



## COMMUNITY DEVELOPMENT COMMISSION (CDC) – HOUSING COMMITTEE

August 9, 2016, 5:00pm  
Street-Jones Building  
1000 E. 11<sup>th</sup> Street, Room 400A  
Austin, Texas 78702

### DRAFT MEETING MINUTES

The Community Development Commission (CDC) Housing Committee convened in a regular meeting on Tuesday, August 9, 2016, at the Street-Jones Building, 1000 E. 11<sup>th</sup> Street, Austin, TX, Room 400A.

At 5:07pm Commissioner Paup called the meeting to order, with three members present.

#### Board Members in Attendance:

Karen Paup, Chair  
Rocio Villalobos  
Lottie Dailey

#### Members Absent:

Edward McHorse  
Gilbert Rivera

#### Staff in Attendance:

Erica Leak  
Matthew Ramirez  
Lisa Rodriguez  
Jonathan Tomko

#### 1. CITIZEN COMMUNICATION: GENERAL

The first 10 speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

*There were no speakers.*

#### 2. APPROVAL OF MINUTES

*Commissioner Dailey moved to approve the July 12, 2016, minutes, Commissioner Villalobos seconded the motion, and the minutes were approved by a vote of 3-0.*

### 3. NEW BUSINESS

- a. Discussion and possible action on the draft Austin Strategic Housing Plan (NHCD staff)

*Erica Leak presented. The Housing Committee discussed and generated a list of recommendations to forward to the full CDC for approval regarding the Austin Strategic Housing Plan, including the following changes:*

- 1. Break down goals for each income level below 80% (0-30%, 30-50%, 50-80%).*
- 2. Elaborate more on how the plan addresses the Fair Housing Act.*
- 3. Mention public housing within the plan (public housing is under HACA, not City control).*
- 4. Reference the core values for affordable housing that Council adopted in 2007; as a City, we believe in deeper affordability, longer term affordability and geographic dispersion.*
- 5. Revise the chart and text that indicate great need for market rate units at incomes over \$100K; clarify that there will not be subsidies or building incentives for housing at these higher levels.*
- 6. The plan has a horizon of 10 years, while SMART Housing only ensures affordable levels for periods of 1 or 5 years; make changes to SMART Housing program so that affordability is longer term, or clarify in the plan.*
- 7. State a priority that family-friendly affordable units are reserved for families, and are not going to individuals.*
- 8. Establish and/or enhance the greenfield affordable housing density bonus program.*
- 9. Add a local evaluation component that is synched up with the federal evaluation component.*
- 10. Monitor incentive units after they're created; conduct a best practices study to see how other cities do it – how much they charge the city and/or developer to fund monitoring.*
- 11. Clean-up items: refer to Commissioner Paup's original document and correct numbers.*
- 12. The plan indicates we're using GO Bonds for rental assistance – that is not accurate.*

*Following discussion regarding the list of potential recommendations on the Austin Strategic Housing Plan, Commissioner Villalobos moved to table items 3b, 3c and 3d for a future meeting. The motion was seconded by Commissioner Dailey, and passed by vote of 3-0.*

- b. Update on City Council's direction regarding the density bonus programs (Erica Leak, NHCD staff)

*Item tabled for a future meeting.*

- c. Update on Planning Commission's proposed changes to MF-6 zoning and City Council Resolution 20160616-035 regarding affordable housing (Neighborhood Housing and Community Development [NHCD] staff)

*Item tabled for a future meeting.*

- d. Discussion and possible action regarding initial development phases for the Gardner Road (a.k.a. Levander Loop) and Tillery Street City-owned sites designated for affordable housing.

*Item tabled for a future meeting.*

#### **4. FUTURE AGENDA ITEMS**

- *Passive house standards*
- *Discussion of Seattle's goals re: 75% of new housing in its urban centers*
- *Discussion of how New York derived 60% of its \$7.5 billion spent on housing programs from the city's capital budget.*
- *Presentation on previous successful affordable housing efforts such as Mueller and Frontier at Montana.*

#### **ADJOURNMENT**

*Chair Paup adjourned the meeting at 6:32pm without objection.*

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 4 days before the meeting date.

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