



College Station, TX

Meeting Agenda
Housing Plan Advisory Committee
1101 Texas Avenue, 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.

March 25, 2026	4:00 PM	City Hall Bush 4141 Community Room
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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. Agenda Items.**
 - 2.1. Consideration, discussion, and possible action to approve meeting minutes.
Attachments: 1. February 25, 2026
 - 2.2. Presentation, discussion, and possible action regarding Housing Action Plan implementation progress.
 - 2.3. Presentation, discussion, and possible action regarding the Housing Action Plan’s Goals, Strategies, and Actions and next steps towards their implementation.
- 3. 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 March 16, 2026 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.

Minutes Housing Plan Advisory Committee February 25, 2026

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

Committee Members Absent: None

City Staff Present: Community Development Administrator David Brower, Community Development Analyst Raney Whitwell, Community Development Analyst Frank Myers, Director of Planning and Development Services Anthony Armstrong, Assistant Director of Planning and Development Services Molly Hitchcock, Long Range Planning Administrator Christine Leal, Principal Planner Heather Wade, Staff Planner Ashley Klein, Staff Assistant Tiffany Romero

1. Call meeting to Order and Introductions

Chairperson Nolan called the meeting to order at 4:06pm.

2. Agenda Items

2.1 Consideration, discussion, and possible action to approve meeting minutes.

- January 28, 2026

Committee Member Cepak motioned to approve meeting minutes. Committee Member Martin seconded the motion, the motion passed 5-0.

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

Community Development Administrator Brower presented the following progress report on Housing Action Plan implementation:

Staff are exploring the creation of a density bonus program to leverage density for affordable housing opportunities, noting that a density bonus study request for proposals (RFP) will be released soon. The density bonus study will specifically investigate possible program structure and provide analysis to set rates for the Northeast Gateway Redevelopment Area. Another deliverable will be to create data framework to set rates for other areas of the City. This will allow the City to implement density bonuses in other areas as rezonings occur.

Knoxwood Crossing LIHTC development resolution of support was approved by City Council. Woda Cooper submitted their application to the state and is hoping to be awarded 9% Low Income Housing Tax credits. If awarded, the development will be built in two years.

Staff are in the process of scheduling meetings with various departments to move forward with the discussion of fee waivers for affordable housing development. Staff plans to create a procedure to waive parkland dedication, development, and permitting fees.

Committee member Cepak asked what would ensure long-term affordability for units receiving fee waivers. Administrator Brower stated that units would only have fees waived if they were built by nonprofits specifically with the mission of providing affordable housing, or a development that had a land use restriction agreement guaranteeing that the units remain affordable for a minimum of 15 years.

- The following list of fees to waive and fees to keep were shown:

Fees to waive: Building Permits- Single Family or Duplex, Mechanical Permit, Single-Family Remodel or Addition, New Multi-Family. Miscellaneous Permits- Demo Permit, Driveway Permit, Electrical, Irrigation, Plumbing, Sign Permit, Temporary Power Pole, Window Replacements.

Fees to Keep: Building Permits- Accessory Dwellings, Mechanical Changeouts, Re-Roof, Multi-Family Remodel or Addition. Miscellaneous Permits – Construction Board of Adjustments, Contractor Registration, Portable Storage Container Permit, Reinspection, Solar Panels, Tank (fuel and water)

Committee member Garcia asked if the fees that aren't being waived are more burdensome to waive. Assistant Director Hitchcock explained that the fees waived are the typical processes to develop a piece of property and the fees not being waived are the ones not meeting our standard requirements.

Long Range Planning Administrator Leal presented an update on proactive rezonings in priority areas for townhomes and other middle housing types. She explained that staff are in the early stages of developing criteria to help identify potential rezoning areas. Once established, the criteria will be applied to a citywide review of the zoning map to identify potential locations and flag issues that may arise.

Between 2022 and 2024, the City adopted middle housing zoning and completed two phases of City-initiated rezonings, resulting in an additional 74 acres being designated for this housing type. During the process, several other parcels were identified as potential candidates but were not pursued at the time due to constraints such as floodplain considerations, surveying requirements, and other site-specific challenges.

Leal noted that staff will now re-evaluate those previously unpursued areas to determine whether conditions have changed and if they may now be suitable candidates. Once the evaluation criteria are finalized and potential areas are identified, staff will present a proposal to the committee for feedback. Based on the committee's input, staff plan to

bring the proposal to the Planning and Zoning Commission and City Council later this summer and proceed based on their direction.

She added that for any parcels selected to move forward for formal rezonings, staff will conduct public engagement efforts, including outreach to affected property owners and opportunities for community feedback.

2.3. Presentation, discussion, and possible action regarding the Housing Action Plan’s Goals, Strategies, and Actions and next steps towards their implementation.

Administrator Brower provided an update on the Goals Ranking. He reported that a homebuyer education class will be launched in partnership with REACH which also assists on publicizing the program. He also shared that the home maintenance videos currently in development are in post-production. Additionally, BVCAP Nonprofit has been assisted with the purchase of a home using Home grant funds and is exploring the possibility of implementing a rent-to-own program.

3. Adjourn

Committee Member Yung motioned to adjourn the meeting, Committee Shipp seconded, the meeting adjourned at 5:04 p.m.

Approved:

Attest:

Geraldyn Nolan, Chairperson

Tiffany Romero, Board Secretary