youth under 25 years of age, or families with children and youth, who do not otherwise qualify as homeless under this definition, but who:
 - a) Are defined as homeless under section 387 of the Runaway and Homeless Youth Act (42 U.S.C. 5732a), section 637 of the Head Start Act (42 U.S.C. 9832), section 41403 of the Violence Against Women Act of 1994 (42 U.S.C. 14043e-2), section 330(h) of the Public Health Service Act (42 U.S.C. 254b(h)), section 3 of the Food and Nutrition Act of 2008 (7 U.S.C. 2012), section 17(b) of the Child Nutrition Act of 1966 (42 U.S.C. 1786(b)), or section 725 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11434a);
 - b) Have not had a lease, ownership interest, or occupancy agreement in permanent housing at any time during the 60 days immediately preceding the date of application for homeless assistance;
 - c) Have experienced persistent instability as measured by two moves or more during the 60-day period immediately preceding the date of applying for homeless assistance; and
 - d) Can be expected to continue in such status for an extended period of time because of chronic disabilities, chronic physical health or mental health conditions, substance addiction, histories of domestic violence or childhood abuse (including neglect), the presence of a child or youth with a disability, or two or more barriers to employment, which include the lack of a high school degree or General Education Development (GED), illiteracy, low English proficiency, a history of incarceration or detention for criminal activity, and a history of unstable employment; or
- 4) Any individual or family who:
 - a) Is fleeing, or is attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member, including a child, that has either taken place within the individual's or family's primary

- nighttime residence or has made the individual or family afraid to return to their primary nighttime residence
- b) Has no other residence; and lacks the resources or support networks, e.g., family, friends, faith-based or other social networks, to obtain other permanent housing
- 5) Definitions from 24 CFR 576.2. For purposes of ESG-CV funds, the definitions at 24 CFR 576.2 apply except that:
- a) At Risk of Homelessness. The CARES Act raised the income limit in paragraph (1)(i) of the "at risk of homelessness" definition at 24 CFR 576.2 from 30 percent of area median income (AMI) to the Very Low-Income limit of the area, as determined by the Secretary.
- 6) Definitions not in 24 CFR 576.2
- a) Coronavirus- SARS-CoV-2 or another coronavirus with pandemic potential, as defined by section 23005 of the CARES Act.
 - b) ESG-CV- Emergency Solutions Grants Program as funded by the CARES Act and governed by requirements HUD establishes in accordance with that Act. ESG-CV funds do not include annual ESG funds, although annual ESG funds may be used in accordance with the requirements established for purposes of ESG-CV funds as further described in the sections below.
 - c) Prevent, Prepare for, and Respond to Coronavirus- To assist recipients in ensuring that an activity being paid for with ESG-CV funds is eligible, or determining whether annual ESG funding may follow the waivers and alternative requirements established in this Notice, recipients and subrecipients should consider the following:
 - i) Prevent...coronavirus means an activity designed to prevent the initial or further spread of the virus to people experiencing homelessness, people at risk of homelessness, recipient or subrecipient staff, or other shelter or housing residents. This includes providing Personal Protective Equipment to staff and program participants, paying for non-congregate shelter options such as hotels and motels, paying for handwashing stations and portable toilets for use by people living in unsheltered situations, and providing rapid re-housing or homelessness prevention assistance to individuals and families who are homeless or at risk of homelessness (as applicable) to reduce their risk of contracting or further spreading the virus.
 - ii) Prepare for...coronavirus means an activity carried out by a recipient or subrecipient prior to or during a coronavirus outbreak in their jurisdiction to plan to keep people healthy and reduce the risk of exposure to coronavirus and avoid or slow the spread of disease. This includes updating written standards to prioritize people at severe risk of contracting coronavirus for shelter and housing consistent with fair housing and nondiscrimination requirements, adapting coordinated entry policies and procedures to account for social distancing measures or increased demand, developing a strategy and recruiting landlords to provide housing to people experiencing homelessness or at risk of homelessness, training homeless providers on infectious disease prevention and mitigation, and implementing a non-congregate shelter strategy to reduce the spread of coronavirus.
 - iii) Respond to coronavirus means an activity carried out once coronavirus has spread to people experiencing homelessness, provider staff, or once individuals and families lose or are at risk of losing their housing as a result of the economic downturn caused by coronavirus. This includes transporting individuals and families experiencing homelessness to medical appointments, paying for shelter to isolate individuals who have contracted coronavirus from other program participants and people experiencing homelessness, providing rental assistance to those who are at risk of losing their housing, have already become homeless, or continue to experience homelessness due to the economic downturn caused by coronavirus, and providing hazard pay to recipient or subrecipient staff who put their own health at risk to continue to provide necessary services to individuals and families experiencing and risk of homelessness.

HPD- Housing and Planning Department, City of Austin

HUD- U.S. Department of Housing and Urban Development

Subrecipient- An organization receiving ESG funds from the City to undertake eligible ESG activities

II. General

The Emergency Solutions Grant Program (ESG), formerly known as the Emergency Shelter Grant Program, and the Emergency Solutions Grant CARES Act Program (ESG-CV) are funded through the City's Housing and Planning Department (HPD), which is made available by the U.S. Department of Housing and Urban Development (HUD). The City utilizes ESG and ESG-CV funds to provide an array of services to assist homeless persons and persons at-risk of homelessness.

The ESG program is designed to be the first step in a continuum of assistance to help clients quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness. ESG-CV funds have been made available from HUD to assist homeless persons who meet the CDC's definition of being at a high risk of health complications due to COVID-19.

The City's Austin Public Health Department is responsible for the implementation of ESG in compliance with the governing regulations of the ESG program. The City's Housing and Planning Department (HPD) is responsible for the planning and administration of the ESG program. The Community Development Officer (CDO) of HPD has the authority to establish processes, procedures, and criteria for the implementation and operation of the program, and to waive compliance with any provision of these guidelines if s/he determines that to do so does not violate any Federal, state, or local law or regulation, and is in the best interest of the City. Nothing contained, stated, or implied in this document shall be construed to limit the authority of the City to administer and carry out the program by whatever means and in whatever manner it deems appropriate.

III. Eligible Organizations

The subrecipient must be a unit of local government or a private, non-profit organization, as defined by the Internal Revenue Service tax code, evidenced by having a Federal identification number, filed articles of incorporation, and written organizational by-laws.

IV. Ineligible Organizations

An organization will not be eligible to apply for ESG funds if it meets the following conditions:

- 1) Outstanding audit or monitoring findings, unless appropriately addressed by a corrective action plan;
- 2) Current appearance on the List of Suspended and Debarred Contractors
- 3) Terms and conditions of existing contract are not in full compliance;
- 4) History of non-performance with contracts.

V. Financial Terms

- 1) Grantee shall expend the City budget in a reasonable manner in relation to Agreement time elapsed and/or Agreement program service delivery schedule.
- 2) All grant funds allocated must be completely spent down within the 24-month allocation period.

- 3) If the Grantee has a remaining balance at the end of the first twelve-month period, the Grantee must submit a request to spend down remaining balance to the Assistant Director of the Austin Public Health, Health Equity Community Engagement Division (HECE).
- 4) If cumulative expenditures are not within acceptable amounts, spending rates, or in accordance with grant compliance the City may require the Grantee to:
 - a) submit an expenditure plan, and/or
 - b) amend the Agreement budget amount to reflect projected expenditures, as determined by the City.

In order to be eligible for services under the ESG program, clients must meet HUD's definition of homelessness or at-risk of homelessness, and must meet annual income guidelines for homelessness prevention activities.

5) ESG-CV Financial Terms:

- a) Progressive Expenditure Deadline and Recapture Provisions- To ensure ESG-CV funds are spent quickly on eligible activities to address the public health and economic crises caused by coronavirus, the following alternative requirements are established:
 - i) HUD may recapture up to 20 percent of a recipient's total award, including first and second allocation amounts, if the recipient has not expended at least 20 percent of that award by September 30, 2021.
 - ii) HUD may recapture up to 80 percent of a recipient's total award, including first and second allocation amounts, if the recipient has not expended at least 80 percent of that award by March 31, 2022.
 - iii) Prior to recapturing funds as described above, HUD will follow the enforcement process described in 24 CFR 576.501 and provide the recipient with an opportunity to provide a spending plan demonstrating to HUD's satisfaction that all of the recipient's ESG-CV funds from the first and second allocations will be expended by September 30, 2022.

VI. Matching Funds

Subrecipient organizations that receive ESG funds must provide a dollar for dollar (or 100%) match to their ESG award amount.

- 1) Sources of matching funds include:
 - a) Cash Contributions- Cash expended for allowable costs identified in 2 CFR Part 200. Program Income for the ESG program can also be used as match funds. Match funds are identified in 2CFR Part 200.306
 - b) Non-Cash Contributions- The value of any real property, equipment, goods, or services.
- 2) Funds used to match a previous ESG grant may not be used to match a subsequent award.
- 3) ESG-CV Match - As provided by the CARES Act, ESG-CV funds are *not subject to the match requirements* that otherwise apply to the Emergency Solutions Grants program.

VII. Eligible Activities

Each sub-recipient will be allocated funding by activity type, and may have multiple activities in one program. The following is a list of eligible activities for the ESG Program:

- 1) ESG Eligible Activities:
 - a) Street Outreach- Support services limited to providing emergency care on the streets, including engagement, case management, emergency health and mental health services, and transportation;
 - b) Emergency Shelter- Includes essential services, case management, child care, education, employment, outpatient health services legal services, life skills training, mental health & substance abuse services, transportation, shelter operations, and funding for hotel/motel stays under certain conditions;
 - c) Homeless Prevention- Includes housing relocation & stabilization services and short/medium-term rental assistance for individuals/families who are at risk of homelessness;
 - d) Rapid Re-Housing- Includes housing relocation & stabilization services and short/medium-term rental assistance to help individuals/families move quickly into permanent housing and achieve stability;
 - e) Homeless Management Information System (HMIS) costs; and

- f) ESG Administration costs.
- 2) ESG-CV Program-specific Waivers, Alternative Requirements, and Statutory Flexibilities for Existing Eligible Activities:
 - a) Short-Term and Medium-Term Rental Assistance
 - i) 24 CFR 576.106(a)(2), where medium-rent is defined as “for more than 3 months but not more than 24 months of rent” is waived and an alternative requirement is established where medium-term is established as for more than 3 months but not more than 12 months. This alternative requirement will allow more households to receive rapid re-housing and homelessness prevention assistance, which is necessary to prevent, prepare for, and respond to coronavirus.
 - ii) The requirement at 24 CFR 576.106(d) that prohibits rental assistance where the rent for the unit exceeds the Fair Market Rent established by HUD, as provided under 24 CFR Part 888, is waived so long as the rent complies with HUD’s standards of rent reasonableness, as established under 24 CFR 982.507. Waiving this requirement will allow recipients to help program participants move quickly into housing or retain their existing housing, which is especially critical at reducing the spread of coronavirus and responding to coronavirus. This waiver provides additional flexibility beyond the waiver made available to the ESG Program on March 31, 2020 and extended to ESG-CV funds on May 22, 2020 by permitting ESG recipients to provide rental assistance for program participants, whose current rent exceeds FMR and by allowing recipients to use this waiver as needed throughout the period they are providing rental assistance to prevent, prepare for, and respond to coronavirus.
 - b) Hotel/Motel Costs- As permitted under 24 CFR 576.102(a)(3), eligible costs include a hotel or motel voucher for homeless individuals and families where no appropriate emergency shelter is available. Additionally, the limitations on eligible activities provided in section 415(a) of the McKinney-Vento Act and 24 CFR part 576, subpart B are waived and alternative requirements are established to the extent necessary to authorize ESG-CV funds to be used for the following hotel or motel costs for individuals and families experiencing homelessness, receiving rapid re-housing assistance under the Continuum of Care (CoC) or ESG programs, receiving homelessness prevention under the ESG program, or residing in permanent supportive housing: The recipient or subrecipient may pay for a hotel or motel room directly or through a hotel or motel voucher. Additionally, funds can be used to pay for cleaning of hotel and motel rooms used by program participants as well as to repair damages caused by program participants above normal wear and tear of the room. These flexibilities are provided to allow recipients to secure hotel and motel rooms more quickly to be available when needed to prevent the spread of coronavirus (for example, when a program participant needs to isolate to keep from spreading the virus to other shelter occupants or household members).
 - c) Helping current ESG program participants maintain housing- In order to ensure current program participants receiving homelessness prevention and rapid re-housing assistance do not lose their housing during the coronavirus public health crisis and the subsequent economic downturn caused by the crisis, the requirements in 24 CFR 576.105(c) and 576.106(a) are waived and alternative requirements are established as follows:
 - i) The requirement at 24 CFR 576.105(c) limiting the total period of time for which any program participant may receive the services under paragraph (b) to 24 months during any 3-year period is waived solely for those program participants who reach their 24-month maximum assistance during the period beginning on the presumed start of this crisis, January 21, 2020 – the date the first confirmed case was reported in the United States, and ending 6 months from the date of publication of this Notice, provided that the services are only extended for these program participants for up to a maximum of an additional 6 months; and
 - ii) The requirement at 24 CFR 576.106(a) limiting the total number of months a program participant can receive rental assistance to 24 months in a 3-year period is waived solely for those program participants who reach their 24-month maximum during the period beginning on the presumed

start of this crisis, January 21, 2020 – the date the first confirmed case was reported in the United States, and ending 6 months from the date of publication of this Notice, provided that the rental assistance is only extended for these program participants for up to a maximum of an additional 6 months.

- d) **HMIS Lead Activities-** The limitations on eligible activities provided in section 415(a) of the McKinney-Vento Act and 24 CFR Part 576, subpart B are waived to the extent necessary to authorize ESG funds to be used under 24 CFR 576.107 to pay for HMIS costs beyond where they are related to collecting data on ESG program participants and ESG program activities to the extent they are necessary to help the geographic area prevent, prepare for, and respond to coronavirus. Additionally, 24 CFR 576.107 that limits recipients to paying for the costs at 24 CFR 576.107(b) is waived to allow recipients that are not the HMIS Lead, as designated by the Continuum of Care, to pay for costs at 24 CFR 576.107(b), either directly or by sub-granting to the HMIS Lead if the HMIS Lead is an eligible subrecipient to the extent that the HMIS costs are necessary to help the geographic area prevent, prepare for, and respond to coronavirus. This waiver and these alternative requirements provide additional flexibility beyond the waiver made available to the ESG Program on March 31, 2020 and extended to ESG-CV funds on May 22, 2020 by permitting ESG recipients who are not also HMIS Leads to pay for the costs eligible at 24 CFR 576.107(b) and lifting the 6-month limit on the waiver so that this flexibility applies throughout the period the recipient or subrecipient uses funds to prevent, prepare for, and respond to coronavirus. Additionally, this waiver provides additional flexibility for ESG funds to be used on HMIS costs even when they are not related to ESG program participants or ESG activities when necessary to collect and report better data about the impact of coronavirus across the community. These flexibilities will allow communities to collect data that is necessary to coordinate and report on activities to prevent, prepare for, and respond to coronavirus among individuals and families experiencing homelessness, at risk of homelessness, and receiving homeless assistance
 - e) **Legal Services-** Legal services established in 24 CFR 576.102(a)(1)(vi) and 24 CFR 576.105(b)(4) are limited to those services necessary to help program participants obtain housing or keep a program participant from losing housing where they currently reside.
- 3) **Additional ESG-CV Eligible Activities:**
- a) **Training-** As permitted by the CARES Act, ESG-CV funds may be used for training on infectious disease prevention and mitigation for staff working directly to prevent, prepare for, and respond to coronavirus among persons who are homeless or at risk of homelessness and the use of funding shall not be considered administrative costs for purposes of the 10 percent cap. In addition, the limitations on eligible activities provided in section 415(a) of the McKinney-Vento Homeless Assistance Act and 24 CFR part 576, subpart B are waived and alternative requirements are established to the extent necessary to authorize ESG-CV funds to be used for training on infectious disease prevention and mitigation for homeless assistance providers, including those who do not receive funding through the CARES Act, to help them best prevent, prepare for, and respond to coronavirus among persons who are homeless or at risk of homelessness. These training costs are eligible as a standalone activity and are not to be charged to an activity under 24 CFR 576.101 to 24 CFR 576.109.
 - b) **Hazard Pay-** As permitted by the CARES Act, funds may be used to pay hazard pay for recipient- or subrecipient-staff working directly to prevent, prepare for, and respond to coronavirus among persons who are homeless or at risk of homelessness. Examples of recipient or subrecipient staff working directly in support of coronavirus response include emergency shelter intake staff, street outreach teams, emergency shelter maintenance staff, emergency shelter security staff, staff providing essential services (e.g., outpatient health or mental health, housing navigators), and staff in proximity to persons with coronavirus or working in locations with a high likelihood of contracting coronavirus.
 - c) **Landlord Incentives-** The limitations on eligible activities under section 415(a) of the McKinney-Vento Act and 24 CFR 576.105 are waived and alternative requirements are established to the extent necessary to authorize ESG-CV funds to be used under 24 CFR 576.105 to add the eligible cost of

paying for landlord incentives as reasonable and necessary to obtain housing for individuals and families experiencing homelessness and at risk of homelessness. However, a recipient may not use ESG-CV funds to pay the landlord incentives set forth below in an amount that exceeds three times the rent charged for the unit. Waiving the limitation on eligible costs under housing relocation and stabilization services to pay for the costs of landlord incentives will increase the number of housing units available to people experiencing homelessness or at risk of homelessness, especially in tight rental markets and obtaining and maintaining housing is critical to preventing the spread of coronavirus and helping mitigate the economic impact of the crisis. The limitation to three times the rent charged for each unit ensures enough ESG-CV funds remain available to provide other eligible activities necessary to prevent the spread of coronavirus. Eligible landlord incentive costs include:

- i) Signing bonuses equal to up to 2 months of rent;
- ii) Security deposits equal to up to 3 months of rent;
- d) Paying the cost to repair damages incurred by the program participant not covered by the security deposit or that are incurred while the program participant is still residing in the unit; and,
- e) Paying the costs of extra cleaning or maintenance of a program participant's unit or appliances.

VIII. Client Eligibility

In order to be eligible for services under the ESG program, clients must meet HUD's definition of homelessness or at-risk of homelessness, and must meet annual income guidelines for homelessness prevention activities.

1) ESG Eligibility Documentation

- a) Homelessness Prevention: This program will not provide Homelessness Prevention Services.
- b) Rapid Re-Housing:
- c) Please refer to the Homeless Eligibility Form for more information on documenting homelessness for ESG clients.
- d) Sub-recipient agencies must collect the required supporting documentation requested in the Homeless Eligibility Form in order for clients to be considered eligible for services
- e) All eligibility and supporting documentation for Rapid Re-Housing clients must be maintained in each client's file
- f) Clients will be referred to ESG programs through the Coordinated Assessment or Coordinated Entry process.
- g) CDU-Specific Client Eligibility Requirements
 - i) Referral through Coordinated Assessment
 - ii) HIV Positive, homeless individuals
- h) DACC-Specific Eligibility Requirements
 - i) Referral through Coordinated Assessment
 - j) Front Steps Specific Eligibility Requirements
 - i) Referral through Coordinated Assessment
 - ii) Targeted to those who sheltered at ARCH and coming from the streets outside the ARCH

2) Confidentiality of Client Information

- a) Subrecipients must have written client confidentiality procedures in their program policies and procedures that conform to items b – d below:
- b) All records containing personally identifying information of any individual or family who applies for and/or receives ESG assistance must be kept secure and confidential.
- c) The address or location of any domestic violence project assisted under ESG shall not be made public.
- d) The address or location of any housing for a program participant shall not be made public.

IX. Emergency Shelter

Requirement: Policies and procedures for admission, diversion, referral and discharge by emergency shelters assisted under ESG, including standards regarding length of stay, if any, and safeguards to meet the safety and shelter needs of special populations.

The ESG-funded emergency shelter, Austin Resource Center for the Homeless, or ARCH is currently limited to those clients in case-management, with 20 beds held open for Emergency Night Shelter for men. The ARCH provides Day Resource Center for enrolled clients. Case Management and other co-located services are provided on-site by the following local service providers.

Sleeping Unit Reservation System: Of the 150 sleeping units, approximately 130 are reserved for those clients in full-time case-management with the remaining 20 held open for Emergency Night Shelter.

There is no length of stay for the shelter, and in case management, the general length is 6 months with evaluation on a case by case basis. Clients are informed that if they have a reservation, but they do not arrive to check in, within a set number of days, their reserved place will be made available to other clients on the waiting list. There are also available beds in coordination with the following participating agencies: CommUnityCare Clinic, Veterans Administration (VA), and Austin/Travis County Integral Care, the local mental health authority. All these case-managed clients work with their case manager to determine a housing plan and are connected to other resources to find permanent housing. The client is informed of the grievance process, and their end date for services determined on a case by case basis.

Clients are encouraged to work with Case Managers to progress towards personal goals related to obtaining/maintaining sustainable income, exploring viable housing options, and addressing self-care issues that impact progress towards self-sufficiency. Case Management services are based on a Harm Reduction philosophy and the stages in the Trans-theoretical Model of Change. Various techniques, including motivational interviewing, are effectively utilized in working with clients whose needs vary across a spectrum of vulnerability. Men's and women's support groups as well as anger management classes are offered through case management. ARCH clients with domestic violence concerns are offered coordination and referral to appropriate programs on a case by case basis.

Front Steps, the agency administering the ARCH, has been designated as one of the "front doors"/community portals in the Coordinated Assessment process. Using the Vulnerability Index & Service Prioritization Decision Assistance Tool (VI-SPDAT) as part of the Coordinated Assessment process, coupled with more robust data entry into HMIS, clients who score within range and are identified as likely benefitting from receiving Shelter Case Management services will be offered these services as openings in the program become available.

The following is provided in the case that a client is terminated:

Written notice to the participant containing a clear statement of the reason for termination.

A review of the decision, in which the participant is given the opportunity to present written or oral objections before a person other than the person (or subordinate of the person) who made or approved the termination decisions, AND

Prompt written notification to the program participant.

Because the ARCH is a City building, the agencies cannot deny citizens access to the shelter property on a permanent basis.

X. Rapid Rehousing and Other ESG-funded Services

There are no essential services funded by ESG.

There are no homeless prevention services funded by ESG.

Requirement: Policies and procedures for determining and prioritizing which eligible families and individuals will receive rapid re-housing assistance.

All programs funded through the Emergency Solutions Grant will use Coordinated Entry for referrals for the program in order to serve the most vulnerable Rapid Rehousing clients in the community. Agency eligibility could include, for example, HIV status for the Communicable Disease Unit. All programs help clients go through the Coordinated Entry process to access appropriate referrals and community programs.

Each client will be individually assessed for the amount of Rapid Rehousing using progressive engagement and housing first principles. If a client or family needs continued services and financial assistance past the initial date of entry into the program, agencies will work to address those needs until the client exits the program. Other funding sources will be used to address the other service needs of the client such as case management, housing location or financial and rental assistance as needed.

Requirement: Standards for determining the type, amount and duration of housing stabilization and/or relocation services to provide a program participant, including the limits on rapid re-housing assistance.

- 1) All Rapid Rehousing programs will include the following components:
 - a) Housing Stability Plan with Exit Strategy
 - b) Progressive Engagement
 - c) Coordination with other HUD funded programs and regular review the program's progress towards the HUD benchmarks:
 - i) Reducing the length of time program participants spend homeless;
 - ii) Exiting households to permanent housing, and
 - iii) Limiting returns to homelessness within a year of program exit.
- 2) Also, all RR programs will provide the following services with ESG funds or with another funding source. If the agency is not able to provide all of these services, they will work with a collaborative partner to provide them.
 - a) Housing Location
 - b) Financial Assistance – Rental, Deposits, Application Fees, etc.
 - c) Housing Stability Case Management
- 3) Rapid Rehousing Financial Assistance Guidelines:
 - a) ESG:
 - i) Security Deposits are available for no more than 2 months' rent.
 - ii) Last Month's Rent is only paid if the last month's rent is necessary for the participant to obtain housing, if it is paid at the same time as the security deposit and first month's rent and does not exceed one month's rent.
 - iii) Utility Deposit, Payments and Arrears is paid if it is within 24 month limit, including up to 6 months of utility arrears, and if the utility account is in the name of the participant or if there is proof of responsibility, and is for eligible gas, electric, water and sewage.
 - iv) Caps on assistance by program:
 - (1) Downtown Austin Community Court: Financial Assistance can include up to \$2300 a year in direct financial assistance for all eligible financial assistance and rental assistance funding, with a 24-month cap of \$4600.
 - (2) Contracted agencies: None beyond the regulations above.
 - (3) Communicable Disease Unit: Does not administer financial assistance and rental assistance.

- v) Changes in household composition. The limits on the assistance under this section apply to the total assistance an individual receives, either as an individual or as part of a family.
 - vi) Limit of months of assistance. No client may receive more than 24 months of assistance in a three-year period.
 - vii) Recertification. Clients will be recertified at least every twelve months to determine ongoing eligibility as per 576.401. Recertification will assess clients to see if they do not have an annual income that exceeds 30% AMI *and* lack sufficient resources and support networks to retain housing without ESG assistance.
- b) ESG-CV:
- i) Same as ESG in a) above, but with the following exceptions:
 - (1) Limit of months of assistance. No client may receive more than 12-months of financial assistance in a 24-month period.
 - (2) Recertification- Clients will be recertified at least every twelve months to determine ongoing eligibility as per 576.401. Recertification will assess clients to see if they do not have an annual income that exceeds the Very Low-Income limit of the area, as determined by the Secretary **AND** lack sufficient resources and support networks to retain housing without ESG assistance.
 - (3) Financial assistance limitations:
 - (a) Landlord incentives are limited to three times the rent charged for each unit to ensure enough ESG-CV funds remain available to provide other eligible activities necessary to prevent the spread of coronavirus. Eligible landlord incentive costs include:
 - (i) Signing bonuses equal to up to 2 months of rent;
 - (ii) Security deposits equal to up to 3 months of rent;
 - (b) Paying the cost to repair damages incurred by the program participant not covered by the security deposit or that are incurred while the program participant is still residing in the unit; and,
 - (c) Paying the costs of extra cleaning or maintenance of a program participant's unit or appliances.

Requirement: Standards for determining what percentage or amount of rent and utilities cost each program participant must pay while receiving rapid re-housing assistance.

Most clients receiving financial assistance through the Emergency Solutions Grant will have high housing barriers and will be highly vulnerable. Participants are not required to contribute a percentage of their income to rent or utilities, so there are no standards developed.

Requirement: Standards for determining how long a particular program participant will be provided with rental assistance.

- 1) Short-term and medium-term rental assistance - rental assistance can be provided to a program participant with up to 24 months of rental assistance during any 3-year period. This assistance may be short-term rental assistance, medium-term rental assistance, payment of rental arrears, or any combination of this assistance.
 - a) Short and Medium-Term Rental Assistance - Short-term rental assistance is assistance for up to 3 months of rent; Medium-term rental assistance is assistance for more than 3 months but not more than 24 months of rent; Rental assistance for this program will be tenant-based.
 - i) Rental Assistance use with other subsidies. Except for a one-time payment of rental arrears on the tenant's portion of the rental payment, rental assistance cannot be provided to a program participant who is receiving tenant-based rental assistance, or living in a housing unit receiving project-based rental assistance or operating assistance, through other public sources. Rental

- assistance may not be provided to a program participant who has been provided with replacement housing payments under the URA during the period of time covered by the URA payments.
- ii) Fair Market Rent - Rental Assistance must only be provided if rent does not exceed Fair Market Rent and complies with HUD's standard of rent reasonableness, as established under 24 CFR 982.507.
 - iii) For purposes of calculating rent, the rent shall equal the sum of the total monthly rent for the unit, any fees required for occupancy under the lease (other than late fees and pet fees) and, if the tenant pays separately for utilities, the monthly allowance for utilities (excluding telephone) established by the public housing authority for the area in which the housing is located.
 - iv) Rental assistance agreement. The recipient or subrecipient may make rental assistance payments only to an owner with whom the recipient or subrecipient has entered into a rental assistance agreement. The rental assistance agreement must set forth the terms under which rental assistance will be provided, including the requirements that apply under this section. The rental assistance agreement must provide that, during the term of the agreement, the owner must give the recipient or subrecipient a copy of any notice to the program participant to vacate the housing unit, or any complaint used under state or local law to commence an eviction action against the program participant.
 - v) Late payments. The recipient or subrecipient must make timely payments to each owner in accordance with the rental assistance agreement. The rental assistance agreement must contain the same payment due date, grace period, and late payment penalty requirements as the program participant's lease. The recipient or subrecipient is solely responsible for paying late payment penalties that it incurs with non-ESG funds.
 - vi) Lease. Each program participant receiving rental assistance must have a legally binding, written lease for the rental unit, unless the assistance is solely for rental arrears. The lease must be between the owner and the program participant. Where the assistance is solely for rental arrears, an oral agreement may be accepted in place of a written lease, if the agreement gives the program participant an enforceable leasehold interest under state law and the agreement and rent owed are sufficiently documented by the owner's financial records, rent ledgers, or canceled checks. For program participants living in housing with project-based rental assistance under paragraph (i) of this section, the lease must have an initial term of one year.
- 2) Tenant-based rental assistance. Rental assistance for this program will be tenant-based, and all programs will provide the minimum amount of assistance needed for client to stabilize using the principles of Progressive Engagement.
- a) A program participant who receives tenant-based rental assistance may select a housing unit in which to live and may move to another unit or building and continue to receive rental assistance, as long as the program participant continues to meet the program requirements.
 - b) The recipient may require that all program participants live within a particular area for the period in which the rental assistance is provided.
 - c) The rental assistance agreement with the owner must terminate and no further rental assistance payments under that agreement may be made if:
 - i) The program participant moves out of the housing unit for which the program participant has a lease;
 - ii) The lease terminates and is not renewed; or
 - iii) The program participant becomes ineligible to receive ESG rental assistance.
- 3) Rental Arrears are paid if the client is assisted with one-time payment of up to 6 months of rental arrears, including any late fees on those arrears. A lease must be present in the file with the participant's name on the lease or a document of the rent payments/financial records, as well as Rent Reasonableness, Lead Based Paint and Habitability Standards forms. Where the assistance is solely for rental arrears, an oral agreement may be accepted in place of a written lease, if the agreement gives the program participant an

enforceable leasehold interest under state law and the agreement and rent owed are sufficiently documented by the owner's financial records, rent ledgers, or canceled checks. For program participants living in housing with project-based rental assistance under paragraph (i) of this section, the lease must have an initial term of one year.

- 4) Caps on assistance by program:
 - a) Downtown Austin Community Court: Financial Assistance can include up to a year in direct financial assistance for all eligible financial assistance and rental assistance funding.
 - b) Contracted agencies: None beyond the regulations above.
 - c) Communicable Disease Unit: Does not administer financial assistance and rental assistance.
- 5) All clients will be recertified at least every twelve months to determine ongoing eligibility as per 576.401. Recertification will assess clients to see if they do not have an annual income that exceeds 30% AMI *and* lack sufficient resources and support networks to retain housing without ESG assistance.

XI. Coordination Between Service Providers

The following list gives the types of service coordination activities to be undertaken for the ESG Program: Case management, permanent supportive housing, rapid re-housing and housing location and financial assistance.

Services will be coordinated between the downtown Austin Resource Center for the Homeless (ARCH), Downtown Austin Community Court, and in consultation with the local Continuum of Care as well as other service providers such as Austin Travis County Integral Care, Caritas of Austin, Salvation Army, Veterans Administration, Continuum of Care Permanent Supportive Housing programs and other appropriate federal, state and local service providers.

Agency	Case Management/Supportive Services	Permanent Supportive Housing	Rapid Rehousing/Housing Location	Direct Financial Assistance
Front Steps PSH and Rapid Rehousing	X	X	X	X
Caritas of Austin with CoC and City funding	X	X	X	X
Downtown Community Court	X		X	X
Public Health	X		X	
Communicable Disease Unit				
Other Continuum of Care Programs	X	X		
City-funded Social Service Agencies	X	X	X	X

ESG Rapid Rehousing Program Design: All ESG Programs will have all components or coordinate with other funding sources or entities so that all needs of the Rapid Rehousing clients will be adequately addressed.

RR Agency	Case Management/Supportive Services	Housing Location	Direct Financial Assistance	Rental Assistance
Front Steps	Front Steps	Front Steps	Front Steps HHSP and SSVF; BSS Plus	Front Steps HHSP and SSVF, BSS Plus
Communicable Disease Unit (CDU)	CDU	CDU/DACC ESG	DACC ESG	DACC ESG
Downtown Austin Community Court	DACC	DACC	DACC ESG	DACC ESG

XII. Homeless Management Information System (HMIS)

Organizations receiving funding from the City of Austin for homelessness prevention and homeless intervention services are required to utilize the Local Homeless Management Information System (HMIS) to track and report client information for individuals who are at risk of homelessness or who are homeless. A high level of data quality is required. All ESG-funded programs will also be working with the community's Coordinated Entry process.

ESG Specific Requirements Include:

- 1) Entering client data into HMIS as per the guidelines outlined in an agreement with ECHO HMIS and under the requirements of the Austin/Travis County HMIS Data Quality Assurance Plan.
- 2) ESG-funded programs will participate in the centralized or coordinated assessment system in HMIS, as required under § 576.400(d).
- 3) The ESG Rapid Rehousing program will accept referrals through Coordinated Entry.
- 4) Utilizing the ESG eligibility form to determine homeless eligibility.
- 5) Demographic data collected in the ESG Demographic Form
- 6) HUD 40118 form or other required form required for Emergency Solutions Grants
- 7) Submission of HUD reporting information for the Consolidated Plan, Action Plan and Consolidated Annual Performance and Evaluation Report (CAPER).
- 8) Participation in community homeless coordination and planning.
- 9) Other HMIS Requirements:

Organizations receiving funding from the City of Austin for homelessness prevention and homeless intervention services are required to utilize HMIS to track and report client information for individuals who are at risk of homelessness or who are homeless. A high level of data quality is required. The Ending Community Homelessness Coalition (ECHO) currently serves as the local HMIS administrator.

SECTION 2: ESG POLICIES AND PROCEDURES

Management and operation of approved projects is the responsibility of the Subrecipient. The Subrecipient is the entity that will receive the City contract. Therefore, the subrecipient has the overall responsibility of the project's successful completion.

I. Grant Subaward Process

At its discretion, the City may use a competitive Request for Application and comprehensive review process to award ESG funding to providers of services to homeless persons and persons at-risk of homelessness. Activities will be consistent with the City's Consolidated Plan, in compliance with local, state, and Federal requirements and the governing regulations for use of ESG funds, and in conformance with program standards. The City will enter into written agreements with selected Subrecipients and will work with Subrecipients to ensure that project costs are reasonable, appropriate, and necessary to accomplish the goals and objectives of the City's overall ESG Program. The subrecipient must be able to clearly demonstrate the benefits to be derived by the services provided to homeless individuals, and to low-to-moderate income families. Performance measures will be established in the contract. All ESG award decisions of the City are final.

II. Contracting

Subrecipients must enter into a written contract with the City for performance of the project activities. Once a contract is signed, the subrecipient will be held to all agreements therein.

- 1) Members of the Subrecipient organization, volunteers, residents, or subcontractors hired by the organization may carry out activities. Subrecipients must enter into a written contract with the subcontractors carrying out all or any part of an ESG project. All subcontractors must comply with the City and Federal procurement and contracting requirements.
- 2) All contracts are severable and may be canceled by the City for convenience. Project funding is subject to the availability of ESG funds and, if applicable, City Council approval.
- 3) Amendments - Any amendments to a contract must be mutually agreed upon by the Subrecipient and the City, in writing. Amendment requests initiated by the Subrecipient must clearly state the effective date of the amendment, in writing. Austin Public Health (APH) staff will determine if an amendment request is allowable. APH reserves the right to initiate amendments to the contract.
- 4) Liability - Subrecipients shall forward Certificates of Insurance to the Austin Public Health Department within 30 calendar days after notification of the award, unless otherwise specified. The City's Risk Management Department will review and approve the liability insurance requirements for each contract. Subrecipients must maintain current insurance coverage throughout the entire contract period, as well as for any subsequent amendments or contract extensions.

III. Internal Controls

Subrecipients must have policies and procedures in place to protect assets, create accurate and reliable financial reporting, maintain compliance with all applicable laws and regulations, and ensure that agency operations are effective and efficient. These Internal Controls should include, but are not limited to:

- 1) Information and documents required through the standard City Boilerplate
 - a) Business continuity/risk management plans
 - b) Conflict of interest policy
 - c) Whistleblower policy
 - d) Financial management policy
- 2) Staff and Program evaluations
- 3) Maintaining annual income and expense budget reports to compare expected spending and revenue with actual spending and revenue
- 4) Information Technology controls
- 5) Written job descriptions to clearly define roles within the organization

IV. Recordkeeping Requirements

- 1) Project Records- The Subrecipient must manage their contract and maintain records in accordance with City and Federal policies and must be in accordance with sound business and financial management practices, which will be determined by the City. Record retention for all ESG records, including client information, is five years after the expenditure of contract funds.
- 2) Client Records- The Subrecipient must maintain the following types of client records to show evidence of services provided under the ESG program:
 - a) Client Eligibility records, including documentation of Homelessness, or At-Risk of Homelessness plus income eligibility and support documentation.
 - b) For Rapid Rehousing client files, a copy of the ESG Rapid Rehousing Client File Review checklist and Rapid Rehousing Financial Assistance Checklist should be placed at the beginning of the file and peer reviewed before any financial assistance is provided
 - c) Documentation of Continuum of Care centralized or coordinated assessment (for client intake)
 - d) Financial Assistance backup documentation required for each type of assistance outlined in the previous sections.
 - i) Rental assistance agreements and payments
 - ii) security deposits
 - iii) all backup documentation required for each type of assistance
- 3) Housing Financial Assistance - for eligible clients, financial assistance may be allocated for eligible expenses with the following requirements and limitations:
 - a) Rental application fees.
 - b) Security deposits. Equal to no more than 2 months' rent.
 - c) Last month's rent. If necessary to obtain housing for a program participant, the last month's rent may be paid from ESG funds to the owner of that housing at the time the owner is paid the security deposit and the first month's rent. This assistance must not exceed one month's rent and must be included in calculating the program participant's total rental assistance, which cannot exceed 24 months during any 3-year period.
 - d) Utility deposits.
 - e) Utility payments. Up to 24 months of utility payments per program participant, per service, including up to 6 months of utility payments in arrears, per service. A partial payment of a utility bill counts as one month. This assistance may only be provided if the program participant or a member of the same household has an account in his or her name with a utility company or proof of responsibility to make utility payments. Eligible utility services are gas, electric, water, and sewage. No program participant shall receive more than 24 months of utility assistance within any 3-year period.
 - f) Financial assistance cannot be provided to a program participant who is receiving the same type of assistance through other public sources.
 - g) Short-Term and Medium-Term Rental Assistance. Up to 24 months of rental assistance during any 3-year period. This assistance may be short-term rental assistance, medium-term rental assistance, payment of rental arrears, or any combination of this assistance.
 - i) Short-term rental assistance is assistance for up to 3 months of rent.
 - ii) Medium-term rental assistance is assistance for more than 3 months but not more than 24 months of rent.
 - iii) Payment of rental arrears consists of a one-time payment for up to 6 months of rent in arrears, including any late fees on those arrears.
 - iv) Rental assistance may be tenant-based or project-based
- 4) Rent Restrictions.

- a) Rental assistance cannot be provided unless the rent does not exceed the Fair Market Rent (FMR) established by HUD, as provided under 24 CFR part 888, and complies with HUD's standard of rent reasonableness, as established under 24 CFR 982.507.
 - b) For purposes of calculating rent under this section, the rent shall equal the sum of the total monthly rent for the unit, any fees required for occupancy under the lease (other than late fees and pet fees) and, if the tenant pays separately for utilities, the monthly allowance for utilities (excluding telephone) established by the public housing authority for the area in which the housing is located.
 - c) Rental assistance agreement must state that rental assistance payments will be made only to a landlord or owner with whom the subrecipient has entered into a rental assistance agreement. The rental assistance agreement must set forth the terms under which rental assistance will be provided, including the requirements that apply under this section. The rental assistance agreement must provide that, during the term of the agreement, the landlord/owner must give Front Steps a copy of any notice to the program participant to vacate the housing unit, or any complaint used under state or local law to commence an eviction action against the program participant.
 - d) Late payments. Subrecipients must make timely payments to each landlord/owner in accordance with the rental assistance agreement. The rental assistance agreement must contain the same payment due date, grace period, and late payment penalty requirements as the program participant's lease. The recipient or sub-recipient is solely responsible for paying late payment penalties that it incurs with non-ESG funds.
 - e) Lease. Each program participant receiving rental assistance must have a legally binding, written lease for the rental unit, unless the assistance is solely for rental arrears. The lease must be between the landlord/owner and the program participant. Where the assistance is solely for rental arrears, an oral agreement may be accepted in place of a written lease, if the agreement gives the program participant an enforceable leasehold interest under state law and the agreement and rent owed are sufficiently documented by the owner's financial records, rent ledgers, or canceled checks. For program participants living in housing with project-based rental assistance, the lease must have an initial term of one year.
- 5) All City of Austin ESG-funded Rapid Re-Housing programs will include the following components:
- a) Housing Stability Plan with Exit Strategy
 - b) Progressive Engagement
 - c) Coordination with other HUD-funded programs and regular review the program's progress towards the HUD benchmarks:
 - d) Reducing the length of time program participants spend homeless;
 - e) Exiting households to permanent housing, and
 - f) Limiting returns to homelessness within a year of program exit.
- 6) All of the below items must be completed and checked "Yes" before financial assistance can be provided:
- a) Forms Required:
 - i) Required for housing location, housing stability case management, financial assistance, rental assistance
 - (1) Habitability Standards
 - (2) Lead Hazard Standards
 - (3) Rent-Reasonableness
 - (4) Peer Reviewed ESG Rapid Rehousing Client File Review
 - ii) Required for rental assistance – arrears and ongoing rent (in addition to the above forms)
 - (1) Lease in client's name or a document of the rent payments/financial records
 - (2) Fair market rent calculation
 - (3) Landlord Rental Agreement

V. Reporting Requirements

- 1) Monthly Claims Requests - must be submitted within fifteen (15) calendar days after the reporting month's end with backup uploaded to the City's online contract management system, PartnerGrants, which identify the allowable expenditures incurred under this contract. The backup should be uploaded with the Claims request and should include:
 - a) Contracted agencies: General Ledger
 - b) City Agreements: Grant Cost Report grant costs with appropriate backup from the Digital Express Reports (DXR)
 - c) Rapid Rehousing Financial Assistance programs: backup documentation for all direct financial assistance including a Rapid Rehousing Financial Assistance Checklist to verify that all required forms and steps were completed before releasing financial assistance to clients.
 - d) Current Month Matching Funds:
 - i) ESG- Statement must be submitted monthly in the City's online contract management system, PartnerGrants, along with the monthly Claims report. The contractor is required to expend and document Matching Funds against payments to be received under this Agreement. The Claim cannot be approved unless the Matching Funds statement is included.
 - ii) ESG-CV has no matching fund requirement
 - e) All monthly claims reports must include a copy of the HMIS Universal Data Elements quality report for the month requested with ratings of either "Excellent" or "Acceptable" – if data quality reports fall below minimum standards, payments may be withheld until reports improve to "Excellent" or "Acceptable" ratings
- 2) Quarterly Reporting
 - a) Quarterly performance reports shall be submitted, in a format prescribed by the City, by the 15th calendar day of the month after the quarter end, which identify the activities accomplished under this contract.
 - b) Other performance metrics may be required to align with HUD system-wide performance measures.
 - c) ESG Demographic Report must be submitted within fifteen (15) calendar days after the end of the preceding quarter. The data from this report should be able to be extracted from HMIS. Sections 4-8 and 10 must be completed by all ESG programs that serve clients.
 - d) Quarterly Claims Review – Quarterly, one Claim will be reviewed for complete documentation including but not limited to:
 - i) Timesheets
 - ii) Check stubs, copies of checks
 - iii) Client File Checklists
 - iv) Peer Reviewed Rapid Rehousing Client File Review Form showing that the required documentation for clients served were collected in the correct order
 - v) Client file documentation of eligibility and appropriate housing documentation
 - vi) If issues are found with the quarterly reviews, or if HUD deems it necessary, the Claims Review process will be conducted monthly rather than quarterly
- 3) Annual Close-Out Reporting
 - a) The Federal ESG program year ends on September 30th. At completion of all activities, a Contract Closeout Report must be submitted within 30 days of the end of the contract. The subrecipient is required to supply such information, in such form and format as the City and HUD may require. All records and reports must be made available to any authorized City representative upon request and without prior notice.
 - b) For contracts that contain renewal/extension options, an Annual Progress Report shall be completed using the City's online contract management system by the Grantee and submitted to the City within 60 calendar days following the end of each Program Period identified in Section 4.1.2 of the Contract boilerplate.

- c) For those Agreements that are ending, a Closeout Report shall be completed by the Grantee through the City's online contract management system and submitted to the City within 30 calendar days following the expiration or termination of this Agreement. Any encumbrances of funds incurred prior to the date of termination of this Agreement shall be subject to verification by the City. Upon termination of this Agreement, any unused funds, unobligated funds, rebates, credits, or interest earned on funds received under this Agreement shall be returned to the City.
- d) The Closeout Report must contain all information that the City requires during the normal Contract Close-Out Report or, if the Contract is ongoing but the Program Period had ended, all of the information the City requires for their Contract Progress Report.
- e) All ESG Subrecipients must use HMIS to report on clients served by the ESG program.
- f) All ESG programs are required to submit end of year reporting according to HUD requirements. This may include:
 - i) Providing reports in PartnerGrants earlier than the normal fourth quarter deadline
 - ii) Running and submitting an HMIS report to the HUD database, SAGE.

VI. Program Limitations

- 1) ESG Administration costs are limited to 7.5% of the total ESG allocation.
- 2) ESG Street Outreach and Emergency Shelter costs are limited to the greater of: 60% of the City's 2011-12 ESG grant -or- the amount committed to emergency shelter for the City's 2010-11 ESG allocation.
- 3) Program Income
 - a) ESG - Income derived from any ESG activity must be recorded and reported to APH as program income. Such income may not be retained or disbursed by the subrecipient without written approval from APH and is subject to the same controls and conditions as the Subrecipient's grant allocation.
 - b) ESG-CV Program Income- Because ESG-CV program income cannot be used as match without the ESG matching requirement, HUD is waiving the ESG provisions for program income under 24 CFR 576.2 and 576.407(c)(1) and establishing alternative requirements, as follows:
 - i) Program income is defined as provided by 2 CFR 200.80, except that:
 - (1) Program income includes any amount of a security or utility deposit returned to the recipient or subrecipient, as provided by 24 CFR 576.2; and
 - (2) Costs that are incidental to generating program income and not charged to the ESG-CV grant or subgrant may be deducted from gross income to determine program income, as allowed under 2 CFR 200.307(b).
 - c) As allowed under 2 CFR 200.307(e), program income may be treated as an addition to recipient's grant (or the subrecipient's subgrant, if the income is generated by the subrecipient's activities), provided that the program income is used in accordance with the purposes and conditions of that grant or subgrant. Program income otherwise must be deducted from allowable costs as provided by 2 CFR 200.307(e)(1).
- 4) ESG funds may not be used for lobbying or for any activities designed to influence legislation at any government level.
- 5) A church or religious affiliated organization must show secularism when submitting an ESG application.
- 6) Any ESG funds that are unallocated after the funding cycle will be reprogrammed by APH. Contracts that show three (3) consecutive months of inactivity (as documented by monthly reports or non-submission of required reports) will be reviewed on a case-by-case basis and may be irrevocably canceled.

VII. Performance Standards

ESG-funded programs will report into HMIS and have a high level of data quality specified in Section XII. Homeless Management Information Systems. HMIS data quality is reviewed quarterly by City staff. All data quality is reviewed by the ECHO HMIS Administrator.

Performance measures will be reviewed quarterly by the City of Austin, Austin Public Health Department. Measures will also be reviewed annually by the local Continuum of Care decision-making body, ECHO, during the annual Consolidated Evaluation and Performance Report process.

VIII. Termination Procedures

The following is provided in the case that a client is terminated:

- 1) Written notice to the participant containing a clear statement of the reason for termination.
- 2) A review of the decision, in which the participant is given the opportunity to present written or oral objections before a person other than the person (or subordinate of the person) who made or approved the termination decisions, AND
- 3) Prompt written notification to the program participant.

Accessibility

In order to demonstrate compliance with the Americans with Disabilities Act (ADA) and Section 504 requirements, the following statements must be added to all public notices, advertisements, program applications, program guidelines, program information brochures or packages, and any other material containing general information that is made available to participants, beneficiaries, applicants, or employees:

_____ (insert the name of your organization) as a subrecipient of the City of Austin is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call _____ (insert your organization's phone number) (voice) or Relay Texas at 1-800-735-2989 (TDD) for assistance.

_____ (insert the name of your organization) como un subreceptor de la Ciudad de Austin se compromete a cumplir con el Acta de Americanos con Discapacidades. Con solo solicitarlo se proveerán modificaciones e igual acceso a comunicaciones. Para información, favor de llamar a _____ (insert your organization's phone number) (voz) o Relay Texas 1-800-735-2989 (TDD) para asistencia.

Attachment II C: City of Austin Monitoring Plan

MONITORING PLAN

The goal of the City of Austin's monitoring process is to assess subrecipient/contractor performance in the areas of program, financial and administrative compliance with applicable federal, state and municipal regulations and current program guidelines. Under this plan, select programs and project activities are monitored through one or more of the following components. The City of Austin's monitoring plan consists of active contract monitoring and long-term monitoring for closed projects.

Active Contract Monitoring

Prior to executing any agreement or obligation, monitoring takes the form of a compliance review. Verification is obtained to ensure that the proposed activity to be funded has received the proper authorization through venues such as the annual Action Plan, environmental review and fund release, and identification in the Integrated Disbursement & Information System (IDIS). A contract begins with written program guidelines, documentation and tracking mechanisms that will be used to demonstrate compliance with applicable federal, state and local requirements.

For activities implemented through external programs or third-party contracts with non-profit, for-profit and community-based organizations, a solicitation may be required in the form of a comprehensive Notice of Fund Availability (NOFA) or Request for Proposals (RFP) which details performance, financial and regulatory responsibilities.

1. Compliance Review prior to obligation of funds. Prior to entering into any agreement or to the obligation of entitlement funds, the City conducts a compliance review to verify that the program activity has been duly authorized. The compliance review consists of verifying and documenting:

- The program activity has been approved as part of the Action Plan for the specified funding source and year;
- The availability of applicable funds for the specific activity;
- The activity has received environmental review and determination and fund release, as applicable;
- The service provider is not listed in the System for Award Management (SAM);
- The activity has been set up and identified in IDIS;
- The scope of work defined in the contract has adequately addressed performance, financial and tracking responsibilities necessary to report and document accomplishments; and
- The service provider has the required insurance in place.

After this information has been verified and documented, staff may proceed in obtaining authorization and utilization of entitlement funds for the activity.

2. Desk Review. Before processing an invoice for payment, staff reviews the invoice to verify that the item or service is an eligible expense and it is part of the contract budget. Staff also reviews performance reports and supporting documentation submitted with the invoice to ensure that the contractor is performing in accordance with the terms of the contract and the scope of work. This level of monitoring is performed on an ongoing basis throughout the duration of the contract.

- 3. Records Audit.** A records audit includes a review of all file documents as needed. A file checklist is used to determine if the required documents are present. Through the review of performance reports and other documentation submitted by the contractor, staff is able to identify areas of concern and facilitate corrections and/or improvements. Should problems be identified, a contractor or recipient of funds may then be provided technical assistance as necessary to reach a resolution.
- 4. Selected On-Site Monitoring.** A risk assessment is conducted internally and is used to determine the priority of site reviews to be conducted. Based on the results of the risk assessment, a selected number of projects may be subject to an on-site review. The performance of contractors is reviewed for compliance with the program guidelines and the terms and conditions of the contract. In particular, staff verifies program administration and regulatory compliance in the following areas:
 - Performance (*e.g.* meeting a national objective, conducting eligible activities, achieving contract objectives, performing scope of work activities, maintaining contract schedule, abiding by the contract budget);
 - Record keeping;
 - Reporting practices; and
 - Compliance with applicable anti-discrimination regulations.

There will be follow-up, as necessary, to verify regulatory and program administration compliance has been achieved.

- 5. Failure to resolve identified problems.** If no resolution of identified problems occurs or the contractor fails to perform in accordance with the terms and conditions of the contract, the City of Austin has the authority to suspend further payments to the contractor or recipient of funds until such time that issues have been satisfactorily resolved.
- 6. Contract Closeout.** Once a project activity has been completed and all eligible project funds expended, the staff will require the contractor to submit a project closeout package. The contract closeout will provide documentation to confirm whether the contractor was successful in completing all performance and financial objectives of the contract. Staff will review and ask the contractor, if necessary, to reconcile any conflicting information previously submitted. The project closeout will constitute the final report for the project. Successful completion of a project means that all project activities, requirements, and responsibilities of the contractor have been adequately addressed and completed.

Long-term Monitoring

Acceptance of funds from the Housing and Planning Department (HPD) Office of the City of Austin, or its sub-recipient Austin Housing Finance Corporation (AHFC) obligates beneficiaries/borrowers to adhere to conditions for the term of the affordability period. HPD is responsible for the compliance oversight and enforcement of long- or extended-term projects and financial obligations created through City-sponsored or -funded housing and community development projects. In this capacity, HPD performs the following long-term monitoring duties:

- Performs compliance monitoring in accordance with regulatory requirements specified in the agreement;
- Reviews and verifies required information and documentation submitted by borrowers for compliance with applicable legal obligations and/or regulatory requirements;
- Enforces and takes corrective action with nonperforming loans and/or projects deemed to be out of compliance in accordance with legal and/or regulatory terms and conditions; and
- If the beneficiary has been uncooperative, non-responsive, or unwilling to cure the existing default by all reasonable means, staff will discuss with management and will refer the loan to the City Attorney for review, with a recommendation for judgment and/or foreclosure.

The first step in the monitoring process includes the development of a risk assessment that is essential in guiding the monitoring efforts of the department. Based on the results of the risk assessment, additional projects may be monitored. Monitoring may be in the form of a desk review, on-site visit, or Uniform Physical Conditions Standards (UPCS) inspection. Technical assistance is available to assist beneficiaries/ borrowers in understanding any aspect of the contractual obligation so that performance goals are met with minimal deficiencies.

Attachment II D: Relocation Policy

City of Austin/Austin Housing Finance Corporation

ANTI-DISPLACEMENT and RELOCATION ASSISTANCE POLICY

INTRODUCTION

The City of Austin Residential Anti-Displacement and Relocation Assistance Policy (Displacement Policy) as set forth herein, pertains where applicable to projects assisted with funding provided by The United States Department of Housing and Urban Development (HUD) which may include among others, funding with Community Development Block Grant (CDBG), HOME Investments Partnership Program (HOME), HUD Lead Hazards Control Grant (LHCG) program and Housing Opportunities for People with AIDS (HOPWA) funds and which, because of the HUD assistance, cause residential displacement of low- and moderate-income persons from occupied dwellings rendered unoccupiable as a result of HUD-assisted conversions to a use other than affordable housing, or by demolition. Funding for these programs is made available to the City by the U.S. Department of Housing and Urban Development (HUD), under Title I of the Housing and Community Development (HCD) Act of 1974, as amended.

The HUD funded programs are administered by the City's Housing and Planning Department (HPD). Activities funded by HUD funded programs may be carried out by City employees, competitive procurement or agreements with subrecipients. All funded activities meet one or more of the national and local objectives for the program, which are: elimination of slum and blight; benefit to persons and households of low and moderate income, i.e., earning eighty percent (80%) or less of the median family income (MFI) for the Austin area; and meeting needs of particular urgency.

RESIDENTIAL ANTI-DISPLACEMENT and RELOCATION ASSISTANCE POLICY

The City of Austin shall implement this policy to minimize the displacement of persons as a result of HUD funded activities and assist persons actually displaced, either temporarily or permanently, as a result of such activities. It is the policy of the City to plan and to provide funding only for those HUD funding activities that will not cause permanent residential displacement or reduce the amount of affordable housing stock by conversion or demolition. However, activities such as rehabilitation of occupied housing may require temporary displacement to ensure the safety of residents during the rehabilitation of the units. The City will enforce this policy upon developers and other entities responsible for carrying out planned HUD activities.

The Housing and Community Development Act of 1987 (Public Law 100-242) and the Surface Transportation and Uniform Relocation Assistance Act of 1987 (Public Law 100-17) made changes that affect the manner in which CDBG and other federal grantees treat displacement issues. The policy does not take into account all changes brought about by the 1987 legislative action. If necessary, this displacement policy will be amended at such time as HUD promulgates HUD rules that clarify the effect of the HCD Act of 1987 on CDBG- and other HUD grant funded related displacement issues.

DISPLACEMENT POLICY

The policy addresses temporary displacement of households participating in either owner-occupied or tenant-occupied housing rehabilitation programs assisted with HUD funds. Although the policy encompasses action relative to permanent residential displacement and relocation assistance, under no circumstances will HUD funds be used for any project or activity that will cause permanent displacement or relocation of families or the conversion of affordable housing to other uses. The term “family” as used herein refers to one or more persons occupying the same housing unit whether or not the individuals are related by birth or marriage. All classes of temporary displacees will receive equal and comparable treatment and assistance regardless of their status as owner or tenant.

1. TEMPORARY DISPLACEMENT/RELOCATION

Owner-Occupied Housing Rehabilitation Programs

Homeowners participating in a housing rehabilitation program that for their safety requires they vacate the residence during the course of construction, will be entitled to a dislocation stipend. The family will receive a fixed daily allowance for each day in which they cannot occupy their residence. The purpose of the stipend is to offset the cost of moving or storing their personal possessions and for related expenses, such as increased utility costs. The daily allowance will be set by the City of Austin’s Housing and Planning Department (HPD/AHFC). Payment will be made either directly by HPD/AHFC or through other subrecipient organizations or developers under contract to HPD or AHFC to operate a housing rehabilitation program. The stipend rate will be reviewed periodically and may be adjusted if in the judgment of the HPD/AHFC it does not represent adequate compensation.

The following services will be provided by the appropriate program operator (i.e., the HPD/AHFC or other subrecipient): Clients will be counseled and advised of their right to receive an allowance, notified of the approximate time of start of construction and given adequate time to make alternative temporary living arrangements. If necessary, clients will be assisted in locating decent and safe accommodations.

The offices of the HPD/AHFC are fully accessible to people with disabilities and people who are mobility impaired. Bilingual staff is available to assist Spanish-speaking clients and portable Telecommunication Devices for the Deaf (TDD) with read/print capability are available for the hearing-impaired. If subrecipients cannot carry out their counseling responsibilities toward clients with disabilities or non-English speaking clients by any other means, clients may be referred to the HPD/AHFC for assistance.

Tenant-Occupied Housing Rehabilitation

HUD-funded rehabilitation of renter-occupied properties can be carried out by the Housing Authority of the City of Austin (HACA) on HUD-subsidized public housing or by subrecipients under contract to the HPD/AHFC for properties owned and operated by a non-profit or for-profit affordable housing developer. The Housing Authority, as a publicly-funded HUD recipient, will carry out its relocation responsibilities in accordance with the HUD rules pertaining to Public Housing Authorities (PHAs) or the Policy, whichever is more appropriate.

Public Housing: As an operator of multiple properties subsidized by HUD, the PHA may elect to relocate families by a method commonly called “checkerboarding,” i.e., the movement of families to previously rehabilitated units in the same complex. When this method is infeasible, HACA may elect to relocate a family to a unit in another PHA complex.

Unsubsidized Housing: For properties operated by a non-profit or for-profit affordable housing developer, the organization’s contract with the HPD/AHFC will specify if and to what extent the clients are entitled to assistance under this policy. If all elements of the policy are to be carried out, each will be specified in the contract documents, counseling and other relocation services as above.

2. PERMANENT RESIDENTIAL DISPLACEMENT/RELOCATION

Replacement Housing: If through HUD funding, dwellings affordable to low- and moderate-income persons are demolished or converted to uses other than housing, the City (or developer) will provide comparable replacement housing units for the same number of occupants who could have been housed in the occupied or vacant units. The replacement housing will be located in the same general area as the houses deleted from the affordable housing stock and will be affordable to low- and moderate-income residents. The replacement housing will be designed to remain affordable to such families for a period of ten (10) years from the time of initial occupancy.

Relocation Benefits: All occupants of the dwellings demolished or converted will receive relocation benefits to include: reimbursement for actual and reasonable moving expenses, security deposits, credit checks and other moving-related expenses, including any interim living costs. Low- and moderate-income persons will be provided either:

- a.) Compensation sufficient to ensure that for a period of five (5) years the family shall not bear, after relocation, a ratio of shelter costs to income that exceeds thirty percent (30%); or -
- b.) If elected by the family, a lump-sum payment equal to the value of the benefits available under (a.), to permit the household to secure participation in a cooperative or mutual housing association.

Replacement housing for persons displaced shall be decent, safe and sanitary, of adequate size to accommodate the family, functionally equivalent and in an area not subject to unreasonably adverse environmental conditions. Displacees have the right to elect, as an alternative to the benefits under this policy, benefits under the Uniform Assistance and Real Property Acquisition Policies Act of 1970, if it is in their best interest to do so. If a claim for assistance under this policy is denied by the City/AHFC, the claimant has the right to appeal the decision to HUD.

May 16, 2019

Attachment II E: Funding Table

**CITY OF AUSTIN
ACTION PLAN 2026-2027 - ALL FUNDING SOURCES
June 25, 2026 DRAFT**

Program / Activity	Funding Source	FY 2026-27 Plan	
		New Funding	Services
SPECIAL NEEDS ASSISTANCE			
<u>Child Care Services</u>	CDBG	756,666	189
	GF	-	-
<i>Subtotal, Child Care Services</i>		756,666	189
<u>Senior Services</u>	CDBG	128,786	123
	GF	-	-
<i>Subtotal, Senior Services</i>		128,786	123
<u>Mental Health Services</u>	CDBG	195,736	156
	GF	-	-
<i>Subtotal, Mental Health Services</i>		195,736	156
<i>Subtotal, Public Services</i>		1,081,188	468
<u>Housing Opportunities for Persons with AIDS</u>			
AIDS Services of Austin (ASA)	HOPWA	1,146,491	248
Project Transitions (PT)	HOPWA	1,528,655	200
Austin Travis County Integral Care (ATCIC)	HOPWA	172,392	47
ASHwell	HOPWA	67,041	20
HOPWA - Adm	HOPWA	90,141	-
<i>Subtotal, Housing Opportunities for Persons with AIDS</i>		3,004,720	515
Subtotal, Special Needs Assistance		4,085,908	983
HOMELESS ASSISTANCE			
<u>Tenant-Based Rental Assistance</u>	HOME	1,451,600	66
	GF	-	-
<i>Subtotal, TBRA</i>		1,451,600	66
<u>HEARTH Emergency Solutions Grant</u>			
Shelter Operation and Maintenance	HESG	313,922	375
HMIS	HESG	-	-
Rapid Rehousing Programs	HESG	281,295	50
ESG - Adm	HESG	48,261	-
<i>Subtotal, HEARTH Emergency Solutions Grant</i>		643,478	425
Subtotal, Homeless Assistance		2,095,078	491

**CITY OF AUSTIN
ACTION PLAN 2026-2027 - ALL FUNDING SOURCES
June 25, 2026 DRAFT**

Program / Activity	Funding Source	FY 2026-27 Plan	
		New Funding	Services
HOMEBUYER ASSISTANCE			
<u>Down Payment Assistance</u>	HOME	891,073	15
	HOME - PI	100,000	-
<i>Subtotal, Down Payment Assistance</i>		991,073	15
Subtotal, Homebuyer Assistance		991,073	15
HOMEOWNER ASSISTANCE			
<u>Architectural Barrier Removal - Owner</u>	CDBG	1,191,824	59
<u>Minor Home Repair</u>	CDBG	609,801	81
<u>Homeowner Rehabilitation Loan Program</u>	HOME - PI	50,000	-
	CDBG	422,288	6
	CDBG - RL	40,000	-
<i>Subtotal, Homeowner Rehab</i>		512,288	6
Subtotal, Homeowner Assistance		2,313,913	146
HOUSING DEVELOPMENT ASSISTANCE			
<u>Rental Housing Development Assistance</u>	CDBG - RL	-	-
	HOME	-	-
	HOME - PI	100,000	1
	HOME (CHDO)	251,001	4
	GO Bonds	-	-
	HTF	-	-
	HPD	-	-
	UNO	-	-
<i>Subtotal, Rental Housing Dev Assist</i>		351,001	5
<u>Ownership Housing Development Assistance</u>	CDBG	-	-
	CDBG - RL	55,000	-
	HOME	-	-
	HTF	-	-
	GO Bonds	-	-
	HOME (CHDO)	251,001	1
<i>Subtotal, Ownership Housing Dev Assistance</i>		306,001	1
Subtotal, Housing Developer Assistance		657,002	6
OTHER COMMUNITY DEVELOPMENT ASSISTANCE			
<u>CHDO Operating Expenses Grants</u>	HOME (CO)	167,333	2
<u>Infrastructure Development</u>	CDBG	2,461,237	13,480

CITY OF AUSTIN
ACTION PLAN 2026-2027 - ALL FUNDING SOURCES
June 25, 2026 DRAFT

Program / Activity	Funding Source	FY 2026-27 Plan	
		New Funding	Services
<u>Family Business Loan Program</u>	Section 108 Section 108 - PI	- -	- -
Subtotal, Other Community Development Assistance		2,628,570	13,482
DEBT SERVICE			
<u>Neighborhood Commercial Mgmt., Debt Service</u>	Section 108 - PI	-	-
Subtotal, Debt Service		-	-
ADMINISTRATION			
	CDBG	1,441,585	-
	CDBG - PI	-	-
	HOME	334,667	-
	HOME - PI	-	-
	GF	-	-
Subtotal, Administration		1,776,252	-
TOTAL Programs, Debt Service, and Admin Cost		14,547,796	15,123

CITY OF AUSTIN
ACTION PLAN 2026-2027 - ALL FUNDING SOURCES
June 25, 2026 DRAFT

Program / Activity	Funding Source	FY 2026-27 Plan	
		New Funding	Services

FUND SUMMARIES:

✓	HOPWA	3,004,720	515
✓	HESG	643,478	425
✓	CDBG	7,207,923	14,094
✓	CDBG - PI	-	-
✓	CDBG - RL	95,000	-
✓	HOME	2,677,340	81
✓	HOME (CHDO)	502,002	5
✓	HOME (CO)	167,333	2
✓	HOME - PI	250,000	1
✓	HTF	-	-
✓	Section 108 - PI	-	-
	HAF	-	-
✓	Section 108	-	-
✓	GO Bonds	-	-
✓	CIP	-	-
✓	GF	-	-
✓	HPD	-	-
✓	DDDB	-	-
✓	UNO	-	-
0	Totals	14,547,796	15,123