



## **Austin City Council MINUTES**

**For** SPECIAL CALLED MEETING - APRIL 19, 1988 - 3:00 P.M.  
FOURTH FLOOR AUDITORIUM - CENTRAL LIBRARY

Council Chambers, 307 West Second Street, Austin, Texas

### **Memorandum To:**

Mayor Cooksey called to order the meeting of the Council, noting the absence of Councilmembers Nofziger, Shipman, Carl-Mitchell & Urdy, and Mayor Pro Tem Trevino.

#### **GILBANE UPDATE**

An update was given by Gilbane to consider approval of a revised grant application to the National Endowment for the Arts for the Art in Public Places Program for the Austin Civic Center Project. A quorum of the Council was not present for the report.

#### **COUNCILMEMBERS ENTER MEETING**

Councilmember Nofziger entered the meeting at 3:17 p.m., Councilmember Shipman entered at 3:18 p.m., Councilmember Carl-Mitchell entered at 3:20 p.m. and Mayor Pro Tem Trevino and Councilmember Urdy entered at 4:00 p.m. The Council meeting officially began at 3:25 p.m.

#### **VERTEX PRESENTATION**

A User Fee Presentation by Vertex was given by use of slides. Acting City Manager John Ware said he would review the information.

#### **AFFORDABLE HOUSING POLICY**

The Council on Mayor Cooksey's motion, Councilmember Nofziger's second, adopted a resolution approving an Affordable Housing Policy as follows: (5-0 Vote, Mayor Pro Tem Trevino and Councilmember Urdy had not yet arrived.)

This Affordable Housing Policy is designed to ensure the most effective use of public financial resources in meeting this goal. The federal government must continue to bear the majority of the cost of low-income housing. The City of Austin also recognizes the need for increased local participation in

solving this crisis. The first step is for the city to use the resources presently available effectively. To do this the City of Austin commits to target public money and city programs to those most in need. The city also commits to work closely with neighborhood organizations and low and moderate income citizens to implement a comprehensive Affordable Housing Plan. In designing specific plans, the city recognizes that housing needs vary depending on a family's income and living situation. Each group needs a specific plan to address their particular problem. This policy does not propose such specific plans. This policy sets standards, guidelines, and specifies approaches to the problem. The individual plans must come from a new consensus planning process, as outlined in step one of this policy. Once the necessary fiscal and program controls are operating, the city will call for a significant financial commitment from the local taxpayers. This commitment can only be expected once the individual plans have demonstrated their effectiveness to local taxpayers through the implementation of this policy. The City of Austin is dedicated to the following 5-step housing policy to guide its affordable housing efforts in the individual elements of the housing plans.

Step 1: Plan and coordinate government and private efforts to solve the problem.

(a) Establish a housing policy advisory committee of government, housing providers, and advocates to provide unified housing planning, coordination, and evaluation.

(b) Set up a low-income housing information center to help families find available housing.

Step 2: Target low-income people and neighborhood conservation programs.

(a) Limit government housing funds to benefit low-income (less than 60% of median family income) families.

(b) Adopt a neighborhood conservation strategy as the method to use housing resources.

(c) Limit administrative costs for all programs to ten per cent (10%) of the government funds provided. That's particularly relevant in light of some of the recent controversy concerning administrative costs.

(d) Involve low-income residents in the planning, construction, and management of all housing programs through community-based housing and co-ops.

(e) Emphasize the provision of permanent housing and social services to the homeless.

(f) Provide for the needs of special housing groups such as elderly and disabled.

Step 3: Appropriate adequate funding without overburdening the taxpayer.

(a) Establish a revolving housing trust fund with a goal of fifty million dollars (\$50,000,000).

(b) Fund housing-related social services from sources other than the housing trust fund.

(c) Create a way to get private investments into non-profit housing.

(d) Advocate for the state and federal governments to fund more low-income housing.

Step 4: Manage housing programs through sound business practices.

(a) Invest public funds in housing, not in income-transfer programs to individuals.

(b) Make housing programs respond to the economic conditions of the overall housing market.

(c) Apply strict cost-benefit analysis to all government housing programs.

(d) Monitor subsidized housing programs to ensure their proper operation.

(e) Use city standards for participation of minorities and women in all contracts.

Step 5: Create additional housing opportunities with policy initiatives.

(a) Pass legislation to permit affordable housing types and technologies.

(b) Make housing part of the city's economic development strategy.

(c) Enact an anti-displacement ordinance.

#### CITY MANAGER REPORT

A City Manager Report was given by Hal Kooistra, Director, Information Systems Department, by means of slides.

The General Services Department Business Plan was not given.

#### CDBG PROGRAM

Council had before them for consideration the adoption of the General Topic Areas and funding allocations for the 14th Year Community Development Block Grant Program.

#### Motion

Mayor Cooksey made a motion, seconded by Councilmember Nofziger, for funding allocations as follows:

#### Housing

Acquisition/Standard Rehabilitation	\$2,000,000	(25% to Montopolis area)
Emergency Repairs	320,000	
Architectural Barrier Removal Program	315,000	
Rental Repair	160,000	
Blackland/U.T. Transition	150,000	
Public Housing	165,000	
Subtotal	<hr/>	\$3,110,000

Economic Development

Minority Procurement Assistance	\$ 202,000	
Management and Technical Assistance	250,000	
Community Economic Development Program	411,530	(25% to
Capital Improvement Business Loan Program	335,805	Montopolis
		area)
Subtotal		\$1,199,335

Special Projects

Operationg Impact	\$ 100,000	
Child Care Coordinator	69,280	
Subtotal		\$ 169,280

Administration

	\$ 790,344	
Subtotal		\$ 790,344

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\$5,268,959

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Friendly Amendment

Councilmember Shipman offered a friendly amendment to place the Child Care Coordinator in the General Fund rather than CDBG, with the understanding it would not be forgotten at during the budget process. The friendly amendment was accepted.

Motion Amendment

Councilmember Urdu offered an amendment to the motion as follows:

The amendment includes Mrs. Shipman's recommendation and would take about \$32,000 out of the Acquisition/Standard Rehab category, leaving about \$1,968,000 there, move that into Economic Development; move the \$69,280 Child Care Coordinator into Economic Development. The redistribution would be in two areas of \$69,280, bringing that to \$480,810 and about \$32,000 CIBL program, bringing that to \$367,805 (Amendments were accepted)

Mayor Pro Tem Trevino pointed out that the Montopolis extension for funds was not posted. He said that could be handled later and an adjustment made then.

Roll Call on Amended Motion

7-0 Vote

Amended figures are as follows:

CDBG 14TH YEAR (1988-1989)

Housing

Acquisition/Standard Rehabilitation	\$ 1,968,000	
Emergency Repairs	320,000	
Architectural Barrier Removal Program	315,000	
Rental Repair and Assistance Program	160,000	
Blackland/U.T. Transition	150,000	
Public Housing	165,000	
Subtotal		\$ 3,078,000

Economic Development

Minority Procurement Assistance	\$ 202,000	
Management and Technical Assistance	250,000	
Community Economic Development Program	480,810	
Capital Improvement Business Loan Program	367,805	
Subtotal		\$ 1,300,615

Special Projects

Operation Impact	\$ 100,000	
Subtotal		\$ 100,000

Administration

	\$ 790,344	
Subtotal		\$ 790,344

GRAND TOTAL

\$ 5,268,959

## ADJOURNMENT

Council adjourned its meeting at 5:21 p.m.