

DRAFTCommunity Development Commission Meeting
MinutesJune 9, 2004, 6:00 p.m.
One Texas Center, Room 325

Present: Commissioners Irene Huq, Jeffery Lewis, Ivan Naranjo, Camile Pahwa (recusing herself from participating in voting on portions of Item 4 because her employment is with McIver & Associates, which is a company that consults with local organizations on accessing federal funding sources including the sources identified in portions of Agenda Item 4), Karen Paup, Sabino Renteria, Cynthia Riley, Ruby Roa, Ricardo Zavala; Yolanda Aleman-Limon (present but not on the dais and left before Item 4 was concluded, having been recognized by the chair as present but recusing herself due to her employment with the Guadalupe Neighborhood Development Corporation)

Absent: Commissioners Sharlene Perkins

Item I. The meeting was called to order at 6:45 p.m. by the Chair, Sabino Renteria. The Chair introduced newly appointed Commissioner Ricardo Zavala. The roll was called and a quorum was established. Newly appointed Commissioner Zavala and re-appointed Commissioner Paup were sworn in.

Item II. Ten citizens signed up to speak under Citizen's Communication. Nine citizens spoke in favor of the East Austin Community Development Project, Southwest Key. One citizen spoke in support of the proposed inclusionary zoning study.

Item III. John Steiner, City Attorney's Office, spoke regarding conflicts of interest rules while serving on Boards and Commissions. A copy of the Summary of Federal Conflict of Interest Requirements for Housing, Community Development and Community Service Programs and a copy of Additional Federal Conflict of Interest Regulatory Requirements was distributed to commissioners. Mr. Steiner went over these documents point-by-point and gave examples of how and when commissioners should recuse themselves from participating in discussion or taking action on issues.

Item IV. After a brief City staff presentation on the recommendations to the City Council on the Draft Five-Year Consolidated Plan, the 2004-05 Action Plan, and the 2004-05 Community Development Program, Commissioner Riley made a motion to approve the motions as presented by the Housing Subcommittee, Commissioner Paup seconded. Chairman Renteria indicated he could not vote for one of the subcommittee's recommendations. Commissioner Naranjo then made a friendly amendment to the original motion to vote on each of the subcommittee motions separately. Commissioner Lewis seconded the friendly amendment, which was accepted by the maker of the motion. After which, commissioners voted as follows:

- Motion, based on recommendation from the CDC Housing Subcommittee, made and seconded that:

WHEREAS, the Community Development Commission resolved that the implementation of inclusionary housing should be explored further; and

WHEREAS, through the Consolidated Plan process, housing advocates have recommended that a study entitled Analysis of Data and Methods to Implement Inclusionary Housing in Austin be undertaken by a qualified, third party consultant; **NOW THEREFORE**,

BE IT RESOLVED, the Community Development Commission recommends to the City Council that a that a study entitled Analysis of Data and Methods to Implement Inclusionary Housing in Austin be conducted by a qualified, third party consultant. The Commission strongly urges timely action to complete the study prior to any legislative action that may be needed. Motion passed unanimously.

- Motion made and seconded to increase the number of people to be served by the Rental Architectural Barrier Removal (ABR) Program from 105 to 150 and to decrease the number to be served by the Homeowner ABR Program from 395-350, with associated changes in proposed funding levels. Motion passed unanimously, with Commisisoner Aleman-Limon off the dais.
- Motion made and seconded to transfer \$100,000 of Housing Trust Fund dollars in the Homeowner Rehabilitation Loan Program and \$300,000 in Downpayment Assistance Funding to the Rental Housing Development Assistance program. Motion passed. Yes: 5; No: 3 (with Commissioners Renteria, , Lewis, and Zavala voting against it); Recusing: 1 (Commissioner Pahwa), with Commisisoner Aleman-Limon off the dais.
- Motion made and seconded whereby, in order to contribute to affordability of housing, having living wage requirements for jobs created by the Neighborhood Commercial Management Loan (NCMP) Program. Motion passed unanimously, with Commisisoner Aleman-Limon off the dais.
- Motion made and seconded to impose income limits of 80% and below Mediam Family Income (MFI) for the Architectural Barrier Removal program if it is determined to be legal by HUD. Motion passed unanimously, with Commisisoner Aleman-Limon off the dais.
- Motion was made by Commissioner Riley to approve the Consolidated Plan as presented with amendments that were made this evening, and then to make a motion to help Southwest Key. The motion passed 5-3-1 (Lewis, Naranjo, Zavala, no, Pahwa recused, with Commisisoner Aleman-Limon off the dais.

- Motion made by Commissioner Riley and seconded by Commissioner Huq requesting the Community Development Commission to provide language to the City Council to find funding for the Southwest Key Project provided the City Council also invest in our youth through education, job creation, etc in general, and with the amendment offered by Commissioner Paup that the goal of the partnership with Southwest Key and the services outlined by Southwest Key be achieved. Motion passed unanimously, with Commisisoner Aleman-Limon off the dais.

Cathleen Rodriguez gave a presentation of the 2004 Community Services Block Grant (CSBG) Budget and requested approval in the amount of \$785,559.00. Motion was made and seconded to approve. Motion passed unanimously, with Commisisoner Aleman-Limon off the dais.

Motion was made and seconded to adjourn. The meeting adjourned at 10:45 p.m.

#13
6-24-04

SOURCE OF FUNDS	PROPOSED FUNDING					
	CDBG	HOME	HOPWAS	ESG	ADDI	EDI
Grant and Loan Funds	\$8,967,000	\$4,679,983	\$988,000	\$335,653	\$661,000	\$198,320
Program Income	\$837,683	\$2,146,075				
Total Use of Funds From Each Funding Source	\$9,804,683	\$6,826,058	\$988,000	\$335,653	\$661,000	\$198,320
					\$0	\$18,814,214

USE OF FUNDS	PROPOSED FUNDING					TOTAL
	CDBG	HOME	HOPWAS	ESG	ADDI	

AFFORDABLE AND ACCESSIBLE HOUSING PROGRAM					
Set aside for non-profit sponsors of affordable housing. Grants to emergency shelter for the homeless which help provide necessary items or services. Grants to low income homeowners to alleviate threats to health and safety through emergency repairs and improve access and mobility in homes of elderly or handicapped through removal of architectural barriers. Monetary and educational services to prevent homelessness. Increase housing opportunities for low income families by providing loans to rental property owners, developers and non-profit organizations to acquire, develop or renovate rental housing units. Grants assisting in the operations and upkeep of emergency shelters for the homeless. Low Interest Loans or Grants to Low Income Owner-occupants for the rehabilitation, or replacement of their substandard homes, loans to low to moderate income first time homeowners to pay for downpayment and closing costs and funds to acquire, construct, and convey single family homes to low to moderate income families. Assist in housing needs of persons with HIV/AIDS. Grants to provide needed services for persons with HIV/AIDS to remain home during illness. Temporary subsidized housing for individuals and families transitioning through a continuum of assistance offered by existing non-profit housing agencies.					
Attachment of Lead Base Paint.					
Grant Funds	\$2,987,438	\$4,086,985	\$958,360	\$318,903	\$661,000
Program Income					\$0
Revolving Loan Fund	737,000	2,146,075			
Total Housing	\$3,724,438	\$6,233,060	\$958,360	\$318,903	\$661,000
					\$11,895,761

ECONOMIC DEVELOPMENT PROGRAM:

Loans to businesses in or willing to locate in Commercial Redevelopment Areas to create or retain jobs and revitalize target areas.

Provide loans for working capital and equipment to qualified microenterprises. Provide essential training and technical assistance for qualified microenterprises. East 11th/12th Street Revitalization and HUD Section 108 debt service.

Grant and Loan Funds	\$2,117,098	\$125,000	\$0	\$0	\$0	\$0
Program Income	100,683	0				
Total Economic Development	\$2,217,781	\$125,000	\$0	\$0	\$0	\$2,342,781

PUBLIC SERVICES PROGRAM:

Funds for existing and new neighborhood groups to encourage neighborhood and leadership development projects. Provide counseling and fair housing information to tenants and landlords. Funding for one or more child care programs. Assist in funding projects for the elderly. English as a Second Language. Voluntary Compliance/Accessible. Housing Information Referral. Housing Information Referral Services. Activities to close-out program contract.

Total Public Service	\$1,349,728	\$0	\$0	\$0	\$0	\$1,349,728
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PUBLIC FACILITIES AND IMPROVEMENT PROGRAMS:

Public Facilities. Debt service for Down Homeless Shelter. Central City Entertainment Center Program. Additional funding for potential projects under review.

Total Public Facilities	\$1,185,812	\$0	\$0	\$0	\$0	\$1,185,812
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ADMINISTRATION AND PLANNING

Assistance in the creation, operation and maintenance of community development programs.

Total Administration and Planning	\$1,326,924	\$467,998	\$20,640	\$16,750	\$0	\$2,040,132
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TOTAL PROPOSED COMMUNITY DEVELOPMENT PROGRAM COMBINED USE OF FUNDS

\$18,814,214