



College Station, TX

Meeting Agenda
Housing Plan Advisory Committee
1101 Texas Avenue, College Station, TX 77840
Internet: <https://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.

July 2, 2025

4:00 PM

**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 videoconference 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 to order and introductions.**
- 2. Hear Visitors.**

During Hear Visitors an individual may address the City Council on any item which does not appear on the posted agenda. The City Council will listen and receive the information presented by the speaker, ask staff to look into the matter, or place the issue on a future agenda. Topics of operational concern shall be directed to the City Manager.

3. Agenda Items

- 3.1. Consideration, discussion and possible action to approve meeting minutes.

Attachments: 1. May 28, 2025

- 3.2. Presentation, discussion, and possible action regarding recent legislation as it pertains to housing.
- 3.3. Presentation, discussion, and possible action regarding the housing discussion at the June 12, 2025 City Council Meeting and the Housing Plan Advisory Committee's prioritization of the Plan's Goals, Strategies, and Actions.
- 3.4. Presentation, discussion, and possible action regarding the City's proposed 2025 - 2029 Consolidated Plan and FY2026 (PY2025) Annual Action Plan.

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.

The Committee may adjourn into Executive Session 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 June 27, 2025 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."

Minutes
Housing Plan Advisory Committee
May 28, 2025

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

Committee Members Absent: None

City Staff Present: Community Development Administrator David Brower, Community Development Analyst Raney Whitwell, Planning & Development Services Director Anthony Armstrong, Planning & Development Services Assistant Director Molly Hitchcock, Planning Administrator Chrisine Leal, Staff Planner Ashley Klein, and Staff Assistant Tiffany Romero

1. Call meeting to Order and consider absence request.

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

No absence requests.

2. Hear Visitors

No visitors spoke.

3. Agenda Items

3.1 Consideration, discussion, and possible action to approve meeting minutes

- April 23, 2025

Committee Member Cepak motioned to approve the minutes, Committee Member Yung seconded the motion, the motion passed 6-0.

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

There was general discussion amongst the committee members on their role and goals for this committee.

Community Development Administrator Brower gave the definition of Affordable Housing.

3.3 Presentation, discussion, and possible action regarding Housing Action Plan implementation progress.

Community Development Administrator Brower stated that he will be meeting with United Way to discuss the shared housing program.

Staff will present the 5-Year Consolidated Plan and Annual Action Plan to City Council on July 10.

3.4 Presentation, discussion, and possible action regarding prioritization of the Plan's Goals, Strategies, and Actions.

Community Development Administrator Brower presented an action ranking chart based on the feedback of the Committee. He asked for confirmation that the Committee's top goals, in ranked order, are:

Housing Plan Action Items

G1.S1.A1. Amend the UDO to allow for greater density and housing variety.

G1.S1.A3. Create process for expedited permitting and reduce or waived fees for affordable housing.

G2.S5.A1. Acquire and rehabilitate existing housing stock that is at risk of losing affordability.

G2.S4.A1. Create a density bonus system for new development meeting increased density goals.

G2.S4.A2. Create a Local Housing Finance Corporation.

G1.S1.A2. Rezone to allow more density and housing variety

G2.S2.A1. Create a deed-restricted homeownership program.

G2.S2.A2. Pursue partnerships to construct affordable homeownership opportunities.

G2.S7.A2. Create comprehensive homebuyer education training program.

G2.S4.A3. Partner with developers through Housing Public Facility Corporations.

G2.S7.A3. Create a tenant education and training program.

G1.S2.A2. Investigate allowing or promoting housing on unused institutional or public land.

G2.S7.A1. Create a home maintenance education and training program.

G2.S4.A4. Partner with Low Income Housing Tax Credit (LIHTC) developers.

G2.S1.A1. Work with organizations to create employee / client housing programs.

G2.S2.A3. Pursue tools to help households qualify for financing by helping them to become landlords (live in one half of duplex, etc...)

G1.S2.A1. Explore opportunities for infill dev. When amending the UDO or rezoning for greater density.

G2.S6.A1 Create initiative to help homeowners without homestead exemptions to file.

G2.S1.A2. Create formal mechanisms to collaborate with Texas A&M, Brazos County, and City of Bryan to share data and achieve housing goals.

G2.S6.A2. Refer homeowners to existing weatherization programs and possibly create new program.

G2.S3.A1. Investigate the creation of a Municipal Housing Authority.

G2.S3.A2. Create a inter-generational home share program.

Chairperson Nolan clarified that the top priority of the group is to amend the UDO to allow for greater housing density and housing variety.

Community Development Administrator Brower let the Committee know that staff has moved furthest on Action 3.

Chairperson Nolan asked if anything that is going on in legislation has any impact on the action rankings.

Community Development Administrator Brower let the Committee know that there is still legislation scheduled for a vote that could impact these goals, but to still move forward and vote to rank the actions. When the state legislation is over, staff can give the members an analysis of how it impacts the plan.

There was additional discussion among the Committee regarding the action rankings.

Committee Member Nesmith motioned to approve the Committee action rankings as presented, Committee Member Shipp seconded the motion, the motion passed 7-0.

3.5 Presentation, discussion, and possible action regarding top-ranked Housing Action Plan Action Items and next steps forwards their implementation.

Community Development Administrator Brower presented more in detail what the ranked Housing Action Plan Goals would look like moving forward.

There was general discussion among the Committee.

4. Discussion and possible action of future agenda items.

There was no discussion.

5. Adjourn

Committee Member Yung motioned to adjourn the meeting. Committee Member Cepak seconded the motion, the motion passed 7-0.

The meeting adjourned at 5:27.

Approved:

Attest:

Geralen Nolan, Chairperson

Tiffany Romero, Board Secretary