



**REGIONAL AFFORDABILITY COMMITTEE
MINUTES
2018**

**REGULAR MEETING
MONDAY, MARCH 19,**

The Regional Affordability Committee convened in a regular meeting on Monday, March 19, 2018 in the Boards and Commissions Room at City Hall, 301 W. 2nd Street in Austin, Texas.

Vice-Chair Chadwell called the Committee Meeting to order at 3:09 p.m.

Committee Members in Attendance:

Charles Chadwell (Vice Chair) - Round Rock ISD
Ann Kitchen- City of Austin
Brigid Shea- Travis County
Jeff Travillion – Travis County
Dr. Nora Comstock, ACC Board of Trustees

Ann Sherri Greenberg --Central Health
Ann Teich – Austin ISD
Susanna Woody- Del Valle ISD
Paul Saldana – Austin ISD
Terry Mitchell— CapMetro

1. APPROVAL OF MINUTES

Minutes from the November 20, 2017 were approved 9-0 on Member Teich’s motion, seconded by Member Shea.

2. CITIZEN COMMUNICATION: GENERAL

Susanna Almanza, PODER, NAACP, Right to Stay Eastern Crescent Coalition, spoke on CODENext, stating that it is not the solution. Her organizations have come up with 6 resolutions/ordinances that could be implemented by the City Council now. She distributed a handout that is a snapshot of these resolutions/ordinances. They are as follows:

- Create low income housing trust fund and appropriations
- Adopt Right to Stay and Right to Return programs for east Austin residents
- Use City-owned land for low income housing
- Expand use of Neighborhood Conservation Combined Districts and Historic districts.
- Establish interim development regulations in areas with inadequate draining
- Implement Austin environmental quality review

Juliana Gonzalez, executive director of Austin Tenant’s Council, spoke on the ability of the Tenant’s Council to help those facing eviction by representing them in Court even if they are not a lawyer. Need an eviction intervention program, going to Council in April. At the Tenant’s Council, see many

cases of tenants being relocated or evicted en masse; but out of a dozen cases since the passing of the ordinance, only three cases triggered the ordinance.

Gus Garcia, Veterans for Progress, spoke on wraparound services and how important they are to people facing homelessness. Healthcare, wages, tuition, etc. April 2-5 will be a celebration of the Fair Housing Act of 1968. Urged the Committee to bring in the experts on affordable housing. Holding Housing Authority of Austin responsible for the Chalmers Court teardown.

DISCUSSION AND POSSIBLE ACTION

3. Discussion and possible action on 2018 meeting dates for the Regional Affordability Committee

Discussion on final dates. The July 16th meeting was canceled, and a June 4th meeting was tentatively added. The meeting dates as amended were approved on a 9-0 vote on Member Teich's motion and Dr. Comstock's second.

4. Discussion and possible action on an affordability inventory website for the Regional Affordability Committee

Katy Zamesnik, COA Financial Services staff, provided an overview of the draft website. She noted the various elements on the page, and how it will look when fully complete. Members made suggested edits. This item will be brought back before the Committee at a future date.

5. Discussion and possible action on eviction trends in the Central Texas area.

Fred Fuchs, attorney at Texas Rio Grande LegalAid. Much of his work is focused on eviction cases. He spoke on the Tenant Relocation Ordinance, including making suggestions on how to improve on it. Spoke on the need to combine the data into a central location. Has four suggestions:

- Tax credit owners who decide to opt out after the initial affordability period should be required to give tenants 120 day notice minimum that it could mean an increase in rents
- Owners who stop accepting Section 8 vouchers, generally done during the sale or renovation of a property, should be required to give more than 60 day notice that they're not taking vouchers anymore.
- If there is a significant rent increase planned, the owners should be required to notify the tenants at least 120 days. Defined "significant" as 50% increase or more.
- Need to educate the industry that they are supposed to accept all other vouchers beyond Section 8, including veteran vouchers.
- When there is significant remodeling that will cause tenants to relocate should be covered in the ordinance.

STAFF BRIEFING

6. Briefing and discussion City of Austin tenant relocation resolution and the potential impact to eviction issues in Central Texas

Lauren Avioli, COA NHCD staff, gave an overview presentation on the City of Austin's Tenant Relocation Ordinance. Ms. Avioli spoke on the history of the ordinance, the elements therein, and the next steps to implementing the ordinance fully. She then answered questions from the Committee members.

7. Briefing and discussion on developer compliance with the Housing Density Bonus Program in the City

Chase Clements, COA NHCD staff, gave an overview presentation on the Housing Density Program, and specifically how the City's Housing department monitors the contracts. Discussion of expanding the data collection to the other entities to tear down silos of information.

FUTURE ITEMS

8. Discussion of future agenda items.

- Juliana Gonzalez from Austin Tenant's Council
- Discussion of usable land for affordable housing
- Anti-displacement Task Force work update
- Invite industry representatives to have a dialogue regarding evictions

ADJOURN

Vice Chair Chadwell adjourned the meeting at 5:25 p.m. without objection.