



College Station, TX

Meeting Agenda
Housing Plan Advisory Committee
1101 Texas Ave, College Station, TX 77840
Internet: www.microsoft.com/microsoft-teams/join-a-meeting
Meeting ID: 245 693 325 331 9 | Passcode: HJ7n6GX6
Phone: +1 979-431-4880 | Phone Conference: 620 089 875#

The City Council may or may not attend this meeting.

May 28, 2025

4:00 PM

**City Hall 1938 Executive
Conference Room**

Notice is hereby given that a quorum of the meeting body will be present in the physical location stated above where citizens may also attend in order to view a member(s) participating by video conference call as allowed by 551.127, Texas Government Code. The City uses a third party vendor to host the virtual portion of the meeting; if virtual access is unavailable, meeting access and participation will be in-person only.

- 1. Call meeting to order and consider absence requests.**
- 2. Hear Visitors.**
- 3. Agenda Items**
 - 3.1. Consideration, discussion, and possible action to approve meeting minutes.
Attachments: 1. April 23, 2025
 - 3.2. Presentation, discussion, and possible action regarding Committee charge, structure, and format.
 - 3.3. Presentation, discussion, and possible action regarding Housing Action Plan implementation progress.
 - 3.4. Presentation, discussion, and possible action regarding prioritization of the Plan's Goals, Strategies, and Actions.
 - 3.5. Presentation, discussion, and possible action regarding top-ranked Housing Action Plan Action Items and next steps towards their implementation.
- 4. Discussion and possible action on future agenda items.**

A member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

5. Adjourn.

Adjournment into Executive Session may occur in order to consider any item listed on the agenda if a matter is raised that is appropriate for Executive Session discussion.

I certify that the above Notice of Meeting was posted on the website and at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on May 22, 2025 at 5:00 p.m.

Janya Smith

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."

Minutes

Housing Plan Advisory Committee

April 23, 2025

Committee Members Present: Geralen Nolan, John Nesmith, June Martin, Ivas Garcia, Brian Yung, Aaron Shipp, and Valen Cepak

City Staff Present: Community Development Administrator David Brower, Community Development Analyst Raney Whitwell, Community Development Intern Jackson Reasoner, Planning & Development Services Director Anthony Armstrong, Planning & Development Services Assistant Director Molly Hitchcock (via Teams), Planning Administrator Chrisine Leal, Principal Planner Heather Wade (via Teams), Staff Planner Ashley Klein, and Development Services Administration Manager Bridgette George

1. Call meeting to Order and Introductions

Committee Member Nolan called the meeting to order at 4:05 p.m.

Committee Members and City staff introduced themselves.

2. Hear Visitors

Charles Coates from Habitat for Humanity expressed his gratitude to the city for addressing housing challenges and thanked the Committee Members for volunteering their time to support the effort.

3. Agenda Items

3.1 Presentation, discussion, and possible action regarding Recognition of Affidavits Filed in Response to State Law on Disclosure of Local Officials Conflict of Interests.

Administrator Brower discussed perceived conflict of interest disclosures and the process for determining and disclosing them.

3.2 Presentation, discussion, and possible action regarding a presentation on the City's Comprehensive Plan and 5-Year Evaluation Questionnaire.

Administrator Leal informed the Committee Members that during the Comp Plan evaluation process, staff was actively involved in discussions of the development of the Housing Action Plan. At that time, staff was advised to return to the Committee once it was formed, in order to allow the Committee to provide input on the Comp Plan Update, if needed. She stated that out of the 98 action items in the Comp Plan four are specific to the Housing Action Plan:

1. Revitalization of Neighborhoods
2. Expanding Affordable and Workforce Housing
3. Developing and Refining Data Monitoring Processes for Housing and Housing Stock

4. Continuing Partnerships with Organizations and Area Partners.

Administrator Leal mentioned that they are wrapping up the public engagement portion of the process and would really like the Committee's input, encouraging the Committee to fill out the online survey which ends next Friday, May 2nd.

Administrator Brower stated that he would send an email the following morning with a link to the Comprehensive Plan and QR Code to the survey.

Administrator Leal also noted that staff will return to the Committee after presenting their progress report to the Comp Plan Committee in September. This will give the Committee an opportunity to provide input on refining the plan, if needed.

3.3 Presentation, discussion, and possible action regarding Committee charge, structure, and format.

Administrator Brower stated that the Committee's charge is to provide guidance, support, advice and recommendations for the execution of the Housing Action Plan. He emphasized that the Committee would engage in more deliberative discussions regarding which action items should be forwarded to City Council. He reminded the Committee that such discussions must occur during public meetings to comply with open meeting laws. Administrator Brower also noted that staff is available to answer questions at any time.

Administrator Brower reminded the Committee that the goal of Workforce Housing is to provide an adequate supply of housing where the current workforce is spending less than 30% of their gross monthly income on housing costs.

The Committee discussed appointing a chair.

Committee Member Cepak moved to appoint Committee Member Geralen Nolan as Chairperson, the motion was seconded by Committee Member Shipp, the motion passed 7-0.

The Committee discussed having future meetings the fourth Wednesday of the month at 4:00 p.m. The next meeting will be held on May 28. Administrator Brower reminded the Committee that they need four members in attendance to make a quorum and that they can attend and participate in meetings virtually, but they would not count towards the quorum.

3.4 Presentation, discussion, and possible action regarding an updated Housing Action Plan Existing Conditions Report and Housing Action Plan implementation progress.

Administrator Brower provided a brief summary on current housing conditions. He noted that a significant portion of College Station workers continue to live outside the city limits and commute into the city for work. He also reported that 58% of renters are cost burdened, a figure that has not changed. However, there has been an increase in the percentage of homeowners with mortgages burdened with housing costs, rising from 18% to 27%. This means more homeowners are now spending more than 30% of their gross monthly income on housing expenses. Additionally,

Administrator Brower stated that the median sales price for non-new construction homes has remained the same.

3.5 Presentation, discussion, and possible action regarding recommended prioritization of the Plan’s Goals, Strategies, and Actions.

Administrator Brower reviewed the goals, strategies and actions letting the Committee Members know that they can access all the detailed information and documents on the Google Drive. He requested that the Committee Members rank the action items in the plan by Monday, so that staff can identify the top items and set agendas for future meetings. He asked the Committee to rank them with 10 being the highest and one being the lowest. Once the rankings are done, he will provide the list to the Committee Members.

4. Discussion and possible action of future agenda items.

There was no discussion.

5. Adjourn

Committee Member Johnson moved to adjourn the meeting, Committee Member Dunham seconded, the meeting adjourned at 5:21 p.m.

Approved:

Attest:

Geralen Nolan, Chairperson

Tiffany Romero, Board Secretary