



COMMUNITY DEVELOPMENT COMMISSION (CDC)

Regular Meeting

August 9, 2016, 6:30pm

Street-Jones Building

1000 E. 11th Street, Room 400A

Austin, Texas 78702

APPROVED MEETING MINUTES

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

Vice Chair Deshotel called to order at 6:43pm, with 9 members present.

| <u>Board Members in Attendance:</u> | <u>Members Absent:</u> | <u>City of Austin (COA) Staff in Attendance:</u> |
|--|---|--|
| Lottie Dailey Joe Deshotel, Vice Chair Fisayo Fadelu Lisa Hinely Fred McGhee Karen Paup Bettye Taylor Rocio Villalobos Freddy Zamora | Edward McHorse Gilbert Rivera, Chair Rosanne Singer | Maria Allen Erica Leak Matthew Ramirez Lisa Rodriguez |

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

The motion to approve the July 12, 2016, meeting minutes was made by Commissioner McGhee, seconded by Commissioner Zamora, and approved by a vote of 9-0.

3. UPDATE FROM THE CDC HOUSING COMMITTEE

Briefing from the CDC Housing Committee, discussion, and possible action (Karen Paup, CDC Commissioner)

Commissioner Karen Paup briefed the CDC; Housing Committee recommendations on item 6b were considered during discussion of that item.

4. COMMUNITY SERVICES BLOCK GRANT (CSBG)

Briefing and discussion on the Community Services Block Grant (Maria Allen, Manager, Neighborhood Services Unit, Health and Human Services Department)

Maria Allen, HHSD, presented.

5. OLD BUSINESS

Presentation and discussion on linkage/impact fees (Ed Wendler, Jr.)

Ed Wendler, Jr. gave the presentation.

6. NEW BUSINESS

- a. Briefing on the National Housing Trust Fund (Texas Department of Housing & Community Affairs [TDHCA] staff)

Marni Holloway, TDHCA, presented.

- b. Presentation, discussion and possible action on the draft Austin Strategic Housing Plan (Neighborhood Housing and Community Development [NHCD] staff)

Erica Leak, NHCD, presented. Commissioner Paup presented recommendations on the plan from the Housing Committee. Following discussion, Commissioner McGhee moved to adopt the following recommendations regarding the Strategic Housing Plan and requested that NHCD staff provide a response to the recommendations. Commissioner Paup seconded the motion, and the recommendations were approved by 9-0 vote.

- i. *Set more ambitious goals overall for affordable units and levels of affordability with goals broken out for each income level (0-30%, 30-50% and 50-80%) below 80% MFI.*
- ii. *Add public housing goals and include a discussion of building Austin's public housing stock back up to the Faircloth limit of 1,931 units.*
- iii. *Elaborate on how the plan's initiatives address or do not address the duty to affirmatively further fair housing.*
- iv. *Add preservation goals to the plan to include strategies for preserving the ability of lower income people to continue living in gentrifying areas such as those in Council districts 1 and 3. Include these goals in the discussion of Equity and Inclusion.*
- v. *Conduct initiatives and report on data through Council Districts rather than zip*

codes.

- vi. *The Commission expressed concern over the possibility that showing higher income could lead to approving subsidies or incentives to support housing people at higher income levels than standard affordability levels. Revise wording and illustrations that appear to favor or recommend subsidizing new housing above 80% MFI. This is where the needs of low-income Austinites are the most critical and that this is where our focus should be. The Commission also believes a “trickle down” approach to housing supply is not an efficient or effective approach to meet critical housing needs as effectively as programs directly geared to low-income people. 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.*
- vii. *Staff has suggested that the Commission look to Seattle’s model for an example of how Austin might establish similar goals. The Commission will take this suggestion as a future agenda item. Until the Commission has had the opportunity to study Seattle’s model and related information, we do not have a position on the statements in the draft plan regarding CodeNEXT.*
- viii. *Thoroughly address the monitoring process for this plan and for tracking compliance in the production and preservation programs. Better align with the federal and local budgeting and monitoring process/calendars. Study best practices in monitoring of other cities. State the benchmarks for accountability.*
- ix. *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.*
- x. *The plan has a horizon of 10 years, while SMART Housing only ensures affordable levels for 1 - 5 years; make changes to SMART Housing program so that affordability is longer term, or clarify in the plan.*
- xi. *In addition to the family-friendly goal to make 25% of homeownership units be two-bedroom units, set a preference for selling these units to families with children.*
- xii. *Enhance the greenfield affordable housing density bonus program.*

- c. Presentation and discussion on public housing in Austin (Commissioner Fred McGhee)

Commissioner McGhee presented.

7. FUTURE AGENDA ITEMS

- *Restructuring of the CDC*
- *Linkage fees*
- *Briefing about public housing in Austin from the Housing Authority of the City of Austin*
- *Governance or advisory bodies for Homestead Preservation Districts*
- *Staff’s updated draft of the Austin Strategic Housing Plan*
- *Brownfield recovery presentation from Austin Resource Recovery staff*

ADJOURNMENT

The meeting was adjourned without objection at 10:07pm

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