



Annual Internal Review

This report covers the time period of 7/1/2015 to 6/30/2016

(This report is covering the transition date to 10-1 and in accordance with Ordinance No. 20141211-204 and is due July 31, 2016.)

Community Development Commission (CDC)

The Community Development Commission mission statement (per the City Code) is:

The purpose of the board is to advise the council in the development and implementation of programs designed to serve the poor and the community at large with an emphasis on federally funded programs.

- 1. Describe the board's actions supporting their mission during the previous calendar year. Address all elements of the board's mission statement as provided in the relevant sections of the City Code.**

RECOMMENDATIONS TO CITY COUNCIL

Tenant Relocation Policy – Recommendation 20160308-06a

On March 8, 2016, the CDC recommended that City Council adopt Resolution 20151112-027 on Tenant Relocation Policy with added language to include assistance to mobile home park dwellers funded by developers, and a nexus study to determine costs of displacement to the communities where development is planned.

Density Bonus for MF-6 Zoning District- Recommendation 20160308-05a

On March 8, 2016, the CDC recommended that City Council approve a proposed code amendment, subsection § 25-2-563, to create a new density bonus for the MF-6 Zoning District with friendly amendments stipulating that 10% of new units – including a proportional mix of unit types – be affordable, and dropping the minimum MFI for home ownership from 80% to 60%.

RECOMMENDATIONS TO CITY COUNCIL (Cont.)

Request for Internal Audit of Community Services Block Grant (CSBG) accounting and activities – Recommendation 20160308-06b

On March 8, 2016, the CDC approved a recommendation requesting that City Council direct the office of the City Auditor to conduct a performance audit of the CSBG accounting and activities.

Assistance to Residents of Cactus Rose Mobile Home Park - Recommendation 20160614-7a

On June 14, 2016, the CDC approved Recommendation 20160614-7a, requesting that City Council support the plan envisioned by the residents at Cactus Rose Mobile Home Park to remain on site with funding provided by developers to replace mobile homes that are too old to move, and that City staff identify a suitable City-owned site to be provided under the Community Land Trust program where residents may relocate.

Inclusionary Zoning - Recommendation 20160614-7b

On June 14, 2016, the CDC approved Recommendation 20160614-7b, advocating the use of inclusionary zoning throughout Austin, for consideration by City Council.

PUBLIC HEARINGS

Fiscal Year 2016 CSBG Budget and Action Plan

On October 13, 2015, the CDC conducted a public hearing to receive comments on the proposed Fiscal Year 2016 CSBG Budget and Action Plan, as required by HUD. The CDC approved the proposed Fiscal Year 2016 CSBG Budget, Community Action Plan and Neighborhood Services Strategic Plan.

Fiscal Year 2016-17 Action Plan

On April 12, 2016, the CDC conducted a public hearing on community needs in order to develop the annual Fiscal Year 2016-17 Action Plan.

Fiscal Year 2016-17 Draft Action Plan

On June 14, 2016, the CDC conducted a public hearing to receive comments on the Fiscal Year 2016-17 Draft Action Plan.

OTHER ACTIONS

Election of Officers

- On September 8, 2015, the CDC approved a motion to appoint Commissioner Gilbert Rivera to serve as Chair of the CDC.
- On October 13, 2015, the CDC approved a motion to appoint Commissioner Joe Deshotel as Vice Chair of the CDC.

Appointments to CDC Housing Committee and Election of Officers

On September 8, 2015, the CDC approved a motion to appoint Commissioners Paup, McHorse, Villalobos, Dailey and Rivera to serve on the CDC Housing Committee, and approved a motion to appoint Commissioner Karen Paup as Chair of the CDC Housing Committee.

Approval of the proposed Fiscal Year 2016 CSBG Budget

On October 13, 2015, the CDC approved the proposed Fiscal Year 2016 CSBG Budget, Community Action Plan and Neighborhood Services Strategic Plan.

Appointment to Joint Sustainability Committee

On October 13, 2016, the CDC approved a motion to appoint Commissioner Fred McGhee to serve on the Joint Sustainability Committee.

Appointment to the Housing Bond Review Committee

On December 8, 2015 Commissioner Fisayo Fadelu was selected to serve as the Housing Bond Review Committee member.

Selection of Community Services Block Grant (CSBG) Governance Working Group

On February 9th, 2016, the CDC approved a motion to form a CSBG Governance Working Group to further explore the structure of the CDC. Commissioners Lottie Dailey, Fred McGhee and Rosanne Singer were appointed to serve on the working group.

Reelection of Officers

On April 12, 2016, the CDC approved a motion to reelect Chair Gilberto Rivera and Vice Chair Joe Deshotel to continue in their respective leadership positions on the board.

Approval of East Cesar Chavez Contact Team

On June 14, 2016, the CDC approved a motion to designate the East Cesar Chavez Contact Team as the responsible organization to hold the nomination and selection process to elect an East Austin commissioner.

OTHER REPORTS, BRIEFINGS, PRESENTATIONS, UPDATES MADE TO CDC

- Presentation, discussion, and possible action on the mission of the Community Development Commission, Bylaws and logistical operations (September 8, 2015)
- Briefing and discussion on mission and programs administered by the Neighborhood Housing and Community Development Office (September 8, 2015)
- Briefing and discussion on the Community Services Block Grant (CSBG) regarding the role of the Community Development Commission; overview of CSBG funded programs and services provided through the Austin/Travis County Health and Human Services Department (HHSD) (September 8, 2015)

- Presentation and discussion on code enforcement of boarding houses and group homes (October 13, 2015)
- Presentation and discussion on Rosewood Courts public housing site (October 13, 2015)
- Presentation on the 2014 Annual Internal Review; discussion on goals, objectives, protocols and processes for 2016 (November 10, 2015)
- Briefing on Developer Assistance Applications Scoring Criteria (December 8, 2015)
- Discussion on the Ending Veteran's Homelessness Initiative (December 8, 2015)
- Update on Dove Springs disaster recovery (December 8, 2015)
- Presentation on the CSBG Program - historical background re: the War on Poverty (January 5, 2016)
- Briefing on the allocation of Health and Human Services Department 2016 funding in the areas of public health infrastructure, health equity and social services contracts (January 5, 2016)
- Presentation on Austin Energy's Low Income Consumer Advisory Task Force and the Minority Report (February 2, 2016)
- Presentation from the Mayor's Office and ECHO staff on the Ending Veteran Homelessness Initiative (February 2, 2016)
- Briefing on FY 2014-2015 Consolidated Annual Performance and Evaluation Report (CAPER) and the FY 2016-2017 Action Plan Process (February 2, 2016)
- Presentation by John Steiner COA Law on the structure of the CDC as an advisory vs. governing board (February 2, 2016)
- Briefing and discussion on selecting a responsible organization to represent the East Austin Designated Geographic Area (March 8, 2016)
- Presentation, discussion and possible action on Tenant Relocation Policy (March 8, 2016)
- Briefings on CSBG programs from Laura Diaz (Health and Human Services Internal Auditor) and Stephanie Hayden (Deputy Director, Health and Human Services Department) (March 8, 2016)
- Briefing and discussion on the Responsible Organization for the East Austin Designated Geographic Area (April 12, 2016)
- Briefing on the selection process for a responsible organization for the East Austin Designated Geographic Area, regarding filling the CDC seat to represent East Austin (April 12, 2016)
- Discussion and goal setting for the 2016 CDC Work Plan, and Annual Internal Review Report (May 10, 2016)
- Presentation, discussion and possible action on the Proposed Fiscal Year 2016-17 Budget for the Office of Neighborhood Housing and Community Development (NHCD) (June 14, 2016)
- Presentation, discussion and possible action regarding inclusionary zoning and neighborhood plans (June 14, 2016)
- Discussion and possible action regarding S.M.A.R.T. Housing and fee waivers (June 14, 2016)

- Briefing, discussion and possible action on the responsible organization for the East Austin Designated Geographic Area (June 14, 2016)
2. **Determine if the board's actions throughout the year comply with the mission statement.**
All actions of the CDC throughout the year complied with their mission statement.
3. **List the board's goals and objectives for the new calendar year.**
- Advise Council on tools to support Homestead Preservation Districts, with emphasis on preservation of existing affordable housing stock and deep affordability (60% MFI and lower).
 - Encourage a more "regional" approach to delivery of human services, especially to underserved areas where a physical site doesn't exist; research and advise City Council on a plan to enhance service delivery to the poor who lack access to a physical site.
 - Where appropriate, encourage City/County partnerships in order to enhance delivery of services to the poor.
 - Austin Strategic Housing Plan: Make recommendations on affordable housing plans, including unique funding mechanisms, strategies and revenue streams.
 - Advise Council on, and grow the list of, outreach strategies to promote City-funded and grant-funded programs to the public, and seek more community involvement. Function as an advocacy group to empower and engage the citizens the CDC represents.
 - Continue to monitor and make recommendations on Tenant Relocation Policy to include mobile home residents.
 - Monitor and make recommendations on affordable housing incentive programs such as Vertical Mixed Use, Community Land Trust, Multi-family 6 and others to be determined.
 - Facilitate filling vacant seats on the CDC.
 - Explore and provide recommendations to Council on how public housing can help to solve Austin's affordability crisis.
 - Explore micro lending as a tool to achieve more affordability (or aid individuals' transitions out of poverty) through low cost, free or forgivable auto title and payday loans.
 - Permanent Supportive Housing (PSH): Work with City staff to ensure that the goal of adding 400 new PSH units by 2019 is accomplished.
 - Make recommendations to City Council regarding *sustainability* in affordable housing, in terms of mitigating environmental impacts and making building code improvements to produce measurable energy efficiency outcomes (like the "passive house" model).

CITY PLANNING INITIATIVES

- **Downtown Austin Plan** Continue to receive briefings, monitor the plan, and complete work as directed by Council.

- **University Neighborhood Overlay (UNO)** Continue to work with the Planning Commission to forward recommendations as directed by Council.
- **East Riverside Corridor Plan** The CDC will continue to monitor and participate in the development on this corridor plan especially as it pertains to the development of affordable housing.
- **Holly Good Neighbor Program** Continue to work on the charge to discuss the future funding of the Holly Good Neighbor Program, how funds might be reallocated; and how to educated residents about the program.
- **Rainey Street Subdistrict** Continue to work to initiate amendments to the City Code that are necessary to ensure affordable housing in the Rainey Street Subdistrict.
- **Housing Siting Policy and Geographic Dispersion** The CDC will continue to work on this issue as directed by Council.
- **Community Land Trusts** The CDC will continue to monitor legislation for any changes in the creation of CLTs, and monitor the development of CLTs in Austin.
- **Homestead Preservation Districts** The CDC will continue to monitor the impact of HB 3350 for any changes in the creation of CLTs, and monitor the development of CLTs in Austin.

FEDERAL REPORTING

- **Fiscal Year 2017 - 18 Action Plan** Conduct public hearings as outlined in the Citizens' Participation Plan and approve recommendation to forward to Council for their consideration.
- **Fiscal Year 2015-16 Consolidated Annual Performance and Evaluation Report (CAPER)** Hear presentation on report as required by the CDC's mission statement.
- **Fiscal Year 2016 Community Services Block Grant Budget and Community Action Plan** Conduct public hearings as required by the US Department of Health and Human Services and the Texas Administrative Code, and approve budget and action plan.

**Community Development Commission –
Housing Committee (CDC-HC)**

The Community Development Commission – Housing Committee mission statement is:

The committee shall explore in depth policy issues related to affordable housing, community development and other issues as assigned to the committee.

- 1. Describe the board’s actions supporting their mission during the previous calendar year. Address all elements of the board’s mission statement as provided in the relevant sections of the City Code.**

RECOMMENDATIONS TO THE FULL CDC AND/OR CITY COUNCIL

Tenant Relocation Policy – Recommendation 20160308-06a

On March 8, 2016, the CDC-HC approved a motion to forward Resolution 20151112-027 on Tenant Relocation Policy to the full CDC with added language to include assistance to mobile home park dwellers funded by developers, and a nexus study to determine costs of displacement to the communities where development is planned.

Density Bonus for MF-6 Zoning District- Recommendation 20160308-05a

On March 8, 2016, the CDC-HC approved a motion to support City staff recommendations for a proposed code amendment, subsection § 25-2-563, to create a new density bonus for the MF-6 Zoning District.

Inclusionary Zoning - Recommendation 20160614-7b

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OTHER REPORTS, BRIEFINGS, PRESENTATIONS, UPDATES MADE TO CDC

- Discussion regarding the Office of the City Auditor’s *Prioritization of Affordable Housing Development Audit* (December 8, 2015)
- Discussion and possible action on the development of the Austin Strategic Housing Implementation Plan (ASHIP), including baseline Neighborhood Housing and Community Development (NHCD) production and community goals (January 12, 2016)
- Briefing and discussion on the Analysis of Impediments to Fair Housing, and the Fair Housing Action Plan (February 9, 2016)
- Update on Resolution 20151112-027 on the development of an ordinance to be considered by the City Council regarding tenant relocation assistance requirements (February 9, 2016)

- Briefing and discussion on S.M.A.R.T. Housing Ordinance and Planned Unit Developments (PUDs) (February 9, 2016)
- Presentation, discussion and possible action on a proposed code amendment to create a new density bonus for the MF-6 zoning district (March 8, 2016)
- Presentation, discussion and possible action on Tenant Relocation Policy Resolution 20151112-027 (March 8, 2016)
- Presentation, discussion and possible action on a proposed code amendment to create a new density bonus for the MF-6 zoning district (March 8, 2016)
- Presentation, discussion and possible action on Homestead Preservation Districts (April 12, 2016)
- Discussion and possible action on S.M.A.R.T. Housing and fee waivers (May 10, 2016)
- Discussion and possible action on inclusionary zoning and neighborhood plans (May 10, 2016)
- Discussion and possible action regarding S.M.A.R.T. Housing and fee waivers, revisited (June 14, 2016)

2. Determine if the board's actions throughout the year comply with the mission statement.

All actions of the CDC throughout the year complied with their mission statement.

3. List the board's goals and objectives for the new calendar year.

The committee shall explore in depth policy issues related to affordable housing, community development and other issues as assigned to the committee.