



Planning and Neighborhoods Committee
MINUTES

REGULAR MEETING
24, May 2016

The Planning and Neighborhoods Committee convened in a regular meeting on 24, May, 2016 at 301 W. Second Street in Austin, Texas.

Chair Gregorio Casar called the Board Meeting to order at 10:09 a.m.

Board Members in Attendance:

Chair, Gregorio Casar
Vice Chair, Sabino “Pio” Renteria
Council Member Sheri Gallo
Mayor Pro Tem Kathie Tovo

Staff in Attendance:

1. APPROVAL OF MINUTES

The minutes were approved on this the 12th date of December 2016 on Council Member Renteria’s motion, Mayor Pro Tem Tovo second on a 3-0 vote with Council Member Gallo absent.

2. CITIZEN COMMUNICATION: GENERAL

Michael Casias, Real Estate Developer, in support of the Austin’s Fair Housing Initiative.

Lauren Johnson, spoke on expanding affordable housing within the vulnerable populations like the elderly. Disenfranchisement of people with criminal histories and how wonderfully successful this initiative to house our homeless veterans has been.

Frank Harren, thanked Council for their hard work and fully support, in conjunction with, some addressing of the underlying economic dynamic that covers the entire general market. The less done with respect to the overall market, the more expensive it becomes.

David King, spoke on the polices and understand what is going on within the neighborhoods now. Families are being pushed to the edge of the city and it’s primarily due to the pro density policies that escalate the land prices in our preferred development zone.

David King, spoke on a recent study by UT, found that 50% of African-American homeowners who left Austin for the suburbs and that the soaring housing cost forced them to leave.

Nicole Joslin, Austin Community Design and Development Center, spoke to Council about generating some other financing mechanisms that homeowners can access.

Sunshine Mathon, thanked Council's support for all the work that has gone into the fair housing initiative. Spoke on two issues, as a City how to identify how to get city-owned land into play effectively for addressing affordable housing crisis in general in the city and inclusion zoning. Gary Wardian, spoke on public-private partnership to implement affordable housing policy goals at the City of Austin.

Matthew Cornwall, local realtor in the Austin market and Chair through the Austin Board of Realtors, spoke on deferring changes to codenext. Council to consider any codes changes that they be made now and also expedite the codenext process, in particular the mapping component.

Jolene Kiolbassa, spoke on several issues and disparity of codenext and affordability.

Monica Crowley, spoke on future allocations to the housing trust fund.

Joyce Basciano, spoke on the affordable housing initiative and the many questions it raises. How will Council change or eliminate rules in the Land Development Code that forces homeowners and renters to pay for large pieces of land and large homes to live in certain neighborhoods. The citizens need more background information on this initiative.

Julie Montgomery, spoke on to keep Austin inclusive and minimize displacement. Keep Austin affordable.

Mary Ingle, President of Austin Neighborhoods Council, spoke on affordable housing and the core problem of there is no commitment from the investor community for affordable housing.

Sammy Easterday, spoke on ADUs, demolishing of affordable homes for people who could not put in ADUs. Council should rethink the options that are already in place and not make a universal rule that works in some areas and not in all areas.

David Whitworth, in agreement with combining the subsidy tools along with market tools which will bring balance to our policy.

3. DISCUSSION AND POSSIBLE ACTION

Discussion and possible action regarding the designation of new homestead preservation districts. (Notes: SPONSOR: Council Member Gregorio Casar, CO 1: Council Member Sabino "Pio" Renteria)

Discussion of the Homestead Preservation District (HPD). Eligibility criteria, use of 2013 vs 2014 US census data, additional eligibility criteria recommended in 2014 report and which of the eligible HPDs, should be moved forward to be established by ordinance.

Committee voted on a 4-0 vote that staff bring forward to full Council all the HPD census tracts that is eligible under the 2013 and 2014 census data. To include the West campus census tracts, but with comments to make a motion as a whole analyzing the two issues, the students, the student issue. Also, the difference between the fact that some of the 2013s have dropped off the 2014 and interpretation from legal on both issues.

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.

(Notes: SPONSOR: Council Member Gregorio Casar, CO 1: Council Member Sabino "Pio" Renteria)

The Committee voted to add amendments and removal of language to the Austin's Fair Housing Initiative handout. Recommendations to remove wording under the heading of More Mixed Income Developments bullet #2 (in order and reevaluate) Mayor Pro Tem Tovo first and Council Member Renteria second.

The Committee voted to forward to full Council to initiate this code amendment based on source of income on a vote of 3-1 with Council Member Gallo opposing (bullet point #3 under More Mixed Income Development Heading).

The remaining bullet points on the Austin Fair Housing Initiative were forwarded to the June 6, 2016 Housing and Community Development Committee for recommendation.

Discussion and possible action regarding the City's policy on expedited permit review.

(Notes: SPONSOR: Council Member Gregorio Casar, CO1 : Council Member Sabino "Pio" Renteria)

No quorum, no action taken.

Staff Briefing

Staff briefing and invited testimony related to secondary dwellings (accessory dwelling units).

(Notes: SPONSOR: Council Member Gregorio Casar, CO 1: Council Member Sheri Gallo)

Ming –Ru Chu, provided an update for planning activity for secondary permits, which are the R-102 permits. The ordinance took effect on November 30, 2015 through May 13, 2016, there have been 107 building permits, of which the majority is active. Staff spoke on the comparisons of years past and planning areas with most building permits.

No action taken.

Staff briefing regarding fee-in-lieu and on-site affordable unit requirements in density bonus programs (Resolution No. 20151015-038).

(Notes: SPONSOR: Council Member Gregorio Casar, CO 1: Council Member Sabino "Pio" Renteria)

Jessi Koch, provide an update report outline on Resolution No. 20151015-038. The directive from City Council, current demand for affordable housing units, overview of current density bonus programs, cost of constructing, preserving, and buying-down affordable housing, how other cities utilize the fee-in-lieu tool, recommendations for potential code amendments and next steps.

No action taken.

FUTURE ITEMS

5. Discussion of future agenda items

ADJOURN

Chair Casar adjourned the meeting at 1:18 p.m. without objection.

The minutes were approved on this the 12th date of December 2016 on Council Member Renteria's motion, Mayor Pro Tem Tovo second on a 3-0 vote with Council Member Gallo absent.