



HOUSING &
PLANNING



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Affordable Housing Acquisition & Development: Project Connect, pt. 2

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Citizen Advisory Committee

August 10, 2023

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- Project Connect Acquisitions
- Median Family Income

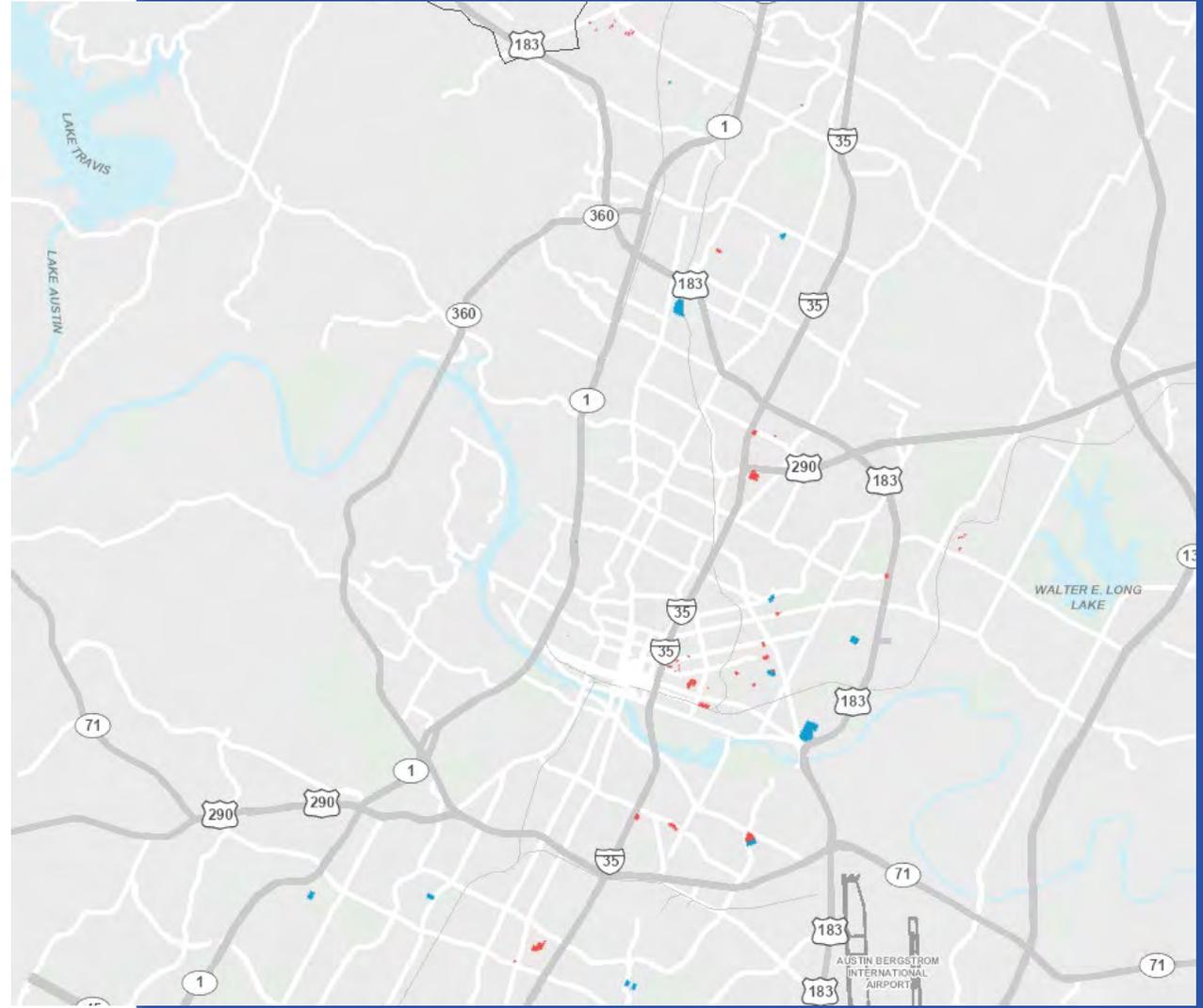


AHFC Acquisitions



Land Acquisition

- 3 Hotels for Permanent Supportive Housing
- 52.5 Acres Acquired
- 2 Partnerships Preserved
- 9 Multi-family properties preserved
- 20 Single-family homes added to the CLT
- \$100M allocated by AHFC Board (remaining balance \$7.82)
- \$69M Expended
- \$31M Encumbered
- All funds to be expended by the end of FY22-23





Project Connect Acquisitions

- \$23,000,000 for Anti-Displacement investments allocated to AHFC in 2021
- AHFC allocated \$8M to Anti-Displacement Community Acquisition Program (“ADCAP”)
- AHFC allocated the remaining \$15M to AHFC-led acquisitions

The image shows the exterior of a multi-story apartment building named 'Midtown Flats'. The building features a prominent architectural style with large, light-colored brick arches that frame a central courtyard. The courtyard is paved with blue gravel and contains several small, spiky plants in pots. A concrete walkway with a striped pattern leads through the arches. The building has a red-tiled roof and balconies with glass railings. The sky is clear and blue.

Midtown Flats (615 W St Johns)

Naturally Occurring Affordable Housing
(NOAH)

20 one-bedroom

20 two-bedroom

Market Rent affordable at 50% AMI

Acquired June 2022

Acquisition price: \$7,680,000

AHFC is 100% Owner

100% Restricted Affordable Housing

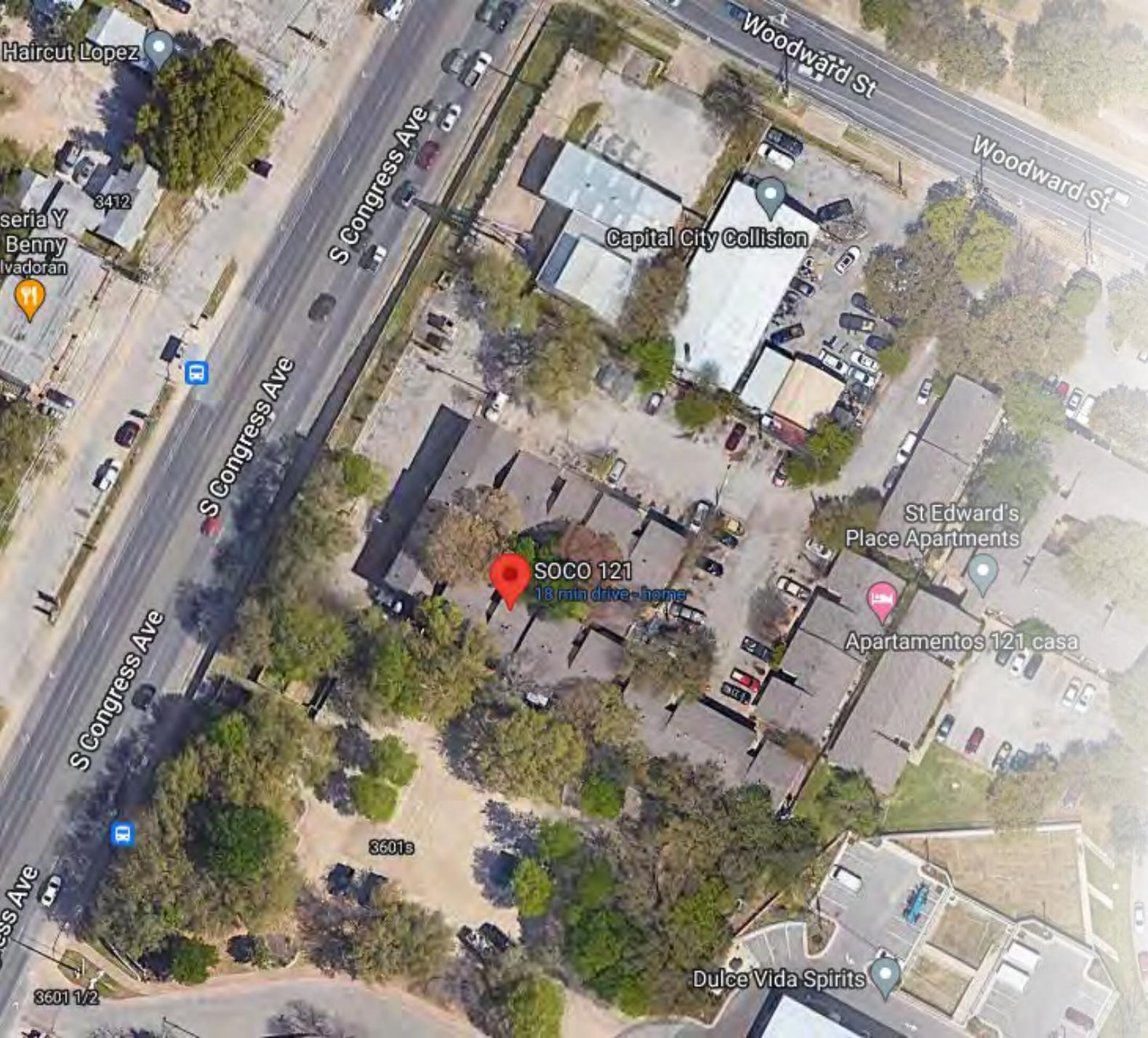
15 @ 30%

15 @ 50%

8 @ 80%

One unit is used as an office

One unit is occupied by property
maintenance staff member



SOCO 121 (121 Woodward Street)

Low-Income Housing Tax Credit
(expiring)

20 one-bedroom

32 two-bedroom

Rent restricted at 60% AMI

Acquired March 2023

Acquisition price: \$10,500,000
(\$4,72M of PC funds)

AHFC is 100% Owner

100% Restricted Affordable Housing

14@ 30% AMI

18@ 50% AMI

19@ 80% AMI

\$520,000 RHDA loan in April 2023

Central Park

6008, 6010 N Lamar Blvd

Naturally Occurring Affordable Housing
(NOAH)

108 units BEDROOMS

Market Rent Affordable at 50% AMI

Acquired June 2023

\$16M acquisition price
(no PC funds used, yet)

Partnership with Affordable Central

Texas

90% Restricted Affordable

22 @ 50%

33 @ 60%

22 @ 80%

11 @ 100%

10 @ 120%

10 @ Market





Future Acquisitions

- **Assemblage opportunities**
 - Create multiple-acre sites that allow for comprehensive planning and phased development.
 - Create deeply affordable and mixed-income transit-supportive housing at key locations.
- **Preservation opportunities**
 - Naturally Occurring Affordable Housing
 - Expiring Tax Credit properties
- **Multi-phase development**



Median Family Income



HPD



City of Austin, Housing and Planning Department & Austin Housing Finance Corporation
 2023 HUD Income Limits and Rent Rates
 Austin-Round Rock TX MSA
 Income Limits - Effective date 06/15/2023
 Rent Limits - Effective date 6/15/2023



HOME Program Income Limits

Income Limit	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
20%	16,350	18,700	21,000	23,350	25,250	27,100	28,950	30,850
* 30%	24,550	28,050	31,550	35,050	37,900	40,700	43,500	46,300
40%	32,700	37,400	42,050	46,700	50,450	54,200	57,950	61,650
* 50%	40,900	46,750	52,600	58,400	63,100	67,750	72,450	77,100
* 60%	49,080	56,100	63,120	70,080	75,720	81,300	86,940	92,520
65%	53,150	60,750	68,350	75,900	82,000	88,050	94,150	100,200
70%	57,250	65,400	73,600	81,750	88,300	94,850	101,400	107,900
* 80%	65,450	74,800	84,150	93,450	100,950	108,450	115,900	123,400
100%	85,600	97,850	110,050	122,300	132,100	141,850	151,650	161,450
120%	102,750	117,400	132,100	146,750	158,500	170,250	182,000	193,700
140%	119,850	137,000	154,100	171,200	184,900	198,600	212,300	226,000

* Income provided by HUD.

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

HUD rounds to the nearest \$50 dollars

MFI Chart was expanded to include other percentages used by HPD.

HOME Program Rent Limits

	Efficiency (1 person)	1 BR (2 persons)	2 BR (3 persons)	3 BR (4 persons)	4 BR (5 persons)	5 BR (6 persons)	6 BR (7 persons)
30% Rent Limit	\$ 613.00	\$ 701.00	\$ 788.00	\$ 876.00	\$ 947.00	\$ 1,017.00	\$ 1,087.00
* 50% Rent Limit	\$ 1,022.00	\$ 1,095.00	\$ 1,315.00	\$ 1,518.00	\$ 1,693.00	\$ 1,869.00	\$ 2,044.00
* 65% Rent Limit	\$ 1,309.00	\$ 1,404.00	\$ 1,687.00	\$ 1,940.00	\$ 2,144.00	\$ 2,347.00	\$ 2,551.00
80% Rent Limit	\$ 1,636.00	\$ 1,870.00	\$ 2,103.00	\$ 2,336.00	\$ 2,523.00	\$ 2,711.00	\$ 2,897.00
120% Rent Limit	\$ 2,568.00	\$ 2,935.00	\$ 3,302.00	\$ 3,668.00	\$ 3,962.00	\$ 4,256.00	\$ 4,550.00
* LOW HOME Rent Limit	\$ 1,022.00	\$ 1,095.00	\$ 1,315.00	\$ 1,518.00	\$ 1,693.00	\$ 1,869.00	\$ 2,044.00
* HIGH HOME Rent Limit	\$ 1,253.00	\$ 1,386.00	\$ 1,626.00	\$ 1,940.00	\$ 2,144.00	\$ 2,347.00	\$ 2,551.00
For Information Only (Below)							
* FAIR MARKET RENT	\$ 1,253.00	\$ 1,386.00	\$ 1,626.00	\$ 2,088.00	\$ 2,416.00	\$ 2,778.00	\$ 3,141.00

* Rents provided by HUD.

Other rent limits calculated by HPD.



78741 Compared to Surrounding Areas

Median Household Income

The median household income (\$54,422) for 78741 is less than the median household income for [78745](#) (\$72,439), [78742](#) (\$63,750), [78744](#) (\$65,262), [78701](#) (\$136,486), [78702](#) (\$82,176), [78704](#) (\$82,641), [78725](#) (\$78,420), Travis County (\$85,043), and Austin city (\$78,965). But it's more than [78719](#) (\$49,671).

78741	\$54,422
Austin city	\$78,965
Travis County	\$85,043

Average Household Income

The average household income (\$73,737) for 78741 is less than the average household income for [78745](#) (\$92,262), [78725](#) (\$96,446), [78744](#) (\$79,728), [78701](#) (\$197,864), [78702](#) (\$106,592), [78704](#) (\$125,252), Travis County (\$119,031), and Austin city (\$111,233). But it's more than [78719](#) (\$71,559) and [78742](#) (\$67,599).

78741	\$73,737
Austin city	\$111,233
Travis County	\$119,031



78704 Compared to Surrounding Areas

Median Household Income

The median household income (\$82,641) for 78704 is less than the median household income for [78701](#) (\$136,486), [78703](#) (\$125,448), [78746](#) (\$166,415), and Travis County (\$85,043). But it's more than [78702](#) (\$82,176), [78741](#) (\$54,422), [78744](#) (\$65,262), [78745](#) (\$72,439), and Austin city (\$78,965).

78704	\$82,641
Austin city	\$78,965
Travis County	\$85,043

Average Household Income

The average household income (\$125,252) for 78704 is less than the average household income for [78701](#) (\$197,864), [78703](#) (\$197,542), and [78746](#) (\$240,365). But it's more than [78702](#) (\$106,592), [78741](#) (\$73,737), [78744](#) (\$79,728), [78745](#) (\$92,262), Travis County (\$119,031), and Austin city (\$111,233).

78704	\$125,252
Austin city	\$111,233
Travis County	\$119,031



78705 Compared to Surrounding Areas

Median Household Income

The median household income (\$23,750) for 78705 is less than the median household income for [78756](#) (\$87,985), [78731](#) (\$92,641), [78751](#) (\$67,552), [78701](#) (\$136,486), [78703](#) (\$125,448), [78722](#) (\$85,137), Travis County (\$85,043), and Austin city (\$78,965). But it's more than [78712](#) (\$-1).

78705	\$23,750
Austin city	\$78,965
Travis County	\$85,043

Average Household Income

The average household income (\$53,030) for 78705 is less than the average household income for [78756](#) (\$118,991), [78731](#) (\$152,741), [78751](#) (\$93,009), [78701](#) (\$197,864), [78703](#) (\$197,542), [78722](#) (\$112,536), Travis County (\$119,031), and Austin city (\$111,233). But it's more than [78712](#) (\$-1).

78705	\$53,030
Austin city	\$111,233
Travis County	\$119,031



78702 Compared to Surrounding Areas

Median Household Income

The median household income (\$82,176) for 78702 is less than the median household income for [78701](#) (\$136,486), [78704](#) (\$82,641), [78722](#) (\$85,137), and Travis County (\$85,043). But it's more than [78723](#) (\$76,535), [78712](#) (\$-1), [78721](#) (\$61,462), [78742](#) (\$63,750), [78725](#) (\$78,420), [78741](#) (\$54,422), and Austin city (\$78,965).

78702	\$82,176
Austin city	\$78,965
Travis County	\$85,043

Average Household Income

The average household income (\$106,592) for 78702 is less than the average household income for [78701](#) (\$197,864), [78704](#) (\$125,252), [78722](#) (\$112,536), Travis County (\$119,031), and Austin city (\$111,233). But it's more than [78712](#) (\$-1), [78721](#) (\$92,455), [78723](#) (\$103,811), [78725](#) (\$96,446), [78741](#) (\$73,737), and [78742](#) (\$67,599).

78702	\$106,592
Austin city	\$111,233
Travis County	\$119,031



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Thank You

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City of Austin

Small Business Construction Mitigation Pilot Program

Director Sylvania Holt-Rabb
Economic Development Department
City of Austin

August 10, 2023

Economic Development Department Leadership Team



Sylvania Holt-Rabb

Director
Economic Development Department



Susana Carbajal

Deputy Director
Economic Development Department



Morgan Messick

Acting Assistant Director
Economic Development Department

Our mission is to promote a competitive, sustainable and equitable economy for all.



State of Small Businesses

COVID-19 and subsequent nation-wide shutdowns placed significant financial and operational burdens on Austin's small business community. Many of the surviving businesses remain economically fragile as they attempt to stabilize revenue and customer base with changing needs.

Major Construction Projects including Project Connect in the long-term seek to provide greater mobility and economic prosperity; in the short-term these city-wide projects may result in business interruption and displacement of existing small businesses including for-profits, creatives, and non-profits.



Project Connect Phase I – Approved June 6, 2023

The Austin Transit Partnership announced the *first phase of Austin Light Rail, running from 38th Street to Oltorf to Yellow Jacket* with additional priority extensions, has been approved by all three partners including the Austin City Council and the CapMetro Board of Directors.

The recommendation was initially one of five options revealed in March, and was selected after planning data analysis, engineering evaluation and community dialogue came together to identify this plan as the path for light rail that serves the Austin community.



The Austin Transit Partnership is recommending the 38th Street to Oltorf Street to Yellow Jacket Lane is the first phase of light rail services to be built under Project Connect. (Courtesy: Austin Transit Partnership)



Impact of Construction – Business Revenue Loss

*Seattle, Washington – Sound Transit Light Rail to Northgate

Construction Projects Generally

- Reduces accessibility for both vehicles and pedestrian
- Removal of side walks/blocking of business entrances
- Reduced parking supply
- Interruption of utility services
- Psychological Impacts i.e. areas under construction avoided

Transportation Projects

- Traffic Diversions
- Lane reconfigurations
- Changes to traffic lights/signals

*Heffron Transportation, inc. *Downtown Access Strategy Construction Mitigation Strategies Used in Other Cities* (2013)



Impact of Construction - Workforce

* Profile of a Retail industry worker

- Retail workers are younger: Over half were ages 16-34
- Women are more likely in retail jobs: About 56.5% were women
- Black and Hispanic communities over-represented in retail work: 12% Black compared to 11.4% of total workforce; Hispanics were 18.7% versus 17.5% of total workforce.
- Retail workers were more likely to live in poverty: 10.1% of retail workers v. 6% of all workers lived in poverty.

** Profile of a Service industry worker

- 67% of all service industry providers are women, in 2021 women in service industry earned 95% of what men earned
- Hispanics and Black communities represent 18.5% and 11.9% respectively

*U.S. Census Bureau: *A Profile of the Retail Workforce*

** Zippier: *Service Worker Demographics and Statistics in the US*

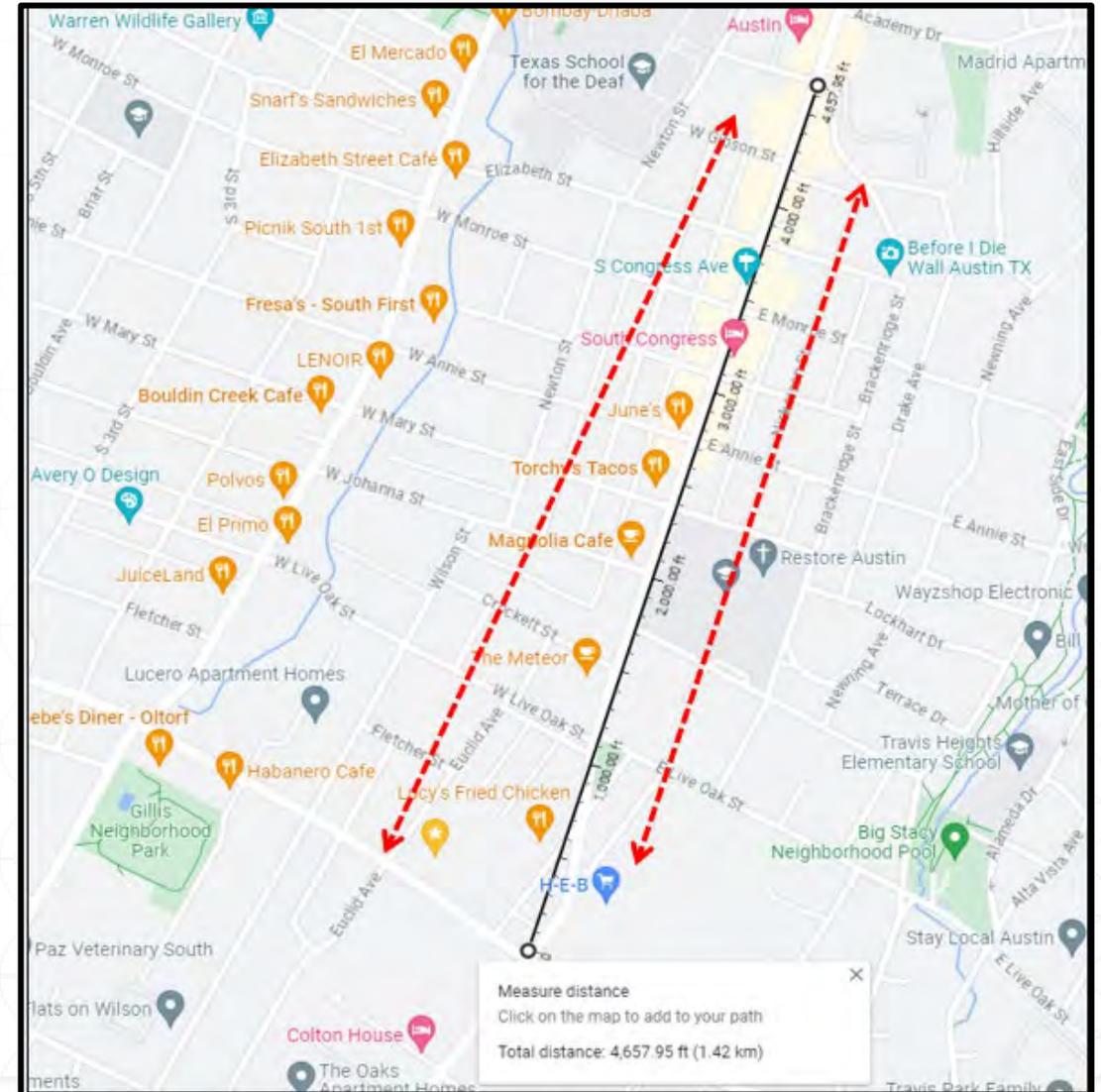


Construction Mitigation Pilot Program

- Pilot includes a targeted section of the Project Connect - Phase 1 line
- Boundaries: James Street (N) down to Oltorf (S) and one block over to Nickerson (E) and Eva Street (W)
- Displacement Risk of Pilot Area (*Project Connect Anti-Displacement Risk Dashboard*) – [Chronic](#)
- Major Business industries in Pilot Area - 31% Retail, 35% Service industry providers

South Congress Business District (*Souly Austin*)

- 183 Businesses in the District
- 1,736 Estimated jobs in the District
- 407,634 Commercial square footage
- 3 Cultural and Historic Assets
- \$ 1,113,765 Sales Tax (2018)



Program Pilot Framework

- \$600,000 seed funds from City of Austin General Fund
- \$4 million Anti-Displacement Funds
- Up to \$30,000 one-time grant plus:
 - ✓ Business coaching/training
 - ✓ Reimburse costs associated rent or mortgage payments
 - ✓ Marketing and advertising
 - ✓ Customer loyalty programs



Program Pilot Framework

Eligibility Requirements

- For-profit, creative, or non-profit organization that has been at the current location for more than 12 months and has 50 employees or fewer
- Business is located within a block of the construction area as shown in the pilot program area
- Business has been negatively impacted by street closures and construction as demonstrated by revenue impact
- Business is a “brick-and-mortar” merchant in the restaurant, bar, retail space, or non-profit organization
- Business must demonstrate financial profitability prior 12 months of construction
- 12-month commitment to monthly 1:1 coaching sessions/trainings at no-cost



Business Coaching & Training

- Coaching – 1:1 assistance with measuring business financial health and development of a relocation or retention strategy to minimize impact to business and customers. Alternatively, we can develop an exit strategy for businesses to preserve capital for their next business venture.
- EDD Small Business Classes – Access to affordable small business instruction to shore up business knowledge and operational fundamentals so an owner can focus on emerging challenges.
- Technology – Leveraging access to subscription-based services to execute the business plan co-developed with a coach and develop strong roots in a new location.



Construction Mitigation Program Timeline

- **Spring 2024** – \$600,000 Pilot Program Launch (subject to construction timeline announcement)
- **Summer 2025** – Pilot Program Assessment & Review
- **Fall 2025** – \$4 million Program Rollout subject to Project Connect Phases





QUESTIONS?

CAC BYLAWS REVIEW- PROCESS & TIMELINE

JULY – Joint Partnership staff discussions around bylaws modifications, process changes, and governance documents

AUGUST – Sharing recommendations with CAC, current nominating committee (members of CapMetro Board & City Council) and ATP Board Chair, and gathering feedback

SEPTEMBER – Final recommendations shared with CAC and on joint partnership agendas for approval

Sept. 14 - CAC

Sept. 20 - ATP Board

Sept. 21 - City Council

Sept. 25 - CapMetro Board

OCTOBER – Public outreach seeking applicants for CAC positions

NOVEMBER & DECEMBER – Applicant review and selection process

WHY ARE WE REVISITING CAC BYLAWS?

- Staggering terms
- Clarifying appointment and reappointment process
- Increasing accountability and transparency in the appointment process, and reducing application barriers
- Clarifying staff liaison roles and responsibilities
- Evolving bylaws and committee structure to reflect today's joint partnership and CAC role to Project Connect

SUMMARY OF PROPOSED CHANGES

- General clean up (such as being consistent in committee name, reorganizing sections, consolidating similar topic areas and removing impracticalities).
- Terms: Increasing term to four years, creating a staggering of terms and creating a two term limit.
 - For members appointed by commissions and committees, they must be confirmed every two years
- Eligibility: Clarified that members must remain eligible throughout their term
- Clarifies process for reappointment, resignation, filling of vacancies and removal of members based on attendance or changes in eligibility.
- Created a new Staff Liaison section and clarified roles

PROPOSED CHANGES TO MEMBERSHIP

Composition

- 11 members (no change)
 - Six “At Large Members”
 - Five “Commission and Committee Members”
- A non-voting ex-officio appointed by the CAC

Appointment

Option 1 - Independent Selection by each body	Option 2 - Joint selection by Nominating Committee
<ul style="list-style-type: none">• City Council, CapMetro Board and ATP Board each appoint 2 members.• Each body uses the same application but may otherwise set their own process• The process must be publicly posted with dates, materials, interview questions if applicable, etc., and must conclude with an on-dais consideration of the recommended candidate(s)	<ul style="list-style-type: none">• A nominating committee is formed to review applicants and make a recommendation that must be approved by each agency’s governing body• The nominating committee shall include the Chair of the City’s Mobility Committee, the Chair of the CapMetro Operations, Planning and Safety Committee, the Community Expert Director for Community Planning who sits on the ATP Board, and one member of the CAC to be identified by the Chair.• The process must be publicly posted with dates, materials, interview questions if applicable, etc., and must conclude with an on-dais consideration of the recommended candidate(s)

OTHER ITEMS TO CONSIDER

- Increasing the number of members
- Alternate or “backup” members
- Allow variance to term limits
- Length of Officer Terms versus Ex Officio Role