

COMMUNITY DEVELOPMENT COMMISSION
HOUSING COMMITTEE MEETING MINUTES

Tuesday, January 10, 2012



COMMUNITY DEVELOPMENT COMMISSION
HOUSING COMMITTEE **APPROVED** MINUTES

REGULAR MEETING
Tuesday, January 10, 2012

The Community Development Commission Housing Committee convened in a regular meeting on Tuesday, January 10, 2012 at the Street-Jones Building, 1000 East 11th Street, room 400A, in Austin, Texas.

Chair Paup called the Board Meeting to order at 5:07 p.m.

Board Members in Attendance:

Karen Paup, Chair
Myron Smith, Vice Chair
Ken Shepardson

Staff in Attendance:

Patricia Bourenane
Ateja Dukes
Kelly Nichols
Meng Qi
Jorge Rousselin, PDR
Kathleen Saenz

1. APPROVAL OF MINUTES – January 10, 2012 regular meeting minutes.

The motion to approve the January 10, 2012 regular meeting minutes was made by Commissioner Shepardson, seconded by Vice Chair Smith and approved on a 3-0-0 vote

2. 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.)

No speakers.

3. HOUSING BOND REVIEW COMMITTEE UPDATE BY CDC REPRESENTATIVES.

Vice Chair Smith gave the update.

4. UPDATE, DISCUSSION AND POSSIBLE ACTION ON THE UNIVERSITY NEIGHBORHOOD OVERLAY WORKING GROUP.

(This item was taken up after item 6a.) The motion to forward to the Planning Commission a memo expanding on concerns on how rents might be calculated in an amended program, which was alluded to in a previous memo to the Planning Commission dated August 11, 2011, and to identify the concerns listed below was made by Chair Paup, seconded by Vice Chair Smith and approved on a 3-0-0 vote.

1. The proposed 75 percent rent standard actually creates an \$847 rent, much higher than market. The current proposal depends on subtracting out dorm meal plans such as “Bevo Bucks.” This is not mentioned in presentations of the proposal.
2. Even if some provision is added to subtract out meal plans, we have determined that the proposal still yields a rent that is 30 percent higher than market rents for the campus area over the past twelve months.
3. Furthermore, the alternative proposal would establish higher rents than other rents in city affordability programs. For example, if we divided the 80 percent MFI rent for a 4-bedroom apartment into a per bedroom rate, the rent would be \$410 per bedroom, which is hundreds of dollars less than the alternative proposal’s rent. This would defeat a key purpose of UNO, which is to enable lower income students to live near the UT campus in more affordable housing.
4. The CDC understands that finding the equivalent standard to other city affordability programs is administratively difficult to achieve, and supports the work that staff has already done to make the current program more student friendly.
5. The CDC recommends that UNO could be made even more student friendly by developing a per bedroom rent based on the HUD affordability structure, for example by dividing the 2-, 3-, and 4-bedroom 80 percent MFI rents into a per bedroom rate and averaging those rates.
6. The CDC also recommends that the rent rates should reflect the discount available in the original UNO affordable rents program so that the rents are always below market rents.

5. NEW BUSINESS

a. Discussion and possible action on the Downtown Austin Plan density bonus program.

The motion to align Rainey Street with the proposed Downtown Density Bonus (amended CURE) so that 10 percent of the units remain affordable for 40 years was made by Vice Chair Smith, seconded by Commissioner Shepardson and approved on a 3-0-0 vote.

b. Discussion of annual Committee report to the CDC.

Discussion was led by Kathleen Saenz.

6. OLD BUSINESS

c. Presentation, discussion and possible action on Rainey Street affordability.

Presentation was made by Meng Qi and Jorge Rousselin (PDR). See motion made by Committee on agenda item 5a.

7. FUTURE AGENDA ITEMS

- Rainey Street
- UNO
- Annual Committee Report to the CDC

ADJOURNMENT – The Vice Chair adjourned the meeting at approximately 6:35 p.m. without objection.