

**Travis County Fair Housing Action Plan  
2014 Report of Accomplishments**

Goals	Strategies to Meet Goals	Responsible Entities	Benchmark	Year to be Completed	Progress in 2014	Progress in 2015	Progress in 2016	Progress in 2017	Progress in 2018	Date Completed
<b>Impediment #1: Isolation of low-income rural communities</b>										
Improve living conditions for lower-income populations, among which members of the protected classes are heavily represented	Continue to invest CDBG funds to provide basic living environment improvements in impacted areas	CDBG Office, Commissioners Court	Reporting of Completed Projects in the CAPER	Ongoing	CDBG continues to fund owner occupied home rehabilitation and a street improvement project in the Lake Oak Estates neighborhood.					
	Continue to support social workers in efforts to connect far-flung low-income residents with available programs and services	CDBG Office, Commissioners Court	Reporting of Completed Projects in the CAPER	Ongoing	Continued CDBG funding in 2014 resulted in services to 191 people.					
	Look for opportunities to expand services to far-flung low income residents through new investment or by influencing others to invest in a more geographically targeted way.	CDBG Office, Commissioners Court	Reporting of New Opportunities in the CAPER	Ongoing	The County has provided \$1,000,000 of General Funds to the Department to expand social services. During 2014, the Commissioners Court approved the Department's plan to geographically target these funds to impacted areas with very low to low opportunity outside the City of Austin. The RFS will be released in PY 2014.					

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<b>Impediment #2: Poor condition of housing stock in unincorporated areas</b>										
Balance the revitalization of racially/ethnically concentrated LMI areas with the expansion of affordable housing opportunities elsewhere	Continue investment in the rehabilitation of owner-occupied housing in the Urban County	CDBG Office, Commissioners Court	Number of homes rehabilitated	Ongoing	35 homes were repaired during 2014. Additional homes were repaired or improved through the Department's Housing Services Division with other Federal, State and local funds.					
	Look for opportunities to invest in the creation of new affordable housing in non-impacted areas of moderate to very high opportunity	CDBG Office	Reporting of New Opportunities Reviewed in the CAPER	Ongoing	A multi-family housing project was proposed and supported with CDBG funding in the PY14 Action Plan. The project was located in a non-impacted, moderate area of opportunity. The project was with withdrawn by the developer.					
	Study the feasibility of pursuing Section 108 funds through the CDBG program, which would allow access to up to five times the annual entitlement grant to infuse the housing rehabilitation program with capital.	CDBG Office	Completed Analysis	2016	No action taken.					

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<b>Impediment #3: Increasingly prohibitive housing costs</b>										
Balance the revitalization of racially/ethnically concentrated LMI areas with the expansion of affordable housing opportunities	Support the Housing Finance Corporation in growing its tenant-based rental assistance program and seeking greater engagement among landlords, particularly with units outside of impacted areas	CDBG Office, Commissioners Court	Reporting of Completed Projects in the CAPER	Ongoing	23 households received TBRA during 2014 with \$171,561.58 of HOME funds from the State.					
	Encourage the HFC to continue its efforts to provide down payment assistance to income eligible households and work with developers to create affordable units through the single-family and multi-family bond programs	CDBG Office, Commissioners Court	Reporting of Completed Projects in the CAPER	Ongoing	In September 2014, TCHFC issued \$22,000,000 in tax exempt bonds to finance the construction of a 252 unit LIHTC property, William Cannon Apartments. This project is focused to households earning 50-60% MFI. Another property is currently undergoing renovations, assisted by the TCHFC through tax exempt bonds. Issuance of a \$122,400 loan to a developer applying for a 9% LIHTC for a property in northern Travis County to address workforce housing.					
	Encourage the HFC to incorporate priority areas for new construction investment into its funding guidelines to expand affordable housing in opportunity areas	CDBG Office	Reporting of New Opportunities in the CAPER	Ongoing	During 2014, the CDBG program consulted on several project options and reviewed each for fair housing compliance.					
	Develop an Affordable Housing Policy for Travis County that includes siting recommendations	CDBG Office, HFC and Commissioners	Implementation of new policy	2015/2016	No action taken.					
	Develop incentive-based permitting processes for mixed-income subdivisions	TNR	Implementation of new incentives	2016	No action taken.					
Preserve affordable housing stock	Encourage the Strategic Housing Finance Corporation to proceed with plans to acquire and maintain the affordability of tax-credit developments for which affordability requirements are set to expire	CDBG Office, Commissioners Court	Number of units preserved	Ongoing	No action taken.					

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<b>Impediment #4: Persistence of housing discrimination</b>										
Maintain efforts to identify, understand and eliminate discrimination	Continue education and outreach efforts related to fair housing, including publication of such material online and on the County's TV network	CDBG Office	Proliferation of fair housing information	Ongoing	County website continues to have a fair housing page with resources and information.					
	Continue to engage ATC to conduct education and outreach or paired testing in unincorporated areas, focusing on disability discrimination in the rental market	CDBG Office, Commissioners Court	Number of people assisted and/or test conducted	Ongoing	As a part of their CDBG funded fair housing program, Austin Tenant's Council conducts outreach and fair housing counseling to the CDBG service areas.					

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<b>Impediment #5: Presence of discriminatory restrictive deeds/covenants</b>										
Remove policy barriers to fair housing opportunity	File a fair housing complaint with HUD or ATC upon encountering any discriminatory restrictive deeds or covenants	CDBG Office	Complaints filed	Ongoing	No complaints filed.					
<b>Impediment #6: Concentration of voucher holders in impacted areas</b>										
Deconcentrate poverty	Increase efforts toward assisting voucher holders to find affordable units in the western half of the County	HATC	Implementation of additional integration strategies	2017	No action taken.					
Preserve affordable housing stock	Continue efforts to acquire affordable housing developments before their conversion to marketrate	HFC	Number of units preserved	Ongoing	No action taken.					
<b>Impediment #7: Absence of authority for local oversight of design and construction</b>										
Improve physical accessibility of housing	Contract with ATC to provide training to architects, engineers and other design professionals	CDBG Office	Proliferation of fair housing information	2017-2018	No action taken.					
	Continue legislative advocacy in the interest of gaining increased land-use authority and the ability to adopt and enforce a building code	Commissioners Court	Advocacy action complete	2015 & 2017	No action taken.					
<b>Impediment #8: Lack of local human rights or fair housing ordinance</b>										
Maintain efforts to identify, understand and eliminate discrimination	Pass a resolution or proclamation that serves as a government-wide statement of intention to promote fair housing and prohibit discrimination	Commissioners Court	Adoption of such	2015	No action taken.					

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<b>Impediment #9: Need for improved connections between residents and employment opportunities</b>										
Improve connections between lower-income population and employment opportunities	Continue to collaborate with Cap Metro and CARTS to create innovative solutions that serve particular neighborhood connection needs	CDBG Office	Continued Collaboration	Ongoing	The Department funds van service through CARTS to expand access to transportation from the Del Valle area to employment centers.					
	Participate in Cap Metro's long-range planning efforts to promote the expansion of public transit service in non-impacted, high-growth unincorporated areas, particularly ride-to-work routes	CDBG Office	Continued Collaboration	Ongoing	No action taken.					
	Prioritize investment criteria to incentivize affordable housing development on major corridors with public transit service	HFC	Implementation of criteria	2016	No action taken.					
<b>Impediment #10: Improvements needed in some policy documents</b>										
Increase the strength of fair housing policies	Amend the Affirmative Marketing Plan to include a statement of consequences for noncompliance, which could potentially include a recapture of funds, disallowance of future participation in the program and/or a referral of the matter to a fair housing rights organization	CDBG Office	Updated AMP	2015	No action taken.					
Increase access to programs and services for members of the protected classes	Formalize the Language Access Plan for persons with limited English proficiency	CDBG Office	Completion of Plan	2015	No action taken.					
Remove policy barriers to fair housing opportunity	Update the ACOP to specifically prohibit discrimination against the new classes protected by 2012 changes to HUD program regulation	HATC	Updated ACOP	2015	No action taken.					
<b>Impediment #11: Questionable patterns in private lending</b>										
Increase credit access, awareness of discriminatory practices among members of the protected classes	Provide or connect lower-income and minority households to financial counseling and homebuyer education	CDBG Office	Households assisted	Ongoing	The current CDBG funded project for land acquisition to support single family affordable housing development requires 8 hours of homebuyer education.					