

**Restore Rundberg Revitalization Team**  
**Affordable Housing Work Group**  
**Notes**  
**October 17, 2014**  
**5:30PM-6:30PM**

1. Introductions

Attending: Monica Guzman, Mary Jo Hernandez, Don Shepard, Ann Teich, Randy Teich

2. Report: Visit to Mobile Loaves and Fishes Community First program (Kenny Mitchell – not present)

<http://mlf.org/pave-the-way-home>

MLF CF has three covenants for residents:

1. Pay rent
2. Abide by civil law
3. Agree that you will live in a community that will have association rules, much like a homeowners association or condominium association.

MLF CF won't be open until March/April 2015

May not have room for any of the homeless in the Rundberg area (current CF residents living in other trailer parks may make up bulk of residents)

About 60 homeless people in the Rundberg area might meet requirements

Need to work with RR CARE Team on this

3. Discussion of possible work group projects

- a. Education of RRR Team and community about the meaning/definition of affordable housing – how to do this, who will head effort, etc.

Ann will contact Meg Poag with One Voice Central Texas to bring "Austin, A Tale of Two Cities" presentation to RRR Team and Community Meetings to begin education process

Definition of affordable housing: <http://housingworksAustin.org/wp-content/uploads/2014/09/District4v02.pdf>

Affordable housing is not just Section 8 housing

Austin is now the most expensive rental market in the State of Texas. A full-time worker needs to earn \$20.65 an hour in order to afford an average two-bedroom rental unit. This is higher than both the State of Texas and the national averages. (HousingWorks Austin)

- b. Rehabbing multi-family complex in RR grant area – selection criteria, etc.

AHWG members will work with National Church Residences on their current efforts to bring affordable housing to Rundberg area

<http://www.nationalchurchresidences.org>

- c. Providing out-of-the-box solutions to needs of homeless individuals in RR grant area

We will work with CARE Team on this – won't be our primary focus, though

#### 4. Next Steps

Connect with Tracey Fine, [TFine@nationalchurchresidences.org](mailto:TFine@nationalchurchresidences.org) , Project Leader, National Church Residences, Southwest Region

Per Ms. Fine's e-mail to Michael Willard on 10-10-2014, a successful site will be:

- 2-5 acres
- Zoned for multi-family (MF, MU, TOD or CH)
- Serviced by public transportation
- In (or near) a commercial/retail or light industrial area
- In the City of Austin

"As I [Tracey Fine] mentioned, National Church Residences is one of the largest non-profit developers, owners and property managers of affordable housing with over 300 communities throughout the country. We are best known for our independent senior affordable housing and Permanent Supportive Housing (PSH) developments that target individuals that are homeless.

Our PSH projects are very unique in that we provide extensive social services on-site in addition to housing. Our model is single site/1 building with 24/7 staffed front desk, interior and exterior cameras and resident community space. We always create a "good neighbor agreement" to educate neighbors and adjacent businesses about our programs and adhere to the highest property, safety and conduct standards."

#### 5. Next Meeting: TBD