



SECTION 4 Housing Projects and Accomplishments



Affordable Housing Report
Continuum of Housing
Affirmatively Marketing Fair Housing Report
Housing Accomplishments

Section 4: Housing Accomplishments Affordable Housing Report

Federal Requirements: Evaluation of progress in meeting the specific objective of providing affordable housing, including the number of extremely low-income, low income, and moderate-income renter and owner households assisted in fiscal year 2007-08 and the number of households assisted with housing that meets the Section 215 definition of affordable housing for rental and homeownership. This summary of progress includes a comparison of actual accomplishments with proposed goals for the 2007-08 reporting period, efforts to address “worst-case needs,” and the accessibility needs of persons with disabilities.

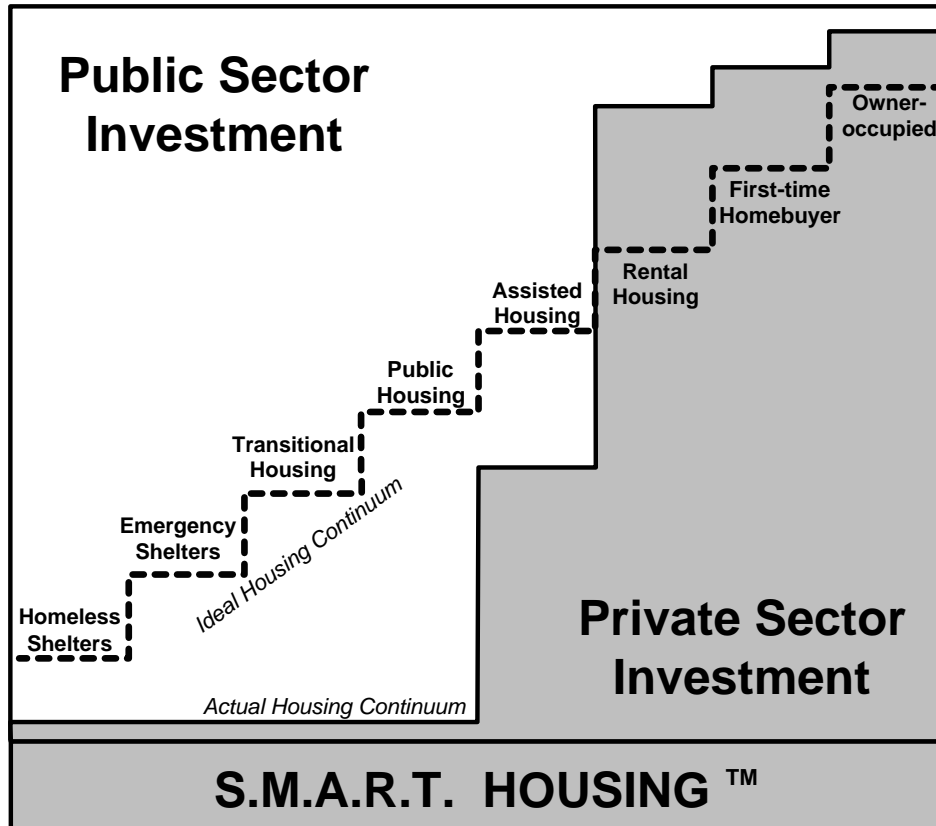
CONTINUUM OF HOUSING		PROGRAMS/PROJECTS/ ACTIVITIES	FUNDING SOURCE	FY 2006-07 ACTUAL CARRY FORWARD	FUNDING FY 2007-08	Amount Available	TOTAL AMOUNT EXPENDED FY 07-08	PROJECTED HH SERVED	ACTUAL HH SERVED
Homeless/ Emergency Shelter Services	1	ARCH Operations and Maintenance	ESG	\$0	\$217,087	\$217,087	\$217,087	7,000	7,968
	2	Communicable Disease Unit: Homeless Essential Services	ESG	\$0	\$43,000	\$43,000	\$43,000	35	49
	3	Housing and Benefits Specialist for Persons Defined as Chronically Homeless	ESG	\$0	\$52,672	\$52,672	\$52,672	43	44
Assisted Housing	1	Tenant-Based Rental Assistance	HOME HOME PI HTF	\$218,421 \$0 \$239,105	\$479,333 \$0 \$70,000	\$697,754 \$0 \$309,105	\$371,983 \$0 \$115,294	125	124
	2	HOPWA: Rent, Mortgage, Utility Assistance	HOPWA	\$101,290	\$576,379	\$677,669	\$985,94	400	359
	3	Residential Support Services	HOPWA	\$0	\$264,679	\$264,679	\$264,679	86	47
	4	Permanent Housing Placement Services	HOPWA	\$0	\$77,532	\$77,532	\$77,532	150	80
Rental Housing	1	Rental Hsg. Development Assistance	HOME	\$1,482,768	\$302,342	\$1,785,110	\$0	150	161
			HOME (CHDO)	\$1,105,324	\$1,197,658	\$2,302,982	\$1,964,271		
			PI (HOME)	\$0	\$60,792	\$60,792	\$0		
			GF-CIP	\$1,000,000	\$0	\$1,000,000	\$24,667		
			GO Bonds	\$3,000,000	\$5,100,000	\$8,100,000	\$3,592,197		
			CDBG	\$325,328	\$201,768	\$527,096	\$0		
			PI (CDBG)	\$40,752	\$0	\$40,752	\$0		
			GF	\$0	\$97,763	\$97,763	\$97,763		
	UNO HTF	\$358,018	\$625,228	\$983,246	\$0				
	HTF	\$1,985,395	\$944,509	\$2,929,904	\$2,313,648				
2	Architectural Barrier Removal	CDBG GF	\$124,205 \$0	\$235,205 \$85,121	\$359,410 \$85,121	\$261,168 \$85,121	90	99	
3	Anderson Hill Redevelopment (Rental)	GF-CIP	\$0	\$0	\$0	\$0	0	0	
Homebuyer Services	1	Down Payment Assistance	HOME	\$1,530,185	\$0	\$1,530,185	\$1,428,370	50	71
			HOME PI	\$18,427	\$252,707	\$271,134	\$243,188		
			ADDI	\$0	\$101,815	\$101,815	\$101,815		
			HTF	\$30,184	\$0	\$30,184	\$19,996		
			CDBG	\$518,903	\$0	\$518,903	\$515,320		
	2	Acquisition & Development	CDBG - Rev. Loan	\$189,840	\$359,715	\$549,555	\$544,267	55	36
			HOME	\$361,784	\$1,464,900	\$1,826,684	\$963,960		
			HOME (CHDO)	\$487,978	\$233,847	\$721,825	\$0		
			PI (HOME)	\$0	\$712,620	\$712,620	\$537,651		
			HOME Match	\$566,280	\$4,409	\$570,689	\$1,924		
			GF-CIP	\$1,692,832	\$0	\$1,692,832	\$367,679		
			GF	\$0	\$62,179	\$62,179	\$62,179		
			GO Bonds	\$2,000,000	\$3,400,000	\$5,400,000	\$832,405		
3	CHDO Operations Loans	HOME	\$125,247	\$125,000	\$250,247	\$175,000	12	6	
4	Anderson Hill Redevelopment	PI HOME PI CDBG	\$1,044,012 \$76,567	\$0 \$0	\$1,044,012 \$76,567	\$0 \$0	10	0	
5	Juniper Olive Street Housing Project	PI (CDBG)	\$218,413	\$0	\$218,413	\$0	13	2	
Owner-Occupied	1	Architectural Barrier Program (Owner)	CDBG	\$800,529	\$533,520	\$1,334,049	\$713,418	360	277
			GF	\$0	\$397,253	\$397,253	\$289,300		
	2	Emergency Home Repair Program	CDBG	\$190,559	\$855,000	\$1,045,559	\$517,754	550	509
			GF	\$0	\$195,000	\$195,000	\$162,157		
	3	Homeowner Rehabilitation Loan Program	CDBG - Rev. Loan	\$0	\$99,715	\$99,715	\$99,715	25	18
			HOME	\$669,684	\$56,003	\$725,687	\$152,091		
			PI (HOME)	\$118,355	\$44,351	\$162,706	\$4,457		
			HOME	\$2,538,291	\$0	\$2,538,291	\$1,034,132		
	4	Materials Grants Program	HTF	\$27,839	\$28,491	\$56,330	\$56,330	30	29
	5	Lead Hazard Control Grant - Healthy Homes	LEAD	\$3,666,618	\$0	\$3,666,618	\$818,401	90	53
Other Funded Housing Projects	1	S.M.A.R.T.™ Housing Review Team	GF-CIP	\$0	\$693,280	\$693,280	\$434,704	1,750	3,473
			EDI	\$84,179	\$0	\$84,179	\$10,686		
	2	Voluntary Compliance Agreement	AE - GF-CIP	\$0	\$68,000	\$68,000	\$68,000	1,500	1,950
			GF-CIP	\$34,000	\$44,000	\$78,000	\$0		
3	Tax-Exempt Bond Program	Bonds	\$0	\$0	\$0	\$0	60	323	
4	Holly Good Neighbor Program	Austin Energy	\$656,943	\$550,000	\$1,206,943	\$122,372	15	8	
TOTAL Households Served: All Housing Programs/ All Funding Sources *				\$27,628,255	\$20,912,873	\$48,541,128	\$20,356,947	12,599	15,686

*These financial number totals do not include Administration costs.

Section 4: HOUSING ACCOMPLISHMENTS

Continuum of Housing

The Housing Continuum established in the fiscal year 2000-2005 Consolidated Plan remains a valid tool for classifying housing needs. As strategies to address the housing needs were discussed, it became clear these issues cluster around each stage of the housing continuum. In an effort to coordinate services, improve housing services for City of Austin residents, and better leverage housing resources, the City of Austin developed a continuum of housing services.



Neighborhood Housing and Community Development - Continuum of Housing

This Continuum serves as the framework for investment to coordinate housing programs through the community and to assist residents in moving into the private housing market. The continuum uses S.M.A.R.T. Housing™ as its foundation and extends across eight categories: homelessness, emergency shelter, transitional housing, public housing, assisted housing, rental housing, homebuyer housing, and owner-occupied housing.

The City uses this framework to assess housing needs and encourage the development of programs to address gaps or complement private and non-profit sector activities. Coordination of services in order to create a “stairway to self-sufficiency” serves as the foundation of an investment strategy for housing activities. This housing

Section 4: HOUSING ACCOMPLISHMENTS

Continuum of Housing

continuum provides a framework for collaboration and partnerships among formerly competing interests. After review of community needs and HUD's definition of prioritization, the City determined that each category of the Housing Continuum is considered a high priority for funding.

S.M.A.R.T. Housing™ Initiative

The City of Austin's S.M.A.R.T. (Safe, Mixed- Income, Accessible, Reasonably-Priced, Transit- Oriented) Housing™ Initiative creates "reasonably priced" housing units that meet Green Building standards. The S.M.A.R.T. Housing™ Initiative offers 100 percent fee waivers for developments in which at least 40 percent of the units meet the "reasonably priced" standard, by serving households 80 percent or below of median family income (MFI) who spend no more than 30 percent of their gross income on housing.

The City's goal is for at least 40 percent of all S.M.A.R.T. Housing™ units to be reasonably priced. Staff attains this goal by providing City assistance with faster plan reviews, fee waivers, and advocacy for applicants. Staff also provides affordability impact statements detailing the potential impact of proposed ordinances, plans and rules on housing affordability. Fees waived for S.M.A.R.T. Housing™ developments include zoning, site plan, subdivision, building permit, construction inspection, and capital recovery fees. The annual fee waiver authorization for S.M.A.R.T. Housing™ is 1,500 service units. A single-family home constitutes one service unit equivalent. A multi-family unit generally equals 1/4 to 1/3 service unit equivalent due to the lower per-unit cost of capital recovery fees.

S.M.A.R.T. Housing™ encourages developers to provide a percentage of reasonably priced housing by offering development fee waivers, special development review times, and advocacy. While the initial benefit is directed to the developer, the ultimate benefit goes to the families that move into this housing, the neighborhood in which it is built, and to the City of Austin as a whole. High quality, reasonably priced housing - both for homeownership and rental - has a major impact on the social and economic health of a city.

The City of Austin's S.M.A.R.T. Housing Policy Initiative was selected as an International Best Practice for the 2006 International City/County Management Association (ICMA) Symposium in Rotorua, New Zealand. At that symposium, NHCD presented: "S.M.A.R.T. Housing™: A Strategy for Producing Affordable Housing at the Local Level."

Section 4: HOUSING ACCOMPLISHMENTS

Affirmatively Furthering Fair Housing Report

Federal Guideline: Affirmatively Furthering Fair Housing: Outline actions taken to affirmatively further fair housing, summary of impediments to fair housing choice in the Analysis of Impediments (AI), and identify actions taken to overcome effects of impediments identified in the AI.

Impediments to Fair Housing Update is reported by the City in the Action Plan and CAPER to report on progress made towards the Analysis of Impediments to Fair Housing review completed for the 2004-09 Consolidated Plan. The analysis, done by an independent consultant, was a review of impediments or barriers that affect the rights of fair housing choice. It covers public and private policies, practices, and procedures affecting housing choice. Impediments to fair housing choice are defined as any actions, omissions, or decisions that restrict, or have the effect of restricting, the availability of housing choices, based on race, color, religion, sex, disability, familial status, or national origin. The analysis made a series of recommended actions for the City to take to make progress towards eliminating the impediments to fair housing. The table below outlines progress made towards those recommended actions.

IMPEDIMENT	RECOMMENDED ACTIONS
1. Lack of accessible housing to meet the need of the disabled community in Austin.	
	a. The City should provide education on accessibility and how to comply with the Fair Housing Act and the American Disability Act (ADA) standards.
<p>The City of Austin Equal Employment Fair Housing Office (EEFHO) provides enforcement, education, and inspections of properties for compliance with the Fair Housing Act. The City provides financial resources to the Austin Tenants' Council to provide Renters' Rights and Fair Housing Counseling, and the City's S.M.A.R.T. Housing™ program has accessibility standards for residential development. The City funds a third-party contractor to perform accessibility review and inspection for City-funded multi-family development. City staff inspects for compliance with Visitability Ordinance standards, adopted in October 1998 and revised in January 2004 and June 2005, for City-assisted single-family homes, duplexes and triplexes. The City's EEFHO and Human Rights Commission also work to inform the public of their rights. In addition, City staff work on capacity building with the following groups: Mayor's Committee for People with Disabilities, Austin Tenant's Council, Human Rights Commission, Mayor's Mental Health Task Force, the Community Housing Development Organization (CHDO) Roundtable and the Homeless Task Force.</p>	
	b. The City should adopt the 2003 International Building Code or an equivalent, with similar requirements, in order to enforce the accessibility standards on developers and builders.
<p>The City Council adopted the 2003 International Building code on December 15, 2005. All building permit applications filed after December 31, 2005 are subject to the accessibility provisions of the</p>	

Section 4: HOUSING ACCOMPLISHMENTS

Affirmatively Furthering Fair Housing Report

2003 International Building Code Accessibility Standards. In 2008, the City Council expanded some of the elements of the Visitability Ordinance to apply to all new single-family homes and duplexes. These regulations will include wider door width for at least one first floor bathroom as well as blocking behind the bathroom walls for future grab bar installation. These new visitability regulations are amendments to the 2006 International Residential Code, and will impact residential permit applications filed after January 1, 2009.

c. The City should offer incentives to get private developers to plan their construction process in anticipation of future conversions for accessibility.

The S.M.A.R.T. Housing™ Initiative, adopted in April 2000, creates incentives for private and non-profit developers to build reasonably priced single-family and multi-family housing. S.M.A.R.T. Housing™ has requirements for accessibility and visitability standards that reduce future costs for retrofitting existing housing for people with disabilities.

2. Lack of affordable housing in Austin

a. The City should continue the production of affordable housing units in existing low-income neighborhoods through the Austin Housing Finance Corporation (AHFC) and the Neighborhood Housing and Community Development Office (NHCD).

The fiscal year 2004-09 Consolidated Plan states in the Neighborhood Priority section:
A significant component of Austin's housing strategy for the next five years will be implementing housing affordability components of neighborhood plans and master plans adopted by the City Council in recent years.

NHCD works to respond to the housing affordability components of adopted neighborhood plans and City task force reports on gentrification mitigation by providing S.M.A.R.T. Housing™ incentives and other housing program resources for single-family and multi-family developments. In addition, NHCD offers a range of housing services, including down payment assistance, to implement the affordable housing goals of the respective plans and task force reports.

Efforts in areas without adopted neighborhood plans or master plans may also be in priority neighborhoods. Priority neighborhoods are defined by the amount of eligible census tracts in each neighborhood area. HUD defines priority neighborhoods as census tracts with:

- 50 percent or more of its households with incomes at 80 percent or below of MFI, or
- a poverty rate of at least 25 percent

Section 4: HOUSING ACCOMPLISHMENTS

Affirmatively Furthering Fair Housing Report

	<p>b. The City should work towards increasing affordable housing in census tracts that currently do not provide affordable housing for low-income citizens.</p>
<p>As stated above, NHCD has a number of strategies to create and retain affordable housing opportunities in Austin. Many of these projects are centered on low-income areas, but the S.M.A.R.T. Housing™ program has many projects that offer reasonably-priced housing available to low- and moderate-income households in higher income areas. The Affordable Housing Incentives Task Force also recommended a priority of “geographic dispersion” to the Austin City Council for all affordable housing funded by the City of Austin.</p>	
	<p>c. The City should work with local employers to design and implement Employer-Assisted Housing Programs.</p>
<p>At the current time, the City has no proposed projects to provide employer-assisted housing. However, the City will continue to explore the issue in the upcoming housing market analysis.</p>	
<p>3. Discrimination of minorities in housing rental and sales market.</p>	
	<p>a. The City should work with other agencies to increase the fair housing knowledge of the public.</p>
<p>The Mayor’s Committee for People with Disabilities was formed to increase coordination between the following departments: Transportation, Planning and Sustainability, Health and Human Services Department (HHSD), NHCD, Parks and Recreation, Aviation, Office of the Police Monitor, Austin Police and Fire, City Auditor. NHCD also works with the Mayor’s Committee, the Human Rights Commission and the Austin Tenants’ Council to increase fair housing knowledge.</p>	
<p>4. Misconception by property managers concerning family occupancy standards.</p>	
	<p>a. The City should work with other agencies to increase the knowledge that family occupancy standards do not exist.</p>
<p>The City’s Equal Opportunity/Fair Housing Office works to inform the public of their rights, and the Austin Tenants’ Council works directly with renters and homeowners about their rights.</p>	
<p>5. Lack of accessibility or adaptability requirements in the current Austin building code.</p>	
	<p>a. The City should adopt the 2003 International Building Code and review and inspect based on this standard.</p>
<p>The City Council adopted the 2003 International Building Code on December 15, 2005.</p>	

Section 4: HOUSING ACCOMPLISHMENTS

Affirmatively Furthering Fair Housing Report

IMPEDIMENT	RECOMMENDED ACTIONS
6. Predatory lending practices.	
	a. The City should provide education on the hazards of this type of lending.
<p>In fiscal year 2006-07, AHFC began a housing counseling program, Housing Smarts that provides homebuyer counseling, foreclosure prevention education, and education regarding predatory lending. The City also discourages predatory lending by requiring all households that participate in the Down Payment Assistance Program and Mortgage Credit Certificate Program to secure fixed-rate mortgages at prevailing interest rates.</p>	
7. Disparity in lending practices.	
	a. The City should work with lenders to expand homeownership and credit counseling classes to the public.
<p>The NHCD Housing Information and Referral Program informs people of the HUD-approved list of credit counselors through phone referrals, emails and information on NHCD's website. AHFC's housing counseling program, Housing Smarts, actively markets to local lenders and real estate professionals to raise awareness about the program.</p>	
8. Failure of mortgage lenders to offer products and services to very low-income and minority census tracts people (characteristics similar to traditional redlining).	
	a. The City should work to leverage federal housing funds through partnerships with lending institutions that provide funding which encourages renewed investment in deteriorated neighborhoods.
<p>In fiscal year 2007-08, \$15,925,038 was leveraged through federal funding sources CDBG and HOME, and \$12,579,440 was leveraged using non-federal funding sources to provide affordable housing opportunities.</p>	
9. Insufficient financial literacy education.	
	a. The City should work with agencies to provide financial literacy education to the public.
<p>The NHCD Housing Information and Referral Program informs people of the HUD-approved list of credit counselors through phone referrals, emails and information on NHCD's website. AHFC will continue to offer its housing counseling program, Housing Smarts, to residents of the City of Austin with household incomes at 80 percent or below of MFI. A key component of the program is financial literacy.</p>	

Section 4: HOUSING ACCOMPLISHMENTS

Affirmatively Furthering Fair Housing Report

10. Insufficient income to afford housing.	
	a. The City should continue to work to expand job opportunities.
In fiscal year 2007-08, NHCD provided economic development opportunities to create 49 jobs through the following programs: Neighborhood Commercial Management Program, Community Development Bank, and the East 11 th and 12 th Street Revitalization.	

Section 4: HOUSING ACCOMPLISHMENTS

Affordable Housing

Federal Guideline: Evaluate progress in meeting its specific affordable housing objectives, including:

- a) **Comparison of proposed numeric goals (from the consolidated plan and annual action plan) with the actual number of extremely low income, low income, and moderate income renter and owner households assisted during the reporting period.**

For all demographic information, including income levels served, see the demographic report in Appendix I.

- b) **Report the number of households served meeting the Section 215 requirements of affordable housing (essentially meeting the definitions in 24 CFR 92.252 and 92.254 for renters and owners, respectively).**

All households served by housing programs are reported in the housing activity tables later in this section.

- c) **Description of efforts to address worst case needs (defined as low-income renters with severe cost burden, in substandard housing, or involuntarily displaced).**

NHCD has several programs that serve worst case needs. The Architectural Barrier Removal Program provides much needed accessibility modifications for both low-income owners and renters. The Tenant Based Rental Assistance program provides rental housing subsidies and security deposits to households earning 50 percent or less of MFI, or \$35,550 a year for a family of four. The Rental Housing Development Assistance program provides funding for non-profit and for-profit developers to rehabilitate or newly construct affordable rental housing for low-income households. Details about these programs can be found in the housing activity tables later in this section.

- d) **Description of efforts to address the accessibility needs of persons with disabilities.**

Architectural Barrier Removal Program

The Architectural Barrier Removal Program provides accessibility modifications, such as wheel chair ramps and bathroom modifications, for low-income and severely disabled owners and renters. See the Housing Activity tables in this section for more details about this program.

S.M.A.R.T. Housing™

The City's S.M.A.R.T. Housing™ program provides incentives for developers to provide affordable housing throughout the City. In addition to S.M.A.R.T. Housing™ units

Section 4: HOUSING ACCOMPLISHMENTS

Affordable Housing

developed by private developers, all housing funded by NHCD must be S.M.A.R.T. Housing™ certified.

Requirements for S.M.A.R.T. Housing™ include the following for multi-family:

- 10 percent of all multi-family units must be accessible and certain number of parking spaces must be accessible;
- An accessible route is required to connect the accessible parking spaces to the accessible and adaptable first floor units and the common areas;
- Accessible entrances, doorways, and bathrooms are required in the accessible first floor units;
- Safe refuge areas are required for accessible units that are located above the first floor (particularly in buildings with elevators).

Requirements for S.M.A.R.T. Housing™ include the following for single-family, duplexes, or triplexes:

- A first-story accessible entrance door, accessible interior doorways that include lever handles, and hallways on the first floor.
- A dwelling unit located on the first story must be designed and constructed with a toilet room on the first story that contains a toilet and a lavatory. The room's walls must be reinforced to allow for easy conversion to grab bars.
- Each light switch, thermostat, or plug receptacle located on the first story of a dwelling unit reachable to someone in a wheelchair.

(For more information, see the S.M.A.R.T. Housing™ Guide:
<http://www.ci.austin.tx.us/housing>)

Voluntary Compliance

The City of Austin entered a Voluntary Compliance Agreement, in 1997, with HUD and the local disability rights advocacy group, ADAPT, to ensure that the City continued to comply with the requirements of Section 504 and Title II of the Americans with Disabilities Act. The Agreement required annual review or inspection of at least four multi-family developments governed by Section 504, the Americans with Disabilities Act, the Fair Housing Act, or the Architectural Barriers Act. In addition, the Agreement required that at least 20 sites be inspected during the five years of the Agreement. HUD released the City from the agreement in 2002 because the City met or exceeded all of the requirements.

In addition, the City adopted visitability standards in 1998 that required a level of accessibility for all new single-family, two-family, and three-family homes receiving City assistance. This standard was incorporated into the S.M.A.R.T. Housing™ Policy first adopted in 2000.

Section 4: HOUSING ACCOMPLISHMENTS

Affordable Housing

In 2005, the City of Austin adopted the 2003 International Building Code that federal enforcement agencies have deemed in compliance with federal accessibility requirements. Since that adoption, the need for a separate accessibility inspection has decreased dramatically since the new code requires compliance with multi-family accessibility standards that match Fair Housing Act requirements. Applications for new multi-family buildings that entered the City permit process after December 31, 2005, have significantly fewer accessibility violations at final inspection stage, and the length of time needed to correct violations has been compressed as well.

In 2008, the City Council expanded some of the elements of the Visitability Ordinance to apply to all new single-family homes and duplexes. These regulations will include wider door width for at least one first floor bathroom as well as blocking behind the bathroom walls for future grab bar installation. These new visitability regulations are amendments to the 2006 International Residential Code, and will impact residential permit applications filed after January 1, 2009.

Section 4

Housing Accomplishments

Section 4: Housing

Housing Activity Tables

Homeless/Emergency Shelter Services

The purpose of homeless/emergency shelter services is to provide temporary housing or shelter for people with no permanent place to live.

NHCD OVERALL GOAL: Assist over 40,000 eligible families with services that lead to self-sufficiency annually by 2009 as measured by:

HOUSING GOAL: Over 6,000 households will gain and/or retain housing annually using the following strategies:

Consolidated Plan Fiscal Year 2004-09 Homeless/Emergency Shelter Strategy: To assist eligible persons in securing and non-profits in creating emergency shelter and homeless shelter opportunities and supportive services.

Type of Housing	Priority for Federal Funds	Type of Households Served	FY 2007-08 Goal	Funding Source	Total Expended	Actual Accomplishments
Emergency Shelter/ Homeless Shelter	High	Homeless, chronic homeless	7,078	ESG	\$312,759	8,061

Section 4: Housing

Housing Activity Tables

Austin Resource Center for the Homeless (ARCH) - ESG07: Shelter Operation and Maintenance

IDIS#s: 5108

Project Description:

The Austin/Travis County Health and Human Services Department (HHSD) contracts with Front Steps, Inc., a private non-profit organization, to operate the Austin Resource Center for the Homeless (ARCH), and is the sole funding source with City General Funds and Emergency Shelter Grants Funds. All clients served in the ARCH have low-to-moderate incomes and most are 50 percent or below of median family income (MFI). ARCH provides emergency shelter to homeless adult males in the Overnight Shelter program, and can serve a maximum of 175 men a night.

Accomplishments:

In fiscal year 2007-08, the Austin Resource Center for the Homeless (ARCH) continued to see a high number of homeless individuals in the Day Resource and Overnight Shelter programs. This year was the first year ARCH used the Homeless Management Information System (HMIS) to count this measure. While this should improve the quality of the number in the next fiscal year, there were some technical difficulties that may have led to miscounting. ARCH is working with Bowman Systems, who manages the Service Point HMIS application to identify what happened and rectify this problem. Any potential miscounting occurred in the second quarter of the year. Since then, ARCH did experience more clients than anticipated in their Day Resource Center and have increased this measure for the next fiscal year.

Performance Measure:

Accessibility for the purpose of creating suitable living environments.

Project	Activity	Con Plan Priority	Fund Source(s)	Fiscal Year 07-08 Funding	Accomplishment Goal from Action Plan	Expended	Actual Accomplishments
Austin Resource for the Homeless	Shelter Operation and Maintenance	High	ESG	\$217,087	7,000	\$217,087	7,968

Section 4: Housing

Housing Activity Tables

Austin/Travis County Health and Human Services Department (ATCHHSD), Communicable Disease Unit (Essential) - ESG07

IDIS#: 5106

Project Description:

Essential services are supportive services such as case management, mental health care, primary health care, public health care and legal assistance that homeless individuals and families may need to help them move out of homeless situations. The Communicable Disease Unit of the Austin/Travis County Health and Human Service Department (HHSD) will provide intensive case management to homeless persons with HIV infection and who are not utilizing shelter services.

Accomplishments:

The Communicable Disease Unit exceeded their goal in fiscal year 2007-08. This was due to increased demand for services, and because more clients were referred to and qualified for services. There is no other referral source for assisting these clients due to the client's need for homeless case management and HIV assistance. Clients also remained on the caseload for longer periods of time due to shrinking resources and diminishing opportunities for housing for clients with criminal records, poor rental history, and issues with substance abuse. Thirty-four of the 44 clients had a criminal history that prohibited their immediate placement into housing. Twenty eight of the 44 clients have drug abuse issues, and additionally 15 of the 44 clients have documented mental health issues. Clients on a waiting list require additional case management during their wait, and additional funding to pay for housing.

Performance Measure:

Accessibility for the purpose of creating suitable living environments.

Project	Activity	Con Plan Priority	Fund Source(s)	Fiscal Year 07-08 Funding	Accomplishment Goal from Action Plan	Expended	Actual Accomplishments
ATCHHSD Comm Disease Unit (Essential Services)	Homeless Essential Service	High	ESG	\$52,672	35	\$52,672	49

Section 4: Housing

Housing Activity Tables

Family Eldercare, Incorporated - (Essential) ESG07: Housing and Benefits Specialist for Persons Defined as Chronically Homeless

IDIS#s: 5107

Project Description:

The program provides volunteer-assisted bill payer and/or representative payee services to homeless adults who fit the HUD definition of "chronically homeless." The program allows persons to receive benefits payments for which they are eligible, thereby increasing their income and giving them a means to pay for housing. This funding meets one of the specific needs discussed in Austin/Travis County's Plan to End Chronic Homelessness.

Accomplishments:

Family Eldercare exceeded its proposed accomplishment for fiscal year 2007-08. This reflects a significant demand for this program among homeless persons to gain access to income that they would otherwise not be eligible to receive, and to manage that income so they can obtain and maintain stable housing.

Performance Measure:

Accessibility for the purpose of creating suitable living environments.

Project	Activity	Con Plan Priority	Fund Source(s)	Fiscal Year 07-08 Funding	Accomplishment Goal from Action Plan	Expended	Actual Accomplishments
Housing and Benefits Specialist for Persons Defined as Chronically Homeless	Homeless Essential Services	High	ESG	\$43,000	43	\$43,000	44

Section 4: Housing

Housing Activity Tables

Assisted Housing Services

HOME, Housing Trust Fund, and Housing Opportunities for Persons with AIDS (HOPWA) grant funds assisted housing projects that provide financial assistance to individuals for housing. The Austin Housing Finance Corporation (AHFC) administers the Tenant Based Rental Assistance Program (TBRA) for homeless persons. HHSD administers the HOPWA grants for rent, mortgage and utility assistance for people living with HIV/AIDS.

NHCD OVERALL GOAL: Assist over 40,000 eligible families with services that lead to self-sufficiency annually by 2009 as measured by:

HOUSING GOAL: Over 6,000 households will gain and/or retain housing annually using the following strategies:

Consolidated Plan Fiscal Year 2004-09 Assisted Housing Strategy: Provide resources to eligible households to access or retain affordable rental units.

Type of Housing	Priority for Federal Funds	Type of Households Served	FY 2007-08 Goal	Funding Source	Total Expended	Actual Accomplishments
Assisted	High	Homeless; People with HIV/AIDS	761	HOME, HTF, HOPWA	\$1,428,082	610

Section 4: Housing

Housing Activity Tables

Tenant-Based Rental Assistance

IDIS #s: 5100

Project Description:

The Tenant-Based Rental Assistance (TBRA) program provides rental housing subsidies and security deposits to eligible families who would otherwise be homeless. Eligible income for TBRA is 50 percent or below of MFI.

Accomplishments:

In fiscal year 2007-08, the TBRA program contracted with the Salvation Army to provide security deposits and first month's rent, and with the Housing Authority of the City of Austin (HACA) to provide monthly rental assistance payments and to ensure property standards. Participants in these programs also had to be involved in a case-managed program to achieve self-sufficiency. The program requires that assistance be limited to households with incomes at 50 percent or below of MFI; however, all households served this year were at 30 percent or below of MFI .

Performance Measure:

Accessibility for the purpose of providing decent housing.

Project	Activity	Con Plan Priority	Fund Source(s)	Fiscal Year 07-08 Funding	Accomplishment Goal from Action Plan	Expended	Actual Accomplishments
Tenant Based Rental Assistance	Tenant Based Rental Assistance	High	HOME	\$697,754	125	\$371,983	124
Tenant Based Rental Assistance	Tenant Based Rental Assistance	High	HTF	\$309,105		\$115,294	
			TOTAL	\$1,006,859	125	\$487,277	124

Section 4: Housing

Housing Activity Tables

AIDS Services of Austin - HOPWA07: Rent, Mortgage, Utility (RMU) Assistance

IDIS #s: 5103

Project Description:

The Rent, Mortgage and Utility Assistance program (RMU) provides assistance to income eligible persons with HIV and AIDS and their families to prevent homelessness. A local non-profit is under contract with the City of Austin to provide these services. There are two HUD-approved activities: 1) the RMU program (Emergency Assistance) - which provides short-term rent, mortgage and utility assistance, and 2) the TBRA program (Rental Assistance) - which is tenant based rental assistance, including assistance for shared housing arrangements. As a result of maintaining housing or achieving better housing, clients have improved access to medical care.

Accomplishments:

AIDS Services of Austin, an Austin-based non-profit that contracts with the City of Austin to serve individuals or families with HIV/AIDS, celebrated its 21st year in 2008. This fiscal year the HOPWA Coordinator met with the Vice President of Assisted Housing, City of Austin Housing Authority, and discussed the possibility of some Section 8 slots opening up in December 2008 for individuals with disabilities. The HOPWA Coordinator also attended two Affordable Housing Forums sponsored by the City of Austin Neighborhood Housing and Community Development and networked with additional affordable housing resources.

The goal of the networking was to leverage affordable housing options for HOPWA clients with criminal background histories or histories of bad credit. The Austin TGA HOPWA Consortium completed a Memorandum of Agreement to delineate participating agency responsibilities as well as to ensure compliance with HOPWA regulation. This agreement will be signed by participating providers: AIDS Services of Austin, the fiscal agent; and Austin/Travis County Health and Human Services HIV Resource Administration Unit, the Administrative Agency.

Performance Measure:

Affordability for the purpose of providing decent housing.

Project	Activity	Con Plan Priority	Fund Source(s)	Fiscal Year 07-08 Funding	Accomplishment Goal from Action Plan	Expended	Actual Accomplishments
AIDS Services of Austin	Rent, Mortgage, Utility Assistance	High	HOPWA	\$677,669	400	\$598,594	359

Section 4: Housing

Housing Activity Tables

Project Transitions - HOPWA07: Residential Support Services

IDIS #s: 5102

Project Description:

The Residential Support Services program provides apartment-style and scattered site housing and supportive services to persons with HIV disease. The program offers a variety of supportive services to all clients including: facility-based meals, counseling, substance abuse relapse prevention support, client advocacy, transportation and assistance in obtaining permanent housing. The City of Austin contracts with a local non-profit to provide these services. As a result of maintaining housing or achieving better housing, clients have improved access to medical care.

Accomplishments:

Project Transitions (PT), an Austin based non-profit that contracts with the City of Austin to serve individuals or families with HIV/AIDS, will celebrate its 20th year in 2009. PT received two important private foundation grants that had a direct impact client's lives. Austin Community Foundation funded the replacement of old and inefficient air conditioning units, which improved client comfort and lowered electric bills. Broadway Cares funded the purchase of outdoor furniture for community living spaces and a children's play area.

In fiscal year 2007-08, PT established a new collaboration with the Waterloo Counseling Center, a mental health service provider. PT and Waterloo collaborated to provide more accessible counseling services to HIV positive clients and their families. Waterloo staff provided individual appointments and group sessions at PT housing program sites. PT staff identified residents in need of, and open to counseling, and then helped to coordinate appointment scheduling. These counseling services are confidential and separate from work being done by PT staff. This service has been well-received and well-utilized by residents. During this report period, the performance measure unit of service changed from number of clients (individuals) served, to number of households served. Due to this change, the actual accomplishment number appears low.

Performance Measure:

Accessibility for the purpose of providing decent housing.

Project	Activity	Con Plan Priority	Fund Source(s)	Fiscal Year 07-08 Funding	Accomplish ment Goal from Action Plan	Expended	Actual Accomplish-ments
Project Transitions	Residential Support Services	High	HOPWA	\$264,679	86	\$264,679	47

Section 4: Housing

Housing Activity Tables

AIDS Services of Austin - HOPWA07: Permanent Housing Placement Services

IDIS #s: 5104

Project Description:

The Permanent Housing Placement service is a newly funded housing activity that will be used to help eligible clients establish a new residence where on-going occupancy is expected to continue. Assistance will be provided to eligible clients and their families with payment of first month's rent, when necessary to secure permanent housing and will complement other forms of HOPWA housing assistance.

Accomplishments:

AIDS Services of Austin, an Austin-based non-profit that contracts with the City of Austin to serve individuals or families with HIV/AIDS, celebrated its 21st year in 2008. This fiscal year the HOPWA Coordinator met with the Vice President of Assisted Housing, Housing Authority of the City of Austin, and discussed the possibility of some Section 8 slots opening up in December 2008 for individuals with disabilities. The HOPWA Coordinator also attended two Affordable Housing Forums sponsored by the City of Austin Neighborhood Housing and Community Development and networked with additional affordable housing resources.

The goal of the networking was to leverage affordable housing options for HOPWA clients with criminal background histories or histories of bad credit. The Austin TGA HOPWA Consortium completed a Memorandum of Agreement to delineate participating agency responsibilities as well as to ensure compliance with HOPWA regulation. This agreement will be signed by participating providers: AIDS Services of Austin, the fiscal agent; and Austin/Travis County Health and Human Services Division HIV Resource Administration Unit, the Administrative Agency. During this report period, the performance measure unit of service changed from number of clients (individuals) served to number of households served. Due to this change, the actual accomplishment number appears low.

Performance Measure:

Accessibility for the purpose of providing decent housing.

Project	Activity	Con Plan Priority	Fund Source(s)	Fiscal Year 07-08 Funding	Accomplishment Goal from Action Plan	Expended	Actual Accomplishments
AIDS Services of Austin	Permanent Housing	High	HOPWA	\$77,532	150	\$77,532	80

Section 4: Housing

Housing Activity Tables

Rental Housing

Rental housing services is to provides construction and financial services to eligible organizations in order to produce or retain reasonably priced rental housing for low- and moderate-income households, including special needs populations, such as the elderly.

NHCD OVERALL GOAL: Assist over 40,000 eligible families with services that lead to self-sufficiency annually by 2009 as measured by:

HOUSING GOAL: Over 6,000 households will gain and/or retain housing annually using the following strategies:

Consolidated Plan Fiscal Year 2004-09 Rental Housing Strategy: Provide resources to non-profit/for-profit housing developers to construct S.M.A.R.T. Housing™ rental units and rehabilitate existing rental units.

Type of Housing	Priority for Federal Funds	Type of Households Served	FY 2007-08 Goal	Funding Source	Total Expended	Actual Accomplishments
Rental	High	Small Family/Large Family/ Elderly/ Disabled	240	CDBG, HOME, HOME (CHDO), PI (HOME), PI (CDBG) HTF, UNO, GF, GF-CIP	\$8,338,835	260

Section 4: Housing

Housing Activity Tables

Rental Housing Development Assistance (RHDA)

IDIS #: 4777, 4797, 4879, 4965

Project Description:

The Rental Housing Development Assistance Program (RHDA) 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 gap financing to for-profit and non-profit developers for the acquisition, new construction, or rehabilitation of affordable rental projects that would otherwise be economically infeasible. RHDA serves households at 80 percent or below of MFI with a target of serving households 50 percent or below of MFI. The General Obligation Bonds (GO Bonds) is one of RHDA's funding sources.

Accomplishments:

In fiscal year 2007-08, RHDA program funds facilitated the completion of a total of 161 rental units. Of the total units produced, 153 units are occupied by families at 50 percent or less of MFI. Of these units, 94 units are occupied by families with yearly incomes at 30 percent or less of MFI. Families earning between 51 percent and 60 percent of MFI occupied the remaining 8 units. Rental projects included: single-room occupancy (SRO) units in the Skyline Terrace and Garden Terrace II, two projects developed by Foundation Communities; transitional housing units developed by the Community Partnership for the Homeless and LifeWorks; special needs housing developed by United Cerebral Palsy of Texas; scattered site rental units developed by Blackland Community Development Corporation and Guadalupe Neighborhood Development Corporation; and mixed-income units at City View at the Park.

On November 7, 2006, Austin voters approved \$55 million in general obligation bonds to be issued for the development and retention of affordable housing, \$33 million of which will be used in the RHDA program over the next seven years. During fiscal year 2007-08, RHDA committed a total of \$8.7 million in GO Bond funding and deployed over \$4.5 million for acquisition, new construction and rehabilitation. Of the 161 units completed in fiscal year 2007-08, GO Bond funding produced 100 units of affordable housing.

Section 4: Housing

Housing Activity Tables

Performance Measure:

Accessibility for the purpose of providing decent housing.

Project	Activity	Con Plan Priority	Fund Source(s)	Fiscal Year 07-08 Funding	Accomplishment Goal from Action Plan	Expended	Actual Accomplishments
RHDA	RHDA	High	CDBG	\$527,096	150	\$0	161
RHDA	RHDA	High	PI (CDBG)	\$40,752		\$0	
RHDA	RHDA	High	HOME	\$1,785,110		\$0	
RHDA	RHDA	High	HOME (CHDO)	\$2,302,982		\$1,964,271	
RHDA	RHDA	High	GF	\$97,763		\$97,763	
RHDA	RHDA	High	PI (HOME)	\$60,792		\$0	
RHDA	RHDA	High	UNO	\$983,246		\$0	
RHDA	RHDA	High	HTF	\$2,929,904		\$2,313,648	
RHDA	RHDA	High	GF-CIP	\$1,000,000		\$24,667	
RHDA	RHDA	High	G.O. Bond	\$8,100,000		\$3,592,197	
			TOTAL	\$17,827,645		150	

Section 4: Housing

Housing Activity Tables

Architectural Barrier Removal - Rental

IDIS#: 5110

Project Description:

The Architectural Barrier Removal (ABR) Rental Program modifies or retrofits the living quarters of eligible, low-income elderly and severely disabled renters to make their housing more accessible. No more than \$5,000 per home per year can be provided to a single home through ABR Rental. Eligible income is 80 percent or below of MFI.

Accomplishments:

In fiscal year 2007-08, the ABR program received 456 new applications from both owners and renters. Clients were able to select more than one service, rather than just one. This resulted in more time spent on individual households and higher costs per household. The ABR owner program provided the following types of assistance to clients: ramps, bathroom modifications, shower wands and bars, lever handles, and handrails.

Performance Measure:

Accessibility for the purpose of creating suitable living environments.

Project	Activity	Con Plan Priority	Fund Source(s)	Fiscal Year 07-08 Funding	Accomplishment Goal from Action Plan	Expended	Actual Accomplishments
Architectural Barrier Removal - Rental	Architectural Barrier Removal - Rental	High	CDBG	\$359,410	90	\$261,168	99
Architectural Barrier Removal - Rental	Architectural Barrier Removal - Rental	High	GF	\$85,121		\$85,121	
			TOTAL	\$444,531	90	\$346,289	99

Section 4: Housing

Housing Activity Tables

Anderson Hill Redevelopment - Rental

Project Description:

The Anderson Hill Redevelopment program constructs rental units in the Anderson Hill neighborhood of Central East Austin for households earning 80 percent or below of MFI. AHFC will be responsible for the construction of the units and will manage the rental units until ownership is transferred to the Anderson Community Development Corporation.

Accomplishment:

This program had no unit production scheduled for fiscal year 2007-08.

Performance Measure:

Affordability for the purpose of providing decent housing.

Project	Activity	Con Plan Priority	Fund Source(s)	Fiscal Year 07-08 Funding	Accomplishment Goal from Action Plan	Expended	Actual Accomplishments
Anderson Hill Redevelopment - Rental	Anderson Hill Redevelopment - Rental	High	HOME	\$0	0	\$0	0

Section 4: Housing

Housing Activity Tables

Homebuyer

Housing assistance services for homebuyers are provided by AHFC. Homebuyer projects are more fully described below.

NHCD OVERALL GOAL: Assist over 40,000 eligible families with services that lead to self-sufficiency annually by 2009 as measured by:

HOUSING GOAL: Over 6,000 households will gain and/or retain housing annually using the following strategies:

Consolidated Plan Fiscal Year 2004-09 Homebuyer Strategy: Provide opportunities for homebuyers through financing and construction to access S.M.A.R.T. Housing™ produced by non-profits and for-profit housing developers.

Type of Housing	Priority for Federal Funds	Type of Households Served	FY 2007-08 Goal	Funding Source	Total Expended	Actual Accomplishments
Homebuyer Assistance	High	Small Family/Large Family	140	CDBG, HOME, PI (HOME), HOME (CHDO), GF, GF-CIP, HTF, ADDI, CDBG - Rev. Loan, GO Bond, HOME Match	\$5,793,754	115

Section 4: Housing

Housing Activity Tables

Down Payment Assistance (DPA)

5112, 5125, 5126, 5129, 5130, 5131, 5132, 5133, 5135, 5136, 5137, 5150, 5158, 5160, 5161, 5162, 5164, 5166, 5167, 5168, 5170, 5171, 5177, 5178, 5179, 5181, 5182, 5183, 5185, 5186, IDIS #s: 5187, 5190, 5191, 5193, 5194, 5196, 5197, 5198, 5200, 5201, 5203, 5204, 5206, 5207, 5209, 5210, 5212, 5213, 5214, 5215, 5216, 5218, 5219, 5220, 5222, 5234, 5235, 5239, 5240, 5244, 5245, 5246, 5247, 5248, 5249, 5250, 5251, 5252, 5253, 5254, 5255

Project Description:

The Down Payment Assistance (DPA) program provides deferred and forgivable, zero-interest loans to low- and moderate-income first-time homebuyers to assist them with the down payment and closing costs of their home purchase.

Option 1: The amount of assistance per household will not exceed \$10,000 per household or \$15,000 to persons with disabilities. Loans are secured by a subordinate lien on the property that is non-assumable. The loan will be recaptured by the City if the household sells or rents the home, requests an equity loan, or transfers the property title before the end of the ten year affordability period. Eligible income for DPA is 80 percent or below of MFI.

Option 2: DPA funds up to \$40,000, as a deferred, 30-year, zero percent interest loan, with a shared-equity provision and a City of Austin "right of first refusal" provision. This DPA option is not forgivable. Loans are secured by a subordinate lien on the property that is non-assumable. The loan will be recaptured by the City if the household sells or rents the home, requests an equity loan, or transfers the property title before the end of the thirty-year affordability period. Eligible income for DPA is 80 percent or below of MFI.

Accomplishments:

During fiscal year 2007-08 the Down Payment Assistance Program (DPA) guidelines, process, and procedures were reviewed to better meet market and community needs, and as a result a new program was designed. As homeownership has become more expensive, many households need more substantial down payment assistance to afford an entry level home. The "Affordable Protection Policy," or "Shared Equity DPA," allows income-eligible buyers to obtain a larger mortgage assistance in exchange for two provisions that preserve housing affordability: 1) a "Right of First Refusal" allows AHFC the first option to buy the home at the appraised value, and 2) the homeowners are required to share the appreciation realized at resale with AHFC.

The portion of appreciated value of the home is returned to AHFC to then allow another low- to moderate-income buyer to purchase a home. Under this new approach, the DPA Program exceeded the annual goal. In addition, Austin was the first city in Texas to offer this new Shared Equity DPA option to first-time homebuyers. AHFC provided Shared Equity DPAs to 36 households in fiscal year 2007-08.

Section 4: Housing

Housing Activity Tables

Performance Measure:

Accessibility for the purpose of providing decent housing.

Project	Activity	Con Plan Priority	Fund Source(s)	Fiscal Year 07-08 Funding	Accomplishment Goal from Action Plan	Expended	Actual Accomplishments
DPA	DPA	High	HOME	\$1,530,185	50	\$1,428,370	71
DPA	DPA	High	PI (HOME)	\$271,134		\$243,188	
DPA	DPA	High	ADDI	\$101,815		\$101,815	
DPA	DPA	High	HTF	\$30,184		\$19,996	
			TOTAL	\$1,933,318	50	\$1,793,369	71

Section 4: Housing

Housing Activity Tables

Acquisition and Development

3521, 4490, 4876, 4886, 4889, 4942, 4943, 4944, 4945, 4946, 4947, 4948, 4949, 4950,
IDIS #s: 5003, 5016, 5017, 5018, 5019, 5020, 5021, 5022, 5023, 5024, 5025, 5061, 5083, 5084,
5085, 5139, 5141, 5143, 5144

Project Description:

The Acquisition and Development (A&D) program works with lenders and non-profit and for-profit developers to leverage City and federal funds for: 1) the acquisition and development of lots, 2) the acquisition and rehabilitation of structures, 3) the acquisition of new housing units, and 4) the construction of new housing all for sale to income-eligible homebuyers at 80 percent or below of MFI. AHFC provides financing (loans and grants) for affordable housing development.

Accomplishments:

In fiscal year 2007-08, the A&D program continued to provide first-time homeownership opportunities to low- and moderate income households. The program sold 36 houses to income-eligible buyers. While this did not meet the annual goal of 55 houses, it was a 30 percent increase in production over fiscal year 2006-07, and a 50 percent increase over fiscal year 2005-06 production. The A&D program continues to face production challenges due to market conditions. Austin is one of the highest priced real estate markets with high land and construction costs. The volatility in the credit markets adds to the challenge of meeting production goals.

In Austin Housing Finance Corporation (AHFC's) 81-unit Frontier at Montana Subdivision, Austin Habitat for Humanity closed on 14 homes and has seven currently under construction. AHFC closed 14 homes, has three homes that are currently under contract, and three homes that are still for sale. American Youthworks closed on one home and has four currently under construction. In addition, AHFC awarded bids to construct another ten houses. At the end of September 2008, 80 percent of the subdivision's homes were either occupied by low- to moderate-income buyers, under contract, or under construction.

Other organizations that sold homes to eligible buyers under this program include: one by Austin Habitat for Humanity that was not part of the Frontier at Montana subdivision; one by Chestnut Neighborhood Revitalization Corp; one by Neighborhood Housing Services of Austin; and four by the Hilltop Chateaux Corporation in its Cantera Vista Condominium project.

Community Housing Development Organizations (CHDOs) produced 17 of this fiscal year's 36 houses. The CHDOs are: Austin Neighborhood Alliance for Habitat (Habitat for Humanity's CHDO), Neighborhood Housing Services of Austin, and Chestnut Neighborhood Revitalization Corporation. The average income for all homebuyers was 53 percent of MFI. For a four-person household, this amounts to a total household income of approximately \$37,700.

Section 4: Housing

Housing Activity Tables

Performance Measure:

Accessibility for the purpose of providing decent housing.

Project	Activity	Con Plan Priority	Fund Source(s)	Fiscal Year 07-08 Funding	Accomplish ment Goal from Action Plan	Expended	Actual Accomplish-ments
A&D	A&D	High	CDBG	\$518,903	55	\$515,320	36
A&D	A&D	High	HOME	\$1,826,684		\$963,960	
A&D	A&D	High	CDBG-Rev. Loan	\$549,555		\$544,267	
A&D	A&D	High	GF-CIP	\$62,179		\$62,179	
A&D	A&D	High	GF-CIP	\$1,692,832		\$367,679	
A&D	A&D	High	G.O. Bond	\$5,400,000		\$832,405	
A&D	A&D	High	HOME (CHDO)	\$721,825		\$0	
A&D	A&D	High	HOME Match	\$570,689		\$1,924	
A&D	A&D	High	PI (HOME)	\$712,620		\$537,651	
			Total	\$12,055,287		55	

Section 4: Housing

Housing Activity Tables

CHDO Operations Loans

IDIS#s: 5119, 5120, 5121, 5122, 5123, 5124
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Project Description:

The CHDO Operations Loans provides technical assistance and training to Community Housing Development Organizations (CHDOs) and other non-profit housing providers to increase their organizational capacity to provide affordable housing units. Under the terms of the grant, CHDOs must also access CHDO set-aside funds to produce affordable housing for the community.

Accomplishments:

The CHDO Operations Loan program provided operating funds to six CHDOs to help them increase their capacity to produce affordable housing. A total of \$125,000 was awarded in fiscal year 2007-08. The action plan goal was not met because there were not enough qualified CHDOs to assist with operating expenses. The program is not tied to unit production. Funding is based on need and can be provided as long as the CHDO has a HOME CHDO-funded project in progress or expects to access HOME CHDO funds within 24 months of the date of the award. The award amount cannot exceed 50 percent of the CHDOs annual operating expenses.

Performance Measure:

Affordability for the purpose of providing decent housing.

Project	Activity	Con Plan Priority	Fund Source(s)	Fiscal Year 07-08 Funding	Accomplishment Goal from Action Plan	Expended	Actual Accomplishments
CHDO Operation Loans	CHDO Operation Loans	High	HOME (CHDO)	\$250,247	12	\$175,000	6

Section 4: Housing

Housing Activity Tables

Anderson Hill Redevelopment - Homebuyer

Project Description:

The Anderson Hill Redevelopment Program constructs new homeownership units for households earning 80 percent or below of MFI. The AHFC manages the construction, marketing and sale of the properties located in the area.

Accomplishments:

Anderson Hill Homeowner program is a subset of AHFC's Acquisition and Development Program. The first phase of the Anderson Hill Homeowner program consisted of 15 single-family houses, the last 11 of which were completed and sold during fiscal year 2006-07. Due to rising home values in the area, a subsidy amount of up to \$40,000 was provided to the homebuyers of the last 13 homes. Along with the subsidy, shared equity and affordability protection components were introduced to keep the homes affordable for the long-term. AHFC planned to begin development of the second phase of this program with the development of 10 townhomes in fiscal year 2007-08. Due to rising construction costs and increasing real estate market values, AHFC had to delay the development of the townhomes. AHFC is evaluating feasibility of various options and expects to issue an RFP for development of the property in fiscal year 2008-09.

Performance Measure:

Affordability for the purpose of providing decent housing.

Project	Activity	Con Plan Priority	Fund Source(s)	Fiscal Year 07-08 Funding	Accomplishment Goal from Action Plan	Expended	Actual Accomplishments
Anderson Hill Redevelopment - Homebuyer	Anderson Hill Redevelopment - Homebuyer	High	PI (HOME)	\$1,044,012	10	\$0	0
Anderson Hill Redevelopment - Homebuyer	Anderson Hill Redevelopment - Homebuyer	High	PI (CDBG)	\$76,567		\$0	
			TOTAL	\$1,120,579	10	\$0	0

Section 4: Housing

Housing Activity Tables

Juniper-Olive Street Housing Project

IDIS#s: 1279, 3106

Project Description:

The Juniper-Olive Street Housing Project provides funding for the renovation of existing historical units and/or new construction of 18 affordable housing units located in the Juniper/Olive Street area. The existing structures are renovated to Department of Interior Standards for historic structures and the new construction is funded with private financing. All units are marketed to families at 80 percent or below of MFI.

Accomplishments:

The City partnered with the Austin Revitalization Authority to construct two units that were sold in fiscal year 2007-08. Currently, four of five units scheduled to finish in fiscal year 2008-09 are under construction. All units used a shared-equity model with a “right of first refusal” to preserve affordability in the Anderson Hill neighborhood.

The final phase of this project will consist of the historical renovation of six units that will be sold to low- to moderate-income households. The completion of the Juniper-Olive project has been delayed due changes in housing market conditions and project funding structures. Project completion is scheduled by the end of fiscal year 2008-09.

Performance Measure:

Affordability for the purpose of providing decent housing.

Project	Activity	Con Plan Priority	Fund Source(s)	Fiscal Year 07-08 Funding	Accomplishment Goal from Action Plan	Expended	Actual Accomplishments
Juniper-Olive Street Housing Project	Juniper-Olive Street Housing Project	High	PI (CDBG)	\$218,413	13	\$0	2

Section 4: Housing

Housing Activity Tables

Owner-Occupied

The purpose of owner-occupied housing services is to provide construction and financial services for existing, income-eligible homeowners to address housing code violations and quality of life issues so that they can continue to live in their homes. Owner-occupied services are funded through grants and loans that are delivered through various homeowner rehabilitation services.

NHCD OVERALL GOAL: Assist over 40,000 eligible families with services that lead to self-sufficiency annually by 2009 as measured by:

HOUSING GOAL: Over 6,000 households will gain and/or retain housing annually using the following strategies:

Consolidated Plan Fiscal Year 2004-09 Owner Occupied Strategy: Provide opportunities for households to retain their homes through rehabilitation and construction.

Type of Housing	Priority for Federal Funds	Type of families	FY 2007-08 Goal	Funding Source	Total Expended	Actual Accomplishments
Owner-occupied	High	Small Family/Large Family/Elderly/Disabled	1055	CDBG, GF, CDBG - Rev. Loan, PI (HOME), HOME, HTF, LEAD	\$3,957,545	888

Section 4: Housing

Housing Activity Tables

Architectural Barrier Program (ABR) - Owner

IDIS #s: 5111

Project Description:

The Architectural Barrier Removal Program (ABR) modifies or retrofits the living quarters of eligible, low-income elderly and severely disabled homeowners to make their housing more accessible. No more than \$5,000 per home per year can be provided through the ABR program and Emergency Home Repair (EHR) program combined. Eligible income is 80 percent or below of MFI.

Accomplishments:

In fiscal year 2007-08, the ABR program received 456 new applications from both owners and renters. Fewer households were served because the program was able to provide more extensive services per household. This resulted in more time spent on individual households and higher costs per household. The ABR owner program provided the following types of assistance to clients: ramps, bathroom modifications, shower wands and bars, lever handles, and handrails.

Performance Measure:

Accessibility for the purpose of creating a suitable living environment.

Project	Activity	Con Plan Priority	Fund Source(s)	Fiscal Year 07-08 Funding	Accomplishment Goal from Action Plan	Expended	Actual Accomplishments
Architectural Barrier Program - Owner	Architectural Barrier Program - Owner	High	CDBG	\$1,334,049	360	\$713,418	277
Architectural Barrier Program - Owner	Architectural Barrier Program - Owner	High	GF	\$397,253		\$289,300	
			TOTAL	\$1,731,302	360	\$1,002,718	277

Section 4: Housing

Housing Activity Tables

Emergency Home Repair Program

IDIS #s: 5095

Project Description:

The Emergency Home Repair (EHR) Program makes repairs to alleviate life-threatening living conditions, health and safety hazards, and major mechanical systems for low- and moderate-income homeowners, with no more than \$5,000 per home per year through the ABR program and EHR program combined. AHFC oversees the EHR program and currently contracts with a non-profit to administer the services. Income eligibility is 80 percent or below of MFI.

Accomplishments:

In fiscal year 2007-08, the Austin Area Urban League served a total of 509 low-income households with home repairs, slightly exceeding the contract goal of 500. The goal of serving 550 households in the fiscal year 2007-08 Action Plan was a typographical error that should have stated 475 households as in previous years. The program provides much needed emergency repairs for low- and moderate-income homeowners, such as electrical, plumbing, foundation repair, roofing, and mechanical: electrical and plumbing repairs are in the most demand.

After the production of the Action Plan, the contract goal was changed from 475 to 500 households due to additional funding that was carried forward from the prior fiscal year. The targeted program income is 80 percent or below of MFI. During fiscal year 2007-08, 65 percent of the households served had incomes at 30 percent or below of MFI, and two-thirds of the households served were single-person households. The average cost per household served was \$1,700.

Performance Measure:

Affordability for the purpose of creating a suitable living environment.

Project	Activity	Con Plan Priority	Fund Source(s)	Fiscal Year 07-08 Funding	Accomplish ment Goal from Action Plan	Expended	Actual Accomplish- ments
Emergency Home Repair Program	Emergency Home Repair Program	High	CDBG	\$1,045,559	550	\$517,754	509
Emergency Home Repair Program	Emergency Home Repair Program	High	GF	\$195,000		\$162,157	
			TOTAL	\$1,240,559	550	\$679,911	509

Section 4: Housing

Housing Activity Tables

Homeowner Rehabilitation Loan Program (HRLP)

IDIS#s: 4800, 4828, 4835, 4906, 4933, 4984, 4985, 4999, 5001, 5009, 5011, 5013, 5034, 5039, 5040, 5056, 5072, 5073

Project Description:

The Homeowner Rehabilitation Loan Program (HRLP) assists income-eligible homeowners with substantial repairs such as foundation repair, roofing, plumbing, and electrical work. This program provides deferred interest loans of up to \$50,000 per home for rehabilitation and up to \$29,999 may be forgivable after ten years. This rehabilitation amount does not include funds that may be granted to assist with the appropriate treatment of lead-based paint. □

In cases where it is not economically feasible to rehabilitate a unit, the reconstruction of a replacement home is considered for financing. Deferred interest loans for housing reconstruction does not exceed \$100,000 per home. For reconstruction projects, the loan documents contain provisions which include a shared-equity formula and gives the City a "right of first refusal" at resale. Consequently, program clients are required to share 25 percent of any equity that they may gain at resale with the City of Austin and they are required to offer the home for sale to the City before any other buyers. Eligible income is 60 percent or below of MFI. All HRLP funded activities use the recapture method.

Accomplishments:

During fiscal year 2007-08, the Homeowner Rehabilitation Loan Program (HRLP) received 24 new applications and completed 18 rehabilitation and reconstruction projects. Not only does the HRLP program help improve the aging housing stock of the City of Austin, it gives low-income homeowners an improved quality of life and the ability to stay in their own homes by providing substantial home repair or a complete home reconstruct that they could not afford on their own.

However, the program was unable to meet its annual goal due to title issues on properties that can not be easily resolved, such as delinquent property taxes and lack of clear ownership. Due to these title issues, otherwise qualified applicants were denied assistance. The City is considering ways to assist homeowners to resolve title matters. The HRLP program, in fiscal year 2007-08, began using a "shared equity" policy for all reconstruction projects. This policy allows income-eligible owners to receive a full reconstruct of their home in exchange for two provisions that preserve housing affordability: 1) a "Right of First Refusal" allows the City the first option to buy the home at the appraised value, and 2) the homeowners are required to share the appreciation realized at resale with the City. The portion of appreciated value of the home is returned to the City and will for future program participants.

Section 4: Housing

Housing Activity Tables

Performance Measure:

Sustainability for the purpose of creating a suitable living environment.

Project	Activity	Con Plan Priority	Fund Source(s)	Fiscal Year 07-08 Funding	Accomplish ment Goal from Action Plan	Expended	Actual Accomplish-ments
Homeowner Rehabilitation Loan Program	Homeowner Rehabilitation Loan Program	High	GF	\$99,715	25	\$99,715	18
Homeowner Rehabilitation Loan Program	Homeowner Rehabilitation Loan Program	High	CDBG-Rev. Loan	\$725,687		\$152,091	
Homeowner Rehabilitation Loan Program	Homeowner Rehabilitation Loan Program	High	PI (HOME)	\$162,706		\$4,457	
Homeowner Rehabilitation Loan Program	Homeowner Rehabilitation Loan Program	High	HOME	\$2,538,291		\$1,034,132	
			TOTAL	\$3,526,399	25	\$1,290,395	18

Section 4: Housing

Housing Activity Tables

Materials Grants Program

Project Description:

The purpose of the Materials Grants program is to provide eligible non-profit organizations with assistance to recover the cost of materials used to repair the homes of low-income families. This is accomplished by providing rebates to the non-profit organizations for materials used. Eligible income level is 60 percent or below of MFI.

Accomplishments:

The Materials Rebate program served 29 households during the fiscal year, almost meeting its goal of 30 households. All households served had incomes at 30 percent or below of MFI. The primary users of this program were Austin Area Interreligious Ministries through its "Hands On Housing" program and Austin Habitat for Humanity's "A Brush with Kindness" program.

Performance Measure:

Accessibility for the purpose of creating a suitable living environment.

Project	Activity	Con Plan Priority	Fund Source(s)	Fiscal Year 07-08 Funding	Accomplishment Goal from Action Plan	Expended	Actual Accomplishments
Materials Grants Program	Materials Grants Program	High	HTF	\$56,330	30	\$56,330	29

Section 4: Housing

Housing Activity Tables

Lead Hazard Control Program

IDIS#: 5099

Project Description:

Lead Hazard Control Grant, granted to the City in Spring 2007, provides lead hazard control services for 296 eligible households for the three year grant period targeting low-income, 80 percent or below of MFI, owner-occupied and rental units, housing children under the age of six and built prior to 1978.

Accomplishments:

The Lead Hazard Control program did not meet its Action Plan goal due to lack of applications from eligible households in targeted high-risk areas that meet the income requirements, have children under six; and where lead was found on tested sites. During the past fiscal year, the City of Austin has intensified the marketing and outreach efforts for the LeadSmart Program in order to increase program awareness in the community.

Program information was shared with participants at community events held across the city at neighborhood centers, recreations centers, places of worship, schools, and health clinics. Flyers were distributed to day cares, neighborhood centers, and health clinics located in targeted areas. Targeted mailings were sent to the owners of single and multi-family properties built before 1978 and block walking was performed in targeted neighborhoods. LeadSmart program information was also featured in the Austin Energy, Austin City News, Grapevine, Austin Apartment Association, and multiple Neighborhood Association Newsletters. Media coverage was increased with stories and interviews aired on News Channel 8 and KXAN Channel 4 and Univision's Desparita Austin.

LeadSmart staff has also been interviewed on local radio stations including 88.7 KAZI, KXTN, 96.7 Kiss, 100.7, 98.1 Kvet, 102.6 River, am 1300 the zone, and Jammin 105.9. A PSA was run on the Univision radio stations KINV 107.7 and KLQB 104.3 in September 2007, and June 2008.

Partnerships have been formed with other City Departments as the Austin Police Department's Community Outreach division, and the Health and Human Services' African American Quality of Life and Community Health Initiative. Collaborative referral efforts have also be instituted between the LeadSmart Program and other agencies that provide similar services, such as Austin Housing Authority, Urban League, and the State of Texas Environmental Lead Program. As a result of the marketing and outreach activities, the number of applications, inspections, and completed and cleared units continued to steadily increase each quarter; however, though the program's goal was not met. See pages 3-34 for list of program outreach for fiscal year 2007-08.

Section 4: Housing

Housing Activity Tables

Performance Measure:

Accessibility for the purpose of creating a suitable living environment.

Project	Activity	Con Plan Priority	Fund Source(s)	Fiscal Year 07-08 Funding	Accomplishment Goal from Action Plan	Expended	Actual Accomplishments
Lead Hazard Control Program	Lead Hazard Control Program	High	LEAD	\$ 3,666,618	90	\$ 928,191	55

Section 4: Housing

Housing Activity Tables

Other Funded Projects

The City of Austin continues its commitment to increase affordable housing opportunities with City-sponsored resources and services, as well as federal funds. These other-funded housing programs include programs funded by City sponsored, non-federal resources.

Type of Housing	Priority for Federal Funds	Type of Households Served	FY 2007-08 Goal	Funding Source	Total Expended	Actual Accomplishments
Other Housing Services	High	Homebuyer, Renter, Small Family, Large Family	3,325	GF-CIP, EDI, AE	\$635,762	5,754

Section 4: Housing

Housing Activity Tables

S.M.A.R.T. Housing™ Policy Initiative

Project Description:

S.M.A.R.T. Housing™ assists non-profit and for-profit builders to create housing that is safe, located in mixed-income neighborhoods, accessible, reasonably-priced, transit-oriented, and that meets Austin Energy's Green Building standards.

Accomplishments:

The S.M.A.R.T. Housing™ program is the foundation of all the City's affordable housing. All housing that receives AHFC funds must be S.M.A.R.T. Housing™ certified. With 881 single-family units and 2,592 multi-family units completed this fiscal year, the number of completed units significantly exceeds the annual goal.

S.M.A.R.T. Housing™ single-family production increased this year, due largely to completion of a number of single-family units in the Robert Mueller Municipal Airport redevelopment area that proceeded at a faster pace than anticipated (see Appendix for detailed RMMA statistics). In addition, multi-family production benefited from the completion of several projects in the University Neighborhood Overlay (UNO) area. Several developments in the University Neighborhood Overlay area that had been expected to be occupied during the previous fiscal year were completed in the current fiscal year, which resulted in an unexpected increase in completed units. Developments serving lower-income households included Skyline Terrace and La Vista de Guadalupe, both serving households with income 50 percent or less of MFI.

S.M.A.R.T. Housing™ has a goal to have 40 percent of S.M.A.R.T. Housing™ units serve households at 80 percent or less of MFI. Due in part to increased production in the RMMA and UNO areas – in which most developments provide between 10 percent and 25 percent affordable units -- the overall percentage of S.M.A.R.T. Housing™ affordable units was three percent below of the goal 40 percent goal. Production in these two areas is also responsible for the number of completed units exceeding the annual goal.

Section 4: Housing

Housing Activity Tables

Performance Measure:

Affordability for the purpose of providing decent housing.

Project	Activity	Con Plan Priority	Fund Source(s)	Fiscal Year 07-08 Funding	Accomplishment Goal from Action Plan	Expended	Actual Accomplishments
S.M.A.R.T. Housing TM Program	S.M.A.R.T. Housing TM Program	High	GF-CIP	\$693,280	1,750	\$434,704	3,473
S.M.A.R.T. Housing TM Program	S.M.A.R.T. Housing TM Program	High	EDI	\$84,179		\$10,686	
S.M.A.R.T. Housing TM Program	S.M.A.R.T. Housing TM Program	High	GF-CIP	\$68,000		\$68,000	
				\$845,459	1,750	\$513,390	3,473

Section 4: Housing

Housing Activity Tables

Voluntary Compliance Agreement

Project Description:

The Voluntary Compliance Agreement program ensures compliance with applicable federal, state and local accessibility laws when a multi-family housing development receives financial assistance from the Austin Housing Finance Corporation (AHFC).

Accomplishments:

Since the beginning of the Voluntary Compliance Agreement program, 106 multi-family sites are now in compliance. Only two sites were in compliance when the Voluntary Compliance Agreement with ADAPT, HUD, and the City of Austin expired in 2002. All of the multi-family sites cited under the original Voluntary Compliance Agreement are now in compliance. An outside contractor was hired in fiscal year 2007-08 to review all multi-family and rental housing funded by AHFC to ensure accessibility compliance. In addition, the contractor will provide training for City staff regarding accessibility review.

Performance Measure:

Accessibility for the purpose of creating suitable living environments.

Project	Activity	Con Plan Priority	Fund Source(s)	Fiscal Year 07-08 Funding	Accomplishment Goal from Action Plan	Expended	Actual Accomplishments
Voluntary Compliance Agreement*	Voluntary Compliance Agreement*	High	GF-CIP	\$78,000	1,500	\$0	1,950

*Voluntary Compliance is found in the rental housing section of the funding charts in Section 2.

Section 4: Housing

Housing Activity Tables

Single-Family Tax-Exempt Bond Program

Project Description:

The City of Austin Housing Finance Corporation receives authority from the State to operate two bond programs. For single-family, the Mortgage Credit Certificate Program (MCC), provides a federal income tax credit, up to \$2,000 per year for the life of their mortgage, to first-time homebuyers. The saved income taxes can be used to lower the cost of homeownership. In the fiscal year 2007-08 Action Plan, the Single-Family and Multi-family Tax-Exempt Bond Programs were combined. For clearer reporting, the two programs have been separated.

Accomplishments:

In fiscal year 2007-08, a total of 70 mortgage credit certificates were issued to income-eligible buyers through AHFC's MCC Program. This was a 26 percent increase in production over the previous fiscal year. With homeownership costs increasing in the City of Austin, the MCC program provided a valuable tool to assist low- and moderate-income households purchase a home. The households that received the 70 MCCs had an average home purchase price of \$131,367 with an average down-payment of \$9,884. The average family size was 1.88 persons, and the average household income for all MCC homebuyers was \$40,646, or 58.8 percent MFI.

Performance Measure:

Affordability for the purpose of providing decent housing.

Project	Activity	Con Plan Priority	Fund Source(s)	Fiscal Year 07-08 Funding	Accomplishment Goal from Action Plan	Expended	Actual Accomplishments
Single-Family Tax Exempt Bond Program	Single-Family Tax Exempt Bond Program	High	Bonds	N/A	60	N/A	71

Section 4: Housing

Housing Activity Tables

Multi-family Tax-Exempt Bond Program

Project Description:

The Multifamily Bonds Program, issues tax-exempt bonds to provide lower cost mortgages for rental housing for low- and moderate-income households. The majority of the units serve households at 60 percent or below of MFI. In the fiscal year 2007-08 Action Plan, the Single-Family and Multi-family Tax-Exempt Bond Programs were combined. For clearer reporting, the two programs have been separated.

Accomplishments:

The Multifamily Bond program financed one development in fiscal year 2007-08, the Runnymede Apartments in Northwest Austin. Runnymede is a 252 unit multifamily apartment community financed with AHFC-issued Private Activity Bonds and four percent Housing Tax Credits issued by the Texas Department of Housing and Community Affairs. The property is restricted to residents making 60 percent or less of MFI. The rents are restricted to 50 percent MFI. The owner and developer is San Antonio Alternative Housing Corporation, a San Antonio based non-profit organization. This project preserves existing market-rate affordable housing through rehabilitation of an existing market rate apartment complex.

AHFC also instituted its Asset Oversight Procedures Manual during fiscal year 2007-08 to refocus staff efforts to assure that apartments financed with tax-exempt bonds are monitored for financial compliance with bond documents. While AHFC-bond financed properties received staff visits and review, this was the first implementation of a policy for that review. In fiscal year 2007-08, 14 Asset Oversight Inspections were conducted. While observations and recommendations were made on several of the properties as a result of the Asset Oversight Inspections, no significant findings were made at any of the properties.

Performance Measure:

Affordability for the purpose of providing decent housing.

Project	Activity	Con Plan Priority	Fund Source(s)	Fiscal Year 07-08 Funding	Accomplishment Goal from Action Plan	Expended	Actual Accomplishments
Multi-family Tax Exempt Bond Program	Multi-family Tax Exempt Bond Program	High	Bonds	N/A	0	N/A	252

Section 4: Housing

Housing Activity Tables

Holly Good Neighbor Program

Project Description:

The Holly Good Neighbor program provides repairs and rehabilitation to properties surrounding the Holly Power Plant. Austin Energy funds the program, administered by the Neighborhood Housing and Community Development Office (NHCD), and facilitated by the Austin Housing Finance Corporation (AHFC). Some examples of home repairs include: exterior paint, roofing, electrical system work, plumbing, foundation work, HVAC system, and other interior and exterior repairs. Eligible income is 80 percent or below of MFI for rehabilitation projects and 60 percent or below of MFI for reconstruction projects. For reconstruction projects, the loan documents will contain provisions which include a shared-equity formula and gives the City a "right of first refusal" at resale. Consequently, program clients will be required to share 25 percent of any equity that they may gain at resale with the City of Austin and they will be required to offer the home for sale to the City before any other Buyers.

Accomplishments:

During fiscal year 2007-08, eight projects were completed with a grand total of 123 homes that have been repaired in the program's four-year history. The program was unable to meet its annual goal for several reasons. The program has already provided assistance to those homes most in need of rehabilitation. Due to rapidly rising property values in the Holly neighborhood, the program has also changed from a grant program to a loan program with income limits. These program changes were met with some resistance from the community and time was spent on education of new guidelines that slowed production. In addition, Austin Energy redefined its collaboration in the new program approach which also resulted in production lost due to those discussions.

Performance Measure:

Accessibility for the purpose of providing decent housing.

Project	Activity	Con Plan Priority	Fund Source(s)	Fiscal Year 07-08 Funding	Accomplishment Goal from Action Plan	Expended	Actual Accomplishments
Holly Good Neighbor Program	Holly Good Neighbor Program	High	AE	\$1,206,943	15	\$122,372	8