AUSTIN CITY COUNCIL HOUSING AND COMMUNITY DEVELOPMENT COMMITTEE
REGULAR MEETING MINUTES
June 6, 2016

Board Members in Attendance:
Sabino "Pio" Renteria, Chair
Ann Kitchen, Vice Chair
Gregorio Casar
Sheri Gallo
Other Council Members in attendance:
Mayor Pro Tem Kathie Tovo

CALL TO ORDER

The Council Housing and Community Development Committee convened in a regular meeting on Monday, June 6, 2016 at 301 West 2nd Street in Austin, Texas.

Chair Renteria called the Committee Meeting to order at 2:10 p.m.

1. **Approval of Minutes**

   The April 13, 2016, minutes were approved on Council Member Gallo's motion, Council Member Casar's second, by a 3-0 vote with Council Member Kitchen off the dais.

2. **Citizen Communication: General**

   The following citizens spoke during citizen communication:

David King	Stephanie Webb
Stuart Hersch	Paul Mullen
Frank Herran	Stephanie Thomas

3. **Discussion and possible action on issues and possible code amendments related to positively affirming fair housing, which includes the following elements: increased funding for the affordable housing trust fund, inclusionary zoning and affordable housing generation, stay-in-place, and smaller housing in exclusive areas. (SPONSOR: Council Member Renteria; CO 1: Council Member Casar)**

   The following citizens spoke on the item:

David King	Stephanie Thomas
Mary Ingle	Julie Montgomery
Brad Parsons	Cindy Noland
Fred Lewis	Brennan Griffin
Ann Teich	Frank Onuorah
Monica Guzman	Rachel Stone
Matthew Cornwall	Ryan Nill
Eric Goff	Mandy DeMayo
Andrei Lubomudrov	

The Committee considered each recommendation separately and voted to recommend all 10 recommendations to the full Council for consideration. The votes on each recommendation are listed below:

Council Member Casar moved to consider the following recommendations under the <u>More Mixed Income Developments</u> heading. Council Member Kitchen seconded the motion.

- Direct the City Manager to meet with stakeholders and provide a plan to initiate inclusionary zoning in Homestead Preservation Districts. *(Vote: 3-1, with Council Member Gallo against)*
- Direct the City Manager to conduct a comprehensive local real estate market analysis in order to reevaluate and provide recommendations to enhance affordable housing production by the City's existing S.M.A.R.T. Housing policy and any changes to the City's density bonus programs in CodeNEXT *(Vote: 4-0)*
- Direct the City Manager to initiate a code amendment to require non-discrimination based on source of income as part of our voluntary S.M.A.R.T. Housing and density bonus programs *(Vote: 3-1, with Council Member Gallo against)*

Council Member Casar moved to consider the following recommendations under the <u>Larger Public Investment</u> heading. Council Member Kitchen seconded the motion.

- Direct the City Manager to include new property taxes generated from former county-owned and state-owned land as funding for the City's Housing Trust Fund in order to ensure the City's Strategic Housing Plan and affordable housing goals are funded and viable *(Vote: 3-1, with Council Member Gallo against)*
- Direct the City Manager to provide a recommendation on how to redevelop any City-owned land, including properties with existing facilities, for affordable housing *(Vote 4-0)*
- Direct the City Manager to contract with an experienced, nationwide consulting firm to conduct a professional, thorough, and objective two-part nexus study of linkage fees for new residential and commercial construction in Austin. The report shall:
    o Analyze the maximum legally justified linkage fee on a per square footage basis on new development, based on established factors such as the number of employees occupying new developments, earnings of employees in new developments, the affordability gap between employees' earnings and available housing, and the maximum legally justified fees per square footage for new residential and commercial developments to mitigate the cost of building affordable housing;
    o Provide a feasibility analysis testing the potential market and economic impacts of various fee levels below the maximum legally justified linkage fee;
    o Review the impact of a range of potential fees levels on prototypical commercial and residential types, including mixed use development, and shall recommend fee levels to help mitigate affordable housing needs without deterring development. *(Vote: 3-0-1, with Council Member Gallo abstaining)*

Council Member Casar moved to consider the following recommendations under the <u>'Stay in Place'</u> heading. Council Member Kitchen seconded the motion.

- Direct the City Manager to initiate a stakeholder process and code amendments that reduce housing restrictions for lower-income and moderate-income homeowners who wish to add additional units or uses on their property so they can afford to stay on their property or for other low-income or moderate-income people to stay on the property. Consider an option for homeowners who are not lower-income or moderate-income to access reduced regulatory barriers if the reduction in barriers creates income-restricted affordable housing. The regulations considered may include building structure requirements, lot size requirements, disaggregation, building height, and unit limits on a single site. Direct the City Manager to provide a briefing to City Council on recommendations at the end of the stakeholder process. *(Vote 4-0)*

- Direct the City Manager to provide recommendations on new City programs that would help low/moderate-income homeowners develop more on their property in order to stay in place. (***Vote 4-0***)

Council Member Casar moved to consider the following recommendations under the <u>Smaller Housing in High-Opportunity Areas</u> heading. Council Member Kitchen seconded the motion.

- Direct the City Manager to create goals for increasing economic and racial integration in "high opportunity" areas, and slowing displacement in more vulnerable neighborhoods. Provide further direction to the City Manager to provide policy recommendations to achieve those goals that could include, should not be limited to, allowing for smaller housing and smaller lot sizes that support affordability in CodeNEXT, especially in less vulnerable areas, and setting aggressing targets for economic integration as part of our Strategic Housing Plan. ***(Vote 4-0)***
- Direct the City Manager to present options to the City Council to create more diverse housing opportunities in areas where deed restrictions or other private covenants may have a disparate impact on low- to moderate-income communities or communities of color. ***(Vote 3-1, with Council Member Gallo against)***

4. **Discussion and possible action on a resolution directing the City Manager to explore the feasibility of the City completing the Jain Lane Capital Improvement Project and prepare an item for Council consideration during the Fiscal Year 2016-2017 budget process. (SPONSOR: Council Member Renteria; CO 1: Council Member Casar)**

   Robert Summers, thinkEAST, gave the presentation.

   A motion to approve resolution was made by Council Member Casar and seconded by Council Member Kitchen. The motion passed 3-0-1, with Council Member Gallo abstaining.

5. **Briefing on the Ending Community Homelessness Coalition report "Homelessness in Austin: Current Needs and Gaps" (SPONSOR: Council Member Renteria; CO 1: Council Member Kitchen)**

   Ann Howard, Ending Community Homelessness Coalition, gave the presentation.

6. **Briefing on the draft Austin Strategic Housing Plan (SPONSOR: Council Member Renteria; CO 1: Council Member Kitchen)**

   Betsy Spencer, Erica Leak, and Jonathan Tomko, Neighborhood Housing & Community Development, gave the presentation.

7. **Consider agenda items for next regular meeting.**

   The following citizen spoke on the item:
   David King

ADJOURN

Chair Renteria adjourned the meeting at 5:37 p.m. without objection.

The minutes were approved on this the 1st of August, 2016 on Council Member Casar's motion, Council Member Kitchen's second, by a 3-0 vote, with Council Member Gallo off the dais.