



STRATEGIC HOUSING
FINANCE CORPORATION

of TRAVIS COUNTY

**SHFC Action Item 6A
May 3, 2018**

Resolution No. SHFC-2018-04: To Authorize a request for funding to participate in the Travis County CDBG Comprehensive Housing Market Study.

WHEREAS; Travis County plans to develop a Comprehensive Housing Market Study that will focus on areas outside of the City of Austin, but within Travis County, and

WHEREAS; Staff has been meeting with Travis County staff to foster partnerships for the provision of such services; and

WHEREAS; Strategic Housing Finance Corporation and Housing Authority of Travis County were asked to participate in the development of the project Scope of Services and the collectively contribute up to \$25,000.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of HATC hereby:

1. Approves Resolution No. SHFC-2018-04,
2. Authorizes the CEO/Executive Director to execute all necessary documents and extensions.

Passed and approved the 3rd day of May 2018.



Eddie Karam, President, Board of Directors

Attested and approved as to form:



Patrick B. Howard, CEO/Executive Director



STRATEGIC HOUSING
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SHFC Discussion Item 6A
May 3, 2018

Background Information:

As of April 24, 2018, Travis County Commissioners Court has approved Travis County CDBG to move forward with potential partners to engage a consultant to conduct a Comprehensive Housing Market. The Study would focus on the areas outside the City of Austin, but within Travis County. This Study would complement a similar study completed by the City of Austin in 2014, but would be expanded to consider a more holistic view of all of Travis County. Combined with the result of the Assessment of Fair Housing, a comprehensive market study would identify housing gaps by income and household size, as well as considerations regarding siting of potential affordable housing developments.

Travis County will request the Housing Authority of Travis County and Strategic Housing Finance Corporation to participate in the Study, and to support it financially. HATC and SHFC will be asked to contribute approximately \$25,000 collectively. TCHFC will be asked to contribute approximately \$15,000. Travis County Commissioners Court will be requested to authorize up to \$80,000 for the Study based on the actual cost of the work once it is determined.

HATC and SHFC will have an opportunity to help modify the existing draft scope.

Requested Action:

For discussion / information only. No action needed.

Alternate Option:

N/A

Fiscal Impact:

N/A

Attachments:

N/A

Prepared by and approved by:

Patrick Howard

Patrick B. Howard, *Executive Vice President*



Travis County Commissioners Court Voting Session Agenda Request

Meeting Date: April 24, 2018

Agenda Language:

Consider and take appropriate action on a request to begin a discussion with Travis County partners to engage a consultant to conduct a Comprehensive Housing Market Study.

Prepared By/Phone Number: Martha Brown, 512-854-3460

Elected/Appointed Official or Department Head: Sherri E. Fleming, County Executive of Travis County Health and Human Services and AgriLife Extension

Commissioners Court Sponsor(s): Commissioner Margaret Gómez and Commissioner Brigid Shea

Press Inquiries: Hector Nieto, PIO@traviscountytexas.gov or (512) 854-8740

Background/Summary of Request and Attachments:

The Community Development Block Grant Office (CDBG) in the Health and Human Services Department (HHS) proposes to engage a consultant experienced and qualified in housing market data collection and analysis to conduct a Comprehensive Housing Market Study for Travis County. In addition, the CDBG Office requests that the Housing Authority of Travis County (HATC) and the Travis County Housing Finance Corporation (TCHFC) consider joint participation in the study.

Travis County is currently engaged in several processes that taken together would result in a comprehensive planning effort around fair and affordable housing. A necessary piece of this effort is a Travis County specific housing market study that would provide a detailed housing needs assessment for the county. Results of the Comprehensive Housing Market Study will help determine a long-term strategy for meeting Travis County's housing needs, and will provide valuable data that will inform the investment strategies for the next 5 to 10 years.

The following descriptions are intended to clarify what each piece of the ongoing planning effort will accomplish and how they relate to each other.

Analysis of Impediments to Fair Housing Choice

- On July 25, 2017 TCCC approved Travis County's participation a ten party

AGENDA REQUEST & BACKUP MATERIALS DEADLINE: Agenda requests and backup materials must be submitted in PDF format via email to agenda@traviscountytexas.gov by **12 noon on Tuesday** in order to be considered for inclusion in the following week's voting session.

- interlocal agreement to conduct a regional Analysis of Impediments (AI¹.)
- The AI will provide information about fair housing issues in Travis County that will inform siting decisions for housing development.
- The AI will include a set of Fair Housing goals to be implemented over a five year period. These goals will be included in the CDBG Consolidated Plan and progress will be reported annually through the CDBG Annual Report.
- The study is intended to be updated every 5 years in conjunction with the CDBG Consolidated Plan.
- Travis County, the Housing Authority of Travis County and the Travis County Housing Finance Corporation are impacted by the results of this study.
- Anticipated completion is January 2019.

Affordable Housing Policy Committee

- In 2015, the County created an Affordable Housing Policy Committee in order to align affordable housing policies across all Travis County departments.
- The committee has identified tools available to the county for affordable housing development.
- The committee is in the process of developing policies and procedures to support county-wide fair and affordable housing goals.
- Thus far the Commissioners Court has approved values, housing policy statements and a fair housing screening process for Low Income Housing Tax Credit (LIHTC) projects through the creation of Chapter 77. Further, the Commissioners Court approved a fair and affordable housing section of the Public Improvement District policy (Chapter 83).
- The efforts of this Committee will be integrated into the CDBG Consolidated Plan and progress reported annually through the CDBG Annual Report.
- The committee's work is ongoing.

Comprehensive Housing Market Study, if approved

- This study will provide data on the existing housing stock in Travis County and identify gaps in the market at a variety of income strata (from units affordable to households earning 30% MFI through market rate housing.)
- It will include projections of future demographic and housing growth.
- The proposed study will meet all of the requirements for the Housing Market Study component of the CDBG Consolidated Plan, and include other data points to provide a more robust picture of the housing market than HUD requires.
- The results of the study will assist in the creation of short and long term housing creation goals. These goals would be included in the CDBG Consolidated Plan and progress reported annually through the CDBG Annual Report.
- Anticipated completion would be March 2019.

CDBG Consolidated Plan

- As an entitlement jurisdiction receiving CDBG funds from the U.S. Department of Housing and Urban Development (HUD) the county is required to complete a

¹ At the time of the interlocal approval, the study was referred to as an Assessment of Fair Housing. Due to actions taken by HUD in January 2018, the study has reverted to the Analysis of Impediments.

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Consolidated Plan every three, five or six years.

- Travis County is on a five year cycle, the next planning period is 2019-2023.
- The Consolidated Plan includes a Needs Assessment that includes data on community conditions, housing and economic development.
- The Consolidated Plan includes strategic goals over a five year period.
- The CDBG Annual Report will demonstrate progress on all set goals each December.
- Final draft due to HUD on August 15, 2019.

Staff Recommendations:

Staff recommends moving forward with the development of an inter-local if HATC and TCHFC agree to participate. Further, staff recommends moving forward with the release of an RFP to conduct a Housing Market Study regardless of participation of other entities.

Issues and Opportunities:

Moving forward with this study addresses recommendation 14.6.1 of the Public Works Report. The recommendation states the Affordable Housing Committee should develop a short- and long-term strategic vision with clear goals and an implementation plan. These plans should include communicating and coordinating more effectively with other housing-related organizations to optimize low-income housing options for Travis County residents.

Results of the Comprehensive Housing Market Study will help determine a long-term strategy for meeting Travis County's housing needs, and will provide valuable data that will inform the investment strategies for the next CDBG 5 year planning cycle.

A joint study undertaken by CDBG, TCHFC and HATC will help facilitate coordinated planning efforts ensuring that all entities are using the same set of information to make affordable housing planning decisions.

HATC is considering an agenda item in early May regarding participation in the study.

Fiscal Impact and Source of Funding:

The total cost of the study is unknown at this time. HHS has identified internal resources to pay up to \$80,000. Funds are located in FR #300003007 which had been set aside from FY2017 funds to support the CDBG permission to continue. HHS has conferred with PBO and agree using these dollars for this purpose is appropriate. **(need to verify PBO agrees)**

If HATC and TCHFC choose to participate in the study, costs will be shared between the participating entities. Staff recommends basing the cost sharing on the structure of the AI inter-local. Under this structure the maximum funding amount to be contributed by each party is identified and actual amounts paid are based on the actual cost as billed by the consultant, prorated as a percentage of the total and not to exceed the maximum amounts. The following chart shows recommended funding levels for each entity:

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Participating Entity	Maximum Amount	Percentage of Total
HHS (CDBG)	\$80,000	67%
TCHFC	\$15,000	12%
HATC	\$25,000	21%
Total	\$120,000	100%

Required Authorizations:

Sherri E. Fleming, TCHHS County Executive
Christy Moffett, CDBG Planning Manager

CC:

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Revised 17-12-05