



College Station, TX

City Hall
1101 Texas Ave
College Station, TX 77840

Meeting Agenda - Final - Amended

City Council Workshop

Thursday, July 11, 2019

4:00 PM

City Hall Council Chambers

1. Call meeting to order.
2. Executive Session is closed to the public and will be held in the Administrative Conference Room. The open meeting will resume no earlier than 5:00 pm.

Consultation with Attorney {Gov't Code Section 551.071};

Possible action. The City Council may seek advice from its attorney regarding a pending or contemplated litigation subject or settlement offer or attorney-client privileged information. Litigation is an ongoing process and questions may arise as to a litigation tactic or settlement offer, which needs to be discussed with the City Council. Upon occasion the City Council may need information from its attorney as to the status of a pending or contemplated litigation subject or settlement offer or attorney-client privileged information. After executive session discussion, any final action or vote taken will be in public. The following subject(s) may be discussed:

Litigation

- a. Kathryn A. Stever-Harper as Executrix for the Estate of John Wesley Harper v. City of College Station and Judy Meeks; No. 15,977-PC in the County Court No. 1, Brazos County, Texas
- b. McCrory Investments II, LLC d/b/a Southwest Stor Mor v. City of College Station; Cause No. 17-000914-CV-361; In the 361st District Court, Brazos County, Texas
- c. City of College Station v. Gerry Saum, Individually, and as Independent Executrix of the Estate of Susan M. Wood, Deceased; Cause No. 17-002742-CV-361; In the 361st District Court, Brazos County, Texas
- d. Carrie McIver v. City of College Station; Cause No. 18-003271-CV-85; In the 85th District Court, Brazos County, Texas

Legal Advice

- a. Legal advice concerning changes to the Texas Open Meetings Act related to Senate Bill 1640.

Real Estate {Gov't Code Section 551.072};

Possible action. The City Council may deliberate the purchase, exchange, lease or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. After executive session discussion,

any final action or vote taken will be in public. The following subject(s) may be discussed:

- a. Property located generally south of the intersection of SH 6 and William D. Fitch Parkway in the College Station Business Park in College Station, Texas.

Personnel {Gov't Code Section 551.074}:

Possible action. The City Council may deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer. After executive session discussion, any final action or vote taken will be in public. The following public officer(s) may be discussed:

- a. Council Self Evaluation
- b. City Manager

3. Reconvene from Executive Session and take action, if any.

4. Presentation, discussion, and possible action on items listed on the consent agenda.

5. [19-0344](#) Presentation, discussion, and possible action relating to a legislative update and review of the 86th Texas State Legislature.

Sponsors:

Piscacek

6. [19-0333](#) Presentation, discussion, and possible action regarding the proposed FY 2020 Community Development Budget and PY 2019 Annual Action Plan.

Sponsors:

Eller

Attachments:

[Attachment 1 - FY 2020 Proposed Community Development Budget](#)

[Attachment 2 - Plan & Budget Process Summary](#)

[Attachment 3 - FY 2020 CDBG Public Service Funding Summary & Recommen](#)

[Attachment 4 - FY 2020 CDBG Public Facility Funding Summary & Recommenc](#)

[Attachment 5 - 2015-2019 Community Development Goals](#)

[Attachment 6 - 2019 Income Limits](#)

[Attachment 7 - Map of LMI Income Areas 2019](#)

[Attachment 8 - Community Development Project Descriptions](#)

7. Council Calendar - Council may discuss upcoming events.

8. Discussion, review, and possible action regarding the following meetings: Animal Shelter Board, Annexation Task Force, Arts Council of Brazos Valley, Architectural Advisory Committee, Arts Council Sub-committee, Audit Committee, Bicycle, Pedestrian, and Greenways Advisory Board, Bio-Corridor Board of Adjustments, Blinn College Brazos Valley Advisory Committee, Brazos County Health Dept., Brazos Valley Council of Governments, Brazos Valley Economic Development Corporation, Bryan/College Station

Chamber of Commerce, Budget and Finance Committee, BVSWMA, BVWACS, Compensation and Benefits Committee, Experience Bryan-College Station, Design Review Board, Economic Development Committee, FBT/Texas Aggies Go to War, Gulf Coast Strategic Highway Coalition, Historic Preservation Committee, Interfaith Dialogue Association, Intergovernmental Committee, Joint Relief Funding Review Committee, Landmark Commission, Library Board, Metropolitan Planning Organization, Parks and Recreation Board, Planning and Zoning Commission, Research Valley Technology Council, Regional Transportation Committee for Council of Governments, Sister Cities Association, Spring Creek Local Government Corporation, Transportation and Mobility Committee, TAMU Economic Development, TAMU Student Senate, Texas Municipal League, Twin City Endowment, Walk with the Mayor, YMCA, Youth Advisory Council, Zoning Board of Adjustments, (Notice of Agendas posted on City Hall bulletin board).

9. Adjourn.

The City Council may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion.

I certify that the above Notice of Meeting was posted at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on July 8, 2019 at 3:00 p.m.



City Secretary

This building is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are asked to contact the City Secretary's Office at (979) 764-3541, TDD at 1-800-735-2989, or email adaassistance@cstx.gov at least two business days prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least two business days prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

Penal Code § 30.07. Trespass by License Holder with an Openly Carried Handgun.

"Pursuant to Section 30.07, Penal Code (Trespass by License Holder with an Openly Carried Handgun) A Person Licensed under Subchapter H, Chapter 411, Government Code (Handgun Licensing Law), may not enter this Property with a Handgun that is Carried Openly."

Codigo Penal § 30.07. Traspasar Portando Armas de Mano al Aire Libre con Licencia.

"Conforme a la Seccion 30.07 del codigo penal (traspasar portando armas de mano al aire libre con licencia), personas con licencia bajo del Sub-Capitulo H, Capitulo 411, Codigo de Gobierno (Ley de licencias de arma de mano), no deben entrar a esta propiedad portando arma de mano al aire libre."



Legislation Details (With Text)

File #: 19-0344 **Version:** 2 **Name:**
Type: Presentation **Status:** Agenda Ready
File created: 6/21/2019 **In control:** City Council Workshop
On agenda: 7/11/2019 **Final action:**
Title: Presentation, discussion, and possible action relating to a legislative update and review of the 86th Texas State Legislature.
Sponsors: Brian Piscacek
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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Presentation, discussion, and possible action relating to a legislative update and review of the 86th Texas State Legislature.

Relationship to Strategic Goals: (Select all that apply)

- Good Governance

Recommendation(s): N/A

Summary: Legislative consultant Jennifer Rodriguez will provide a review of the 2019 Texas legislative session, including legislation affecting the City's budgeting process. This item was requested by Councilmember Vessali on May 23, 2019.

Budget & Financial Summary: N/A

Attachments: N/A



Legislation Details (With Text)

File #: 19-0333 **Version:** 1 **Name:** FY2019 CD Budget & Action Plan
Type: Presentation **Status:** Agenda Ready
File created: 6/14/2019 **In control:** City Council Workshop
On agenda: 7/11/2019 **Final action:**
Title: Presentation, discussion, and possible action regarding the proposed FY 2020 Community Development Budget and PY 2019 Annual Action Plan.
Sponsors: Debbie Eller
Indexes:
Code sections:

Attachments: [Attachment 1 - FY 2020 Proposed Community Development Budget](#)
[Attachment 2 - Plan & Budget Process Summary](#)
[Attachment 3 - FY 2020 CDBG Public Service Funding Summary & Recommendations](#)
[Attachment 4 - FY 2020 CDBG Public Facility Funding Summary & Recommendations](#)
[Attachment 5 - 2015-2019 Community Development Goals](#)
[Attachment 6 - 2019 Income Limits](#)
[Attachment 7 - Map of LMI Income Areas 2019](#)
[Attachment 8 - Community Development Project Descriptions](#)

Date	Ver.	Action By	Action	Result
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Presentation, discussion, and possible action regarding the proposed FY 2020 Community Development Budget and PY 2019 Annual Action Plan.

Relationship to Strategic Goals: (Select all that apply)

- Financially Sustainable City
- Core Services and Infrastructure
- Neighborhood Integrity
- Diverse Growing Economy

HUD requires that the Plan and Budget be delivered by August 16, 2019; therefore, these are presented prior to the Council's consideration of the overall City budget. The new grant amounts available for PY 2019 include \$1,087,765 in Community Development Block Grant (CDBG) funds and \$473,289 in HOME Investment Partnership Grant (HOME) funds. The Budget includes previously programmed but unspent grant funds from current year in the amount of \$1,020,759 in CDBG and \$175,040 in HOME, in addition to \$152,677 in program income that was received from reconstruction and down payment assistance loan payments in FY 2019. Total funding available in the FY 2020 Budget is \$2,909,530.

CDBG and HOME funds may only be used to: (1) benefit low- and moderate-income persons; (2) aid

in the elimination of slum and blighting influences, and/or; (3) meet a particular urgent need. Further, CDBG funds may be used to meet local needs through a wide range of community development activities, while HOME funds may only be used for affordable housing activities.

The proposed plans and budget were developed using input received from a series of public hearings, program committee meetings, and citizen input. The goals and objectives in the 2015-2019 Consolidated Plan were followed in preparing this year's Plan. These goals and objectives were prepared to meet the specific needs of lower-income citizens, and to provide support for families working towards self-sufficiency and are now being presented to Council for discussion and input.

Historically, the City has utilized these funds for a variety of programs and activities, including: affordable housing programs (home buyer assistance, security deposit assistance, rehabilitation, leveraged development for new construction, and minor repairs); funding of direct services to low-income families; economic development; code enforcement; acquisition; demolition; and park, street, infrastructure and public facility improvements in low-income areas of the city.

Attachment 1:	Proposed FY 2020 Community Development Budget Summary
Attachment 2:	Plan Development Summary
Attachment 3:	Proposed FY 2020 Public Service Funding Recommendations
Attachment 4:	Proposed FY 2020 Public Facility Funding Recommendations
Attachment 5:	PY 2015 - 2019 Community Development Goals
Attachment 6:	2019 Median Income Limits
Attachment 7:	Map of Eligible Community Development Areas
Attachment 8:	Community Development Project Descriptions
Attachment 9:	Proposed FY 2020 Budget and PY 2019 Annual Action Plan and Budget - Available for Review in CSO

Attachment 1: FY 2020 Proposed Community Development Budget

PROJECT	CDBG & HOME CARRY-OVER	CDBG & HOME NEW ALLOCATIONS	CDBG & HOME TOTAL PROPOSED
Owner-Occupied Rehabilitation	\$165,118	\$0	\$165,118
Acquisition	\$673,310 \$170,382 committed to Habitat	\$586,710	\$1,260,020
Demolition	\$10,000	\$0	\$10,000
Homebuyer Assistance	\$57,580	\$334,968*	\$392,548
CHDO	\$0	\$70,993	\$70,993
Construction/Leveraged Development	\$0	\$152,677	\$152,677
Code Enforcement	\$3,437	\$70,338	\$73,775
Tenant Based Rental Assistance	\$5,604	\$20,000	\$25,604
Public Service Agency (See Attachment 3)	\$69,921 2018 4 th QTR Payments	\$163,164	\$233,085
Public Facility (See Attachment 4)	\$155,916 Committed to Fitch Park	\$0	\$155,916
Economic Development	\$0	\$50,000	\$50,000
Grant Administration	\$54,913	\$264,881	\$319,974
Total Community Development Budget			\$2,909,530

**Recaptured Funds/Program Income receipted in FY19 and allocated in FY20 according to HOME Requirements*

**Attachment 2: PY 2019 Annual Action Plan and FY2020 Community Development Budget
Process Summary**

Event	Date
Pre-proposal workshop for agencies	January 18, 2019 February 1, 2019
Public hearing on Annual Action Plan and Budget (Lincoln Center)	March 5, 2019
JRFRC proposals due	March 8, 2019
JRFRC Public Meetings	March 28, 2019 April 11, 2019 April 22, 2019 May 3, 2019
Final JRFRC Public Service Agency Public Meeting	May 9, 2019
30-Day Public Comment Period begins	June 26, 2019
Public hearing to present goal and objectives and public comments regarding the proposed PY 2019 Annual Action Plan (Lincoln Center)	July 9, 2019
First presentation of Annual Action Plan and Budget to City Council	July 11, 2019
30-Day Public Comment Period ends	July 25, 2019
Request council approval by consent agenda of PY 2019 Annual Action Plan and FY 2020 Community Development Budget	August 8, 2019
PY 2019 Annual Action Plan due to HUD no later than	August 16, 2019

Attachment 3: FY 2020 CDBG Public Service Funding Summary & Recommendations

Agency	Program	Requested	Recommended Funding	Funded Items	Funding City
Family Promise of Bryan-College Station	Case Management	\$35,000	\$27,000	Case Management	Bryan
Brazos Maternal & Child Health Clinic, Inc.	The Prenatal Clinic	\$35,000	\$25,000	Medical Supplies used for Patient Care	College Station
Unity Partners dba Project Unity	Safe Harbour Supervised Visitation Program	\$35,000	\$24,000	SH Coordinator, Fringe, & Security	College Station
Twin City Mission, Inc.	The Bridge Homeless Shelter	\$35,000	\$24,000	Case Manager, Client Assistance	College Station
Big Brother Big Sisters of Brazos Valley	Workplace Mentoring	\$32,295	\$23,500	Coordinator of Workplace Mentoring Salary	College Station
Unlimited Potential (UP)	Home Base for Transitioning Foster Youth	\$30,000	\$23,000	Case Management	Bryan & College Station
Mental Health Mental Retardation Authority of Brazos Valley	Mary Lake Peer Support Center	\$35,000	\$23,000	Therapist, Utilities/Telephone, Supplies	College Station
Brazos Valley Rehabilitation Center	Counseling & Case Management	\$35,000	\$21,000	Contracted Licensed Clinical Social Worker	Bryan
Brazos County Health District	Community Access Resources for Equitable Services (CARES)	\$35,000	\$18,250	Equipment, STI Testing Supplies, Contraceptives, Nurse Practitioner	Bryan
Catholic Charities	Brazos Valley Financial Stability	\$35,000	\$16,622	Direct Client Aid	Bryan
Total		\$342,295	\$225,372		
Internal Program Funding					
Parks Summer Program			\$16,800	College Station	
CSFD Fire Safety for Older Adults			\$13,200	College Station	

Attachment 4: FY 2020 CDBG Public Facility Funding Summary & Recommendations

Activity	Recommended Funding	Description
Georgie K. Fitch Park Improvements	\$157,598*	CDBG funds from FY 2017 & FY2018 were allocated for this project to design and construct a trail and bridge in Fitch Park to provide increased connectivity and pedestrian access throughout the park. This project was delayed to complete a flood study and the required a re-design. Funds will also be used for staff costs to ensure compliance with federal requirements. Project is underway and is anticipated to be complete in the 1 st quarter of FY2020. Total expended to date: \$55,648 Contract Total: \$362,776 Est Staff Costs: \$5,400 Est. Total Project Costs:\$429,224
Total	\$157,598	
<i>*includes carry-over funds</i>		

Attachment 5: PY 2015-2019 Community Development Goals

Goals Summary Information

Sort Order	Goal Name	Category	Needs Addressed	Funding	Goal Outcome Indicator	2015 Actual	2016 Actual	2017 Actual	2018 Est.	2019 Est.
1	Rental Housing - Rehabilitation	Affordable Housing	Rental Housing Special Needs	HOME: \$75,000	Rental units rehabilitated: 10 Household Housing Unit	11	0	5	4	9
2	Rental Housing - Construction	Affordable Housing	Rental Housing Special Needs	HOME: \$300,000	Rental units constructed: 50 Household Housing Unit	0	0	0	0	1
3	Owner Housing - Rehabilitation/Reconstruction	Affordable Housing	Owner-Occupied Housing	CDBG: \$50,000 HOME: \$275,000	Homeowner Housing Rehabilitated: 16 Household Housing Unit	4	5	3	9	13
4	Owner Housing - Demolition	Affordable Housing Non-Housing Community Development	Owner-Occupied Housing Public Facilities & Infrastructure	CDBG: \$50,000	Buildings Demolished: 5 Buildings	0	0	0	1	1
5	Rental/Owner Housing - Code Enforcement	Non-Housing Community Development	Rental Housing Owner-Occupied Housing	CDBG: \$500,000	Housing Code Enforcement/Foreclosed Property Care: 25000 Household Housing Unit	1494	3708	2763	3500	4500
6	Homeownership - Down Payment Assistance	Affordable Housing	Homeownership	HOME: \$500,000	Direct Financial Assistance to Homebuyers: 25 Households Assisted	3	2	6	12	10
7	Homeownership - Financial Literacy	Affordable Housing	Homeownership		Other: 375 Other	78	57	53	35	35

Sort Order	Goal Name	Category	Needs Addressed	Funding	Goal Outcome Indicator	2015 Actual	2016 Actual	2017 Actual	2018 Est.	2019 Est.
8	Homeownership - Construction	Affordable Housing	Owner-Occupied Housing Homeownership	CDBG: \$400,000 HOME: \$400,000	Homeowner Housing Added: 4 Household Housing Unit	1	0	0	7	4
9	Homelessness - TBRA Security Deposits	Homeless	Rental Housing Homelessness Special Needs	HOME: \$125,000	Tenant-based rental assistance / Rapid Rehousing: 375 Households Assisted	48	56	68	60	50
10	Homelessness - Outreach and Assessment	Homeless Non-Homeless Special Needs Non-Housing Community Development	Homelessness Special Needs Public Services	CDBG: \$10,000	Other: 20 Other	3	3			
11	Homelessness - Services	Homeless	Homelessness Public Services	CDBG: \$70,000	Public service activities other than Low/Moderate Income Housing Benefit: 1200 Persons Assisted	684	804	132	130	625
12	Special Needs - Services	Non-Homeless Special Needs	Special Needs Public Services	CDBG: \$150,000	Public service activities other than Low/Moderate Income Housing Benefit: 1100 Persons Assisted	59	0	63	60	61
13	Public Services - Health Care Services	Non-Housing Community Development	Special Needs Public Services	CDBG: \$350,000	Public service activities other than Low/Moderate Income Housing Benefit: 3600 Persons Assisted	976	186	499	910	550

Sort Order	Goal Name	Category	Needs Addressed	Funding	Goal Outcome Indicator	2015 Actual	2016 Actual	2017 Actual	2018 Est.	2019 Est.
14	Public Services - Youth Services	Non-Housing Community Development	Public Services	CDBG: \$110,000	Public service activities other than Low/Moderate Income Housing Benefit: 850 Persons Assisted	0	159	147	60	112
15	Public Services - Senior Services	Non-Homeless Special Needs Non-Housing Community Development	Special Needs Public Services	CDBG: \$20,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted	0	0	0	142	??
16	Public Services - Domestic Abuse & Neglect	Non-Homeless Special Needs Non-Housing Community Development	Special Needs Public Services	CDBG: \$80,000	Public service activities other than Low/Moderate Income Housing Benefit: 850 Persons Assisted	0	0	302	0	0
17	Public Services - Other	Non-Housing Community Development	Public Services	CDBG: \$20,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted	0	1056	483	575	575
18	Public Facilities - Street Infrastructure	Non-Housing Community Development	Public Facilities & Infrastructure	CDBG: \$1,500,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 25000 Persons Assisted	0	877	0	0	0

Sort Order	Goal Name	Category	Needs Addressed	Funding	Goal Outcome Indicator	2015 Actual	2016 Actual	2017 Actual	2018 Est.	2019 Est.
19	Public Facilities - Sidewalk Infrastructure	Non-Housing Community Development	Public Facilities & Infrastructure	CDBG: \$500,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 15000 Persons Assisted	11637	3375	0	2965	0
20	Public Facilities - Other Infrastructure	Non-Housing Community Development	Public Facilities & Infrastructure	CDBG: \$100,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted	0	0	1	0	0
21	Public Facilities - Park Improvements	Non-Housing Community Development	Public Facilities & Infrastructure	CDBG: \$500,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 20000 Persons Assisted	0	0	0	1975	1975
22	Economic Development - Business Loan Program	Non-Housing Community Development	Economic Development	CDBG: \$150,000	Jobs created/retained: 25 Jobs	0	0	0	0	2
23	Economic Development - Job Training	Non-Housing Community Development	Economic Development	CDBG: \$50,000	Public service activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted	0	0	0	0	0

Goal Descriptions

1	Goal Name	Rental Housing - Rehabilitation
	Goal Description	Encourage and facilitate the rehabilitation of rental units.
2	Goal Name	Rental Housing - Construction
	Goal Description	Encourage and facilitate the construction of new affordable rental units through nonprofit or for-profit partners. Additional sources of funds include tax credits through the State of Texas and private funds.
3	Goal Name	Owner Housing - Rehabilitation/Reconstruction
	Goal Description	Encourage and facilitate maintenance of residential units by low- and moderate-income homeowners through minor repair grants (CDBG) and residential rehabilitation or reconstruction loans (HOME).
4	Goal Name	Owner Housing - Demolition
	Goal Description	Encourage and facilitate the removal of dilapidated residential structures and/or address community emergencies.
5	Goal Name	Rental/Owner Housing - Code Enforcement
	Goal Description	Utilize code enforcement regulations to maintain the integrity of older neighborhoods. Funds will support Code Enforcement Officer position(s).
6	Goal Name	Homeownership - Down Payment Assistance
	Goal Description	Encourage and support programs and projects that provide financial assistance to low- and moderate-income households purchasing existing or new affordable homes.
7	Goal Name	Homeownership - Financial Literacy
	Goal Description	Encourage and support programs and projects that provide education and counseling to lower-income homeowners and prospective homebuyers.
8	Goal Name	Homeownership - Construction
	Goal Description	Encourage and support programs and projects that construct new housing units for low- and moderate-income homebuyers.

9	Goal Name	Homelessness - TBRA Security Deposits
	Goal Description	Preventing homelessness through the provision of assistance for low-income households to secure and sustain safe, decent affordable housing. This is a coordinated effort among affordable housing providers and the City to provide security deposit assistance to eligible households.
10	Goal Name	Homelessness - Outreach and Assessment
	Goal Description	Fostering coordination, collaboration, and increased resources to assess community needs, available services, and service gaps. This information may be used to target and improve service provision.
11	Goal Name	Homelessness - Services
	Goal Description	Assist homeless persons in meeting health and human service needs; provide training and counseling opportunities to help with the transition to self-sufficiency. This goal will be met through public service provision.
12	Goal Name	Special Needs - Services
	Goal Description	Encourage and facilitate organizations that provide social and/or housing services to special needs populations.
13	Goal Name	Public Services - Health Care Services
	Goal Description	Encourage and support nonprofit providers of health and dental care to deliver programs to low- and moderate-income families and individuals.
14	Goal Name	Public Services - Youth Services
	Goal Description	Encourage and support nonprofit providers of youth services and programs to deliver programs to low- and moderate-income families.
15	Goal Name	Public Services - Senior Services
	Goal Description	Encourage and support nonprofit providers of mental health care and substance abuse counseling services to deliver programs to low- and moderate-income families and individuals.
16	Goal Name	Public Services - Domestic Abuse & Neglect
	Goal Description	Encourage and support nonprofit providers of domestic abuse and neglect services and programs to deliver programs to low- and moderate-income families.

17	Goal Name	Public Services - Other
	Goal Description	Encourage and support nonprofit providers of other public services and programs to deliver programs to low- and moderate-income families.
18	Goal Name	Public Facilities - Street Infrastructure
	Goal Description	Rehabilitation and expansion of street infrastructure.
19	Goal Name	Public Facilities - Sidewalk Infrastructure
	Goal Description	Rehabilitation and expansion of sidewalk infrastructure.
20	Goal Name	Public Facilities - Other Infrastructure
	Goal Description	Rehabilitation and expansion of other infrastructure, including water and sewer lines and flood drain improvements.
21	Goal Name	Public Facilities - Park Improvements
	Goal Description	Improve or expand park facilities including green space, neighborhood parks, and recreational facilities.
22	Goal Name	Economic Development - Business Loan Program
	Goal Description	Rehabilitate and/or develop new spaces for businesses to better realize job creation.
23	Goal Name	Economic Development - Job Training
	Goal Description	Support and expand community-wide training and employment activities targeting low- and moderate-income households.

Attachment 6: 2019 Median Income Limits

2019 MEDIAN INCOME LIMITS
City of College Station
Community Development

This list supersedes all other lists of prior dates.

Household	60%	80%
1	\$28,800	\$38,400
2	\$32,880	\$43,850
3	\$37,020	\$49,350
4	\$41,100	\$54,800
5	\$44,400	\$59,200
6	\$47,700	\$63,600
7	\$51,000	\$68,000
8	\$54,300	\$72,350

The left column (Household) refers to the number of people in the home. The two columns on the right refer to the maximum combined income allowed per year by HUD guidelines in order to qualify for a Community Development program at 60% and 80% of the Area Median Income (AMI). Effective date: June 28, 2019

City of College Station
Low-Income Areas - 2019



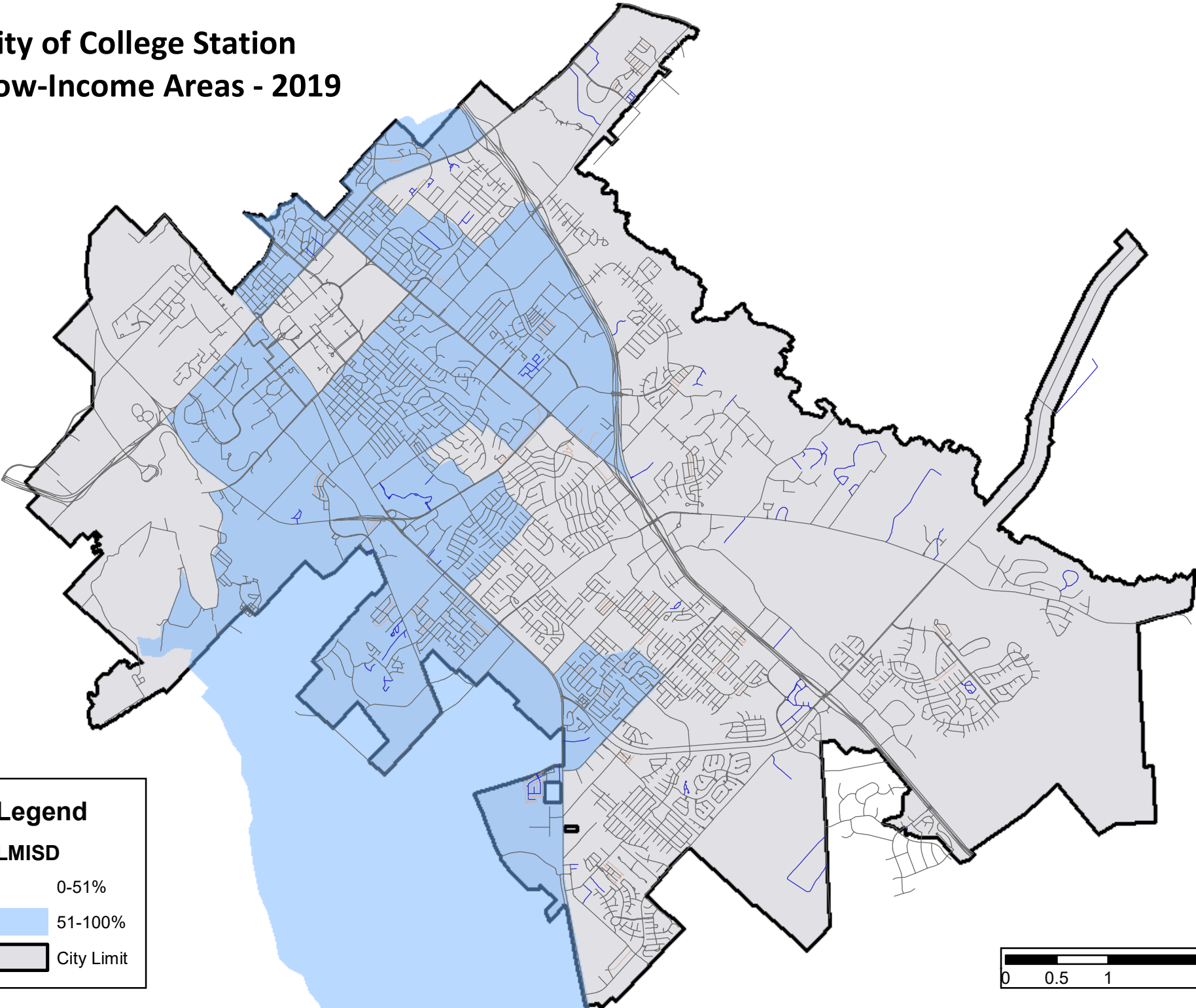
Legend

LMISD

0-51%

51-100%

City Limit



Attachment 8: Community Development Project Descriptions

Owner-Occupied Housing Assistance

HOME and CDBG funds will be used for housing rehabilitation, minor repairs, weatherization, home security, and reconstruction for low-moderate income homeowners; the removal of architectural barriers; and the inspection, testing and abatement of lead hazards. Funds will also be used for program delivery costs including staff salaries and benefits.

Acquisition:

CDBG and HOME funds may be used to support the acquisition of property for the development of affordable housing units for sale or rent by income-eligible and otherwise qualified households. This can include vacant land for new construction, or existing housing units, often combined with rehabilitation.

Demolition:

CDBG funds will be used for clearance, demolition, and removal of dilapidated structures that have been deemed uninhabitable in accordance with City codes, including the movement of structure to other sites. Funds will also be used for program delivery costs including staff salaries and benefits.

Homebuyer Assistance:

Down payment and closing cost assistance provided to eligible, qualified homebuyers through deferred no interest loans, which include a shared equity component, with HOME funds.

Community Housing Development Organization:

HOME funds will be made available to an eligible CHDO for the acquisition, development and construction of affordable housing units or the rehabilitation of existing housing units.

CHDO Operating Expenses: No funding recommended in FY2020

HOME funds are allowable for 5% of grant for operating/administration expenses incurred by eligible CHDO to build capacity to carry out current and future CHDO activities.

New Construction:

Leveraged Development and Non-Profit Partners:

HOME funds will be used to facilitate the development of new affordable housing or the renovation of existing housing for low-income residents. Activities may include the acquisition of land, soft costs, or construction of single-family or multi-family units.

Housing Services: No funding recommended in FY2020

CDBG funds will be used for costs associated with processing applicants for all HOME housing assistance programs and marketing efforts. Expenses will include staff salaries and benefits and homebuyer/homeowner counseling program.

Rental Rehabilitation: No funding recommended in FY2020

HOME funds will be matched with private funds to rehabilitate rental properties that will maintain affordable rents for low-income households for a specified period of time following the completion of the project. Projects will be selected based on the following priorities: bringing the unit up to City Codes and HUD standards,

upgrade systems, energy conservation upgrades, exterior repairs, and other upgrades that increase marketability.

Code Enforcement:

CDBG funds will be used for salary and benefits to support code enforcement activities in targeted low-to-moderate income areas in College Station. 1 officer in the Community Services Department focus efforts in targeted areas with a Part-time Non-benefitted Staff Assistant for support.

Tenant Based Rental Assistance:

Using HOME funds, CD staff will administer a security deposit assistance program for low income individuals and families who will reside in housing units located in a HTC property located in College Station. Current properties include The Haven Apartments, The Heritage at Dartmouth, and Santour Court. Other eligible properties include Terrace Pines Apartments and Villas of Rock Prairie. CD staff will work with the Housing Choice Voucher Program to provide security deposit assistance to qualified voucher holders securing housing in College Station. CD Staff will also work with BVCAP, which offers affordable rental units to lower-income households in College Station.

Public Services:

15% of the City's CDBG fund allocation will be used in partnership with CDBG funds from the City of Bryan to fund non-profit social service agencies in the community. The Joint Relief Funding Review Committee, a Citizen Committee comprised of three members from the City of College Station and three from the City of Bryan, review program proposals from area nonprofits and recommend funding amounts based on their review. Funds are awarded to nonprofit programs who serve primarily low and moderate income residents of College Station and Bryan.

Public Facility:

Funds will be used to design, engineer, construct, or rehabilitate streets, sidewalks, parks, water and wastewater utilities, or other infrastructure improvements in College Station.

Economic Development:

Funds will be utilized in the establishment of a loan program to spur economic development and create or retain jobs for qualified low- and moderate-income persons.

Program Administration:

HOME and CDBG funds will be used for management, planning and administration of the City's PY 2020 CDBG, HOME and other eligible grant programs for LMI citizens. Staff will provide capacity building and technical assistance as needed to citizens, builders, developers, and service providers. Funds from the administrative budget are made available to Project Unity to provide planning and reporting support to CD staff and coordinate a variety of community meetings to address the needs of low- and moderate-income residents, available services, and resources among local service providers. The City will utilize administrative funds to provide education to the community regarding Federal Fair Housing laws and affirmatively further fair housing in College Station.