



COMMUNITY DEVELOPMENT COMMISSION (CDC)

March 8, 2016, 6:30pm

1000 E. 11th Street, Austin, TX 78702

Street-Jones Building, Room 400A

DRAFT MEETING MINUTES

The Community Development Commission (CDC) convened in a regular meeting on Tuesday, March 8, 2016, at the Street-Jones Building, 1000 E. 11th Street, Austin, TX 78702, Room 400A.

The meeting was called to order at 6:30pm, with a quorum of nine 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 Fisayo Fadelu Lisa Hinely Fred McGhee Karen Paup Gilbert Rivera Rosanne Singer Bettye Taylor	Vanessa Crawford Angelica Noyola Edward McHorse Freddy Zamora Rocio Villalobos	Maria Allen Laura Diaz Greg Dutton Stephanie Hayden Jessi Koch Erica Leak Lisa Gamache Rodriguez Matthew Ramirez

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.

No speakers.

2. APPROVAL OF MINUTES

The motion to approve the February 9, 2016, meeting minutes with the addition of John Steiner (Law Department) to the list of City staff present at the meeting, was made by Commissioner Hinely, seconded by Commissioner Deshotel, and approved by a vote of 9-0, with Commissioners Crawford, Noyola, McHorse, Villalobos and Zamora absent.

3. UPDATE FROM THE HOUSING COMMITTEE

Briefing from the Housing Committee, discussion and possible action.

Commissioner Karen Paup briefed the CDC.



4. COMMUNITY SERVICES BLOCK GRANT (CSBG)

- a. Briefing on the Community Services Block Grant.

Maria Allen, Health and Human Services Department (HHSD), briefed the CDC.

- b. Briefing, discussion and possible action on selecting a responsible organization to represent the East Austin Designated Geographic Area.

Maria Allen and Stephanie Hayden, Health and Human Services Department (HHSD), briefed the CDC; Chair Rivera recommended that the CDC Community Services Block Grant Governance Working Group identify a suitable organization to represent the East Austin Designated Geographic Area, and the working group agreed to do so.

5. NEW BUSINESS

- a. Presentation, discussion and possible action on proposed code amendment to create a new density bonus for the MF-6 zoning district (Greg Dutton, Planning and Zoning Department).

Greg Dutton, Planning and Zoning Department, presented to the CDC. The motion to support the CDC Housing Committee's recommendations regarding new subsection § 25-2-563 of City Code was made by Commissioner Paup, seconded by Commissioner McGhee, with the addition of the following amendments:

- A requirement that 10% of units be affordable, and that those affordable units include a proportional mix reflective of all unit types within the development.*
- That the maximum Median Family Income requirement for home ownership be dropped from 80% to 60%.*

The motion passed by a vote of 8 – 1, with Commissioners Deshotel, Fadelu, Hinely, McGhee, Paup, Rivera, Singer and Taylor in favor of the motion, Commissioner Dailey voting "Nay", and Commissioners Crawford, Noyola, McHorse, Zamora, and Villalobos absent.

- b. Discussion and possible action regarding setting goals and priorities for the 2016 CDC Work Plan.

Item #6b was tabled until the April 12th session.



6. OLD BUSINESS

- a. Presentation, discussion and possible action on Tenant Relocation Policy (Lauren Avioli, Neighborhood Housing and Community Development [NHCD]).

The following two citizens addressed the CDC regarding Tenant Relocation Policy: David King and Susana Almanza.

Community Development Commission (CDC) Housing Committee Chair, Karen Paup, presented the recommendation of the CDC Housing Committee regarding the Resolution to the full Community Development Commission.

A motion to support the CDC Housing Committee recommendation regarding the adoption of a Tenant Relocation Assistance policy with the following amendments was made by Commissioner Deshotel, seconded by Commissioner Paup, and passed unanimously (by 9-0 vote):

- *The Tenant Relocation Policy recommendations should be modified to include mobile home park dwellers.*
- *Ensure that payments to mobile home owners be commensurate with replacement costs for home ownership in a comparable mobile home.*
- *Developers (rather than the City of Austin) should be required to pay tenants' moving costs according to the schedule proposed by City staff.*
- *Recommend that a nexus study be conducted to determine costs to the community, such as the loss of students from particular schools and the possible closures of those schools.*

The motion to add the following additional recommendation was made by Commissioner McGhee, seconded by Commissioner Dailey, passed by a vote of 6 – 3, with Commissioners Dailey, Deshotel, Fadelu, McGhee, Singer and Taylor in favor, and Commissioners Hinely, Paup and Rivera opposed.

- *Require developers to obtain a tenant relocation license as the first step in the development process (whether for renovating old units or building new units), modeled after Seattle's tenant relocation policy.*



- b. Update, discussion and possible action regarding activities of the CDC Community Services Block Grant (CSBG) Governance Working Group.

Commissioner Fred McGhee presented. Following discussion, Commissioner McGhee moved to recommend the following action:

The CSBG Working Group recommends that the full CDC take action to recommend that City Council direct the office of the City Auditor to conduct a performance audit of the CSBG program, with a specific focus on the recommendations in this memorandum [attached as backup], outlined below:

- 1. Examine the effectiveness of the delivery of services – conduct both a quantitative and qualitative assessment.*
- 2. Do an accounting of where and how CSBG funds are being allocated.*
- 3. Examine the employment services section of the CSBG grant – analyze what sort of jobs clients are getting and keeping.*
- 4. Investigate staff turn-over within CSBG funded positions.*

Recommendations regarding the composition of the CDC board were made including:

The CSBG Governance Working Group recommends that City Council call for the City Auditor to conduct an examination to determine whether the current composition of the Community Development Commission (CDC) best reflects the needs of the poor and similar populations in Austin. Should the composition of the commission be reflective of the City Council Districts? And does the CDC possess the authority to fulfill its charge of effectively advocating for the poor?

Following discussion and briefings from Laura Diaz (Health and Human Services Internal Auditor) and Stephanie Hayden (Deputy Director, Health and Human Services Department), Commissioner Dailey seconded Commissioner McGhee's motion, and the motion to forward the CDC's recommendations to City Council passed by a 6 – 3 vote, with Commissioners Dailey, Deshotel, McGhee, Rivera, Singer and Taylor in favor, and Commissioners Fadelu, Hinely and Paup opposed.

7. FUTURE AGENDA ITEMS

- *Discussion and possible action regarding setting goals and priorities for the 2016 CDC Work Plan.*

ADJOURNMENT

Chair Rivera adjourned the meeting at 9:37pm without objection.