

AUSTIN **ANNUAL**  
**2018** **CONFERENCE**  
**& SHOWPLACE**

Serving Persons with  
Disabilities:  
Section 811 and Beyond



**HFAs** AT THE  
**CENTER**

Texas Department of Housing and Community Affairs – Lessons Learned

# Texas Lessons Learned

Tenant choice is the over-arching theme for the Texas Program:

- Generate 3x more units under Owner Participation Agreements (ARACs) for the Section 811 PRA Program portfolio over what we will end up placing on Rental Assistance Contracts
- Ensure geographic distribution of participating properties
- Single program application that allows applicants to choose any participating property

# Texas Lessons Learned

## Partnerships and Coordination:

- Developer Incentives: QAP, Multifamily Program points for participation
  - Incentives for properties to commit units, but Target Population ultimately selects which properties will participate
- Local provider training: Over 400 individual disability service workers have been trained
- Property Management Training: All onsite property management staff trained in-person
- Dynamic Program Design: Ongoing program improvements based on feedback from developers, disability advocates, Medicaid Agency partners and other HFA departments

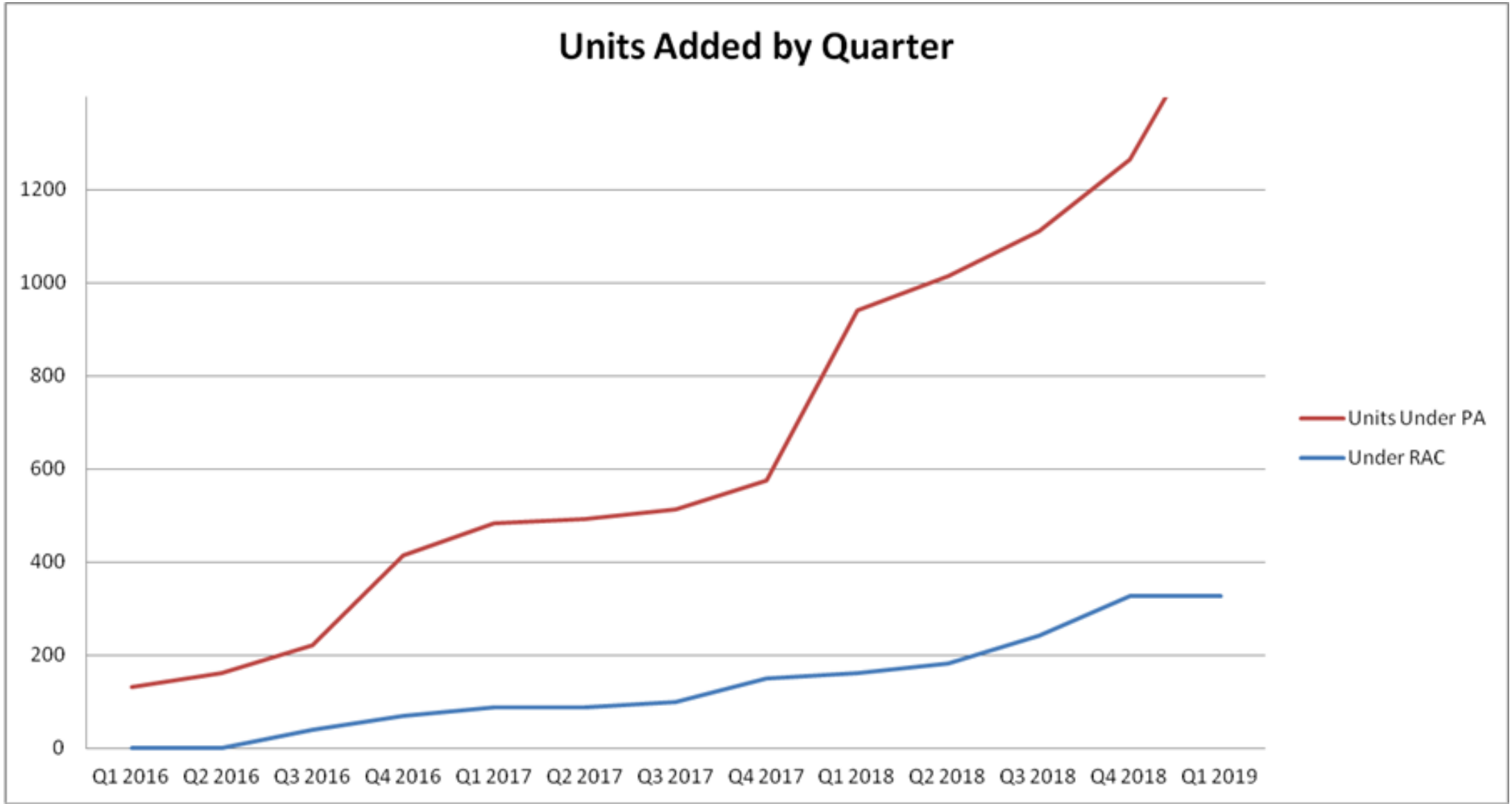
# Texas Lessons Learned

## Property Options Form

Check off locations in which the applicant is: interested, likely to be eligible, AND for which the support services this particular household needs will be available.

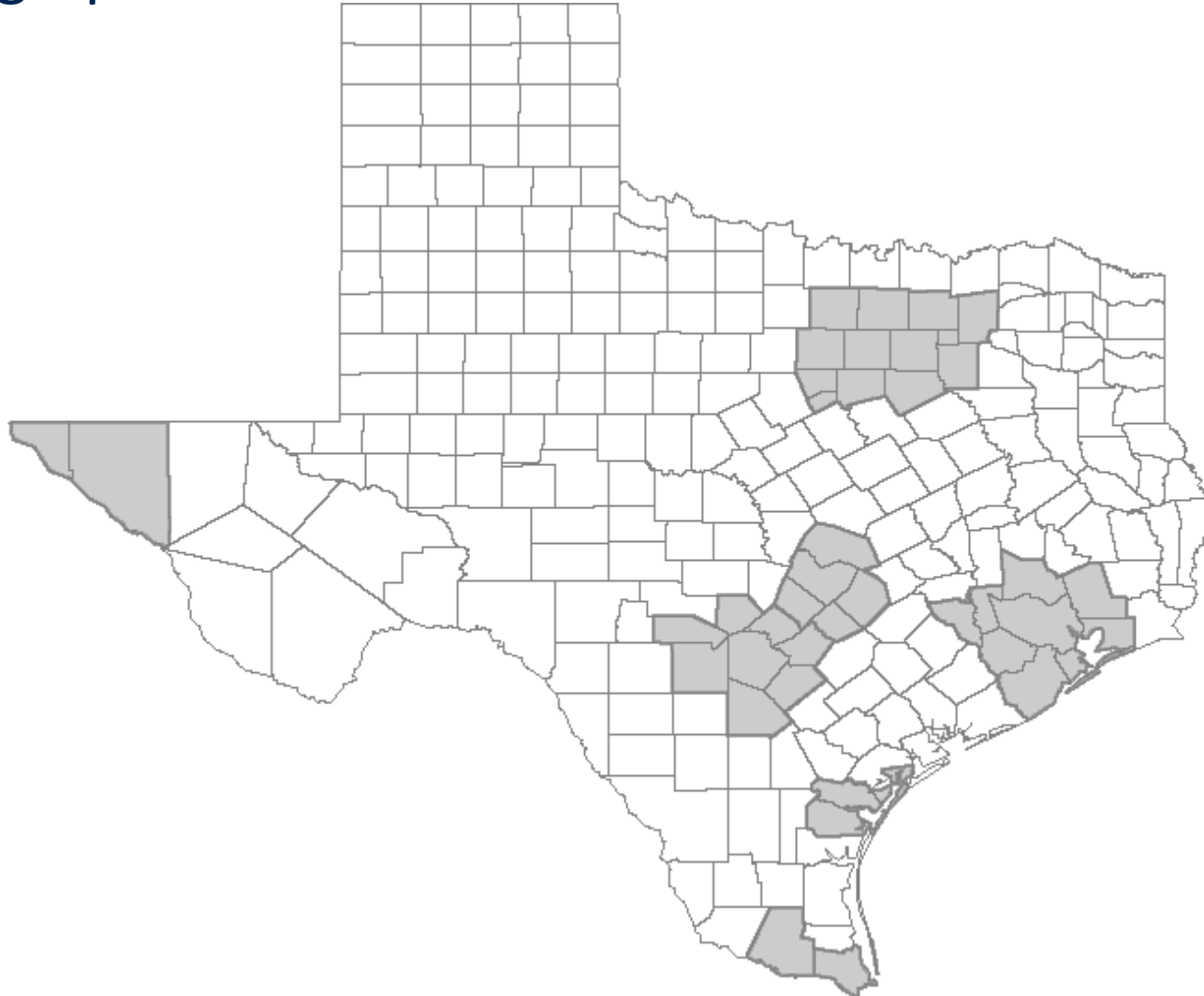
Metropolitan Area	Participating 811 Property	Address	Development City	Zip Code
Austin	<input type="checkbox"/> Pointe at Ben White	6934 E Ben White Blvd.	Austin Open	78741
Austin	<input type="checkbox"/> Villages of Ben White	7016 E Ben White Blvd.	Austin Open	78741
Austin	<input type="checkbox"/> Villas at Willow Springs	1502 S Interstate 35	Kyle Open	78666
Austin	<input type="checkbox"/> Saddle Creek Apartments at Kyle	21393 Ih35 North	KYLE Open	78640
Austin	<input type="checkbox"/> Lockhart Springs	NEC Hwy 130 and Borchert Loop	Lockhart Ready by December 2020	78644
Austin	<input type="checkbox"/> Cambrian E Riverside	1806 Clubview Avenue	Austin Ready by December 2020	78741

# Texas Lessons Learned



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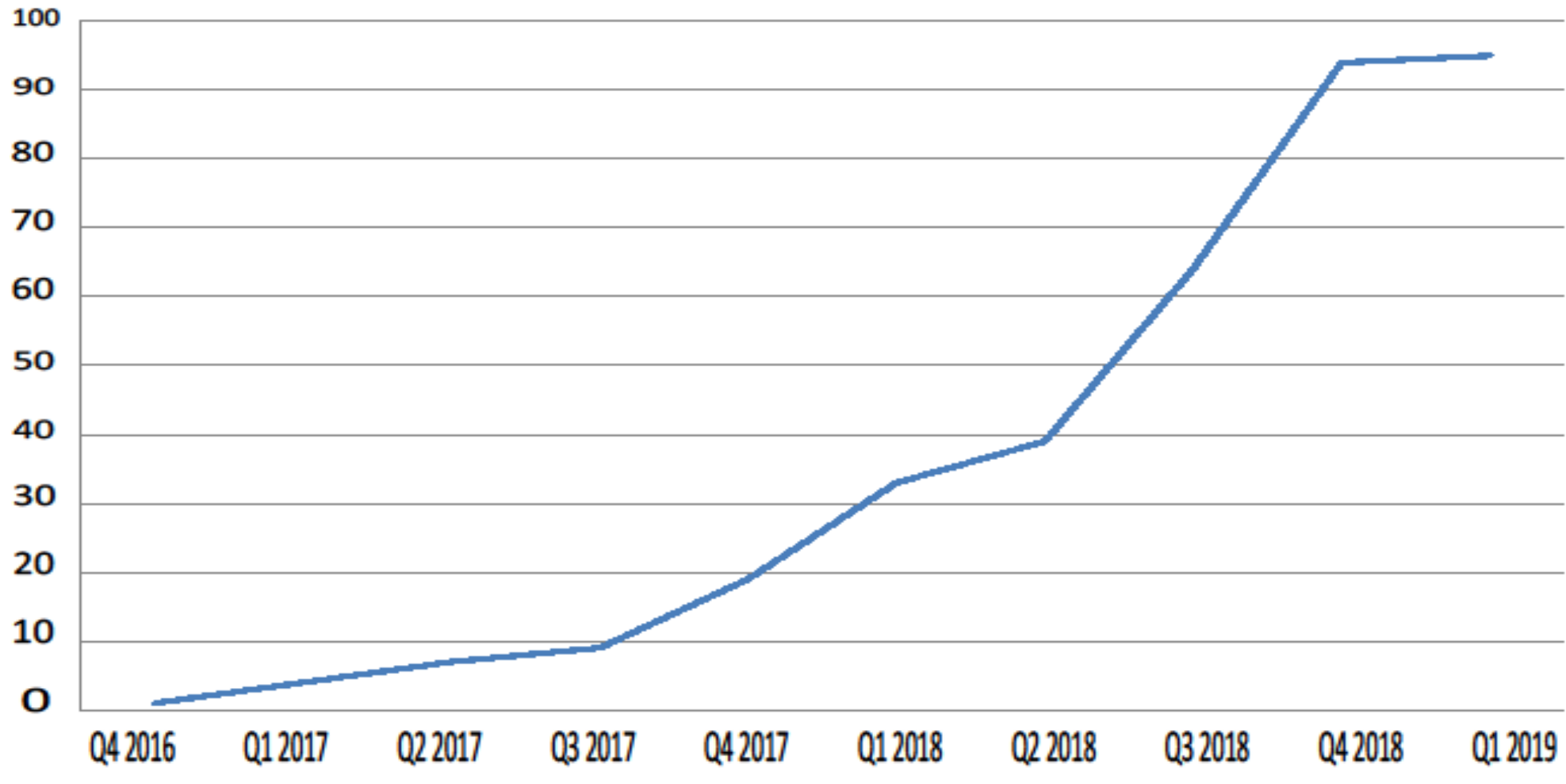
## Geographic Focus



- Stakeholder Input
- Target Population Presence
- High-quality service providers
- Consistent Multifamily Awards
- Available Existing Developments
- Equitable Geographic Distribution

# Texas Lessons Learned

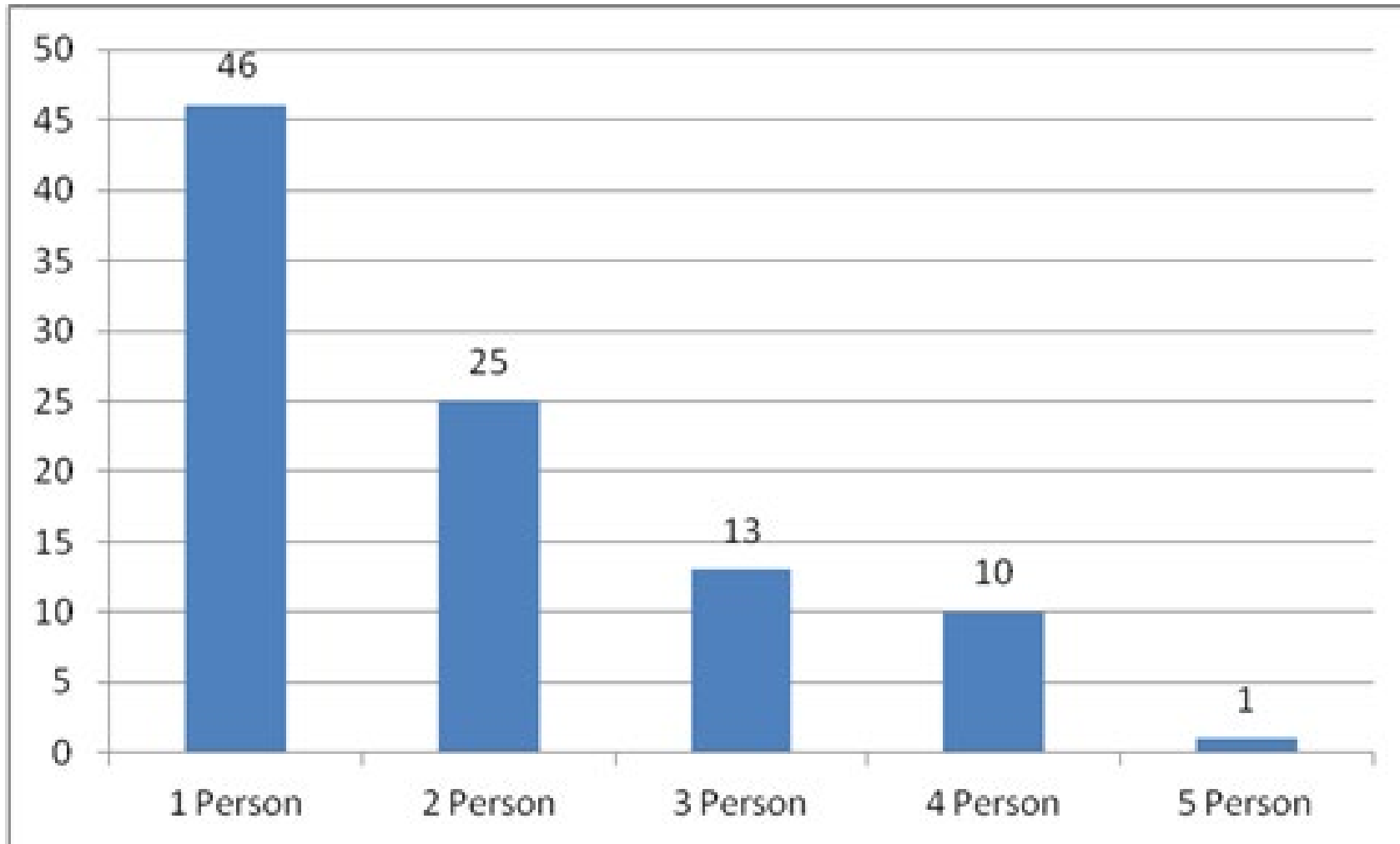
## Cumulative Move-Ins: 2016 to Present





# Texas Lessons Learned

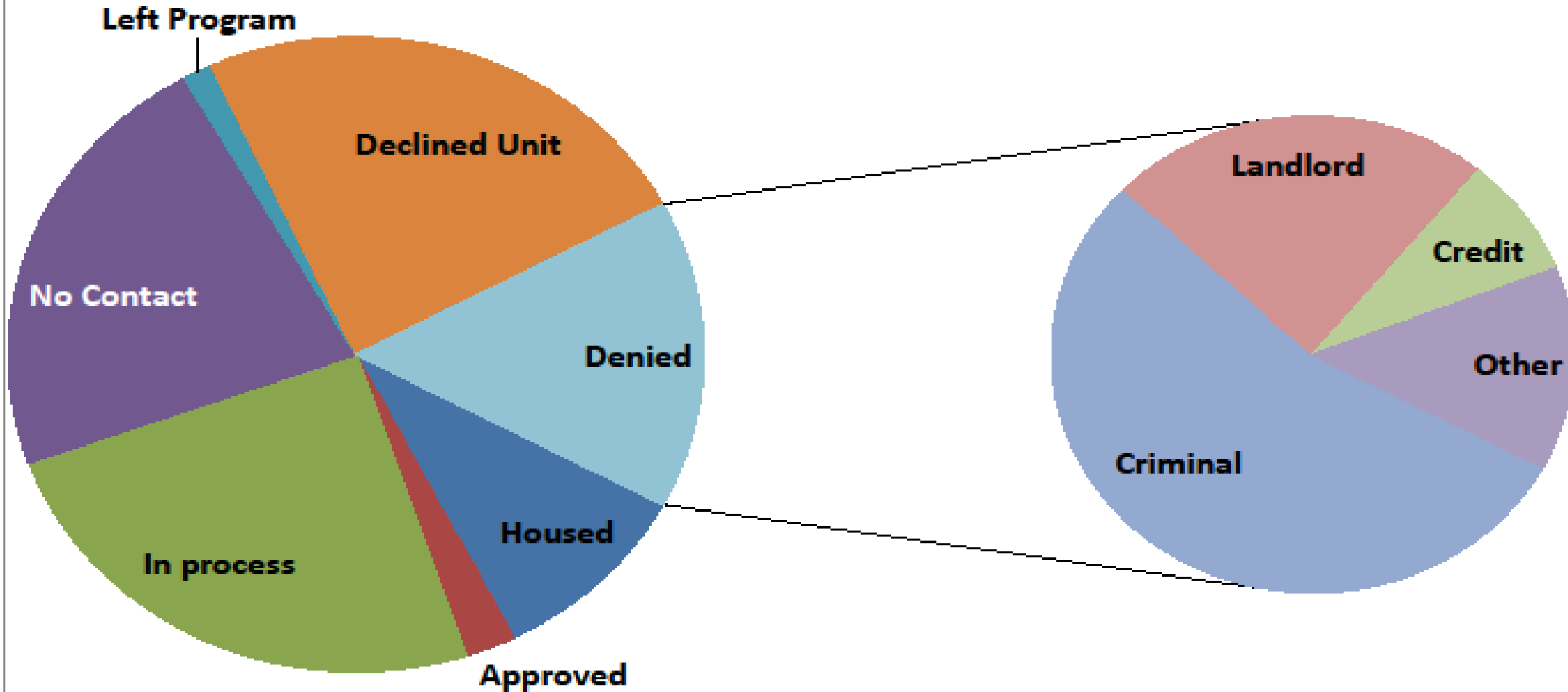
## Household Profile – Household Size





# Texas Lessons Learned

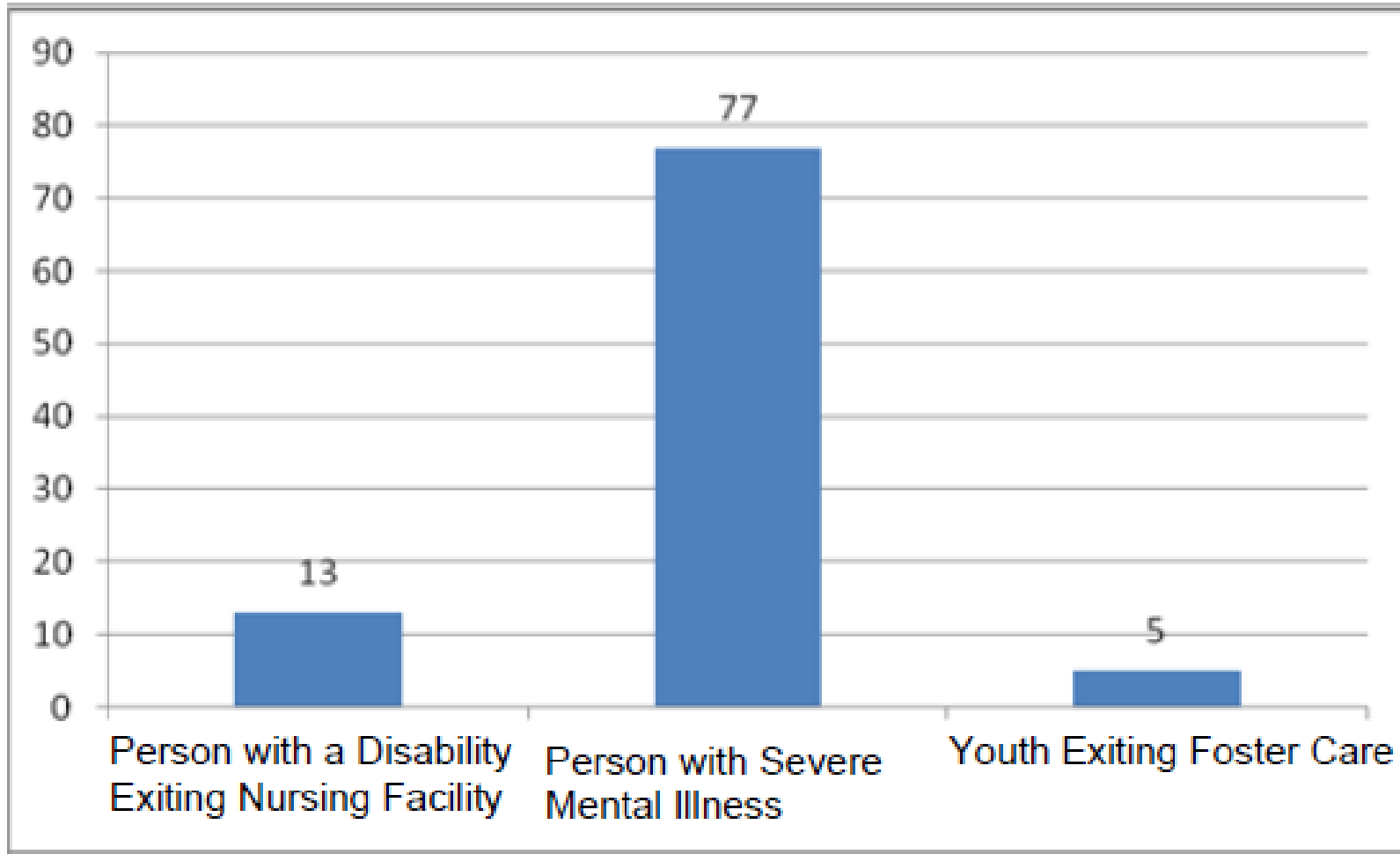
## Referral Outcomes





# Texas Lessons Learned

## Household Profile - Target Populations



# Texas Lessons Learned

## Household Profile – Select Data Points

### Longest Tenancy

2 Years (First Move-in Occurred in 2016)

### Top 3 Locations

Austin

San Antonio

Houston

### Qualifying Tenants' Average Age

40 Years Old

### Average Household Income

\$7,692

### Average Tenant Rent

\$125

### Average Monthly PRA

\$680