



College Station, TX

City Hall
1101 Texas Ave
College Station, TX 77840

Meeting Agenda - Final

City Council Workshop

Thursday, July 27, 2017

4:30 PM

City Hall Council Chambers

1. Call meeting to order.
2. Executive Session will be held in the Administrative Conference Room.

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. Charlton F. Clayton v. City of College Station; Case: 4:16-cv-03485 in the US District Court for the Southern District of Texas Houston Division
- c. 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

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. City Secretary
- b. City Manager
- c. Council Self Evaluation

Competitive Matters {Gov't Code Section 551.086}; possible action: The City Council may deliberate, vote, or take final action on a competitive matter as that term is defined in Gov't Code Section 552.133 in closed session. The following is a general representation of the subject matter to be considered:

- a. Power Supply

6:00 p.m.

3. Take action, if any, on Executive Session.
4. Presentation, possible action and discussion on items listed on the consent agenda.
5. [17-0346](#) Presentation, possible action, and discussion regarding the proposed FY 2018 Community Development and PY 2017 Action Plan.

Sponsors:

Eller

Attachments:[Attachment 1 -FY 2018 Proposed Community Development Budget](#)[Attachment 2- FY 2018 Plan Development Process Summary](#)[Attachment 3 - FY 2018 CDBG Public Service Funding Summary & Recommen.](#)[Attachment 4 - FY 2018 CDBG Public Facility Funding Summary & Recommend](#)[Attachment 5 - 2015-2019 Community Development Goals](#)[Attachment 6 - 2017 Income Limits](#)[Attachment 7 - Map](#)[Attachment 8 Community Development Project Descriptions](#)

6. [17-0352](#) Presentation, possible action, and discussion regarding an overview of development fees.

Sponsors:

Simms

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, 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, 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, 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 Partnership, Research Valley Technology Council, Regional Transportation Committee for Council of Governments, Sister Cities Association, 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.

APPROVED



City Manager

I certify that the above Notice of Meeting was posted at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on July 21, 2017 at 5:00 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 #:	17-0346	Version:	1	Name:	FY 2018 Community Development Budget and PY 2017 Action Plan
Type:	Presentation	Status:			Agenda Ready
File created:	7/7/2017	In control:			City Council Workshop
On agenda:	7/27/2017	Final action:			
Title:	Presentation, possible action, and discussion regarding the proposed FY 2018 Community Development and PY 2017 Action Plan.				
Sponsors:	Debbie Eller				
Indexes:					
Code sections:					
Attachments:	Attachment 1 -FY 2018 Proposed Community Development Budget Attachment 2- FY 2018 Plan Development Process Summary Attachment 3 - FY 2018 CDBG Public Service Funding Summary & Recommendations Attachment 4 - FY 2018 CDBG Public Facility Funding Summary & Recommendations Attachment 5 - 2015-2019 Community Development Goals Attachment 6 - 2017 Income Limits Attachment 7 - Map Attachment 8 Community Development Project Descriptions				

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding the proposed FY 2018 Community Development and PY 2017 Action Plan.

Relationship to Strategic Goals: (Select all that apply)

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

Recommendation(s): Review of the proposed FY 2018 Community Development Budget and PY 2017 Annual Action Plan and provide any feedback and/or direction desired.

Staff will present a proposed FY 2018 Community Development Budget and PY 2017 Action Plan. Included in the Plan are goals, objectives, and funding recommendations for projects and programs. Each year, the City is required to submit to the U.S. Department of Housing and Urban Development (HUD) a one year Action Plan describing projects and activities to be funded with the community development grants received. Action Plan activities must correspond to the 5-Year Consolidated Plan.

HUD requires that the Action Plan and Budget be delivered by August 16, 2017, therefore these are

presented prior to the Council's consideration of the overall City budget. The new grant amounts available for PY 2017 includes \$994,211 in Community Development Block Grant (CDBG) funds and \$372,260 in HOME Investment Partnership Grant (HOME) funds. The budget includes previously programmed but unspent grant funds from current years in the amount of \$906,182 in CDBG and \$360,359 in HOME, in addition to expected program income in the amount of \$33,732 (HOME) to be received from reconstruction and down payment assistance loans executed in previous years.

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. Staff will return to Council at the August 10th meeting to make available the final draft of the budget and Annual Action Plan and to request approval.

Historically, the City has utilized these funds for a variety of programs and activities, including: affordable housing programs (homebuyer 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 improvement in low-income areas of the city.

Budget & Financial Summary: See attached financial summaries for the proposed FY 2018 Community Development Budget for CDBG and HOME funds. Staff will be prepared to answer questions regarding the proposed plans and/or budget

Attachments:

Attachment 1:	Proposed FY 2018 Community Development Budget Summary
Attachment 2:	Plan Development Summary
Attachment 3:	Proposed FY 2018 Public Service Funding Recommendations
Attachment 4:	Proposed FY 2018 Public Facility Funding Recommendations
Attachment 5:	PY 2015 - 2019 Community Development Goals
Attachment 6:	2017 Median Income Limits
Attachment 7:	Map of Eligible Community Development Areas
Attachment 8:	Community Development Project Descriptions
Attachment 9:	Proposed FY 2018 (PY 2017) Action Plan and Budget - Available for Review in CSO

Attachment 1: FY 2017 Proposed Community Development Budget

PROJECT	CDBG & HOME CARRY-OVER	CDBG & HOME NEW ALLOCATIONS	CDBG & HOME TOTAL PROPOSED
Owner-Occupied Rehabilitation	\$38,467	\$62,500	\$100,967
Acquisition	\$327,487	\$156,013	\$483,500
Demolition	\$10,000	\$0	\$10,000
Homebuyer Assistance	\$0	\$160,000	\$160,000
CHDO	\$91,000	\$55,839	\$146,839
CHDO Operating Expenses	\$18,621	\$0	\$18,621
Construction/Leveraged Development	\$211,878	**\$119,927	\$324,805
Housing Services	\$6,909	\$18,100	\$25,009
Rental Rehabilitation	\$6,917	\$0	\$6,917
Code Enforcement	\$23,800	\$33,182	\$56,982
Tenant Based Rental Assistance	\$0	\$15,000	\$15,000
Public Service Agency (See Attachment 3)	*\$42,023	\$149,131	\$191,154
Public Facility (See Attachment 4)	\$405,315	\$401,443	\$806,758
Economic Development	\$50,000	\$0	\$50,000
Grant Administration	\$0	\$236,068	\$236,068
Recaptured Funds/ Program Income		CDBG HOME	**33,732
Total Community Development Budget			\$2,541,878

* Carry-over funds represent 4th quarter payments for FY 2017

** HOME Loan proceeds to be utilized for Leveraged Development/New Construction when realized

** Includes FY 17 CDBG Grant and anticipated proceeds from sale of Holleman

Attachment 2: Consolidated Plan and Budget Development Process Summary, FY 2018

Event	Date
Pre-proposal workshop for agencies	February 16, 2017
Public hearing on Consolidated Plan and Budget (Lincoln Center)	March 7, 2017
JRFRC proposals due	March 23, 2017
JRFRC Public Meetings	April 6, 2017 April 13, 2017 April 20, 2017 April 27, 2017 May 4, 2017 May 18, 2017
Final JRFRC Public Service Agency Public Meeting	May 17, 2017
14-Day* Public Comment Period begins <i>This comment period is normally 30 days. Due to the late adoption Of the Omnibus Spending Bill by Congress, a waiver was issued to shorten the Public Comment Period to 14 days.</i>	July 14, 2017
First presentation of Consolidated Plan and Budget to City Council	July 27, 2017
Public hearing to present goal and objectives and public comments regarding the proposed PY 2017 Annual Action Plan (Lincoln Center)	July 25, 2017
14-Day Public Comment Period ends	July 28, 2016
Request council approval by consent agenda of PY 2017 Annual Action Plan and Budget	August 10, 2017
PY 2017 Annual Action Plan due to HUD no later than	August 16, 2017

Attachment 3: FY 2018 CDBG Public Service Funding Summary & Recommendations

Agency	Program	Requested	Recommended Funding	Funded Items	Funding City
Big Brothers Big Sisters of South Texas	Brazos Valley Mentoring Program	\$32,000	\$29,216	Service Delivery Coordinator	College Station
Brazos Maternal & Child Health Clinic, Inc.	The Prenatal Clinic	\$50,000	\$23,532	Medical Items & Testing Medical Provider	College Station
Catholic Charities	BV Financial Stability Program	\$50,000	\$22,121	Salaries Benefits, Direct Client Asst.	Bryan
Brazos Valley Rehabilitation Center	Counseling and Case Management Program	\$53,000	\$23,872	Social Worker Contracted Services	Bryan
Family Promise of Bryan-College Station	Case Management	\$30,000	\$24,267	Case Management	Bryan & College Station
Mental Health Mental Retardation Authority of Brazos Valley	Mary Lake Peer Support Center	\$36,396	\$24,018	Therapist, Utilities, Auto, Maintenance	College Station
Twin City Mission, Inc.	Case Manager/Client Assistance Program	\$38,142	\$24,682	Case Manager, Client Assistance	Bryan
Unity Partners dba Project Unity	Safe Harbour Supervised Visitation Program	\$35,000	\$31,862	Personnel, FICA, Security	College Station
Voices for Children	Court Appointed Special Advocates of BV	\$34,065	\$32,471	Personnel/Salaries Benefits	College Station
Total		\$358,603	\$236,041		

Attachment 4: FY 2018 CDBG Public Facility Funding Summary & Recommendations

Activity	Recommended Funding	Description
Northeast Sewer Trunkline PH1	\$152,231* (FY 2018 \$2,500)	\$1,497,306 in CDBG funds from FY 2017 and recaptured funds generated from the sale of the Holleman property were allocated for this project. The project is expected to be complete by the end of October 2017. Remaining funds allocated in FY 2017 will be carried-over and expended next year. Additional funds from the FY 2018 budget are included for staff costs to ensure compliance with federal requirements.
Georgie K. Fitch Park Improvements	\$166,655* (FY 2018 \$2,500)	\$127,875 in CDBG funds from FY 2017 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. Construction estimates came in higher than anticipated. Funding budgeted but not needed for the 2016 Sidewalk project were moved to make up the difference. This project is expected to be complete during the first quarter of FY 2018. Remaining funds allocated in FY 2017 will be carried-over and expended next year. Additional funds from FY 2018 budget are included for staff costs to ensure compliance with federal requirements.
Southwest Parkway	\$430,862* (FY 2018 \$339,433)	\$164,400 in CDBG funds from FY 2017 were allocated for this project to design and construct sidewalks on the north side of Southwest Parkway from FM 2154 to Welsh. Due to \$91,429 in funds remaining from the 2016 Sidewalk project, the scope of the project was expanded to include sidewalks on the south side of Southwest Parkway and improvements to the intersection at Southwest Parkway and Welsh and Southwest Parkway and FM2154. These will all meet an improvement identified in the ADA Transition Plan and/or address a citizen request. Design is expected to be complete before the end of FY 2017. The design will include 4 phases. Bids will be awarded based on the funds available. Remaining funds allocated in FY 2017 will be carried-over and expended next year. The allocation for FY 2018 is anticipated to be sufficient to complete all 4 phases but will be dependent on bids.
Bus Shelters	\$57,010	This recommendation is to provide a bus shelter at a designated bus stop on Holleman for the newly expanded and remodeled Lincoln Center.
Total	\$806,758	
<i>*includes carry-over funds from FY 2017</i>		

Attachment 5: PY 2015-2019 Community Development Goals

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rental Housing - Rehabilitation	2015	2019	Affordable Housing		Rental Housing Special Needs	HOME: \$75,000	Rental units rehabilitated: 10 Household Housing Unit
2	Rental Housing - Construction	2015	2019	Affordable Housing		Rental Housing Special Needs	HOME: \$300,000	Rental units constructed: 50 Household Housing Unit
3	Owner Housing - Rehabilitation/Reconstruction	2015	2019	Affordable Housing		Owner-Occupied Housing	CDBG: \$50,000 HOME: \$275,000	Homeowner Housing Rehabilitated: 16 Household Housing Unit
4	Owner Housing - Demolition	2015	2019	Affordable Housing Non-Housing Community Development		Owner-Occupied Housing Public Facilities & Infrastructure	CDBG: \$50,000	Buildings Demolished: 5 Buildings
5	Rental/Owner Housing - Code Enforcement	2015	2019	Non-Housing Community Development		Rental Housing Owner-Occupied Housing	CDBG: \$500,000	Housing Code Enforcement/Foreclosed Property Care: 25000 Household Housing Unit
6	Homeownership - Down Payment Assistance	2015	2019	Affordable Housing		Homeownership	HOME: \$500,000	Direct Financial Assistance to Homebuyers: 25 Households Assisted
7	Homeownership - Financial Literacy	2015	2019	Affordable Housing		Homeownership		Other: 375 Other
8	Homeownership - Construction	2015	2019	Affordable Housing		Owner-Occupied Housing Homeownership	CDBG: \$400,000 HOME: \$400,000	Homeowner Housing Added: 4 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Homelessness - TBRA Security Deposits	2015	2019	Homeless		Rental Housing Homelessness Special Needs	HOME: \$125,000	Tenant-based rental assistance / Rapid Rehousing: 375 Households Assisted
10	Homelessness - Outreach and Assessment	2015	2019	Homeless Non-Homeless Special Needs Non-Housing Community Development		Homelessness Special Needs Public Services	CDBG: \$10,000	Other: 20 Other
11	Homelessness - Services	2015	2019	Homeless		Homelessness Public Services	CDBG: \$70,000	Public service activities other than Low/Moderate Income Housing Benefit: 1200 Persons Assisted
12	Special Needs - Services	2015	2019	Non-Homeless Special Needs		Special Needs Public Services	CDBG: \$150,000	Public service activities other than Low/Moderate Income Housing Benefit: 1100 Persons Assisted
13	Public Services - Health Care Services	2015	2019	Non-Housing Community Development		Special Needs Public Services	CDBG: \$350,000	Public service activities other than Low/Moderate Income Housing Benefit: 3600 Persons Assisted
14	Public Services - Youth Services	2015	2019	Non-Housing Community Development		Public Services	CDBG: \$110,000	Public service activities other than Low/Moderate Income Housing Benefit: 850 Persons Assisted
15	Public Services - Senior Services	2015	2019	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

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
16	Public Services - Domestic Abuse & Neglect	2015	2019	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
17	Public Services - Other	2015	2019	Non-Housing Community Development		Public Services	CDBG: \$20,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
18	Public Facilities - Street Infrastructure	2015	2019	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
19	Public Facilities - Sidewalk Infrastructure	2015	2019	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
20	Public Facilities - Other Infrastructure	2015	2019	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
21	Public Facilities - Park Improvements	2015	2019	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
22	Economic Development - Business Loan Program	2015	2019	Non-Housing Community Development		Economic Development	CDBG: \$150,000	Jobs created/retained: 25 Jobs

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
23	Economic Development - Job Training	2015	2019	Non-Housing Community Development		Economic Development	CDBG: \$50,000	Public service activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted

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: 2017 Median Income Limits

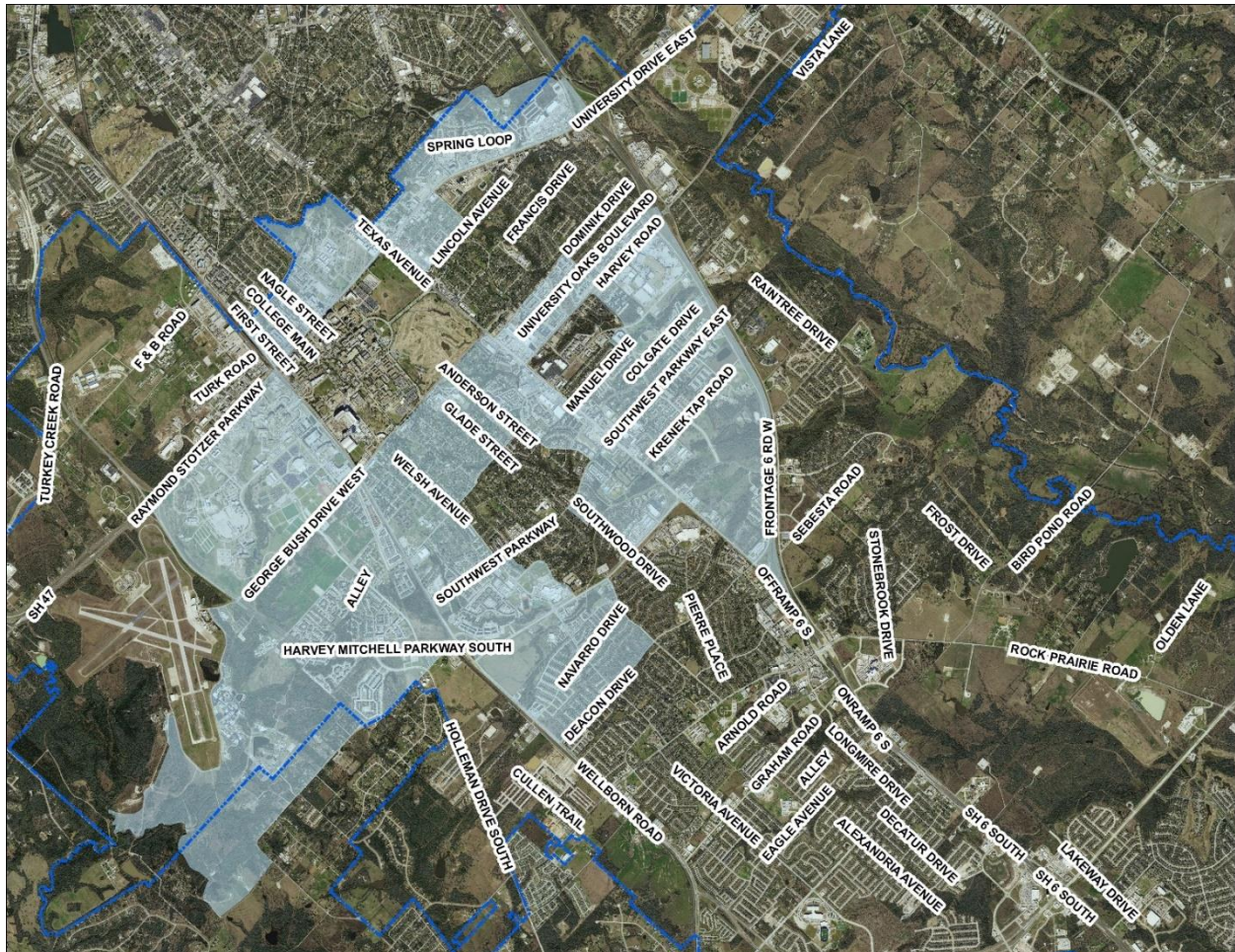
2017 MEDIAN INCOME LIMITS
City of College Station
Community Development

This list supersedes all other lists of prior dates.

Household	60%	80%
1	\$25,380	\$33,850
2	\$29,040	\$38,650
3	\$32,640	\$43,500
4	\$36,240	\$48,300
5	\$39,180	\$52,200
6	\$42,060	\$56,050
7	\$44,940	\$59,900
8	\$47,880	\$63,800

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).

Attachment 7: Map of Eligible Community Development Areas



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. No warranty is made by the City of College Station regarding specific accuracy or completeness.

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. Funds will be used for program delivery costs including staff salaries and benefits.

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

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.

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

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

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. Two officers in the Community Services Department focus efforts in targeted areas.

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 BVCAA, 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 revolving 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 2014 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.



Legislation Details (With Text)

File #: 17-0352 **Version:** 1 **Name:** P&DS Fees
Type: Presentation **Status:** Agenda Ready
File created: 7/7/2017 **In control:** City Council Workshop
On agenda: 7/27/2017 **Final action:**
Title: Presentation, possible action, and discussion regarding an overview of development fees.
Sponsors: Lance Simms
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding an overview of development fees.

Relationship to Strategic Goals:

- Good Governance
- Financially Sustainable City
- Core Services and Infrastructure
- Neighborhood Integrity
- Diverse Growing Economy
- Improving Mobility

Recommendation(s): N/A

Summary: At the request of the City Council under “future agenda items”, this workshop presentation will provide an overview of development fees, including studies and other efforts supporting past fee increases.

Budget & Financial Summary: N/A

Attachments: N/A