

## **BOND ELECTION ADVISORY TASK FORCE AFFORDABLE HOUSING BOND COMMITTEE**

**Q: How many projects from the 2006 Bond program are mixed income developments?**

A: Twelve projects or one-third of all projects are mixed income developments. We define mixed income as: 1) rental projects with units reserved for incomes above 50% MFI as well as units that have no income restrictions; and 2) all homeownership projects.

These include:

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| 1. Easter Seals Central Texas                | The Ivy Condos, Phase II*                                   |
| 2. Easter Seals Central Texas                | The Ivy Condos, Phase I*                                    |
| 3. Foundation Communities                    | Shady Oaks Apartments                                       |
| 4. DMA Development Co.                       | Wildflower Terrace  |
| 5. The Mulholland Group                      | Malibu Apartments   |
| 6. Foundation Communities                    | M Station   |
| 7. Captuity Investments III                  | Village on Little Texas                                     |
| 8. Mary Lee Community                        | The Willows   |
| 9. PeopleTrust                               | Westgate II Ownership Project                               |
| 10. Momark Development, LLC                  | Westgate Ownership Project                                  |
| 11. Chestnut Neighborhood Development Corp.  | Chicon Corridor   |
| 12. Guadalupe Neighborhood Development Corp. | GNDC 11-Acre Subdivision (Ownership portion of subdivision) |

Other projects include those developed by mission-based organizations with a mission to serve extremely low or low-income clientele.

*\*Affordable units located within market-rate condo development.*

**Q: Provide language from the 2006 Bond Program guidelines re: Housing Choice policy.**

A: Page 5 of the Program Guidelines for rental developments states:

***Minimum requirements for projects are as follows:***

- 1. Located within the corporate City-limits of Austin.*
- 2. Projects may consist of one (1) or more dwelling units.*
- 3. Units must be used for residential purposes only.*
- 4. New construction projects must meet City of Austin S.M.A.R.T. Housing™ requirements.*
- 5. Rehabilitation projects must have a minimum of one (1) condition that violates either the City's Housing Code or federal Housing Quality Standards (HQS) under the Housing Choice Voucher Program (Section 8) administered by the Housing Authority of the City of Austin (HACA).*
- 6. As determined applicable by the AHFC, assisted units must be made available to households with Housing Choice Vouchers from HACA.***

Situations where Housing Choice Vouchers would not be applicable are any developments that do not require a signed tenant-landlord lease, such as the Austin Children's Shelter or the mental health facilities operated by Austin-Travis County Integral Care.

**Q: What percentage of GO! Repair projects included an ABR component?**

A: As of February 29, 2012, 62 home repair projects included specific repairs related to Architectural Barrier Removal Program. This includes projects in both the GO Repair! Program as well as projects funded through the Austin Housing Finance Corporation's Architectural Barrier Removal Program.

**Q: What is the job prospects (construction, etc.) for the Colony Park project?**

A: NHCD anticipates the project will create numerous employment opportunities related to both commercial and residential developments, the project is early in its planning stages. The planning process over the next two years will assist in developing this analysis.