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Mayor

Nancy Berry

Mayor Pro Tem

Dave Ruesink

City Manager

David Neeley

Council members

Blanche Brick

Jess Fields

Karl Mooney

Katy-Marie Lyles

Julie Schultz

Agenda

College Station City Council

Workshop Meeting

Thursday, October 13, 2011 3:30 p.m.

City Hall Council Chambers, 1101 Texas Avenue

College Station, Texas

1. Presentation, possible action, and discussion on items listed on the consent agenda.
2. Presentation, possible action, and discussion regarding the future direction of the City's affordable housing activities.
3. Council Calendar
 - October 11-14 TML Annual Conference in Houston at 8:00 pm
 - October 18 Kids Klub Light on Afterschool Rally at Veteran's Park & Athletic Complex, 6:00 pm
 - October 19 BVSWMA Board Meeting at Twin Oaks Facility - 2690 SH30 Anderson, Texas, 11:00 am
 - October 19 Exploring History Lunch Lecture at CS Conference Center, 11:30 a.m.
 - October 20 Planning & Zoning Commission Meeting in Council Chambers, 6:00 pm
 - October 25 Medical Corridor Advisory Committee in Council Chambers, 3:00 pm
 - October 27 City Council Workshop/Regular Meeting at 3:00 and 6:00 p.m.
4. Presentation, possible action, and discussion on future agenda items: A Council 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. Discussion, review and possible action regarding the following meetings: Animal Shelter Board, Arts Council of the Brazos Valley, Audit Committee, Bicycle, Pedestrian, and Greenways Advisory Board, Brazos County Health Dept., Brazos Valley Council of Governments, Brazos Valley Wide Area Communications Task Force, BVSWMA, BVWACS, Cemetery Committee, Code Review Committee, Design Review Board, Historic Preservation Committee, Interfaith Dialogue Association, Intergovernmental Committee, Joint Relief Funding Review Committee, Landmark Commission, Library Board, Mayor's Council on Physical Fitness, Mayor's Development Forum, Metropolitan Planning Organization, National League of Cities, Outside Agency Funding Review, Parks and Recreation Board, Planning and Zoning Commission, Research Valley Partnership, Regional Transportation Committee for Council of Governments, Signature Event Task Force, Sister City Association, TAMU Student Senate, Texas Municipal League, Transportation Committee, Zoning Board of Adjustments, (Notice of Agendas posted on City Hall bulletin board).

City Council Workshop Meeting
Thursday, October 13, 2011

6. Executive Session will immediately follow the workshop meeting 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. City of Bryan's application with TCEQ for water & sewer permits in Westside/Highway 60 area, near Brushy Water Supply Corporation to decertify City of College Station and certify City of Bryan
- b. Clancey v. College Station, Glenn Brown and Kathy Merrill, Civil Action No. 09-CV-01480
- c. Rachel Rahn v. Alma Martinez, The Arkitex Studio, Inc. et al, cause No. 09-000656-CV361
- d. Chavers et al v. Tyrone Morrow et al, No. 10-20792; Chavers v. Randall Hall et al, Case No. 10 CV-3922
- e. College Station v. Star Insurance Co., Civil Action No. 4:11-CV-02023
- f. Woodruff v. College Station, Cause No. 10-000515-CV-272
- g. Ongoing criminal investigation of municipal court missing funds

Legal Advice

- a. Legal issues regarding possible revenue sharing and legislation in bio-corridor

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. 204-220 Holleman Drive East

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. Municipal Court Judge

7. Adjourn.

APPROVED:



City Manager

Notice is hereby given that a Workshop Meeting of the City Council of the City of College Station, Texas will be held on the 13th day of October, 2011 at 3:30 pm in the City Hall Council Chambers, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda

City Council Workshop Meeting
Thursday, October 13, 2011

Posted this 7th day of October, 2011 at 5:00 pm

Sherry Mashburn
City Secretary

I, the undersigned, do hereby certify that the above Notice of Meeting of the Governing Body of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, www.cstx.gov . The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on October 7, 2011 at 5:00 pm and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.

This public notice was removed from the official board at the College Station City Hall on the following date and time: _____ by _____.

Dated this _____ day of _____, 2011.

CITY OF COLLEGE STATION, TEXAS

By _____

Subscribed and sworn to before me on this the _____ day of _____,

_____, Notary Public – Brazos County, Texas My commission expires: _____

This building is wheelchair accessible. Handicap parking spaces are available. Any request for sign interpretive service must be made 48 hours before the meeting. To make arrangements call (979) 764-3517 or (TDD) 1-800-735-2989. Agendas may be viewed on www.cstx.gov. Council meetings are broadcast live on Cable Access Channel 19.

October 13, 2011
Workshop Agenda Item No. 2
Affordable Housing Programming

To: David Neeley, City Manager

From: Bob Cowell, AICP, CNU-A Executive Director - Planning & Development Services

Agenda Caption: Presentation, discussion, and possible action regarding the future direction of the City's affordable housing activities.

Relationship to Strategic Goals: Financially Sustainable City, Providing Core Services and Infrastructure, Neighborhood Integrity, and Diverse Growing Economy

Recommendation(s): Staff recommends that Council authorize staff to make revisions to the guidelines for the City's owner-occupied housing rehabilitation program, owner-occupied minor repair housing program, establish and owner-occupied reconstruction program, and initiate the development of a renter-occupied rehabilitation program.

Summary: Since the mid 1970's the City of College Station has partnered with the U.S. Department of Housing and Urban Development (HUD) to address quality of life, neighborhood stability and safe and decent housing for low-income residents living in the City. In total the City has received more than \$43 Million which has been used for activities as diverse as affordable housing programs (homebuyer assistance, security deposit assistance, rehabilitation, new construction, and minor repairs); funding of direct services to low-income families through non-profit partners; demolition; and park, street, infrastructure and public facility improvement in low-income areas of the city.

The use of these funds is guided by the City-developed 5-year Consolidated Plan and the annual Action Plan, both of which are developed with extensive community involvement and approved by HUD. Further, most of the programs administered by the City involve a series of Council adopted guidelines that further clarify how each program will operate.

From time to time, Council or staff will initiate changes to these plans and/or guidelines recognizing changes in priorities, new opportunities or challenges, etc. Most recently, (summer 2011), Council provided direction on several affordable housing programs pertaining to new construction. Council directed staff to expand the City's relationship with Habitat for Humanity to construct new single-family affordable homes and partner with a private developer to build an affordable senior housing development.

An earlier example of this type of adjustment came in 2008 when Council directed staff to create sustainable revenue sources to support future activities due to the significant and on-going decline of HUD resources. This direction was accomplished in part by providing assistance for housing activities through zero or low-interest loans and the retirement of 100% grant programs. Additionally, community development activities have been structured to generate program income when applicable.

Each of these changes and actions has helped the City better respond to the needs of the low-income residents of the community and make programs more responsive and sustainable. Staff believes it is necessary to again make some modifications and adjustments to a number of the programs administered by the City. These recommendations are based on a firm understanding of the needs of the community, challenges faced in implementing current programs, and change in Department Administration.

In summary, the recommended changes to the City-administered programs are:

- Revise current owner-occupied housing rehabilitation program to streamline program, increase amount available to each owner-occupant, and adjust loan-type portfolio
- Revise current owner-occupied minor housing repair program to eliminate minimum credit score requirement and increase amount available to each owner-occupant

- Establish and owner-occupied reconstruction program
- Establish a renter-occupied rehabilitation program

The presentation will review previous direction, current affordable housing activities regarding existing housing stock, summarize staff's recommendations, and seek further direction from Council regarding current and future affordable housing activities.

Budget & Financial Summary: To date, the City has received over \$43 million in federal community development resources. These resources have included HUD's Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), HOPE, and CDBG-R programs. The City has conducted affordable housing development activities with approximately 50% of these funds.

Attachments:

Attachment 1: Funds by Year and Program

Attachment 2: Summary of Entitlement Expenditures 2001-2011

Attachment 3: Types of Housing Activity Completed by the City of College Station

Attachment 1: Funds by Year and Program

YEAR	CDBG	HOME	TOTAL
1975	\$70,000		\$70,000
1976	\$157,000		\$157,000
1977	\$275,000		\$275,000
1978	\$0		\$0
1979	\$336,000		\$336,000
1980	\$427,668		\$427,668
1981	\$343,000		\$343,000
1982	\$316,000		\$316,000
1983	\$882,000		\$882,000
1984	\$743,000		\$743,000
1985	\$754,000		\$754,000
1986	\$647,000		\$647,000
1987	\$650,000		\$650,000
1988	\$613,000		\$613,000
1989	\$637,000		\$637,000
1990	\$601,000		\$601,000
1991	\$671,000		\$671,000
1992	\$731,000	\$500,000	\$1,231,000
1993	\$1,089,000	\$312,000	\$1,401,000
1994	\$1,184,000	\$500,000	\$1,684,000
1995	\$1,270,000	\$391,000	\$1,661,000
1996	\$1,233,000	\$478,000	\$1,711,000
1997	\$1,215,000	\$468,000	\$1,683,000
1998	\$1,179,000	\$499,000	\$1,678,000
1999	\$1,186,000	\$536,000	\$1,722,000
2000	\$1,184,000	\$535,000	\$1,719,000
2001	\$1,227,000	\$598,000	\$1,825,000
2002	\$1,220,000	\$594,000	\$1,814,000
2003	\$1,379,000	\$759,716	\$2,138,716
2004	\$1,345,000	\$755,095	\$2,100,095
2005	\$1,279,808	\$712,311	\$1,992,119
2006	\$1,146,137	\$671,418	\$1,817,555
2007	\$1,142,480	\$664,681	\$1,807,161
2008	\$1,104,086	\$645,567	\$1,749,653
2009	\$1,129,425	\$717,005	\$1,846,430
2010	\$1,229,074	\$713,634	\$1,942,708
2011	\$1,029,323	\$631,763	\$1,661,086
	\$31,625,001	\$11,682,190	\$43,307,191

Attachment 2: Summary of Entitlement Expenditures 2001-2011

Activity	Percentage of Total Spent*
Housing	28%
Demolition/Acquisition	13%
Code Enforcement	4%
Public Services	9%
Public Facilities	32%
Commercial Rehabilitation	1%
Grant Administration	14%
*Total spent includes CDBG and HOME	

Housing

- Home-Owner Rehabilitation and Repair Program
- Down-Payment Assistance Program
- Security deposit assistance to low-income renters through Twin City Mission
- New Construction Program
- Loans to for-profit developers of affordable housing: Santour Court and Terrace Pines
- Affordable housing funding to designated Community Housing Development Organizations (CHDOs), including Brazos Valley Community Action Agency

Demolition/Acquisition

- Includes demolition of four buildings considered health and safety hazards on First and Spruce Streets and the acquisition of properties used for affordable single-family housing through the City and Habitat for Humanity.

Code Enforcement

- Includes funding of two code enforcement officers in designated low- and moderate-income areas in the City.

Public Services

- Non-profit funding to create or increase existing services to low- and moderate-income persons. Recent agencies funded include: Prenatal Clinic, Sexual Assault Resource Center, Scotty's House, and the Mental Health Mental Retardation Authority of Brazos Valley.

Public Facilities

- Activities have included the construction of a park pavilion at Oaks Park and a swing set at Lion's Park, the construction of B-CS Community Health Center, sidewalk and parking improvements at the Lincoln Center, and lighting improvements in Prairie View Heights.

Commercial Rehabilitation

- Rehabilitation loan to building owners in Northgate including the rehabilitation of the Northgate Center.

Attachment 3: Types of Housing Activities Completed by the City of College Station

ASSISTANCE TO HOMEOWNERS AND RENTERS

Home-Owner Rehabilitation	1978-Present
<ul style="list-style-type: none">• Forgivable loan for home rehabilitation until 2007, at which point it became a 0% or low- interest, deferred loan	
Repair Program	1989-Present
<ul style="list-style-type: none">• Small grant for emergency or necessary repairs for home-owner occupied housing units	
Optional Relocation Program (ORP)	1991-2007
<ul style="list-style-type: none">• Replacement of a homeowner's dilapidated house	
Tenant Based Rental Assistance	2001-Present
<ul style="list-style-type: none">• Security deposit assistance for new renters at 5 apartment complexes	

ASSISTANCE TO HOMEBUYERS

Down-Payment Assistance Program (DAP)	1993-Present
<ul style="list-style-type: none">• Forgivable loan for a house down-payment or closing costs until 2007, at which point it became 0% interest, deferred loan	
HOPE 3	1993-2003
<ul style="list-style-type: none">• Acquisition, rehabilitation, and/or down-payment assistance; designed to promote homeownership	
New Construction Program	1999-Present
<ul style="list-style-type: none">• Build new homes available to low-income homebuyers	

ASSISTANCE TO AFFORDABLE HOUSING DEVELOPERS (FOR-PROFIT AND NON-PROFIT)

Assistance through loans 0% or low-interest loans or provision of project facility/infrastructure improvements	
<ul style="list-style-type: none">• Windsor Pointe Apartments• Villas of Rock Prairie• The Heritage• LULAC• Meridian Apartments• The Haven• Terrace Pines• Santour Court	1992 1994 1998 1998 1999 2000 2006 2008

ASSISTANCE TO INVESTORS OF RENTAL HOUSING

Section 8 Moderate Rehab Program	1982-1987
<ul style="list-style-type: none">• Rental upgrade program• Provided project-based rental assistance• An expansion of rental certificate program designed to upgrade and preserve housing stock• HUD discontinued Program in 1991	
Rental Rehabilitation Program	1992-1994
<ul style="list-style-type: none">• Forgivable 10-year loan to upgrade investor-owned rental housing	