

**COMMUNITY DEVELOPMENT COMMISSION MEETING MINUTES
(September 17, 2013 Special Called Meeting)**



**COMMUNITY DEVELOPMENT COMMISSION
APPROVED SPECIAL CALLED MEETING MINUTES**

Tuesday, September 17, 2013

The Community Development Commission convened in a special called meeting on Tuesday, September 17, 2013 at the Street-Jones Building, 1000 East 11th street, Austin, Texas.

Chair Rivera called the Board Meeting to order at 6:45 p.m.

Board Members in Attendance:

Gilbert Rivera, Chair
Karen Paup, Vice Chair
Margarita Decierdo
Karen Langley
Reuben Montoya
Liz Mueller
Dorcas Seals
Cassandra Taylor
Brian Walters

Staff in Attendance:

Marti Bier, NHCD
Javier Delgado, NHCD
Zachary Stern, NHCD
Kathleen Saenz, NHCD
Maria Allen, HHSD
Matt Christianson, Code Enforcement
Carl Smart, Code Enforcement
Daniel Cardenas, Code Enforcement
Patricia Link, Law

1. APPROVAL OF MINUTES – August 20, 2013 special called meeting minutes.

The motion to approve the minutes of the August 20, 2013 special called meeting was made by Commissioner Langley, seconded by Commissioner Mueller approved on a 9-0-0 vote with one change.

2. CITIZEN COMMUNICATION: GENERAL

No speakers.

3. CSBG UPDATE

a. Presentation and discussion on the proposed Fiscal Year 2014 Community Services Block Grant (CSBG) Budget and Community Action Plan.

Maria Allen, HHSD, gave the presentation.

b. Conduct a public hearing to receive comments on the proposed Fiscal Year 2014 CSBG Budget and Action Plan, as required by 1) US Department of Health and Human Services, and 2) the Texas Administrative Code, 10 TAC Chapter 5, Subchapter B, RULE §5.210 (d).

No speakers.

c. Approval of the proposed Fiscal Year 2014 CSBG Budget and Community Action Plan.

The Fiscal Year 2014 CSBG Budget and Community Action Plan was approved on Commissioner Mueller's motion, Commissioner Langley's second on a 9-0-0 vote.

4. UPDATE FROM THE HOUSING COMMITTEE AND POSSIBLE ACTION.

Vice Chair Paup gave an update from the Housing Committee.

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5. NEW BUSINESS

- a. **Quarterly update by NHCD staff from the Colony Park Sustainability Community Initiative.**
Zachary Stern and Commissioner Decierdo gave the update.

- b. **Discussion and possible approval of a CDC Liaison who will attend the meetings of the Technical Advisory Group (TAG) of the Colony Park Sustainability Community Initiative to continue to update the CDC, in its capacity as a community development commission, in conjunction with the quarterly NHCD staff reports to the CDC Housing Committee.**

The motion to approve the CDC member representing the Colony Park area to attend the meetings of the Technical Advisory Group of the Colony Park Sustainable Community Initiative to continue to update the CDC, in its capacity as a community development commission, in conjunction with the quarterly NHCD staff reports to the CDC Housing Committee was made by Vice Chair Paup, seconded by Commissioner Walters and approved on an 9-0-0 vote.

- c. **Discussion and possible approval of a Commission response to a recent Austin American Statesman Op-ed article concerning the CDC's position on recommendation on proposed ordinances on rental registration in response to Council Resolutions No. 20130606-049 and No. 20130606-050.**

The motion to draft a Commission response to a recent Austin American Statesman Op-ed article concerning the CDC's position on recommendation on proposed ordinances on rental registration in response to Council Resolutions No. 20130606-049 and No. 20130606-050 was made by Commissioner Langley, seconded by Commissioner Taylor and approved on an 9-0-0 vote.

6. OLD BUSINESS

- a. **Presentation, discussion, and possible action on the Proposed Ordinance in response to City Council RESOLUTION NO. 20130606-049 concerning the creation of a repeat offenders program applicable after the second health and safety violations for rental properties.**

The motion to adopt both rental registration ordinances; recommend a Chapter 54 enforcement program modeled after the Dallas program; consider a longer rental registration trial program limited to areas where code compliance is the principle issue in order to assure that the pilot program is effective; investigate a simplified permitting process for property owners responding to a citation; recommend protection of tenants from displacement and homelessness through measures such as an emergency relocation program funded from fines previously collected; and to recommend an online tool for tracking the status of code compliance cases with quarterly summaries of activity by the 32 code compliance geographic areas was made by Vice Chair Paup, seconded by Commissioner Mueller and approved on an 8-0-1 vote with Commissioner Taylor abstaining.

- b. **Presentation, discussion, and possible action on the Proposed Ordinance in response to: City Council RESOLUTION NO. 20130606-050 concerning the creation of a year-long registration pilot program for residential rental property in the areas of North Austin Civic Association (NACA), "Restore Rundberg", East Riverside/Oltorf Combined Neighborhood (EROC), Central Austin Neighborhood Advisory Committee (CANPAC) Planning**

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Areas, Hyde Park, Northfield and North Loop.

The motion to adopt both rental registration ordinances; recommend a Chapter 54 enforcement program modeled after the Dallas program; consider a longer rental registration trial program limited to areas where code compliance is the principle issue in order to assure that the pilot program is effective; investigate a simplified permitting process for property owners responding to a citation; recommend protection of tenants from displacement and homelessness through measures such as an emergency relocation program funded from fines previously collected; and to recommend an online tool for tracking the status of code compliance cases with quarterly summaries of activity by the 32 code compliance geographic areas was made by Vice Chair Paup, seconded by Commissioner Mueller and approved on an 8-0-1 vote with Commissioner Taylor abstaining.

- c. Presentation, discussion, and possible action on proposed ordinance concerning enhanced penalties for health and safety violations at municipal court.**

There was a presentation by Code Compliance. No action was taken on this item.

- d. Discussion and possible action to add two possible amendments to the University Neighborhood Overlay (UNO) section of the City Code regarding affordable housing requirements and fee in lieu.**
- i. Increase the minimum of units/beds serving 50 percent or below MFI from 10 percent to 30 percent.**
 - ii. Developers who provide at least 30 percent of units/beds to households at 50 percent or below MFI would be eligible for 100 percent of S.M.A.R.T. Housing™ fee waivers.**

The motion to support recommendation as presented by staff on handout entitled “Neighborhood Housing and Community Development University Neighborhood Overlay Ordinance Amendments August 22, 2013” was made by Commissioner Mueller, seconded by Vice Chair Paup and approved on a 9-0-0 vote.

7. FUTURE AGENDA ITEMS/NEXT MEETING DATE

Next meeting: 6:30 p.m. Tuesday, October 8, 2013

FY13-14 Budget briefing.

8. ADJOURNMENT

The Chair adjourned the meeting at 8:45 p.m. without objection.