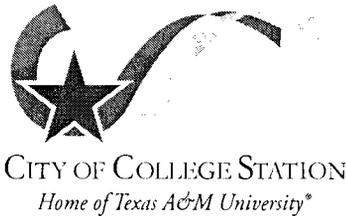


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Mayor

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, June 28, 2012, 4:30 p.m.
City Hall Council Chambers, 1101 Texas Avenue
College Station, Texas

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. 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. Chavers et al v. Tyrone Morrow et al, No. 10-20792; Chavers v. Randall Hall et al, Case No. 10 CV-3922
- c. College Station v. Star Insurance Co., Civil Action No. 4:11-CV-02023
- d. Shirley Maguire and Holly Maguire vs. City of College Station, Cause No. 11-002516-CV-272, In the 272nd District Court of Brazos County, Texas
- e. Tracy Lynn Sheets, City of College Station (Intervener) v. Get Lucky, L.L.C. d/b/a Lux Nightclub and Alex Taylor Ford
- f. Patricia Kahlden, individ. and as rep. of the Estate of Lillie May Williams Bayless v. Laura Sue Streigler, City of College Station and James Steven Elkins, No. 11-003172-CV-272, in the 272nd District Court of Brazos County, Tx.
- g. Claim and potential litigation related to a June 24, 2011 collision with a city vehicle.

Legal Advice

- a. Legal issues related to 2004 Economic Development Agreement Between College Station, RVP and Fidelis Ventures, LLC.

City Council Workshop Meeting

Thursday, June 28, 2012

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. Council Self-Evaluation

3. Take action, if any, on Executive Session.

6:00 PM

4. Recognition of the College Station business recipients of the Newman 10 Award.

5. Presentation, possible action, and discussion on items listed on the consent agenda.

6. Presentation and discussion on a report from the Brazos Animal Shelter regarding activities of the organization.

7. Presentation and discussion regarding the proposed Community Development FY 2013 (PY 2012) Action Plan and Budget.

8. Council Calendar

July 4 City Offices Closed – HOLIDAY

July 5 P&Z Workshop/Meeting in Council Chambers at 6:00 p.m. (Dave Ruesink, Liaison)

July 12 City Council Executive/Workshop/Regular Meeting at 5:00, 6:00 and 7:00 p.m.

9. Presentation, possible action, and discussion on future agenda items and review of standing list of Council generated 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.

10. Discussion, review and possible action regarding the following meetings: Animal Shelter Board, Arts Council of the Brazos Valley, Arts Council Sub-committee, Audit Committee, Bicycle, Pedestrian, and Greenways Advisory Board, Blinn College Brazos Valley Advisory Committee, Brazos County Health Dept., Brazos Valley Council of Governments, Bryan/College Station Chamber of Commerce, BVSWMA, BVWACS, Code Review Committee, Convention & Visitors Bureau, Design Review Board, Historic Preservation Committee, Interfaith Dialogue Association, Intergovernmental Committee, Joint Neighborhood Parking Taskforce, Joint Relief Funding Review Committee, Landmark Commission, Library Board, 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, Youth Advisory Council, Zoning Board of Adjustments, (Notice of Agendas posted on City Hall bulletin board).

11. Adjourn.

City Council Workshop Meeting
Thursday, June 28, 2012

APPROVED:



City Manager

Notice is hereby given that an Executive Session and Workshop Meeting of the City Council of the City of College Station, Texas will be held on the 28th day of June, 2012 at 4:30, 6:00, and 7:00 p.m. respectively in the City Hall Council Chambers, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda

Posted this 22nd day of June, 2012 at 5:00 pm



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 June 22, 2012 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 _____, 2012.

CITY OF COLLEGE STATION, TEXAS By _____

Subscribed and sworn to before me on this the _____ day of _____, 2012.

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.

June 28, 2012
Workshop Agenda Item No. 6
Brazos Animal Shelter Annual Report

To: David Neeley, City Manager

From: Jeff Capps, Chief of Police

Agenda Caption: Presentation and discussion on a report from the Brazos Animal Shelter regarding activities of the organization.

Relationship to Strategic Goals: Core Services and Infrastructure.

Recommendation(s): Staff recommends the City Council receive the report.

Summary: The City Council has expressed a desire to hear periodic reports from its contract partner agencies funded by the City. Kathy Bice, Executive Director of the Brazos Animal Shelter will provide a report on the activities of the shelter for the current fiscal year.

Budget & Financial Summary: The city pays \$169,513 annually in sheltering fees to the Brazos County Animal Shelter.

Attachments: N/A

June 28, 2012
Workshop Agenda Item No. 7
Community Development FY 2013 (PY 2012) Action Plan and Budget

To: David Neeley, City Manager

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

Agenda Caption: Presentation and discussion regarding the proposed Community Development FY 2013 (PY 2012) Action Plan and Budget.

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

Recommendation(s): Review the proposed FY 2013 (PY 2012) Action Plan and Budget and provide any feedback and/or direction as desired.

Summary: Staff will present a proposed Action Plan and Budget for FY 2013 (PY 2012). 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, 2012, therefore these are presented prior to the Council's consideration of the overall City budget. The new grant amounts available for PY 2012 includes \$978,155 in Community Development Block Grant (CDBG) funds and \$408,875 in HOME Investment Partnership Grant (HOME) funds. The budget includes previously programmed but unspent grant funds from current years in the amount of \$1,246,592 in CDBG and \$1,992,519 in HOME.

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 2010-2014 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 July 26th meeting to make available its final draft of the Action Plan, Budget 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, new construction, and minor repairs); funding of direct services to low-income families; 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 2013 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 2013 Community Development Budget Summary
- Attachment 2: Plan Development Summary
- Attachment 3: Proposed FY 2013 Public Service Funding Recommendations
- Attachment 4: Proposed FY 2013 Public Facility Funding Recommendations
- Attachment 5: PY 2010 – 2014 Community Development Goals
- Attachment 6: 2012 Median Income Limits
- Attachment 7: Map of Eligible Community Development Areas
- Attachment 8: Community Development Project Descriptions
- Attachment 9: Proposed FY 2013 (PY 2012) Action Plan and Budget

Attachment 1: FY 2013 Proposed Community Development Budget

PROJECT	CDBG & HOME CARRY-OVER	CDBG & HOME NEW ALLOCATIONS	CDBG & HOME TOTAL PROPOSED
Owner-Occupied Rehabilitation	\$15,000	\$195,000	\$210,000
Demolition	\$10,000	\$0	\$10,000
Interim Assistance	\$5,000	\$0	\$5,000
Homebuyer Assistance	\$176,870	\$0	\$176,870
CHDO	\$142,779	\$61,331	\$204,110
Construction	\$1,579,926	\$0	\$1,579,926
Housing Services	\$26,252	\$0	\$26,252
Rental Rehabilitation	\$0	\$56,657	\$56,657
Code Enforcement (PDS)	\$0	\$109,200	\$109,200
Tenant Based Rental Assistance	\$79,466	\$70,000	\$149,466
CHDO Operating Expenses	\$13,478	\$0	\$13,478
Public Service Agency (See Attachment 3)	\$0	\$146,723	\$146,723
Public Facility (See Attachment 4)	\$1,190,340	\$521,382	\$1,711,722
Grant Administration	\$0	\$226,737	\$226,737
CDBG & HOME Total Proposed			\$4,626,141
Recaptured Funds/ Program Income			\$20,000*
Total Community Development Budget			\$4,646,141

*To be utilized for Rental Rehabilitation is realized

Attachment 2: Consolidated Plan and Budget Development Process Summary, FY 2013

<u>Event</u>	<u>Date</u>
Pre-proposal workshop for agencies	Feb. 10, 2012
Public hearing on Consolidated Plan and Budget (Lincoln Center)	Mar. 6, 2012
JRFRC proposals due	Mar. 23, 2012
JRFRC Meeting	Apr. 5, 2012 Apr. 12, 2012 Apr. 20, 2012 May 3, 1012 May 16, 2012
JRFRC Public Service Agency public hearings	May 23, 2012 May 24, 2012
First presentation of Consolidated Plan and Budget to City Council	June 28, 2012
30-Day Public Comment Period begins	July 2, 2012
Public hearing to present goal and objectives and public comments regarding the proposed PY 2012 Annual Action Plan (Lincoln Center)	July 10, 2012
30-Day Public Comment Period ends	Aug. 1, 2012
Request council approval by consent agenda of 2013 Annual Action Plan and Budget	Aug. 9, 2012
2013 Annual Action Plan due to HUD no later than	Aug. 16, 2012

Attachment 3: FY 2013 CDBG Public Service Funding Summary & Recommendations

Agency	Program	Requested	Recommended Funding	Funded Items	Client #s /Cost per Client	Funding City
Voices for Children	Court-Appointed Special Advocates	\$24,818	\$21,209	Volunteer Coordinator, Education Coordinator, and Prevention Materials	875 \$24.24	CS
Scotty's House Brazos Valley Child Advocacy Center	Brazos County counseling services	\$17,740	\$15,000	Salary, FICA	80 \$187.50	Bryan
Brazos Maternal & Child Health Clinic, Inc.	The Prenatal Clinic	\$37,280	\$26,000	Medical Supplies, Ultrasounds, Personnel	950 \$27.37	CS
Twin City Mission, Inc.	Manager/Client Assistance Program	\$37,702	\$26,000	Case Manager Direct Salary/Client Assistance	500 \$52.00	Bryan
Family Promise of Bryan-College Station	Case Management	\$20,000	\$16,000	Personnel	60 \$266.67	Bryan
Brazos Valley Rehabilitation Center	Autism assessment, Research and Intervention Clinic	\$26,891	\$20,200	Salaries, FICA, program equipment/supplies	30 \$673.33	Bryan
Unity Partners dba Project Unity	Safe Harbor Supervised Visitation Program	\$28,000	\$21,000	Personnel, Fringe, Space Rental, Security	400 \$52.50	College Station
Mental Health Mental Retardation Authority of Brazos Valley	Mary Lake Drop-in Center	\$33,006	\$24,606	Salary (No Fringe), Utilities, Telephone, Auto, maintenance	48 \$512.63	CS
Big Brothers Big Sisters of South Texas	Big Brothers Big Sisters of the Brazos Valley	\$12,000	\$10,000	Personnel	115 \$86.96	CS
Brazos Valley Counseling Services	BV Counseling Services	\$16,948	\$13,700 (\$742 – Bryan \$12,958 - CS)	Personnel, Software, Materials	250 \$51.83	Bryan & CS
Brazos County Rape Crisis Center, Inc., dba Sexual Assault Resource Center (SARC)	Individual Counseling and Accompaniment	\$10,000	\$7,500	Counseling	140 \$53.57	Bryan
Total		\$264,385	\$201,215			

City Department Programs	
Kids Klub	\$19,950 CS
Lincoln Center	\$11,000 CS

Attachment 4: FY 2013 CDBG Public Facility Funding Summary & Recommendations

Activity	Recommended Funding	Description
Cooner Street Rehabilitation	\$1,078,515	Funds will be used to rehabilitate Cooner Street east of Texas Avenue South. The project scope will include the replacement of existing wastewater, water, and roadway infrastructure. Funds will be used to design the utility rehabilitation and the design and construction of the street reconstruction.
Wellborn Road Sidewalks	\$316,158	FY 12 funds were used to design a new sidewalk on the east side of Wellborn Road extending from Luther Street to Southwest Parkway. FY 13 funds will be used for acquisition of easements and construction.
University Drive Sidewalks	\$232,213	FY 12 funds were used for the design of a new eight foot sidewalk on the south side of University Drive East between Texas Avenue South and approximately Lions Park. FY 13 funds will be used for the acquisition of easements and construction.
Southwest Park Improvements – Phase 2	\$84,836	FY 12 funds and funds remaining from the College Main Street Rehabilitation will be used for the Phase 2 improvements that include the development of the park to include: a picnic plaza, site furniture, lights along the hike/bike trail (Phase 1), signage, and exercise equipment.
Total	\$1,711,722	

Attachment 5: PY 2010 – 2014 Community Development Goals

Housing

Goal: Ensure adequate housing assistance for lower income homeowners.

Strategies:

- Encourage and facilitate maintenance of residential units by L/M income homeowners through residential rehab loans.
- Acquire real property for future development of affordable housing, parks, or other activities that enhance neighborhoods.
- Encourage and facilitate the removal and replacement of dilapidated structures and/or address community emergencies.
- Utilize code enforcement regulations to maintain the integrity of older neighborhoods.

Goal: Retain and expand affordable housing opportunities for low- and moderate-income homebuyers.

Strategies:

- Encourage and support programs and projects that provide financial assistance to L/M income purchasers of existing or new affordable homes.
- Encourage and support programs and projects that provide education and counseling to lower-income home-owners and homebuyers.
- Encourage and support programs and projects that construct new housing units for L/M homebuyers.

Goal: Ensure adequate affordable rental housing opportunities for low- and moderate-income families and individuals.

Strategies:

- Encourage and facilitate the rehabilitation of affordable rental units.
- Encourage and facilitate the construction of new affordable rental units.

Homelessness and Special Needs

Goal: Address the needs of homeless persons to make the transition to permanent housing and independent living and help families avoid becoming homeless.

Strategies:

- Preventing homelessness:
 - Provide assistance for low-income households to secure and sustain safe, decent affordable housing.
- Outreach and assessment:
 - Foster coordination, collaboration, and increased resources to assess community needs, available services, and service gaps. Use this information to target and improve service provision.
- Emergency and transitional shelter:
 - Encourage and support programs and agencies that supply or seek out emergency and/or transitional shelter for families and individuals.
- Transition to permanent housing and independent living:
 - Assist homeless persons in meeting various human and health service needs as well as provide training and counseling opportunities to help with the transition to self-sufficiency.

Goal: Ensure adequate affordable housing opportunities and supportive services for the lower income special needs populations.

Strategy:

- Encourage and facilitate organizations that provide social and/or housing services to special needs populations.

Non-Housing

Goal: Encourage and support the delivery of health and human services to assist families in reaching their fullest potential.

Strategies:

- Encourage and support nonprofit providers of health care, dental care, and mental health care to deliver programs to qualified L/M families/persons.
- Encourage continued development and facilitate development of new or enhanced senior citizen programming.
- Facilitate development of affordable childcare and youth programs.
- Ensure that the provision of other health and human services is approached within a comprehensive framework to enable families and individuals in breaking the cycle of poverty.
- Encourage new or enhanced transportation programs that assist L/M income persons to address their mobility needs.

Goal: Provide safe, secure, and healthy environments for families and individuals.

Strategies:

- Improved accessibility to programs serving L/M income individuals and families through rehabilitation or expansion of public or private facilities.
- Rehabilitation and expansion of infrastructure including water and sewer lines, street, and sidewalk, and flood drain improvements.
- Improve or expand park facilities including green space, neighborhood parks, and recreational facilities.
- Improve transportation facilities to increase the accessibility of health and human services and basic needs for L/M income persons.

Goal: Development of a strong and diverse economic environment to break cycle of poverty.

Strategies:

- Rehabilitate and/or develop new spaces for businesses to better realize job creation.
- Support and expand community wide training and employment activities targeting low/mod households.

2012 MEDIAN INCOME LIMITS City of College Station Community Development

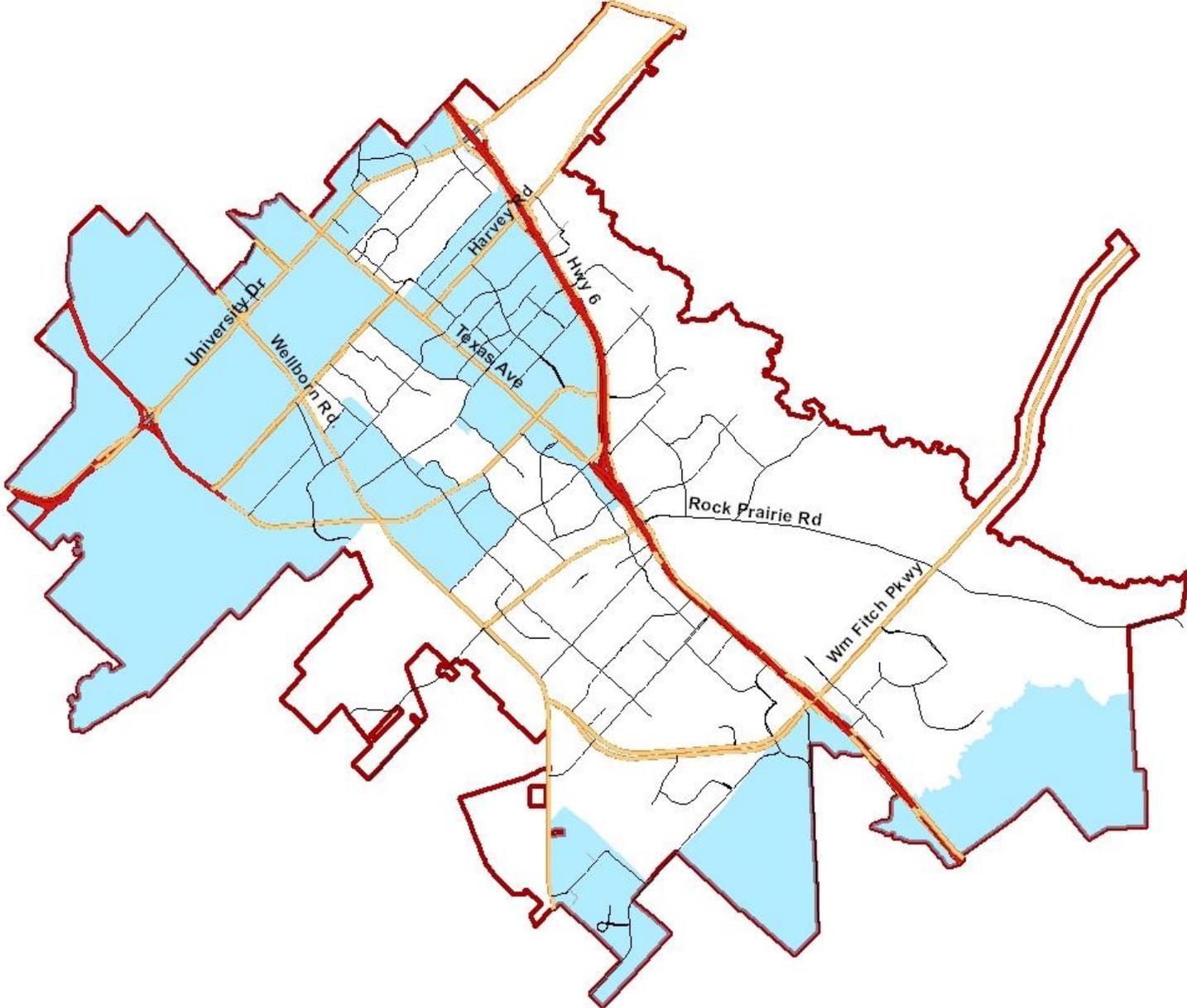
This list supersedes all other lists of prior dates.

Household	30%	50%	80%
1	\$12,250	\$20,400	\$32,600
2	\$14,000	\$23,300	\$37,250
3	\$15,750	\$26,200	\$41,900
4	\$17,450	\$29,100	\$46,500
5	\$18,850	\$31,450	\$50,300
6	\$20,250	\$33,800	\$54,000
7	\$21,650	\$36,100	\$57,750
8	\$23,050	\$38,450	\$61,450

The left column (Household) refers to the number of people in the home. The highlighted column (80%) refers to your maximum income allowed per year by HUD guidelines. Limits effective for 2012 on December 1, 2011.

Source: http://www.huduser.org/portal/datasets/il/il2012/2012summary.odn?inputname=METRO17780M17780*College+Station-Bryan%2C+TX+MSA&selection_type=hmfa&year=2011

Attachment 7: Map of Eligible Community Development Areas



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 to 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.

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.

Interim Assistance

In case of a community emergency affecting the health and safety of residents, CDBG funds will be utilized to address immediate threats and for financial and technical assistance to coordinate clean-up efforts to eligible households.

Home-Buyers Assistance

Down payment and closing cost assistance provided to eligible, qualified homebuyers through deferred no interest loans 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 carryout 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 targeted low-moderate income areas in College Station. Two officers in the Planning & Development Services Department focus efforts in targeted areas. Economic & Community Development staff members address code compliance in the Northgate District, an eligible low-income area.

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. Eligible properties include Terrace Pines, The Haven, The Heritage at Dartmouth, Villas of Rock Prairie, and Santour Court. CD staff will work with the Housing Choice Voucher Program to provide security deposit assistance to qualified voucher holders securing housing 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 create or rehabilitate or reconstruct streets, sidewalks, parks, water and wastewater utilities, or other infrastructure improvements in College Station.

Program Administration

HOME and CDBG funds will be used for management, planning and administration of the City's 2012 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.



CITY OF COLLEGE STATION

PY 2012 / FY 2013
Annual Action Plan Draft

CDBG B-12-MC-48-0007

HOME M-12-MC-48-0219

For Questions or Comments
Please contact the
Planning & Development Services Department
Community Development Unit
1207 Texas Avenue
College Station, TX 77840
deller@cstx.gov
(979) 764-3778

This draft PY 2012 Action Plan has been prepared according to current requirements.

HUD is in the process of developing and providing webinars on additional requirements for the PY 2012 HOME allocation. These webinars are scheduled on a weekly basis through July 10, 2012. Therefore changes may be made to this plan once additional guidance is received from HUD. The changes will be made in order to fully comply with the new PY 2012 HOME allocation requirements. Changes made to the draft plan will be identified when the plan is presented for final approval

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1.0 Executive Summary

This document serves as the City of College Station's PY 2012 (FY 2013) Annual Action Plan for the Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) Programs. In accordance with 24 CFR Part 91.220 of Title I of the Housing and Community Development Act of 1974, as amended, the City is required to submit a One-Year Action Plan to the U.S. Department of Housing and Urban Development (HUD). The Plan outlines the specific projects and services that will be funded during PY 2012 to address College Station's strategies as stated in the City's 2010 - 2014 Consolidated Plan. Based on the needs analysis of the City of College Station and as required by the U.S. Dept. of HUD, the following goals are identified and addressed in the PY 2012 Annual Action Plan:

Housing Goals:

- Ø Ensure adequate affordable rental housing opportunities for low- and moderate income individuals and families. (Objective: Decent Housing/Outcome: Affordability)
- Ø Ensure adequate housing assistance for lower income homeowners. (Objective: Decent Housing/Outcome: Affordability)
- Ø Retain and expand affordable housing opportunities for low- and moderate-income homebuyers. (Objective: Decent Housing/Outcome: Availability)

Homeless/Continuum of Goal:

- Ø Address the needs of homeless persons to make the transition to permanent housing and independent living and help families avoid becoming homeless. (Objective: Decent Housing/Outcome: Affordability)
- Ø Ensure adequate affordable housing opportunities and supportive services for the lower income special needs populations. (Objective: Decent Housing/Outcome: Affordability)

Non-Housing Goals:

- Ø Encourage and support the delivery of health and human services to assist individuals in reaching their fullest potential.(Objective: Suitable Living Environment/Outcome: Availability)
- Ø Provide safe, secure, and health environment for families and individuals. (Objective: Suitable Living Environment/Outcome: Availability)
- Ø Develop a strong and diverse economic environment to break the cycle of poverty. (Objective: Suitable Living Environment/Outcome: Availability)

1.1 Funding Summary

The City of College Station is an entitlement city for the Community Development Block Grant Program (CDBG) and a participating jurisdiction for the HOME Investment Partnership (HOME) Program. SF-424 applications for CDBG and HOME are available in Appendix A. The table below shows the federal funding available from the U.S. Department of HUD for the 2012 program year. Other federal funding such as Section 8 funds and Low-Income Tax Credits are not available to the jurisdiction during the program year. The table below also indicates the amount of CDBG and HOME funds that will benefit low- and moderate-income persons.

Figure 1. Funding Summary for 2012 Program Year			
U.S. Department of Housing and Urban Development	CDBG	HOME	Total
Entitlement Grant	\$978,155	\$408,875	\$1,387,030
Reprogrammed Prior Years' Funds	\$1,246,592	\$1,679,199	\$2,925,791
Estimated Program Income/Recaptured Funds		\$313,320	\$313,320
Total Funding Sources from HUD	\$2,224,747	\$2,401,394	\$4,626,141
Benefit to Low- and Moderate-Income Persons	\$2,224,747	\$2,401,394	\$4,626,141

The City of College Station and subrecipients also will receive many other federal, state, county, local, and private funds during the 2012-2013 program year to address priority needs and specific objectives. It is estimated that the City's grant funds will leverage at least \$14.7 million in other resources, including Housing Tax Credits, other federal funding, State funding, County funding, and private resources. A list of resources available to be leveraged by funding from the City of College Station can be found on the next page.

Figure 2. City of College Station's Proposed Resources for 2012-2013 Program Year										
Name of Agency	Type of Activity	Federal Funds			State Funds	County Funds	Local Funds		Private Funds	Total Funds
		CDBG	HOME	Other			General Funds	Other		
CoCS: Owner-Occupied Rehabilitation	Housing	\$30,000	\$180,000							\$210,000
CoCS Housing Services	Housing	\$26,252								\$26,252
CoCS: Demolition	Housing	\$10,000								\$10,000
CoCS Interim Assistance	Housing	\$5,000								\$5,000
CoCS: Homebuyer Assistance	Housing		\$176,870					\$833,000		\$980,000
Community Housing Development Organization	Housing		\$204,110							\$204,110
CHDO Operating Expenses	Housing		\$13,478							\$13,478
CoCS: Construction – Leveraged Development	Housing		\$1,579,926	\$11,106,810 HTC				\$56,845		\$12,743,581
CoCS: Tenant Based Rental Assistance	Housing		\$149,466							\$149,466
CoCS: Rental Rehabilitation	Housing		\$56,657					\$56,657		\$113,314
CoCS Administration	Administration	\$185,000	\$40,867							\$226,737
CoCS: Code Enforcement	Housing	\$109,200								\$109,200
City of College Station (CoCS): Kids Klub	Public Service	\$19,950								\$19,950
CoCS: Lincoln Center	Public Service	\$11,000								\$11,000
Voices for Children - Court-Appointed Special Advocates	Public Service	\$21,209		\$45,000	\$130,997	\$45,000			\$454,150	\$696,356
Project Unity: Safe Harbour Supervised Visitation Center	Public Service	\$21,000		\$30,157					\$46,500	\$97,657
Brazos Maternal & Child Health Care Clinic – The Prenatal Clinic	Public Service	\$26,000		\$8,000	\$35,400	\$67,500			\$426,420	\$563,320
Mental Health Mental Retardation Authority of Brazos Valley – Mary Lake Peer Support Center	Public Service	\$24,606			\$13,352					\$37,958
Big Brothers Big Sisters of South Texas – BBBS of Brazos Valley	Public Service	\$10,000		\$10,000	\$13,000	\$12,000			\$71,000	\$116,000
Brazos Valley Counseling Services	Public Service	\$12,958							\$91,500	\$104,458
CoCS: Cooner Street Rehabilitation	Infrastructure	\$1,078,514					\$1,110,366			\$2,186,380
CoCS Wellborn Road Sidewalk Installation	Infrastructure	\$316,158								\$316,158
CoCS: University Drive Sidewalk Installation	Infrastructure	\$232,213								\$232,213
CoCS Southwest Park Improvement	Infrastructure	\$84,837								\$84,837

1.2 Local Match

The HOME program does not currently require a local match for the City of College Station.

1.3 Citizen Participation

To ensure citizen participation in the FY 2013 Annual Action Plan process, the City followed its Citizen Participation Plan. As advertised in the local newspaper on February 20 2012, a public hearing was held on March 6, 2012 to solicit citizen input regarding the needs and priorities of the City and how citizens feel that the FY 2013 funds should be allocated. The hearing was held in a low and moderate-income neighborhood community center.

The Joint Relief Funding Review Committee (JRFRC) held 8 public meetings during April and May to review applications from local non-profit agencies for CDBG Public Service funds. Note that the Cities of Bryan and College Station allocate Public Service funds through a joint process as previously approved by HUD.

A public notice was placed in the local newspaper on June 15, 2012. The notice summarized the proposed projects and budget; identified the 30-day public comment period from July 2, 2012 to August 1, 2012, announced the public hearing on July 10, 2012 and planned City Council consideration on June 28, 2012 and August 9, 2012, and the location where the public could view and/or obtain a copy of the proposed plan. A draft of the proposed Action Plan was made available in the City's Planning & Development Services Department, Community Development Unit office, City Secretary's Office, Public Library, and at the Lincoln Center, which is located in a primarily low-income area. In addition, information was included on the City's informational television channel, on the City's website, and sent to local agencies.

The public hearing held on July 10, 2012 reviewed the goals, objectives and strategies stated in the Consolidated Plan, the proposed projects and allocations that are to be carried out in FY 2013, and Fair Housing information. Those attending the public hearing were given the opportunity to provide comments regarding the Plan. Public comments received at two Public Hearings and during the public comment period supported the City's continued 15% CDBG allocation to Public Service Agencies as well as maintained the importance of the strategic planning goals.

All comments and suggestions received were considered in the drafting of the Plan. The Plan incorporates public comment by funding activities and projects identified by the public as important or necessary (see U.S. Dept. of HUD CPD Consolidated Plan Listing of Projects). Specific projects recommended by consensus that require lengthy planning and/or design periods are referred to the appropriate departments for inclusion into their planning calendars for future action using either local or federal funding sources.

The comments of proposed activities as received at the public hearings and during the 30-day comment period are indicated in Appendix E. This Plan follows the City's Citizen Participation Plan regarding notice, publications, and public input procedures for Consolidated and Action Plan activities.

1.4 Evaluation of Past Performance

For the most recently completed reporting period FY 2011 (PY 2010), the following accomplishments are noted:

Primary Program Benefit

In FY 2011, the City expended approximately 100% of its Community Development Block Grant (CDBG) funds for activities which principally benefit low- to moderate-income (LMI) persons. This exceeds the 70 percent minimum required for overall LMI benefit.

Timeliness:

HUD's CDBG timeliness standard is that 60 days before the end of the program year, a grantee must not have more than 1.50 program years of grant funds in its line of credit. When the timeliness was conducted on August 1, 2011, the City's timeliness ratio was 1.17 and consequently in compliance with HUD's CDBG timeliness standard.

Planning and Administration and Public Service Caps:

The amount of CDBG funds expended on planning and administration was approximately 15.47%, which is below the 20 percent cap for such activities. The amount of funds expended on public service activities was 13.34%, which is within the 15 percent cap for such activities.

Homeless Benefit:

The City used HOME funds for Tenant Based Rental Assistance in the form of security deposit for those at-risk of homelessness.

FY 2012 Priorities and Accomplishments Overview:

Ensure adequate housing assistance for low income homeowners:

No CDBG/HOME funds were expended for this strategy in FY 2011

Retain and expand affordable housing opportunities for low- and moderate-income homebuyers:

Three eligible homebuyers were assisted through the City's Down Payment Assistance Program

Ensure adequate affordable rental housing opportunities for low- and moderate-income families and individuals:

No rehabilitation of rental units were accomplished in FY 2011

Address the needs of homeless person to make the transition to permanent housing and independent living and help families avoid becoming homeless:

A total of 23 households were provided tenant based rental assistance through the Security Deposit Assistance Program

Encourage and support the delivery of health and human services to assist families in reaching their fullest potential:

A total of 1,038 clients received healthcare assistance during the program year through CDBG recipients.

2.0 PY 2012 (FY 2013) Projects & Activities

2.1 Summary

The City of College Station's total federal and program income/recaptured funding for PY 2012 (FY 2013) is \$4,626,141 (which includes \$3,239,111 of reprogrammed prior year funds). Program funds have been allocated to an array of projects and activities to benefit low and moderate-income residents and households. Each project is described in detail in the Consolidated Plan Listing of Projects (HUD Table 3C) in this section. The following is a summary of proposed CDBG and home projects and activities and the corresponding page number:

Figure 3. Summary of Proposed Projects and Activities

Page #	Project/Activity Name	CDBG Funds	HOME Funds
7	Owner-Occupied Rehabilitation	\$30,000	\$180,000
7	Housing Services	\$26,252	
8	Demolition	\$10,000	
9	Interim Assistance	\$5,000	
9	Home-Buyers Assistance		\$176,870
9	Community Housing Development Organization (CHDO)		\$204,110
10	CHDO Operating Expenses		\$13,478
10	Construction (includes anticipated program income/recaptured funds)		\$1,579,926
11	Tenant Based Rental Assistance		\$149,466
11	Rental Rehabilitation		\$56,657
12	Program Administration	\$185,850	\$40,887
13	Code Enforcement	\$109,200	
14	College Station ISD – Kids Klub	\$19,950	
14	College Station – Lincoln Center Unit of the Boys and Girls Club	\$11,000	
15	Voices For Children – Court Appointed Special Advocate Program	\$21,209	
15	Project Unity – Safe Harbour Supervised Visitation	\$21,000	
16	Brazos Maternal & Child Health Clinic – the Prenatal Clinic	\$26,000	
16	Mental Health Mental Retardation Authority of the Brazos Valley	\$24,606	
17	Big Brothers Big Sisters of South Texas – Big Brothers Big Sisters of BV	\$10,000	
17	Brazos Valley Counseling Services	\$12,958	
18	Cooner Street Rehabilitation	\$1,078,514	
18	Wellborn Road Sidewalks	\$316,158	
19	University Drive Sidewalks	\$232,213	
19	Southwest Park Improvement	\$84,837	
	Total Funding Allocated to Projects	\$2,224,747	\$2,401,394
	Unprogrammed Funds	\$0	\$0

2.2 Figure 4. Consolidated Plan Listing of Projects [HUD Table 3C]

The following are descriptions of projects and activities that will be funded during the 2012 Program Year (FY 2013) with CDBG and HOME funds.

Project: Owner-Occupied Housing Assistance		Project ID 8001	
Description: Housing rehabilitation, minor repairs, weatherization, and home security to 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.			
Priority Need:	Owner-Occupied Housing	Objectives:	
Specific Objective:	DH 2.1	<input type="checkbox"/> Suitable Living Environment <input checked="" type="checkbox"/> Decent Housing <input type="checkbox"/> Economic Opportunity	
HUD Matrix Code:	14A Rehab Single-Unit Residential		
CDBG Citation:	24 CFR 570.202	Outcomes:	
CDBG National Objective	LMH	<input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	
Type of Recipient:	Local Government		
Location/Target Area:	Community-wide	Funding Sources:	
Start/Completion Date	10/1/2012 – 9/30/2013	CDBG:	\$15,000
Performance Indicator:	Housing Units	HOME:	\$180,000
Annual Units:	5	Prior Year Funds:	\$15,000
Units Upon Completion:		Total:	\$210,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Project: Housing Services		Project ID 8012	
Description: 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 expenses.			
Priority Need:	Owner-Occupied Housing	Objectives:	
Specific Objective:	DH 3.3	<input type="checkbox"/> Suitable Living Environment <input checked="" type="checkbox"/> Decent Housing <input type="checkbox"/> Economic Opportunity	
HUD Matrix Code:	14J Housing Services		
CDBG Citation:	24 CFR 570.201(k)	Outcomes:	
CDBG National Objective	LMH	<input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input checked="" type="checkbox"/> Sustainability	
Type of Recipient:	Local Government		
Location/Target Area:	Community-wide	Funding Sources:	
Start/Completion Date	10/1/2012 – 9/30/2013	CDBG:	\$0
Performance Indicator:	People	HOME:	\$0
Annual Units:	20	Prior Year Funds:	\$26,252
Units Upon Completion:		Total:	\$26,252

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Project: Demolition		Project ID 8003	
Description: 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.			
Priority Need:	Other	Objectives:	
Specific Objective:	DH 3.2	<input checked="" type="checkbox"/> Suitable Living Environment	
HUD Matrix Code:	04 Clearance & Demolition	<input type="checkbox"/> Decent Housing	
CDBG Citation:	24 CFR 570.201(d)	<input type="checkbox"/> Economic Opportunity	
CDBG National Objective	LMH	Outcomes:	
Type of Recipient:	Local Government	<input type="checkbox"/> Availability/Accessibility	
Location/Target Area:	Community-wide	<input type="checkbox"/> Affordability	
Start/Completion Date	10/1/2012 – 9/30/2013	<input checked="" type="checkbox"/> Sustainability	
Performance Indicator:	Households	Funding Sources:	
Annual Units:	1	CDBG:	\$0
Units Upon Completion:		HOME:	\$0
		Prior Year Funds:	\$10,000
		Total:	\$10,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Project: Interim Assistance		Project ID 8005	
Description: In case of a community emergency affecting the health and safety of residents, funds will be utilized to address immediate threats and for financial and technical assistance to coordinate clean-up efforts to eligible households.			
Priority Need:	Other	Objectives:	
Specific Objective:	SL 3.2	<input checked="" type="checkbox"/> Suitable Living Environment	
HUD Matrix Code:	06 Interim Assistance	<input type="checkbox"/> Decent Housing	
CDBG Citation:	24 CFR 570.201(f)	<input type="checkbox"/> Economic Opportunity	
CDBG National Objective	URG	Outcomes:	
Type of Recipient:	Local Government	<input type="checkbox"/> Availability/Accessibility	
Location/Target Area:	Community-wide	<input type="checkbox"/> Affordability	
Start/Completion Date	10/1/2012 – 9/30/2013	<input checked="" type="checkbox"/> Sustainability	
Performance Indicator:	Households	Funding Sources:	
Annual Units:	0	CDBG:	\$0
Units Upon Completion:		HOME:	\$0
		Prior Year Funds:	\$5,000
		Total:	\$5,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Project: Home-Buyers Assistance		Project ID 8106	
Description: Down payment and closing cost assistance provided to eligible, qualified homebuyers through deferred no interest loans with HOME funds. Funds will be used for program delivery costs including staff salaries and benefits.			
Priority Need:	Owner-Occupied Housing	Objectives:	
Specific Objective:	DH 2.2	<input type="checkbox"/> Suitable Living Environment	
HUD Matrix Code:	13 Direct Homeownership Assistance	<input checked="" type="checkbox"/> Decent Housing	
CDBG Citation:		<input type="checkbox"/> Economic Opportunity	
CDBG National Objective		Outcomes:	
Type of Recipient:	Local Government	<input type="checkbox"/> Availability/Accessibility	
Location/Target Area:	Community-wide	<input checked="" type="checkbox"/> Affordability	
Start/Completion Date	10/1/2012 – 9/30/2013	<input type="checkbox"/> Sustainability	
Performance Indicator:	Households	Funding Sources:	
Annual Units:	7	CDBG:	\$0
Units Upon Completion:		HOME:	\$0
		Prior Year Funds:	\$176,870
		Total:	\$176,870

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Project: Community Housing Development Organization		Project ID 8108	
Description: 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.			
Priority Need:	Owner-Occupied Housing	Objectives:	
Specific Objective:	DH 1.2	<input type="checkbox"/> Suitable Living Environment	
HUD Matrix Code:	12 Construction of Housing	<input checked="" type="checkbox"/> Decent Housing	
CDBG Citation:		<input type="checkbox"/> Economic Opportunity	
CDBG National Objective		Outcomes:	
Type of Recipient:	Subrecipient	<input checked="" type="checkbox"/> Availability/Accessibility	
Location/Target Area:	Community-wide	<input type="checkbox"/> Affordability	
Start/Completion Date	10/1/2012 – 9/30/2013	<input type="checkbox"/> Sustainability	
Performance Indicator:	Housing Units	Funding Sources:	
Annual Units:	4	CDBG:	\$0
Units Upon Completion:		HOME:	\$61,331
		Prior Year Funds:	\$142,779
		Total:	\$204,110

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Project: CHDO Operating Expenses		Project ID 8104	
Description: HOME funds are allowable for 5% of grant for operating/administration expenses incurred by eligible CHDO to build capacity to carryout current and future CHDO activities.			
Priority Need:	Owner-Occupied Housing	Objectives:	
Specific Objective:	DH 1.2	<input type="checkbox"/> Suitable Living Environment	
HUD Matrix Code:	211	<input checked="" type="checkbox"/> Decent Housing	
CDBG Citation:		<input type="checkbox"/> Economic Opportunity	
CDBG National Objective		Outcomes:	
Type of Recipient:	Subrecipient	<input checked="" type="checkbox"/> Availability/Accessibility	
Location/Target Area:	Community-wide	<input type="checkbox"/> Affordability	
Start/Completion Date	10/1/2012 – 9/30/2013	<input type="checkbox"/> Sustainability	
Performance Indicator:		Funding Sources:	
Annual Units:		CDBG:	\$0
Units Upon Completion:		HOME:	\$0
		Prior Year Funds:	\$13,478
		Total:	\$13,478

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Project: Construction		Project ID 8105	
Description: HOME funds will be used to facilitate the development of affordable housing by non-profit partners or for-profit developers. Activities may include the acquisition of land, soft costs, or construction/rehab of single-family or multi-family units, including the support of Housing Tax Credit developments and local non-profit housing developers.			
Priority Need:	Owner-Occupied Housing	Objectives:	
Specific Objective:	DH 1.2	<input type="checkbox"/> Suitable Living Environment	
HUD Matrix Code:	12 Construction of Housing	<input checked="" type="checkbox"/> Decent Housing	
CDBG Citation:		<input type="checkbox"/> Economic Opportunity	
CDBG National Objective		Outcomes:	
Type of Recipient:	Local Government	<input checked="" type="checkbox"/> Availability/Accessibility	
Location/Target Area:	Community-wide	<input type="checkbox"/> Affordability	
Start/Completion Date	10/1/2012 – 9/30/2013	<input type="checkbox"/> Sustainability	
Performance Indicator:	Housing Units	Funding Sources:	
Annual Units:	108	CDBG:	\$0
Units Upon Completion:		HOME:	\$0
		Prior Year Funds:	\$1,579,926
		Other Funding:	\$0
		Total:	\$1,579,926

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Project: Tenant Based Rental Assistance		Project ID 8107	
Description: 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. Eligible properties include Terrace Pines, The Haven, The Heritage at Dartmouth, Villas of Rock Prairie, Windsor Pointe, and Santour Court. The Brazos Valley Council of Governments – Housing Choice Voucher Program will provide eligibility screening and assist in providing security deposit assistance for voucher holders utilizing Section 8 rental assistance in College Station.			
Priority Need:	Rental Housing	Objectives:	
Specific Objective:	DH 2.2	<input type="checkbox"/> Suitable Living Environment	
HUD Matrix Code:	05T Security Deposits	<input checked="" type="checkbox"/> Decent Housing	
CDBG Citation:		<input type="checkbox"/> Economic Opportunity	
CDBG National Objective		Outcomes:	
Type of Recipient:	Local Government	<input type="checkbox"/> Availability/Accessibility	
Location/Target Area:	Community-wide	<input checked="" type="checkbox"/> Affordability	
Start/Completion Date	10/1/2012 – 9/30/2013	<input type="checkbox"/> Sustainability	
Performance Indicator:	Households	Funding Sources:	
Annual Units:	60	CDBG:	\$0
Units Upon Completion:		HOME:	\$70,000
		Prior Year Funds:	\$79,466
		Other Funding	\$0
		Total:	\$149,466

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Project: Rental Rehabilitation		Project ID 8109	
Description: HOME funds will be matched with private funds to rehabilitate rental units in College Station in an effort to create more decent, safe affordable opportunities for low- and moderate-income individuals and families.			
Priority Need:	Rental Housing	Objectives:	
Specific Objective:	DH 2.2	<input type="checkbox"/> Suitable Living Environment	
HUD Matrix Code:	05T Security Deposits	<input checked="" type="checkbox"/> Decent Housing	
CDBG Citation:		<input type="checkbox"/> Economic Opportunity	
CDBG National Objective		Outcomes:	
Type of Recipient:	Local Government	<input type="checkbox"/> Availability/Accessibility	
Location/Target Area:	Community-wide	<input checked="" type="checkbox"/> Affordability	
Start/Completion Date	10/1/2012 – 9/30/2013	<input type="checkbox"/> Sustainability	
Performance Indicator:	Households	Funding Sources:	
Annual Units:	60	CDBG:	\$0
Units Upon Completion:		HOME:	\$70,000
		Prior Year Funds:	\$79,466
		Other Funding	\$0
		Total:	\$149,466

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Project: Program Administration		Project ID 2103/2301	
Description: HOME and CDBG funds will be used for management, planning and administration of the City's 2012 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			
Priority Need:	Planning/Administration	Objectives:	
Specific Objective:		<input type="checkbox"/> Suitable Living Environment <input type="checkbox"/> Decent Housing <input type="checkbox"/> Economic Opportunity	
HUD Matrix Code:	21A General Administration		
CDBG Citation:	24 CFR 570.206	Outcomes:	
CDBG National Objective		<input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	
Type of Recipient:	Local Government		
Location/Target Area:	Community-wide	Funding Sources:	
Start/Completion Date	10/1/2012 – 9/30/2013	CDBG:	\$185,850
Performance Indicator:		HOME:	\$40,887
Annual Units:		Prior Year Funds:	\$0
Units Upon Completion:		Other Funding	\$0
		Total:	\$226,737

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Project: Code Enforcement		Project ID 8011	
Description: CDBG funds will be used for salary and benefits to support code enforcement activities targeted low-moderate income areas in College Station. Two officers in the Planning & Development Services Department focus efforts in targeted areas.			
Priority Need:	Other	Objectives:	
Specific Objective:	DH 3.3	<input checked="" type="checkbox"/> Suitable Living Environment	
HUD Matrix Code:	15 Code Enforcement	<input type="checkbox"/> Decent Housing	
CDBG Citation:	24 CFR 570.202(c)	<input type="checkbox"/> Economic Opportunity	
CDBG National Objective	LMA	Outcomes:	
Type of Recipient:	Local Government	<input type="checkbox"/> Availability/Accessibility	
Location/Target Area:	CT & BG	<input type="checkbox"/> Affordability	
CT: 001301 BG: 1 County: 48041	CT: 000202 BG: 2 County: 48041	CT: 002005 BG: 1 County: 48041	CT: 001303 BG: 3 County: 48041
CT: 001400 BG: 3 County: 48041	CT: 001400 BG: 2 County: 48041	CT: 001400 BG: 1 County: 48041	CT: 001302 BG: 1 County: 48041
CT: 001303 BG: 1 County: 48041	CT: 001700 BG: 1 County: 48041	CT: 001700 BG: 2 County: 48041	CT: 001604 BG: 1 County: 48041
CT: 001801 BG: 1 County: 48041	CT: 001603 BG: 1 County: 48041	CT: 001601 BG: 1 County: 48041	CT: 001601 BG: 4 County: 48041
CT: 001603 BG: 4 County: 48041	CT: 001603 BG: 3 County: 48041	CT: 001604 BG: 3 County: 48041	CT: 001802 BG: 2 County: 48041
Start/Completion Date	10/1/2012 – 9/30/2013	Funding Sources:	
Performance Indicator:	5,000	CDBG:	\$109,200
Annual Units:	People	HOME:	\$0
Units Upon Completion:		Prior Year Funds:	\$0
		Other Funding	\$0
		Total:	\$109,200

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Project: Public Services		Project ID 8009	
Activity: College Station ISD – Kids Klub			
Description: Through a partnership with the City of College Station Parks and Recreation Department, this program provides supervised after-school care at a reduced cost to children of low-to moderate- income families.			
Priority Need:	Public Services	Objectives:	
Specific Objective:	SL 2.2	<input checked="" type="checkbox"/> Suitable Living Environment	
HUD Matrix Code:	05L Child Care Services	<input type="checkbox"/> Decent Housing	
CDBG Citation:	24 CFR 570.201(e)	<input type="checkbox"/> Economic Opportunity	
CDBG National Objective	LMC	Outcomes:	
Type of Recipient:	Local Government	<input type="checkbox"/> Availability/Accessibility	
Location/Target Area:	Community-wide	<input checked="" type="checkbox"/> Affordability	
Start/Completion Date	10/1/2012 – 9/30/2013	<input type="checkbox"/> Sustainability	
Performance Indicator:	People	Funding Sources:	
Annual Units:	204	CDBG:	\$19,950
Units Upon Completion:		HOME:	\$0
		Prior Year Funds:	\$0
		Other Funding	\$0
		Total:	\$19,950

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Project: Public Services		Project ID 8009	
Activity: City of College Station Parks & Recreation Department – Lincoln Center Unit of the Boys and Girls Club			
Description: This program provides an activity and enrichment-based after-school and summer programming for children of low-to-moderate income households.			
Priority Need:	Public Services	Objectives:	
Specific Objective:	SL 2.2	<input checked="" type="checkbox"/> Suitable Living Environment	
HUD Matrix Code:	05L Child Care Services	<input type="checkbox"/> Decent Housing	
CDBG Citation:	24 CFR 570.201(e)	<input type="checkbox"/> Economic Opportunity	
CDBG National Objective	LMC	Outcomes:	
Type of Recipient:	Local Government	<input type="checkbox"/> Availability/Accessibility	
Location/Target Area:	Community-wide	<input checked="" type="checkbox"/> Affordability	
Start/Completion Date	10/1/2012 – 9/30/2013	<input type="checkbox"/> Sustainability	
Performance Indicator:	People	Funding Sources:	
Annual Units:	775	CDBG:	\$11,000
Units Upon Completion:		HOME:	\$0
		Prior Year Funds:	\$0
		Other Funding	\$0
		Total:	\$11,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Project: Public Services		Project ID 8009	
Activity: Voices for Children – Court Appointed Special Advocates (CASA) Program			
Description: Voices for Children, Inc. is the CASA program of the Brazos Valley. It's mission is to train and supervise volunteers to advocate for the best interest of abused and neglected children under the court's jurisdiction until each is placed into a safe, nurturing, permanent home and ensure that each child's needs are addressed and fully met. Volunteers are appointed by the court and serve one child or sibling set at a time for quality advocacy.			
Priority Need:	Public Services	Objectives:	
Specific Objective:	SL 1.2	<input type="checkbox"/> Suitable Living Environment	
HUD Matrix Code:	05N Services for Abused & Neglected Children	<input type="checkbox"/> Decent Housing	
CDBG Citation:	24 CFR 570.201(e)	<input type="checkbox"/> Economic Opportunity	
CDBG National Objective	LMC	Outcomes:	
Type of Recipient:	Local Government	<input checked="" type="checkbox"/> Availability/Accessibility	
Location/Target Area:	Community-wide	<input type="checkbox"/> Affordability	
Start/Completion Date	10/1/2012 – 9/30/2013	<input type="checkbox"/> Sustainability	
Performance Indicator:	People	Funding Sources:	
Annual Units:	275	CDBG:	\$21,209
Units Upon Completion:		HOME:	\$0
		Prior Year Funds:	\$0
		Other Funding	\$0
		Total:	\$21,209

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Project: Public Services		Project ID 8009	
Activity: Project Unity: Safe Harbour Supervised Visitation Center			
Description: Safe Harbour is supervised visitation center that provides a safe, child-friendly environment for children to visit with their non-custodial parent when family conflict results in court ordered supervised visits or other court-ordered services that have "improved parenting" as a requirement. Safe Harbour assists in the development of shared parenting plans; provides fathering support groups and case managements services for fragile families. Children form relationships with their parent/grandparents in a safe place.			
Priority Need:	Public Services	Objectives:	
Specific Objective:	SL 3.2	<input checked="" type="checkbox"/> Suitable Living Environment	
HUD Matrix Code:	05N Services for Abused and Neglected Children	<input type="checkbox"/> Decent Housing	
CDBG Citation:	24 CFR 570.201(e)	<input type="checkbox"/> Economic Opportunity	
CDBG National Objective	LMC	Outcomes:	
Type of Recipient:	Local Government	<input type="checkbox"/> Availability/Accessibility	
Location/Target Area:	Community-wide	<input checked="" type="checkbox"/> Affordability	
Start/Completion Date	10/1/2012 – 9/30/2013	<input type="checkbox"/> Sustainability	
Performance Indicator:	People	Funding Sources:	
Annual Units:	400	CDBG:	\$21,000
Units Upon Completion:		HOME:	\$0
		Prior Year Funds:	\$0
		Other Funding	\$0
		Total:	\$21,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Project: Public Services		Project ID 8009	
Activity: Brazos Maternal & Child Health Clinic – The Prenatal Clinic			
Description: This program provides community based prenatal care and education to medically indigent, low-income women of the Brazos Valley and promotes positive pregnancy outcomes.			
Priority Need:	Public Services	Objectives:	
Specific Objective:	SL 2.2	<input checked="" type="checkbox"/> Suitable Living Environment	
HUD Matrix Code:	05M Health Services	<input type="checkbox"/> Decent Housing	
CDBG Citation:	24 CFR 570.201(e)	<input type="checkbox"/> Economic Opportunity	
CDBG National Objective	LMC	Outcomes:	
Type of Recipient:	Local Government	<input type="checkbox"/> Availability/Accessibility	
Location/Target Area:	Community-wide	<input checked="" type="checkbox"/> Affordability	
Start/Completion Date	10/1/2012 – 9/30/2013	<input type="checkbox"/> Sustainability	
Performance Indicator:	People	Funding Sources:	
Annual Units:	950	CDBG:	\$26,000
Units Upon Completion:		HOME:	\$0
		Prior Year Funds:	\$0
		Other Funding	\$0
		Total:	\$26,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Project: Public Services		Project ID 8009	
Activity: Mental Health Mental Retardation Authority of the Brazos Valley – Mary Lake Peer Support Center			
Description: The Peer Support Center is a site-based individual driven program which provides peer support. Self-advocacy, education, social activities and community integration. The program fosters recovery through promotion of resilience, empowerment and participation in the community.			
Priority Need:	Public Services	Objectives:	
Specific Objective:	SL 2.1	<input checked="" type="checkbox"/> Suitable Living Environment	
HUD Matrix Code:	05O Mental Health Services	<input type="checkbox"/> Decent Housing	
CDBG Citation:	24 CFR 570.201(e)	<input type="checkbox"/> Economic Opportunity	
CDBG National Objective	LMC	Outcomes:	
Type of Recipient:	Local Government	<input type="checkbox"/> Availability/Accessibility	
Location/Target Area:	Community-wide	<input checked="" type="checkbox"/> Affordability	
Start/Completion Date	10/1/2012 – 9/30/2013	<input type="checkbox"/> Sustainability	
Performance Indicator:	People	Funding Sources:	
Annual Units:	48	CDBG:	\$24,606
Units Upon Completion:		HOME:	\$0
		Prior Year Funds:	\$0
		Other Funding	\$0
		Total:	\$24,606

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Project: Public Services		Project ID 8009	
Activity: Big Brother Big Sisters of South Texas – Big Brothers Big Sisters of Brazos Valley			
Description: This program will match at-risk youth, ages 5 – 18, in community-based mentoring relationships with carefully screened volunteer mentors.			
Priority Need:	Public Services	Objectives:	
Specific Objective:	SL 1.2	<input type="checkbox"/> Suitable Living Environment	
HUD Matrix Code:	05D Youth Services	<input type="checkbox"/> Decent Housing	
CDBG Citation:	24 CFR 570.201(e)	<input type="checkbox"/> Economic Opportunity	
CDBG National Objective	LMC	Outcomes:	
Type of Recipient:	Local Government	<input checked="" type="checkbox"/> Availability/Accessibility	
Location/Target Area:	Community-wide	<input type="checkbox"/> Affordability	
Start/Completion Date	10/1/2012 – 9/30/2013	<input type="checkbox"/> Sustainability	
Performance Indicator:	People	Funding Sources:	
Annual Units:	115	CDBG:	\$10,000
Units Upon Completion:		HOME:	\$0
		Prior Year Funds:	\$0
		Other Funding	\$0
		Total:	\$10,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Project: Public Services		Project ID 8009	
Activity: Brazos Valley Counseling Services			
Description: This program provides individual and group counseling to low-income adults, children and families and serves as a training ground for Licensed Professional Counselor practicum students and interns..			
Priority Need:	Public Services	Objectives:	
Specific Objective:	SL 1.2	<input type="checkbox"/> Suitable Living Environment	
HUD Matrix Code:	05D Youth Services	<input type="checkbox"/> Decent Housing	
CDBG Citation:	24 CFR 570.201(e)	<input type="checkbox"/> Economic Opportunity	
CDBG National Objective	LMC	Outcomes:	
Type of Recipient:	Local Government	<input checked="" type="checkbox"/> Availability/Accessibility	
Location/Target Area:	Community-wide	<input type="checkbox"/> Affordability	
Start/Completion Date	10/1/2012 – 9/30/2013	<input type="checkbox"/> Sustainability	
Performance Indicator:	People	Funding Sources:	
Annual Units:	250	CDBG:	\$12,958
Units Upon Completion:		HOME:	\$0
		Prior Year Funds:	\$0
		Other Funding	\$0
		Total:	\$12,958

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Project: Public Facility		Project ID 8010	
Activity: Cooner Street Rehabilitation			
Description: Funds will be used to rehabilitate Cooner Street east of Texas Avenue South. The project scope will include the replacement of existing wastewater, water, and roadway infrastructure. Funds will be used to design the utility rehabilitation and the design and construction of the street reconstruction.			
Priority Need:	Infrastructure	Objectives:	
Specific Objective:	SL 3.4	<input checked="" type="checkbox"/> Suitable Living Environment	
HUD Matrix Code:	03K Street Improvements	<input type="checkbox"/> Decent Housing	
CDBG Citation:	24 CFR 570.201(c)	<input type="checkbox"/> Economic Opportunity	
CDBG National Objective	LMA	Outcomes:	
Type of Recipient:	Local Government	<input type="checkbox"/> Availability/Accessibility	
Location/Target Area:	Census Tract: 0013.01 BG 1	<input type="checkbox"/> Affordability	
Start/Completion Date	10/1/2012 – 9/30/2013	<input checked="" type="checkbox"/> Sustainability	
Performance Indicator:	People	Funding Sources:	
Annual Units:	1,261	CDBG:	\$2,500
Units Upon Completion:		HOME:	\$0
		Prior Year Funds:	\$1,076,014
		Other Funding	\$0
		Total:	\$1,078,514

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Project: Public Facility		Project ID 8010	
Activity: Wellborn Road Sidewalks			
Description: Funds will be used to design, acquire property and construction a new sidewalk on the east side of Wellborn Road extending from Luther Street to Southwest Parkway.			
Priority Need:	Public Facility	Objectives:	
Specific Objective:	SL 3.4	<input checked="" type="checkbox"/> Suitable Living Environment	
HUD Matrix Code:	03L Sidewalks	<input type="checkbox"/> Decent Housing	
CDBG Citation:	24 CFR 570.201(c)	<input type="checkbox"/> Economic Opportunity	
CDBG National Objective	LMA	Outcomes:	
Type of Recipient:	Local Government	<input type="checkbox"/> Availability/Accessibility	
Location/Target Area:	Census Tracts: 0016.01 BG 4 & 0016 BG 4	<input type="checkbox"/> Affordability	
Start/Completion Date	10/1/2012 – 9/30/2013	<input checked="" type="checkbox"/> Sustainability	
Performance Indicator:	People	Funding Sources:	
Annual Units:	1,997	CDBG:	\$277,500
Units Upon Completion:		HOME:	\$0
		Prior Year Funds:	\$38,658
		Other Funding	\$0
		Total:	\$316,158

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Project: Public Facility		Project ID 8010	
Activity: University Drive Sidewalks			
Description: Funds will be used to design, acquire property and construct a new eight foot sidewalk on the south side of University Drive East between Texas Avenue South and approximately Lions Park			
Priority Need:	Public Facility	Objectives:	
Specific Objective:	SL 3.4 Sidewalks	<input checked="" type="checkbox"/> Suitable Living Environment	
HUD Matrix Code:	03L Sidewalks	<input type="checkbox"/> Decent Housing	
CDBG Citation:	24 CFR 570.201(c)	<input type="checkbox"/> Economic Opportunity	
CDBG National Objective	LMA	Outcomes:	
Type of Recipient:	Local Government	<input type="checkbox"/> Availability/Accessibility	
Location/Target Area:	Census Tract: 0013.03 BG 1	<input type="checkbox"/> Affordability	
Start/Completion Date	10/1/2012 – 9/30/2013	<input checked="" type="checkbox"/> Sustainability	
Performance Indicator:	People	Funding Sources:	
Annual Units:	590	CDBG:	\$202,500
Units Upon Completion:		HOME:	\$0
		Prior Year Funds:	\$29,713
		Other Funding	\$0
		Total:	\$232,213

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Project: Public Facility		Project ID 8010	
Activity: Southwest Park Improvements			
Description: Funds will be used for the Phase 2 improvements that include the development of the park to include: a picnic plaza, site furniture, lights along the hike/bike trail (Phase 1), signage, and exercise equipment.			
Priority Need:	Infrastructure	Objectives:	
Specific Objective:	SL 3.4	<input checked="" type="checkbox"/> Suitable Living Environment	
HUD Matrix Code:	03F Parks, Recreational Facilities	<input type="checkbox"/> Decent Housing	
CDBG Citation:	24 CFR 570.201(c)	<input type="checkbox"/> Economic Opportunity	
CDBG National Objective	LMC	Outcomes:	
Type of Recipient:	Local Government	<input type="checkbox"/> Availability/Accessibility	
Location/Target Area:	Census Tracts: 001604 BG 3	<input type="checkbox"/> Affordability	
Start/Completion Date	10/1/2012 – 12/31/2013	<input checked="" type="checkbox"/> Sustainability	
Performance Indicator:	People	Funding Sources:	
Annual Units:	855	CDBG:	\$38,882
Units Upon Completion:		HOME:	\$0
		Prior Year Funds:	\$45,954
		Other Funding	\$0
		Total:	\$84,836

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

3.0 Strategies and Proposed Projects

The City of College Station's 2012 funding has been allocated to programs and activities that meet objectives stated in College Station's 2010-2014 Consolidated Plan. Following is the list of specific, measurable annual objectives and proposed outcomes as they correspond to the five-year strategic plan.

Figure 5. Summary of Specific Annual Objectives [HUD Table 3A]					
Obj #*	Specific Objectives	Sources of Funds	Expected Number	Actual Number	Outcome/Performance Indicators
Owner Housing Objectives					
DH 2.1	Encourage eligible applicants to apply to the Residential Rehab Program and make two (2) rehab loans and three (3) minor repair grants to approved applicants	HOME	5 units		Increase affordability of maintaining decent owner-occupied housing
DH 3.2	Encourage eligible applicants to apply to the Residential Rehab Program and facilitate the removal and replacement of one (1) dilapidated residential structured through the Reconstruction Loan Program	HOME	1 unit		Demolish dilapidated structures and replace with new, quality housing
DH 3.2	Demolish and remove one (1) dilapidated structure or address a community emergency affecting health and safety of residents	CDBG	1 unit		Demolish dilapidated structures and address community emergencies to sustain decent housing
DH 3.3	Continue code enforcement efforts by contacting, providing information, and/or counseling residents of L/M income communities about code compliance issues	CDBG	5,000 people		Enhance the sustainability and longevity of decent housing by maintaining the integrity of neighborhoods
Homeownership					
DH 2.2	Provide down-payment assistance to seven (7) L/M income households of existing or new affordable housing through DAP	HOME	7 households		Increase affordability of homeownership of decent housing through DAP
DH 3.3	Support and perform homebuyer / homeowner education to forty-one (41) persons through housing assistance programs and homeownership education classes conducted by certified staff	CDBG	41 people		Provide housing information to make decent housing more sustainable for homeowners
DH 1.2	Build three (3) new homes for L/M income homebuyers	CHDO, Habitat	3 units		Increase number of new, affordable homeownership units
Rental Housing					
DH 3.1	Advertise the new Rental Rehabilitation Loan Program and encourage eligible rental property owners to apply. Provide assistance through a loan that will match private funds and result in the rehabilitation of units to create more safe, affordable rental units	HOME, Private Funds	5 units		Increase the number of affordable rental units for eligible households
DH 3.1	Provide technical assistance to assist the new owner of Southgate Village Apartments in the rehabilitation required by HUD	Private	200 units		Maintain and improve decent, affordable rental units

Obj #*	Specific Objectives	Sources of Funds	Expected Number	Actual Number	Outcome/Performance Indicators
Rental Housing – Continued					
DH 1.2	Provide funding and technical assistance to the developer of College Station Senior Apartments following award of Housing Tax Credits	HOME, State, Private	108 units		Increase the number of affordable rental units for eligible elderly households
Homeless Objectives					
DH 2.2	City staff to provide Tenant Based Rental Assistance-Security Deposit Assistance	HOME	150 Security Deposits		Coordinated effort among BVCOG, HTC properties, private rental property owners and the City to provide security deposit assistance for eligible households to secure decent rental housing
SL 1.1	Project Unity will hold four (4) events to foster coordination, collaboration, and increased resources to target and improve service provision	CDBG	4 events		Improve availability and accessibility of services and assistance to the homeless to promote a sustainable living environment
Special Needs Objectives					
SL 1.2	Fund public service agencies (Project Unity, MHMR, and Voices for Children) that provide social and/or housing services to special needs populations	CDBG	723 Clients		Maintain or increase the number of clients with special needs receiving care
Non-Housing – Public Services					
SL 2.1	Fund public service agencies, (Prenatal Clinic, Big Brothers Big Sisters, BV Counseling) that provide healthcare, dental care, and mental health programs to L/M income families/persons	CDBG	1,315 Clients		Maintain or increase the number of clients receiving health/mental health and dental services
SL 1.3	Fund continued development of new senior citizen programs in the City	City Parks and Recreation Department	11,000 participants		Evidence of additional senior care opportunities, increase or maintain number of participating seniors
SL 2.2	Fund public service agencies (Kids Klub, Lincoln Center) that develop affordable childcare and youth programs and options	CDBG	979 clients		Evidence of maintained or additional childcare or youth opportunities
SL 3.2	Provide support for agencies (Project Unity) that provide services with a comprehensive framework to enable families and individuals in breaking the cycle of poverty. Staff will serve on Financial Stability Committee, Education Committee, Homeless Coalition, Decent Safe Affordable Housing Committee	CDBG	4 events 22 meetings		Support efforts of collaboration between area service providers through technical assistance and support health and human service agencies that create a sustainable living environment for L/M income persons

Non-Housing – Infrastructure / Public Facilities					
SL 3.4	Improve accessibility in three (3) eligible neighborhoods through the rehabilitation of Cooner Street and construction of sidewalks on FM 2154 (Wellborn Road) and University Drive.	CDBG	1 street & 2 sidewalks/ 3,848 people		Promote livability and sustainability for residents of L/M neighborhoods by completing infrastructure projects
SL 3.5	Improve Southwest Park facilities	CDBG	1 park facility/ 855 people		Promote livability and sustainability for residents of L/M neighborhoods by completing park improvement projects

4.0 Geographical Distribution

Figure 4. Proposed Project Map



2012 Projects and Activities

1. Cooner Street Rehabilitation
2. Wellborn Sidewalk Construction
3. University Drive Sidewalk Construction
4. Southwest Park Improvements – Phase 2

Community-Wide Activities

CDBG and HOME Administration
Voices for Children
Mental Health Mental Retardation Authority of Brazos Valley
Brazos Maternal & Child Health Clinic
Project Unity- Safe Harbour
Big Brothers Big Sisters
Brazos Valley Counseling Services
Kids Club
Lincoln Center Unit of the Boys and Girls Club
Owner-Occupied Rehabilitation
Homebuyer Assistance
Construction
CHDO
Tenant Based Rental Assistance
Housing Services
Rental Rehabilitation

4.1 Allocation

To satisfy the requirements of Chapter-373 of the Texas Local Government Code and to establish a Community Development Program as defined by that statute, the City identifies areas of the municipality in which predominately low and moderate income persons reside, areas that are blighted or slum areas, areas that the Census Block Groups identify as having 51% or more low and moderate income populations as documented by data from the 2000 Census.

The maps located in Appendix F illustrate the low and moderate income areas and areas of minority concentration in the City by census tract. Areas of minority concentration are defined as any neighborhood in which the percentage of the households in a particular racial or ethnic minority group is at least 10 percentage points higher than that of the City overall. The 2000 Census indicated the following areas have concentrations of racial and ethnic minority groups:

- Ø African American/Black – Tract 002002, east of Highway 6 extending outside of the City limits of College Station bounded by State Highway 30, the Brazos County Line, and Rock Prairie Road,
Tract 001303, bounded by University Avenue, Texas Avenue, Harvey Road, and Munson Avenue, and
Tract 000202, west of Wellborn Road between University Drive and the City limit extending outside of the City limits to north Bryan and the Brazos County line;
- Ø Asian – Tract 001400, Northgate bounded by Texas Avenue, University Drive, Wellborn Road and the City limit; and
- Ø Hispanic or Latino – Tract 000202, west of Wellborn Road between University Drive and the City limit extending outside of the City limits to north Bryan and the Brazos County line.

The following racial groups have less than a 10% concentration of people in any census tract in College Station: American Indian/Alaska Native, Native Hawaiian or Pacific Islander, or any race combination.

Geographic distribution of projects is based on recommendations from citizen, service provider, and City staff input regarding significant needs in the low-income community, specifically in regard to public facility and infrastructure improvements. Acquisition, demolition, and code enforcement activities are designated to low-income areas of the City as identified in the map above. Housing program activities are not limited on a geographical basis, and instead the beneficiary of the housing assistance must be income-qualified. As the needs of the underserved are community-wide, public services are also not geographically defined.

There are currently no Neighborhood Revitalization Strategy Areas established by the City.

4.2 Meeting Underserved Needs

A primary obstacle to addressing and meeting underserved needs is lack of funding. The City of College Station will continue to explore funding opportunities and work with local for-profit and non-profit providers to prepare funding applications. This cooperation includes Twin City Mission's applications for Emergency Shelter Grant funds through the Texas Department of Housing and Community Affairs and other applications for programs to assist the homeless through vouchers and supportive services. Twin City Mission continues to provide support services to participants in the Home Services Program, the agency's transitional housing program.

Another obstacle to meeting underserved needs is the knowledge of services and the lack of education regarding existing services. The City also advertises public services through its media outlets and promotes 2-1-1 Informational Services, which links callers to local agencies. Throughout the program year the City will continue to support local programming serving low- and moderate-income persons through assisting agencies that connect residents to services and publicizing programs that will benefit residents.

The Neighborhood Services Coordinator for the City of College Station is now housed with Community Development Staff. There is now a more collaborative effort between Community Development, Code Enforcement, Neighborhood Services, and other City staff members to address identified needs of underserved households in College Station.

5.0 Affordable Housing

5.1 Affordable Housing

One-year goals for affordable housing activities funded with federal funds provided to the City can be found in Table 3B in the Appendix. This table includes goals for homeless, non-homeless, special needs, rental assistance, production of new affordable units, rehabilitation of existing owner-occupied units, rehabilitation of existing renter-occupied units.

5.2 Affirmative Marketing

In accordance with HOME regulations and to promote affirmative marketing and equal opportunity in housing, the City has procedures to ensure affirmative marketing of units assisted using HOME funds. These are intended to further the objectives of Title VIII of the Civil Rights Act of 1968, the Fair Housing Amendments of 1988, Executive Order 11063, and City of College Station's Fair Housing Law contained in City of College Station Fair Housing Ordinance, Chapter 4, Section 12, Code of Ordinances. Owners/managers of HOME subsidized properties using City HOME funds are required to follow affirmative marketing procedures.

The City will ensure that owners, managers and residents of HOME-assisted units are informed that the grantee is operating under an established affirmative marketing policy and other applicable housing laws. This policy is included in agreements with owners/managers, and must be promoted in the community through media and other outlets, and be communicated to any respective tenants. Owners/managers of HOME-assisted units shall also affirmatively market their units by advertising vacant units in local newspapers and using other appropriate methods.

All forms of program marketing should depict the Equal Housing Opportunity logo-type or slogan and owners of these properties must provide appropriate notification when any units become vacant. As part of their efforts to ensure that available units are affirmatively marketed to persons not likely to apply for such housing, grantees are encouraged to make HOME information available in non-English languages spoken by minority groups residing in or near the community. Furthermore, grantees are encouraged to distribute marketing materials to area social service agencies that work with minorities, disabled individuals, or other protected groups.

5.3 Minority Outreach & Equal Opportunity

In order to ensure compliance with Section-3 of the Housing and Urban Development Act of 1968, and related regulations at 24 CFR Part 135 specifically, the City adopted a new Section 3 Plan in 2012 that will ensure a focused community-wide effort to promote economic opportunities are provided to eligible residents and business concerns when the city awards construction related contracts funded with federal resources. The City of College Station, City of Bryan, Bryan Public Housing Authority, and the Brazos County Workforce Solutions office will work together to maintain a Certified Section 3 Business Concern list and make job opportunities available to Section 3 Residents. All entities will collaborated to hold an annual contractor fairs to better inform local business regarding the requirements and provide technical assistance to those wanting to become certified.

The City also maintains a listing of area HUB's (Historically Underutilized Businesses) to invite to bid on covered projects.

Prime contractors will not be allowed to subcontract with subcontractors previously found in violation of the regulations and will not execute any subcontract unless the subcontractor has first provided a preliminary statement of ability to comply with the requirements of these regulations. City staff will also perform debarment reviews to ensure that no previously debarred contractors are allowed to participate in projects.

5.4 Public Housing

The City of College Station does not have Public Housing Units. The Community Development Unit of the Planning and Development Services Department will work with the Brazos Valley Council of Governments to encourage Section 8 voucher holders to participate in homeownership.

5.4 Minority Homeowners

Figure 6 shows the number of owner occupied housing units in 2010 by racial and ethnic minority. According to the U.S. Census.

African American or Black	459	3.9%
Asian	782	6.7%
White	10,024	86.2%
Some other race	368	3.2%
Total	11,633	100%
Hispanic or Latino	2,719	23.4%
Source: U.S. Census, 2010.		

A review of Home Mortgage Disclosure Act (HMDA) information shows the number of loans originated in specific metropolitan areas. In 2010 HMDA reported that 16.7% of the 2,224 home-purchase loans originated for 1 to 4 family and manufactured home dwellings in the College Station-Bryan M.S.A. were to minorities (identified as non white) and 9% to Hispanics or Latinos. It is estimated that about 50% of the loans in the College Station-Bryan M.S.A. were originated for homes within the city limits of College Station. The number of loans originated is estimated to remain steady in 2012 and 2013, and therefore, there is likely to be 186 minorities and 100 Hispanic and Latinos originating loans for College Station dwellings. This data does not reveal whether these homes are owner or renter occupied and therefore will not illustrate the estimated number of new ethnic or racial minority households that will become homeowners within the next year. However, it is a good estimate to compare with the Census data above to illustrate the number of home transactions involving minorities.

The following Figure 7 shows the number of renter households by race and ethnicity in 2010. There are many more minority households that rent than own homes in College Station.

African American or Black	1,953	8.3%
Asian	2,437	10.4%
White	17,374	74.2%
Some other race	1,640	7.0%
Total	23,404	100%
Hispanic or Latino	7,705	32.9%
Source: U.S. Census, 2010.		

5.5 Barriers to Affordable Housing

Various barriers to affordable housing were identified in the 2010 – 2014 Consolidated Plan. Barriers listed include the potential for higher ad valorem property tax rates, strict building and land use codes, the high cost of land and development, and the high cost of interim financing. The City will continue to work to address the high development costs in order to reduce the burden to affordable housing developers, homebuyers, and tenants.

The following are recommendations to ameliorate barriers to affordable housing in the City of College Station:

- Ø First, it is recommended that the City continue to hold down ad valorem property tax rates through sound fiscal management and economic development.
- Ø It is also recommended that the City continue its policy of soliciting input from the public and working closely with the development community to keep zoning and land use regulations as well as development and building fees to those which are reasonable and necessary.
- Ø The City will engage lenders and other financial institutions and build partnerships to advance affordable housing efforts in the community.
- Ø The City will continue to increase awareness of community needs and affordable housing activities in the community by educating citizens.
- Ø The City will work with for-profit and non-profit developers to leverage resources available for affordable housing.
- Ø Finally, it is recommended that the City promote and carryout education about financial management, home buying, and homeownership to eliminate the barrier for low- and moderate-income households to achieve homeownership.

The Community Development unit will continue to hold homebuyer education programs on a one-on-one basis to ensure maximum client benefit. Staff developed a home ownership education course and offered it as a pilot program to City staff. Twelve (12) people participated in the first session. Due to the success with the pilot program, the course was offered community-wide and 15 attended. This course will be offered on a quarterly basis throughout the year in anticipation of serving at least 5 people per quarter.

6.0 Homeless and Other Special Needs

6.1 Homeless and Other Special Needs Activities

In 2010-2011, the City of College Station plans to address homelessness and other special needs through the following activities and resources:

While the City is not entitled to directly receive Emergency Shelter Grant (ESG) funds from HUD, it does cooperate with and provide technical assistance to local non-profit agencies for such funds through the Texas Department of Housing and Community Affairs (TDHCA) and other funding agencies.

Due to the high cost of the rental market driven by student demand, Tenant Based Rental Assistance is important for low-income households on the path to achieving self-sufficiency. The City will make Security Deposit Assistance available to support permanent supportive housing, transitional housing, or permanent housing for the homeless through the Housing Tax Credit Properties in College Station. Additionally, the City will partner with the Brazos Valley Council of Governments Housing Choice Voucher Program (HCV) to provide security deposit assistance to Section 8 voucher holders in College Station. The HCV currently prioritizes homeless households and places them at the top of the waiting list. Vouchers are issued to these households upon availability.

Listed below are the Low Income Housing Tax Credit properties that provide reduced rent or accept Section 8 vouchers for special needs groups, including homeless, elderly, handicapped, mentally impaired, and low to moderate-income individuals. Average occupancy rate for all units is 92% (Source: Texas Department of Housing and Community Affairs (TDHCA) and apartment management staff).

Property	Program	Total Units	Program Units	Vacant Units	Occupancy Rate
Cedar Creek Condos*	95 AHDP	67	50	4	92%
Haven*	00 LIHTC	24	24	2	92%
Heritage at Dartmouth	98 HOME, '98 LIHTC	96	96	3	97%
Southgate Village Apartments*	01 LIHTC	200	199	16	92%
Terrace Pines	04 LIHTC	100	80	3	97%
Treehouse Apartments (part of Master LURA)*	95 LIHTC	156	117	?	??%
Villas of Rock Prairie	94 LIHTC	128	92	2	98%
Windsor Pointe Town Homes*	94 LIHTC	192	192	18	91%
Santour Court	06LIHTC	16	16	0	100%
	Combined Total	983	866	48	96%

Source: Texas Department of Housing and Community Affairs (TDHCA), <http://hrc-ic.tdhca.state.tx.us/hrc/VacancyClearinghouseSearchResults.m>
 *Numbers given from apartment management June 2012

The City of College Station provides technical assistance to the DASH (Decent Affordable Safe Housing), a subcommittee affiliated with Habitat for Humanity which brings together representatives of numerous agencies dealing with "special needs" clientele to identify needs, resources, and to collaborate on solutions. This Committee continues to meet and, due to increased collaboration among agencies, has become the Brazos Valley Coalition for the Homeless (BVCH) with the assistance of the Texas Homeless Network. The City continues to provide technical assistance to area non-profits.

Due to the increase in both individual and family homeless numbers identified through the point in time homeless count completed in January 2012, the City will encourage non-profit developers to consider developing additional transitional housing units for individuals and families. The Request for Proposal for CHDO reserve funds will include soliciting proposals that include the development of new and/or rehabilitated affordable rental units for individual and families transitioning from a homeless situation to a stable living environment.

6.2 Anti-Poverty Strategy

The city, through its Joint Relief Funding Review Committee (JRFRC), provides the maximum allowable PSA (Public Service Agency) funding through its CDBG grant allocations to address poverty in the community. The JRFRC received and reviewed eleven (11) applications from local providers of health and human services for CDBG funding of direct public services to low- and moderate-income residents of Bryan and College Station. Multiple public meetings and public hearings were held by the JRFRC between April and May. The JRFRC recommended funding for all eleven (11) public service programs; five (5) programs will be funded by the City of College Station, five (5) will be funded by the City of Bryan, and one (1) program will receive funding from each City. The City of College Station will also assist in the administration of two (2) additional CDBG funded public service programs serving children from lower-income families of College Station.

The City is an active member of the Brazos Valley Homeless Coalition and the Social Inclusion Action Network, and City staff will continue to collaborate and support many local organizations that support the "Anti-Poverty Strategy", including efforts by Brazos Valley United Way; Twin-City Mission; Brazos Valley Community Action Agency; Brazos Valley Council of Governments; Project Unity; Health for All; Workforce Solutions; Bryan-College Station Health Clinic, and many other local health and human service providers.

7.0 Addressing Environmental Compliance and Lead Hazards

7.1 Environmental Compliance

For the purposes of CDBG and/or HOME funded activities, the City of College Station is the "Responsible Entity" under the National Environmental Policy Act (NEPA). The City's Executive Director of Planning & Development Services is designated by this Action Plan to serve as the City's Certifying Officer for environmental review requirements. To ensure compliance with NEPA and HUD environmental regulations (24 CFR Part 58), the City complies with prescribed environment review requirements as noted below.

- Ø A project binder titled "NEPA Clearance and Authorization to Commit Federal Funds" is maintained in Community Development staff's offices. This binder contains individual Environmental Review Record (ERR) Coversheets documenting environmental clearance for each CDBG and HOME funded activity.
- Ø Documents certifying NEPA clearance are the responsibility of the Community Development staff. The necessary documents, as required by activity for ERR clearance, are placed in project files by the Community Development staff prior to commencement of project activities or commitment of funds.
- Ø A copy of the ERR Coversheet documenting environmental clearance is forwarded to the Community Development staff. Staff members responsible to request purchase orders and process payments for program expenses ensure that no federal funds are committed nor expended on an activity prior to receipt of an ERR Coversheet verifying project eligibility under NEPA for that activity.
- Ø Activities defined as Categorically Excluded (24 Sec. 58.35) and reverting to Exempt, will be so documented. Projects with environmental conditions triggering the need for a full Format II Environmental Assessment will have a completed ERR and a Finding of No Significant Impact (FONSI) will have been published and a Request for Release of Funds (RROF) received prior to commitment of funds.
- Ø An ERR Coversheet is prepared for each project which includes the type activity, project name and description, grant and year and approval to proceed. Other required ERR documents are attached to the coversheet. Following is a list of the required ERR clearances and documents typically required for the various CDBG and HOME funded activities.

Figure 8. Environmental Clearance Documentation Requirement By Program		
Program	Applicable Statute	Typical Clearance Documentation Required
Single-Family Rehab	24 Sec. 58.35 (a)	Categorical Exclusion (subject to 58.5) Reverting to Exempt unless environmental conditions require an Environmental Assessment, FONSI and RROF
Housing Services	24 Sec. 58.34 (a)	Exempt (24 Sec. 58.34 (a))
Demolition	24 Sec. 58.35 (a)	Categorical Exclusion (subject to 58.5) Reverting to Exempt unless environmental conditions require an Environmental Assessment, FONSI and RROF
Interim Assistance	24 Sec. 58.34 (a)	Exempt (24 Sec. 58.34 (a))
Home-Buyer Assistance	24 Sec. 58.35 (b)	Categorical Exclusion (not subject to 58.5) and related documents
Community Housing Development Organization	24 Sec. 58.35 (a)	Categorical Exclusion (subject to 58.5) Reverting to Exempt unless environmental conditions require an Environmental Assessment, FONSI and RROF
CHDO Operating Expenses	24 Sec. 58.34 (a)	Exempt (24 Sec. 58.34 (a))
Housing Construction	24 Sec. 58.35 (a)	Categorical Exclusion (subject to 58.5) Reverting to Exempt unless environmental conditions require an Environmental Assessment, FONSI and RROF
Tenant Based Rental Assistance	24 Sec. 58.34 (a)	Exempt (24 Sec. 58.34 (a))
Rental Rehabilitation	24 Sec. 58.35 (a)	Categorical Exclusion (subject to 58.5) Reverting to Exempt unless environmental conditions require an Environmental Assessment, FONSI and RROF
Administration	24 Sec. 58.34 (a)	Exempt (24 Sec. 58.34 (a))
Public Services	24 Sec. 58.34 (a)	Exempt (24 Sec. 58.34 (a))
Public Facilities	24 Sec. 58.35 (a)	Categorical Exclusion (subject to 58.5) Reverting to Exempt unless environmental conditions require an Environmental Assessment, FONSI and RROF

ERR forms used for CDBG and/or HOME funded programs and projects include:

- Environmental Review Record Coversheet
- Environmental File Checklist (for Federally Assisted Housing Projects)
- Environmental File Checklist (for Federally Public Facility Development)
- Environmental File Checklist (for Federally Assisted Multifamily Development)
- Exempt Activity - 24 Sec. 58.34 (a)
- Categorical Exclusion - (not subject to 58.5)
- Categorical Exclusion - (subject to 58.5)

Statutory Checklist - Federal Laws and Authorities listed at Sec. 58.5
Environmental Assessment Checklist - Federal Laws & Authorities listed at Sec. 58.5
Compliance Documentation Checklist - Other Requirements (24 CFR Part 58.6)
Notice to Prospective Buyers of Properties Located in Runway Clear Zones
Notice for Request for Release of Funds & Finding of No Significant Impact

7.2 Actions to Evaluate and Remove Lead-Based Paint Hazards

City program efforts to evaluate and remove lead-based paint hazards are found in the City's 2010-2014 Consolidated Plan. The City continues to proceed with the plans and actions outlined in that section of the Consolidated Plan, and, in an effort to gauge the potential problem with elevated lead blood levels, staff monitors information from the Texas Department of Health's Environmental Lead Branch related to testing and results for children in the Bryan – College Station MSA.

The most current information related to this elevated blood lead levels in local children is found in the following table - Texas Childhood Lead Poisoning Prevention Program. The information shows that, out of 259 children tested, less than 5 had elevated lead levels as compared to 14 for the entire county. The City's goals and objectives will continue to be utilized to address this issue and other opportunities to reduce lead-based paint hazards will be explored.

Texas Childhood Lead Poisoning Prevention Program

*Counts for unduplicated children under 15 years of age at time of test.
 Elevated results are lead levels greater than or equal to 10 micrograms per deciliter, capillary, venous, or unknown sample type.
 Counts of 1-4 expressed as "< 5" to protect confidentiality.

Prepared by L.J. Smith, 06/07/11
 Approved by Teresa Willis, 06/07/11
 Texas CLPPP 1-800-588-1248

Information for 2012 is anticipated to be available in July 2012 and will be included in the final document

Figure 9. 2010 Children Tested for Lead & Children Elevated (Age 0-14) in Brazos County, Texas

Location	Children Tested	Children Elevated
All Brazos	2,353	14
No Address	134	0
Zip		
77801	364	< 5
77802	177	< 5
77803	819	6
77805	23	< 5
77806	18	0
77807	159	< 5
77808	69	0
77840	333	0
77841	< 5	0
77842	13	0
77845	229	< 5
77862	< 5	0
77866	6	0
77881	< 5	0

Figure 10. 2010 Children Tested for Lead & Children Elevated (Age 0-14) in the City of College Station, Texas

Zip	Children Tested	Children Elevated
77840	333	0
77841	< 5	0
77842	10	0
77843	< 5	0
77845	229	< 5
Total	572	< 5

8.0 Institutional Structure and Coordination

The City of College Station coordinates, supports, and administers the affordable housing, supportive housing, homeless, and non-housing community development strategies through its Community Development Unit. The Department acts as a liaison with community groups, public institutions, non-profit organizations, and private industry to share information, identify resources and opportunities, and coordinate activities when possible. Several formal organizations and committees exist to aid in this coordination: the Community Partnership Board, the United Way of the Brazos Valley, Brazos Valley Council of Governments, Texas A&M University, Blinn College, Small Business Administrative Office, Bryan-College Station Community Health Center Coalition, the Brazos Valley Health Partnership, Brazos Valley Affordable Housing Corporation, Brazos Valley Coalition for the Homeless, the Chamber of Commerce, Habitat for Humanity, the Texas Agriculture Extension Office, the DASH (Decent, Affordable and Safe Housing) Committee, Social Inclusion Action Network, and the Joint Relief Funding Review Committee. Staff will continue to participate in these organizations as well as work individually with others.

The City will coordinate with and provide support to other entities that either directly or indirectly help in accomplishing Consolidated Plan goals locally. Organizations having contractual agreements with the City will be monitored as outlined above. Other entities contributing to Consolidated Plan endeavors, but not receiving CDBG/HOME funds from the City, will be supported and encouraged as appropriate. City staff will participate in coordination efforts among local health and social service providers to help further Consolidated Plan goals and objectives.

The City executed a non-financial agreement with the Brazos Valley Council of Governments for the intake processing, rental unit inspections, and information management of Section 8 Voucher holders who will apply for and receive TBRA Security Deposit Assistance from the City's program. Additionally, the City will work to execute contracts with all HTC properties in College Station to provide Security Deposit Assistance to their eligible tenants.

9.0 Program Monitoring

The City of College Station Monitoring Plan will consist of three reviews:

9.1 Internal Review of City Programs

Forms used in the implementation of community development programs and constitute legal instruments, such as contracts, will be approved by the City Attorney prior to their use. Other necessary forms will be developed and approved by the Community Development staff in compliance with all applicable regulations. Community Development staff will be responsible for maintaining accurate and complete files as required by HUD on each participant and recipient of assistance.

In addition, staff will conduct regular reviews to determine compliance with short and long-term program requirements. Additionally, activities that provide owner-occupied housing assistance and housing to special needs populations or the homeless will be monitored for compliance with the Fair Housing and Equal Opportunities (FHEO) requirements. The City of College Station, with the technical assistance from HUD FHEO staff, has completed a Fair Housing Plan. The City will update the Plan as necessary and will promote Fair Housing through a variety of means, to include: public hearings; home-buyer counseling and training sessions; City-sponsored neighborhood block parties and conferences; publicly supported newsletters; adoption of Fair Housing Ordinances; outreach to housing providers; and inclusion of Fair Housing links and information on the City's web-site. The City will collaborate with other entities to hold a Fair Housing Fair for area residents and property owners during PY 2012.

The City of College Station will also conduct reviews of sub-recipient projects for compliance with Section 504 Handicapped Accessibility, Lead-Based Paint, Housing Quality Standards, Davis-Bacon Labor Standards, Section 3, and other rules as applicable. The City has also adopted the International Code Council Standards to ensure quality and energy efficient construction and property maintenance.

The City of College Station shall meet all requirements set forth by the Office of Management and Budget and shall comply with the requirements and standards of OMB Circular No's. A-87, A-110 and A-133, and with the applicable sections of 24 CFR Part 85. An independent audit of the City is also conducted on an annual basis to ensure that CDBG and HOME funds are used in accordance with all program requirements. The City also performs a monthly review of its progress regarding the timeliness of expenditure requirements for CDBG funds. When and if benchmarks are not being met to ensure compliance with expenditure requirements, program managers are contacted and discussions held to identify and address delays.

CDBG and/or HOME funded housing projects are carried out in accordance with the locally adopted construction and property maintenance codes. The City funds code enforcement activities carried out in the L/M portions of the City to ensure maintenance of properties to local code requirements. The City also places the required liens against properties to ensure the required length of affordability, and performs an annual audit of projects to ensure continued maintenance, code compliance, current taxes and required occupancy status. Finally, City staff inspects all HTC units and the BVCOG staff inspects all Section 8 voucher program units prior to the approval of TBRA Security Deposit assistance to verify housing standard compliance.

9.2 Sub-recipient Monitoring

Monitoring sub-recipients provides a basis for assessing each program's operations and allows the City to document successes and identify problems. A secondary goal of monitoring is to obtain ongoing data for use in identifying needs and for program reporting. Evaluations will summarize monitoring findings and program goals and measure progress toward those goals during the provision of services. All sub-recipients will be monitored at least once a year. Currently, the City's CHDO is required to provide a written report of its activities on a bi-annual basis and staff monitors the agency twice annually. City staff also reviews and approves each CHDO sponsored project using HOME program funding.

The City of College Station has the responsibility for overall CDBG and HOME performance and Consolidated Plan compliance, including the performance of its sub-recipients. Clear record keeping requirements for sub-recipients are essential for grant accountability. Responsibility for maintaining many of the records is assigned to the sub-recipient. This includes responsibility for documenting activities with special requirements, such as necessary determinations, income certifications, or written agreements with beneficiaries, where applicable.

The City of College Station serves as the Grantee and contracts with Sub-recipient Organizations to provide services to low-income citizens. The contract details specific services to be provided and a concise statement of conditions, requirements, reporting and performance criteria. All contracts are approved by the City Attorney's Office prior to use.

9.3 Procedures for Recaptured HOME funded Homebuyer and Homeowner Programs

The Down-Payment Assistance Program (DAP) offers a 0%, deferred loan of 15% of the sales price and requires a minimum 5-year affordability period. The loan is secured by a Note and Deed of Trust. Recapture of funds is required upon resale, failure to maintain as a homestead, or transfer of ownership. The HOME investment amount subject to recapture is based on the amount of HOME assistance that enabled the homebuyer to purchase the dwelling unit and is repayable in full. The HOME investment includes any assistance that reduces the purchase price from the fair market value to an affordable price. The recaptured funds must be used to carry out HOME eligible activities. Similarly, the homeowner assistance program Owner-Occupied Rehabilitation assistance is provided through a low interest loan. Funds will be recaptured through regular payments or upon sale of the property or transfer of ownership.

10.0 FY2012 HOME APPROPRIATION REQUIREMENTS

As per CPD Notice 12-007, the City of College Station will implement the following requirements of the FY 2012 HOME Appropriation Law:

- Ø All project utilizing FY 2012 HOME funds will be completed within four years of the commitment date.
- Ø The City will develop and implement policies and procedures for assessing project underwriting, developer capacity and market need prior to executing written agreements.

The Executive Director of Planning and Development Services will act on behalf of the City to provide HOME Activity Funding Certification, in accordance with 24 CFR 92, including:

- The City has fully executed a written agreement that meets the requirements of the regulations applicable to the IDIS activity for which the funds are to be used;
 - The IDIS activity for which the funds are to be used meets the definition of a commitment and the requirements of the definition of a commitment pursuant to the regulations applicable to the IDIS activity;
 - The City has not drawn and will not draw funds for the IDIS activity unless it has fully executed a written agreement committing the funds;
 - For HOME project identified as 2012 Action Plan activities in IDIS, if the activity involves acquisition, construction, or rehabilitation of rental or homebuyer project, including down payment assistance, the City PJ has conducted an underwriting review, assess developer capacity and fiscal soundness, and examined neighborhood market conditions to ensure adequate need for the project for which these funds are to be used; and
 - All of the statement and claim made herein are true and correct, pursuant to 18 USC § 1001, 31 USC § 3729, et seq., and 24 CFR Part 28, false or fraudulent statement or claims are subject to up to 5 years imprisonment and civil penalties up to \$10,000 plus up to 3 times the amount of damages sustained by the Government for each fraudulent act committed.
- Ø The City will develop and implement policies and procedures for ensuring that all homebuyer activities set up under 2012 Action Plan projects in IDIS have a ratified contract for sale within six months of completing construction. Those HOME units that do not have a ratified contract for sale within six months of construction completion will be converted to HOME rental units and operated in compliance with all applicable rules. These policies and procedures will include this requirement for the City's partners in the community who are utilizing HOME funds for homebuyer activities.
 - Ø The city will develop and implement policies and procedures for accessing CHDO development capacity and experience prior to allocation CHDO reserve funds to that organization.

The Executive Director of Planning and Development Services will act on behalf of the City to provide HOME CHDO Development Capacity Certification, in accordance with Public Law 112-55, including:

- For 2012 CHDO Set-aside funds that will be committed to a CHDO project, these funds are being reserved for development activities that are to be carried out by the designated community housing development organization and the organization has demonstrated that it has staff with demonstrated development experience.

11.0 APPENDICES

Appendix A: SF-424

Application for Federal Assistance SF-424		OMB Number: 4040-0004 Expiration Date: 04/31/2012
		Version 02
*1. Type of Submission <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	*2. Type of Application <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision	*If Revision, select appropriate letter(s): * Other (Specify)
*3. Date Received:	4. Application Identifier:	
5a. Federal Entity Identifier:	*5b. Federal Award Identifier: B-12-MC-48-0007	
State Use Only:		
6. Date Received by State:	7. State Application Identifier:	
8. APPLICANT INFORMATION:		
* a. Legal Name: City of College Station		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 74-6000537	*c. Organizational DUNS: 109731997	
d. Address:		
*Street1: 1207 Texas Avenue S Street 2: P. O. Box 9960 *City: College Station County: Brazos *State: Texas Province: Country: United States		
		*Zip/ Postal Code: 77842
e. Organizational Unit:		
Department Name: Planning & Development Services		Division Name: Community Development
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: Mr.		First Name: Bob
Middle Name:		
*Last Name: Cowell		
Suffix:		
Title: Executive Director of Planning & Development Services		
Organizational Affiliation:		
*Telephone Number: 979-764-3778		Fax Number: 979-764-3785
*Email: bcowell@cstx.gov		

OMB Number: 4040-0004
 Expiration Date: 04/31/2012

Application for Federal Assistance SF-424		Version 02
9. Type of Applicant 1: Select Applicant Type:	C. City or Township Government	
Type of Applicant 2: Select Applicant Type:	- Select One -	
Type of Applicant 3: Select Applicant Type:	- Select One -	
*Other (specify):		
*10. Name of Federal Agency:	U. S. Department of Housing and Urban Development	
11. Catalog of Federal Domestic Assistance Number:	14-218	
CFDA Title:	Community Development Block Grant	
*12. Funding Opportunity Number:		
*Title:		
13. Competition Identification Number:		
Title:		
14. Areas Affected by Project (Cities, Counties, States, etc.):	City of College Station, Texas	
*15. Descriptive Title of Applicant's Project:	Programs designed to enhance the community by providing safe, decent and affordable housing; improved infrastructure; supportive services; and a suitable living environment for principally low- and moderate-income residents of College Station	
Attach supporting documents as specified in agency instructions.		

OMB Number: 4040-0004
 Expiration Date: 04/31/2012

Application for Federal Assistance SF-424		Version 02
16. Congressional Districts Of: TX-017		
*a. Applicant	TX-017	*b. Program/Project: TX-017
Attach an additional list of Program/Project Congressional Districts if needed.		
17. Proposed Project:		
*a. Start Date:	10/01/2012	*b. End Date: 09/30/2013
18. Estimated Funding (\$):		
*a. Federal	\$978,155.00	
*b. Applicant		
*c. State		
*d. Local		
*e. Other		
*f. Program Income		
*g. TOTAL	\$978,155.00	
*19. Is Application Subject to Review By State Under Executive Order 12372 Process?		
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review. <input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372		
*20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)		
<input checked="" type="checkbox"/> *I AGREE		
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.		
Authorized Representative:		
Prefix: Mr.	*First Name: David	
Middle Name:		
*Last Name: Neeley		
Suffix:		
*Title: City Manager		
*Telephone Number: 979-764-3510		Fax Number: 979-764-3777
*Email: dneeeley@cstx.gov		
*Signature of Authorized Representative:		Date Signed:

OMB Number: 4040-0004
 Expiration Date: 04/31/2012

Application for Federal Assistance SF-424		Version 02
*1. Type of Submission		
<input type="checkbox"/> Preapplication	*2. Type of Application	
<input checked="" type="checkbox"/> Application	<input type="checkbox"/> New	*If Revision, select appropriate letter(s):
<input type="checkbox"/> Changed/Corrected Application	<input checked="" type="checkbox"/> Continuation	* Other (Specify)
	<input type="checkbox"/> Revision	
*3. Date Received:		4. Application Identifier:
5a. Federal Entity Identifier:		*5b. Federal Award Identifier: M-12-MC-48-0219
State Use Only:		
6. Date Received by State:		7. State Application Identifier:
8. APPLICANT INFORMATION:		
* a. Legal Name: City of College Station		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 74-6000537		*c. Organizational DUNS: 109731997
d. Address:		
*Street 1: 1207 Texas Avenue S		
Street 2: P. O. Box 9960		
*City: College Station		
County: Brazos		
*State: Texas		
Province:		
Country: United States		*Zip/ Postal Code: 77842
e. Organizational Unit:		
Department Name: Planning & Development Services		Division Name: Community Development
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: Mr.		First Name: Bob
Middle Name:		
*Last Name: Cowell		
Suffix:		
Title: Executive Director of Planning & Development Services		
Organizational Affiliation:		
*Telephone Number: 979-764-3778		Fax Number: 979-764-3785
*Email: bcowell@cstx.gov		

OMB Number: 4040-0004
 Expiration Date: 04/31/2012

Application for Federal Assistance SF-424		Version 02
9. Type of Applicant 1: Select Applicant Type:	C. City or Township Government	
Type of Applicant 2: Select Applicant Type:	- Select One -	
Type of Applicant 3: Select Applicant Type:	- Select One -	
*Other (specify):		
*10. Name of Federal Agency:	U. S. Department of Housing & Urban Development	
11. Catalog of Federal Domestic Assistance Number:	14-239	
CFDA Title:	HOME Investment Partnership Program	
*12. Funding Opportunity Number:		
*Title:		
13. Competition Identification Number:		
Title:		
14. Areas Affected by Project (Cities, Counties, States, etc.):	City of College Station	
*15. Descriptive Title of Applicant's Project:	Programs designed to enhance the community by providing safe, decent and affordable housing for principally low- and moderate-income residents on College Station.	
Attach supporting documents as specified in agency instructions.		

OMB Number: 4040-0004
 Expiration Date: 04/31/2012

Application for Federal Assistance SF-424		Version 02
16. Congressional Districts Of: TX-017		
*a. Applicant	*b. Program/Project:	
Attach an additional list of Program/Project Congressional Districts if needed.		
17. Proposed Project:		
*a. Start Date: 10/01/2012	*b. End Date: 9/30/2013	
18. Estimated Funding (\$):		
*a. Federal	\$408,875.00	
*b. Applicant		
*c. State		
*d. Local		
*e. Other		
*f. Program Income		
*g. TOTAL	\$408,875.00	
*19. Is Application Subject to Review By State Under Executive Order 12372 Process?		
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review. <input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372		
*20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)		
<input checked="" type="checkbox"/> **I AGREE		
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.		
Authorized Representative:		
Prefix: Mr.	*First Name: David	
Middle Name:		
*Last Name: Neeley		
Suffix:		
*Title: City Manager		
*Telephone Number: 979-764-3510	Fax Number: 979-764-6377	
*Email: dneeley@cstx.gov		
*Signature of Authorized Representative:	Date Signed:	

Appendix B: Certifications

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about –
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will –
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted:
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature/Authorized Official Date

Title

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available;
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year 2010 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.

Signature/Authorized Official Date

Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.

Signature/Authorized Official Date

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

Check _____ if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR part 24, subpart F.

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Appendix C: Glossary of Terms and Acronyms

Acquisition: Obtaining real property, following state and federal regulatory requirements, for the purpose of preparing a proposed, eligible city activity.

Affordable Housing: Affordable housing is generally defined as housing where the occupant is paying no more than 30% of their gross income for housing costs.

Allocation: Funds set aside for a particular approved activity.

Area of Minority Concentration: Any neighborhood in which the percentage of households in a particular racial or ethnic minority group is at least 10 percentage points higher than the percentage of that minority group for the MSA.

Area of Low-Income Concentration: A census tract where over 51% of the population consists of households with incomes below 80%.

BVCAA (Brazos Valley Community Action Agency): Local non-profit service provider agency, providing a variety of services to the low-income and special needs population.

BVCASA (Brazos Valley Council on Alcohol and Substance Abuse): Local nonprofit service provider agency, providing assistance to individuals who suffer from the effects of alcohol and substance abuse.

BVCH (Brazos Valley Coalition for the Homeless): Coordinates planning to address homeless and shelter needs in the Brazos Valley.

BVCOG (Brazos Valley Council of Governments): Multi-county consortia agency that provides low-income housing assistance programs to the multi-county region it serves.

CDBG (Community Development Block Grant): An annual grant of federal dollars to the City of College Station from the U.S. Department of Housing and Urban Development. The funds are spent on activities that benefit low and moderate income persons, eliminate slum and blight, or address an urgent need.

CHDO (Community Housing Development Organization): A type of nonprofit housing provider that must receive a minimum of 15% of all Federal HOME Investment Partnership funds. The primary difference between CHDO and other nonprofits is the level of low-income resident participation on the Board of Directors.

Consolidated Plan: Developed by City with input from citizens and community groups, the Consolidated Plan serves four functions: 1) it is a planning document for the community, built upon public participation and input; 2) it is the application for funds under HUD's formula grant programs (CDBG, HOME, ESG, and HOPWA); 3) it lays out local priorities; and 4) it lays out a 5 year strategy the City will follow in implementing HUD programs.

Continuum of Care: A comprehensive system for moving individuals and families from homelessness to permanent housing by providing services (e.g. job training, counseling, budget counseling, education, etc.)

Cost Burden: The extent to which gross housing costs, including utility income, exceed 30% of gross income, based on available data from the U. S. Census Bureau.

Demolition: The act of removing a structure, or component of a structure, in order to prepare a project site for an eligible activity. Waste materials from the demolition are discarded in an appropriate landfill.

Elderly: A person who is at least 62 years of age. For the purposes of some HTC projects, the age of 55 years old may be applied.

Emergency Shelter: Any facility with overnight sleeping accommodations, the primary purpose of which is to provide temporary shelter for the homeless in general or for specific populations of the homeless.

CD (Community Development Unit): The City of College Station's Planning and Development Services Department – Community Development Division.

ESG (Emergency Shelter Grant): HUD provides funds to improve the quality of emergency shelter, to help make available emergency shelter, and to help meet operating costs and costs of essential social services to homeless individuals.

Extremely Low-Income Family: A Family whose income is between 0% and 30% of the median income for the area, as determined by HUD.

FEMA (Federal Emergency Management Agency): Administers funds to local emergency service organization for responses to emergency situations.

Frail Elderly: An elderly person (62+) who is unable to perform at least three activities of daily living, such as eating, dressing, bathing, grooming, or household management.

FY (Fiscal Year): The budget calendar year whereby all accounting transactions commence and complete.

GIS: Geographic Information System

HOME (HOME Investment Partnership Grant): An annual grant from the U.S. Department of Housing and Urban Development that provides funds for affordable housing projects/programs.

Homeless Person: Unaccompanied person 17 years of age or younger who is living in situations described by terms “sheltered” or “unsheltered”.

Housing Problems: Households with housing problems including physical defects, overcrowding and cost burden. Overcrowding is a housing unit containing more than one person per room.

HTC (Housing Tax Credit): See LIHTC below

HUD: U. S. Department of Housing and Urban Development.

I&R: Information and Referral

IDIS: Integrated Disbursement information System

JRFRC: Joint Relief Funding Review Committee.

Jurisdiction: A state or unit of general local government.

Lead-Based Paint Hazard: Any condition that causes exposure to lead form lead-contaminated dust, soil, or paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects.

LIHTC (Low Income Housing Tax Credits): A way of obtaining financing to develop low-income housing. Government programs provide dollar-for-dollar credit toward taxes owed by the housing owner. These tax credits can be sold, or used to back up bonds that are sold, to obtain financing to develop the housing.

L/M Income or LMI: Low to Moderate income

Low Income: Households whose income is below 80% of the area median income. This is referred to as moderate income in the CDBG program.

LULAC: League of United Latin American Citizens

MHMR: Mental Health Mental Retardation

MSA: Metropolitan Statistical Area.

ORP (Optional Relocation Program): A housing assistance program providing funds to a low-income owner-occupant for demolition of an existing structure and reconstruction of a new housing unit when the existing structure has deteriorated to a point that rehabilitation is no longer feasible or cost efficient.

PJ: Participating Jurisdiction

Program Year (PY): The HUD Program Year

Presumption of Affordability Study: For the purposes of continued affordability for the HOME program, a study for a specific geographic area demonstrating the affordability of housing for low/mod populations.

Rehabilitation Program: A city-designed housing assistance program that provides funding to an owner-occupant for necessary renovation and repairs to their existing structure, when the rehabilitation is considered feasible and cost effective.

Section 8 Program: The program provides rental assistance. Those who receive the assistance pay no more than 30% of their gross income for rent.

Self Sufficiency: A program designed to provide support services to enable participating families to achieve economic independence and self-sufficiency.

Standard Condition: Improvements / structures which are determined to be in compliance with the City of College Station Building Codes.

Substandard Condition: Improvements / structures which are determined to be in noncompliance with the City of College Station Building Codes.

Substandard - Suitable for Rehabilitation (Repairable): A structure which is structurally sound, and for which the cost to address the identified City of College Station Building Code deficiencies will not cause total property indebtedness to exceed 90 % of the after-rehabilitation property value.

Substandard - Not Suitable for Rehabilitation (Non-Repairable):

- 1) Structurally Infeasible for Rehabilitation: An improvement / structure in which the majority of the primary structural components have deteriorated to the extent that the physical integrity is seriously compromised. The structure can only be brought into code compliance through new construction activities.
- 2) Economically Infeasible for Rehabilitation: An improvement / structure for which the cost required to address the identified City of College Station Building Code deficiencies will cause the total property indebtedness to exceed the after rehabilitation property value.

Substandard Condition and Not Suitable for Rehab: By local definition, dwelling units that are in such poor condition as to be neither structurally nor financially feasible for rehabilitation.

Substandard Condition but Suitable for Rehab: By local definition, dwelling units that do not meet standard conditions but are both financially and structurally feasible for rehabilitation. This does not include units that require only cosmetic work, correction of minor livability problems or maintenance work.

TBRA (Tenant Based Rental Assistance): A HUD-funded rental subsidy provided to low-income individuals through the HOME program that can be used by the individuals for rent or security deposit expenses.

TDHCA (Texas Department of Housing and Community Affairs): State agency that receives and administers federal funding for all the major HUD sponsored grants.

Appendix D: Tables

Figure 11. Homeless and Special Needs Populations [HUD Table 1A]

Continuum of Care: Housing Gap Analysis Chart				
		Current Inventory	Under Development	Unmet Need/ Gap
Individuals				
Example	Emergency Shelter	100	40	26
Beds	Emergency Shelter	142	0	0
	Transitional Housing	75	0	76
	Permanent Supportive Housing	n/a	n/a	n/a
	Total	217	0	76
Persons in Families With Children				
Beds	Emergency Shelter	65	0	5
	Transitional Housing	40	0	5
	Permanent Supportive Housing	n/a	n/a	n/a
	Total	105	0	10

Continuum of Care: Homeless Population and Subpopulations Chart

Continuum of Care: Homeless Population and Subpopulations Chart				
Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
1. Number of household with dependent children:	20	13	7	40
1a. Total number of persons in these households:	44	36	30	110
2. Number of households without dependent children	107	25	87	219
2a. Total number of persons in these households	107	25	87	219
Total persons (add lines 1a & 2a)	151	61	117	319
Part 2: Homeless Subpopulations	Sheltered		Unsheltered	Total
a. Chronically Homeless	14		0	14
b. Seriously Mentally Ill	1		0	1
c. Chronic Substance Abuse	2		0	2
d. Veterans	7		0	7
e. Persons with HIV/AIDS	0		0	0
f. Victims of Domestic Violence	10		0	10
g. Unaccompanied Youth (Under 18)	0		0	0

Figure 12. Special Needs (Non-Homeless) Populations [HUD Table 1B]

SPECIAL NEEDS SUBPOPULATIONS	Priority Need Level High, Medium, Low, No Such Need	Unmet Need	Dollars to Address Unmet Need**	Multi-Year Goals	Annual Goals
Elderly	H	438*	\$4,394,016	90	18
Frail Elderly					
Severe Mental Illness	M				
Developmentally Disabled					
Physically Disabled	H				
Persons w/ Alcohol/Other Drug Addictions	M				
Persons w/HIV/AIDS	M				
Victims of Domestic Violence	H				
Other					
TOTAL		438	\$4,394,016		

*Number calculated from 2000 SOCDs CHAS Data: Housing Problems Output for Mobility and Self Care Limitation, Households with housing problems earning below 80% AMI.

**One 2 bedroom unit per year would cost \$10,032 according to HUD 2010 Fair Market Rents.

Figure 13. Priority Housing Needs/Investment Plan Table [HUD Table 2A]

PRIORITY HOUSING NEEDS (households)		Priority		Unmet Need
Renter	Small Related	0-30%	H	844
		31-50%		625
		51-80%		448
	Large Related	0-30%		95
		31-50%		94
		51-80%		89
	Elderly	0-30%		60
		31-50%		60
		51-80%		85
	All Other	0-30%		5,212
		31-50%		2,271
		51-80%		923
Owner	Small Related	0-30%	H	69
		31-50%		45
		51-80%		154
	Large Related	0-30%		0
		31-50%		10
		51-80%		24
	Elderly	0-30%		59
		31-50%		60
		51-80%		49
	All Other	0-30%		330
		31-50%		60
		51-80%		49
Non-Homeless Special Needs	Elderly	0-80%	H	438
	Frail Elderly	0-80%	H	
	Severe Mental Illness	0-80%	M	
	Developmental Disability	0-80%	M	
	Physical Disability	0-80%	H	
	Alcohol/Drug Abuse	0-80%	M	
	HIV/AIDS	0-80%	M	
	Victims of Domestic Violence	0-80%	H	

Figure 14. Priority Housing Needs/Investment Plan Goals [HUD Table 2A]

Priority Need	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
Renters						
0 - 30 of MFI						
31 - 50% of MFI	390	60	60	155		
51 - 80% of MFI						
Owners						
0 - 30 of MFI						
31 - 50 of MFI	100	22	17	15		
51 - 80% of MFI						
Homeless						
Individuals	27*	5*	5*	24		
Families						
Non-Homeless Special Needs						
Elderly						
Frail Elderly						
Severe Mental Illness						
Physical Disability	90*	18*	18*	?		
Developmental Disability						
Alcohol/Drug Abuse						
HIV/AIDS						
Victims of Domestic Violence						
Total						
Total Section 215						
215 Renter	390	60	60	155		
215 Owner	100	22	17	155		

*These are clients that are served through the TBRA Program at Twin City Mission (TCM). TCM estimates that 9% of TBRA recipients were formally homeless and 30% have special needs.

Figure 15. Priority Housing Activities [HUD Table 2A]

Priority Need	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
CDBG						
Acquisition of existing rental units						
Production of new rental units						
Rehabilitation of existing rental units						
Rental assistance						
Acquisition of existing owner units						
Production of new owner units						
Rehabilitation of existing owner units	6		3	6		
Homeownership assistance						
HOME						
Acquisition of existing rental units						
Production of new rental units	70	0	0			
Rehabilitation of existing rental units	20	0	0	5		
Rental assistance	300	60	60	150		
Acquisition of existing owner units						
Production of new owner units	20	5	5	3		
Rehabilitation of existing owner units	14	5	2	2		
Homeownership assistance	60	12	12	7		
Other						

Figure 16. Priority Community Development Needs [HUD Table2B]

Priority Need	Priority Need Level
Acquisition of Real Property	H
Disposition	H
Clearance and Demolition	M
Clearance of Contaminated Sites	L
Code Enforcement	H
Public Facility (General)	
Senior Centers	L
Handicapped Centers	M
Homeless Facilities	L
Youth Centers	M
Neighborhood Facilities	H
Child Care Centers	L
Health Facilities	M
Mental Health Facilities	M
Parks and/or Recreation Facilities	H
Abused/Neglected Children Facilities	H
Non-Residential Historic Preservation	L
Infrastructure (General)	
Water/Sewer Improvements	M
Street Improvements	H
Sidewalks	H
Solid Waste Disposal Improvements	L
Flood Drainage Improvements	M
Public Services (General)	
Senior Services	M
Handicapped Services	M
Legal Services	L
Youth Services	M
Child Care Services	M
Transportation Services	H
Substance Abuse Services	M
Employment/Training Services	H
Health Services	H
Lead Hazard Screening	H
Crime Awareness	H
Fair Housing Activities	H
Tenant Landlord Counseling	L
Economic Development (General)	
C/I Building Acq/Const/Rehab	L
Micro-enterprise Assistance	M

Figure 17: Summary of Specific Objectives from 2010-2014 Consolidated Plan

<i>Goal: Rental Housing - Ensure adequate affordable rental housing opportunities for low- and moderate-income families and individuals [HUD Table 2C]</i>					
<i>Objective</i>	<i>Strategy</i>	<i>Anticipated Sources of Funds</i>	<i>Service Delivery</i>	<i>Expected Number</i>	<i>5-year Outcome Measures / Performance Indicators</i>
<i>DH 3.1: Sustainability Of Decent Housing</i>	<i>Encourage and facilitate the rehabilitation of affordable rental units</i>	<i>private sector, HOME, CDBG</i>	<i>Private sector, ECD Rental Rehab Program</i>	<i>20 units</i>	<i>Sustain decent housing by rehabilitating rental units offered to L/M income individuals and families</i>
<i>DH 1.1: Availability/ Accessibility of Decent Housing</i>	<i>Encourage and facilitate the construction of new affordable rental units</i>	<i>State HTC, HOME, CDBG, private sector</i>	<i>Private sector, ECD Leveraged Development Program, other ECD initiatives</i>	<i>70 units</i>	<i>Increase number of newly constructed rental units offered to L/M income individuals and families</i>
<i>Goal: Owner-Occupied Housing - Ensure adequate housing assistance for lower income homeowners [HUD Table 2C]</i>					
<i>Objective</i>	<i>Strategy</i>	<i>Anticipated Sources of Funds</i>	<i>Service Delivery</i>	<i>Expected Number</i>	<i>5-year Outcome Measures / Performance Indicators</i>
<i>DH 2.1: Affordability Of Decent Housing</i>	<i>Encourage and facilitate maintenance of residential units by L/M income homeowners through residential rehab loans</i>	<i>CDBG, HOME, TDHCA funds, other local public or private contributions</i>	<i>ECD Rehabilitation Program</i>	<i>20 units</i>	<i>Increase affordability of maintaining decent owner-occupied housing</i>
<i>SL 3.1: Sustainability of Decent Housing</i>	<i>Acquire real property for future development of affordable housing, parks, or other activities that enhance neighborhoods</i>	<i>CDBG, HOME, local funds</i>	<i>Public Facility, New Construction Program</i>	<i>5 units</i>	<i>Enhance the sustainability and longevity of decent housing by maintaining the integrity of neighborhoods</i>
<i>DH 3.2: Sustainability of Decent Housing</i>	<i>Encourage and facilitate the removal and replacement of dilapidated residential structures and/or address community emergencies</i>	<i>HOME, CDBG</i>	<i>ECD Staff, City's Building Department, Code Enforcement</i>	<i>5 units</i>	<i>Demolish dilapidated structures to create decent housing</i>
<i>DH 3.3: Sustainability of Decent Housing</i>	<i>Utilize code enforcement regulations to maintain the integrity of older neighborhoods</i>	<i>CDBG</i>	<i>Code Enforcement, ECD Staff</i>	<i>25,000 residents</i>	<i>Enhance the sustainability and longevity of decent housing by maintaining the integrity of neighborhoods</i>

Goal: Homeownership - Retain and expand affordable housing opportunities for low- and moderate income homebuyers [HUD Table 2C]

Objective	Strategy	Anticipated Sources of Funds	Service Delivery	Expected Number	5-year Outcome Measures / Performance Indicators
DH 2.2: Affordability of Decent Housing	Encourage and support programs and projects that provide financial assistance to L/M income purchasers of existing or new affordable homes	HOME; United Way IDA Program	ECD DAP	60 households	Increase affordability of homeownership of decent housing through DAP
DH 3.3: Sustainability of Decent Housing	Encourage and support programs and projects that provide education and counseling to lower-income home-owners and homebuyers	HOME, United Way IDA Program, TAMU Extension Services, Habitat	ECD DAP	100 persons	Provide housing information to make decent housing more sustainable to homeowners
DH 1.2: Availability/ Accessibility of Decent Housing	Encourage and support programs and projects that construct new housing units for L/M homebuyers	HOME, CDBG, private/ nonprofit developers	ECD New Construction Program, BVCAA, Habitat for Humanity, other CHDOs, private/nonprofit developers	20 units	Increase number of new affordable homeownership units

Goal: Homelessness - Address the needs of homeless persons to make the transition to permanent housing and independent living and help families avoid becoming homeless [HUD Table 1C]

Objective	Strategy	Anticipated Sources of Funds	Service Delivery	Expected Number	5-year Outcome Measures / Performance Indicators
Preventing homelessness					
DH 2.2: Affordability of Decent Housing	Provide assistance for low-income households to secure and sustain safe, decent affordable housing	Public and private sources of funding, HOME	Twin City Mission, ECD TBRA Program, private apartment complexes	300 security deposits	Coordinated effort among non-profits, for-profits, and the City to provide rental subsidies for decent housing
Outreach and Assessment					
SL 1.1: Availability/ Accessibility of Suitable Living Environment	Foster coordination, collaboration, and increased resources to assess community needs, available services, and service gaps. Use this information to target and improve service provision.	CDBG, local public and private funds	Project Unity	20 events	Improve availability and accessibility of services and assistance to the homeless to promote a sustainable living environment: Community Partnership Board meetings to improve knowledge and coordination between agencies, perform public outreach including Homeless Workshop

<i>Emergency and Transitional Shelter</i>					
DH 1.3: Availability/ Accessibility of Decent Housing	Encourage and support programs and agencies that supply or seek out emergency and/or transitional shelter for families and individuals	CDBG, and other private and public sources of funds	Public Service Agency programs through the JRFRC	25 clients	Provide emergency and/or transitional shelter for families and individuals to have decent housing
<i>Transition to permanent housing and independent living</i>					
DH 3.4: Sustainability of Decent Housing	Assist homeless persons in meeting human and health service needs; provide training and counseling opportunities to help with the transition to self sufficiency	CDBG and other private and public sources of funds	Public Service Agency funded through the JRFRC	1,000 clients	Assist homeless persons to become self sufficient to enable them to find decent, long term housing
<i>Goal: Special Needs - Ensure adequate affordable housing opportunities and supportive services for lower income special needs populations [HUD Table 1C]</i>					
Objective	Strategy	Anticipated Sources of Funds	Service Delivery	Expected Number	5-year Outcome Measures / Performance Indicators
SL 1.2: Availability/ Accessibility of Suitable Living Environment	Encourage and facilitate organizations that provide social and/or housing services to special needs populations	CDBG	Public Service Agency funded through JRFRC	30 clients	Maintain or increase the number of clients with special needs receiving care
<i>Goal: Public Service - Encourage and support the delivery of health and human services to assist families in reaching their fullest potential [HUD Table 2C]</i>					
Objective	Strategy	Anticipated Sources of Funds	Service Delivery	Expected Number	5-year Outcome Measures / Performance Indicators
SL 2.1: Affordability to Suitable Living Environment	Encourage and support nonprofit providers of health care, dental care, and mental health care to deliver programs to L/M families/persons	CDBG Public Service funds, other state and/or federal funds, public and/or private funds	Public Service Agencies funded through JRFRC	100 clients	Maintain or increase the number of clients receiving health/mental health and/or dental services
SL 1.3: Accessibility/ Availability to Suitable Living Environment	Encourage continued development and facilitate development of new or enhanced senior citizen programming	CDBG Public Service funds, City Parks and Recreational Department	City Parks and Recreation Staff; Senior Advisory Board; Public Service Agency	45,000 participants	Evidence of additional senior care opportunities, increase or maintain number of participating seniors

SL 2.2: Affordability to Suitable Living Environment	Facilitate development of affordable childcare and youth programs	CDBG Public Service funds, City Parks and Recreational Department	Public Service Agencies funded through JRFRC	4,500 clients	Evidence of maintained or additional childcare and youth opportunities
SL 3.2: Sustainability to Suitable Living Environment	Ensure that the provision of other health and human services is approached within a comprehensive framework to enable families and individuals in breaking the cycle of poverty	CDBG Public Service and Administrative funds	1) Public Service Agencies, 2) ECD staff, 3) ECD Staff	1) 35,000 clients 2) 100 assisted 3) 5 Boards/ Councils	1) Support nonprofit public service agencies to increase services to L/M clients 2) Technically assist nonprofit agencies (# Assisted) 3) Participate in coalitions or collaborative efforts for community initiatives to foster and maintain an environment to promote strong, supportive relationships
SL 1.4: Accessibility/ Availability to Suitable Living Environment	Encourage new or enhanced transportation programs that assist L/M income persons to address their mobility needs	CDBG Public Service Funds	Public Service Agencies funded through JRFRC	100 persons	Increase transportation options for L/M persons to create greater access to services
<i>Goal: Public Facilities and Infrastructure: Provide safe, secure, and healthy environments for families and individuals [HUD Table 2C]</i>					
Objective	Strategy	Anticipated Sources of Funds	Service Delivery	Expected Number	5-year Outcome Measures / Performance Indicators
SL 3.3: Sustainability of Suitable Living Environment	Improved accessibility to programs serving L/M income individuals and families through rehabilitation or expansion of public or private facilities	CDBG, nonprofit and private funds	Nonprofits and other service providers, private developers	2 facilities	Improve accessibility and/or availability of services through improvement of facilities
SL 3.4: Sustainability of Suitable Living Environment	Rehabilitation and expansion of infrastructure including water and sewer lines, street, and sidewalk, and flood drain improvements	CDBG, Capital Improvement Project funds	Public Works Department of the City of College Station	5 projects	Promote livability and sustainability for residents of low/mod neighborhoods by completing infrastructure projects.
SL 3.5: Sustainability of Suitable Living Environment	Improve or expand park facilities including green space, neighborhood parks, and recreational facilities	CDBG, Capital Improvement Project funds	Parks and Recreation Department of the City of College Station	7 parks	Complete parks projects in designated low/mod income neighborhoods to enhance livability

SL 1.5: Availability/ Accessibility of a Suitable Living Environment	Improve transportation facilities to increase the accessibility of health and human services and basic needs for L/M income persons	CDBG, Capital Improvement Project funds, TAMU, The District	Public Works Department of the City of College Station	5 facilities	Complete transportation facilities to enhance accessibility to various forms of transportation options
<i>Goal: Economic Development - Develop a strong and diverse economic environment to break cycle of poverty [HUD Table 2C]</i>					
Objective	Strategy	Anticipated Sources of Funds	Service Delivery	Expected Number	5-year Outcome Measures / Performance Indicators
EO 1.1: Availability/ Accessibility of Economic Development	Rehabilitate and/or develop new spaces for businesses to better realize job creation	CDBG, private funds	Private sector, ECD Commercial Loan Program and Leveraged Development Program	40 jobs	Increase the number of job opportunities for L/M income persons
EO 1.2: Availability/ Accessibility of Economic Development	Support and expand community wide training and employment activities targeting low/mod households	CDBG	Public Service Agency funding through JRFRC	50 persons	Increase the number of L/M income participants in training programs

Figure 18. Annual Housing Completion Goals [HUD Table 3B]

Grantee Name: City of College Station Program Year: 2010-2011	Expected Annual Number of Units To Be Completed	Actual Annual Number of Units Completed	Resources used during the period	
			CDBG	HOME
BENEFICIARY GOALS (Sec. 215 Only)				
Homeless households	24		<input type="checkbox"/>	<input type="checkbox"/>
Non-homeless households	148		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Special needs households			<input type="checkbox"/>	<input type="checkbox"/>
Total Sec. 215 Beneficiaries*	172		<input type="checkbox"/>	<input checked="" type="checkbox"/>
RENTAL GOALS (Sec. 215 Only)				
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>
Production of new units			<input type="checkbox"/>	<input type="checkbox"/>
Rehabilitation of existing units	5		<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	150		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Total Sec. 215 Affordable Rental	155		<input type="checkbox"/>	<input checked="" type="checkbox"/>
HOME OWNER GOALS (Sec. 215 Only)				
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>
Production of new units	3		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rehabilitation of existing units	7		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Homebuyer Assistance	7		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Total Sec. 215 Affordable Owner	17		<input type="checkbox"/>	<input checked="" type="checkbox"/>
COMBINED RENTAL AND OWNER GOALS (Sec. 215 Only)				
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>
Production of new units	3		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rehabilitation of existing units	12		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Rental Assistance	150		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Homebuyer Assistance	7		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Combined Total Sec. 215 Goals*	172		<input type="checkbox"/>	<input checked="" type="checkbox"/>
OVERALL HOUSING GOALS (Sec. 215 + Other Affordable Housing)				
Annual Rental Housing Goal	155		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Annual Owner Housing Goal	17		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Total Overall Housing Goal	172		<input type="checkbox"/>	<input checked="" type="checkbox"/>

Figure 19. Continuum of Care: 10-Year Plan, Objectives, and Action Steps Chart

Objectives to End Chronic Homelessness and Move Families and Individuals to Permanent Housing	2012-2013 Local Action Steps	Lead Persons	Baseline (Current Level)	Numeric Achievement in 12 months	Numeric Achievement in 5-Years	Numeric Achievement in 10 years
	How are you going to do it? List action steps to be completed within the next 12 months.	List names of those responsible for accomplishing each action step.				
1. Create new PSH beds for chronically homeless persons.	1. Contact agencies with an interest in applying for PSH funding;	Brazos Valley Homeless Coalition Chair, Alsie Bond	0	5	15	25
	2. Coordinate training on PH funding sources, and 3. Create 5 new beds for chronically homeless.	Twin City Mission, Inc. Doug Weedon and BV Embrace, Joe Montgomery				
2. Increase percentage of homeless persons staying in PH over 6 months to at least 77%.	1. Increase support, case management, and public service referrals provided to clients in PH, and	Twin City Mission, Inc. Steven Bethea	0	0	0	0
	2. Develop a support team of Coalition members to reduce obstacles to clients' success in PH.	Brazos Valley Homeless Coalition Chair, Alsie Bond				
3. Increase percentage of homeless persons moving from TH to PH to at least 65 %.	1. Conduct evaluation of Transitional Housing programs and contact agencies working with homeless persons, focusing on maintaining current successful practices, and	Twin City Mission, Inc. CEO Doug Weedon; Steven Bethea – Trans. SHP	73%	75%	77%	79%
	2. Ensure that case management services and follow-up support are strong enough to help TH participants obtain and maintain PH.	Brazos Valley Homeless Coalition CEO Doug Weedon Steven Bethea – Trans. SHP;				
4. Increase percentage of homeless persons employed at exit to at least 20%.	1. Continue coordination with local Workforce Board to address employment needs of homeless and increase access to local employment programs, and	Twin City Mission, Inc. CEO Doug Weedon	33%	35%	37%	39%
	2. Host job/skills training workshops each year to enhance employability.					
5. Decrease the number of homeless households with children.	1. Collaborate with agencies and organizations to expand housing opportunities to homeless families with children, and	Twin City Mission, Inc. Steven Bethea	6	4	2	2
	2. Develop a program that specifically targets this population.					
Other CoC Objectives in 2012		Lead Person(s)	Timelines			
1. Continue to meet CoC HMIS requirements by following established HMIS policies/protocols, monitoring compliance with Data Standards, and reporting accurate, reliable data in SuperNOFA and Annual Homeless Assessment Report (AHAR).		Brazos Valley Homeless Coalition Chair, Alsie Bond and Twin City Mission, Inc. Sandra Hoeschler	3 year HMIS Grant - 2014			
2. Continue to monitor Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act changes into by-law and committee responsibilities.		Same	HEARTH partially approved			
3. Coordinate with agencies to conduct annual Point-In-Time Homeless population and subpopulation count.		Same	Ongoing			
4. Provide for CoC quarterly achievement reports in coordination with HUD CPD Representative Robert Beck		Same	Ongoing			

Appendix E: Comments

Figure 20. Comments from March 8th, 2011 Public Hearing

Comments
Two questionnaires were received at the March 8 th public hearing rating the following Use of CDBG & HOME Funds: Special Needs Housing Development: Important to very important; Neighborhood Centers: Important to very important; Social Services: Very Important; TBRA: Important; Code Enforcement: Moderately Important; Home Buyer Assistance: Moderately Important; Home Owner Assistance: Moderately to Important; Rental Rehabilitation: Moderate to Important; Park Development and/or Improvements: Important; Infrastructure: Moderately important; Economic Development: Moderately to Important.

Figure 21. Comments from the 30-Day Public Comment Period

Comments

Figure 22. Comments from July 5th, 2011 Public Hearing (Presentation of Draft Plan)

Comments

Responses to Comments:

Appendix F: Maps

All maps created utilizing City of College Station ArcMap Software and 2000 U. S. Census information.

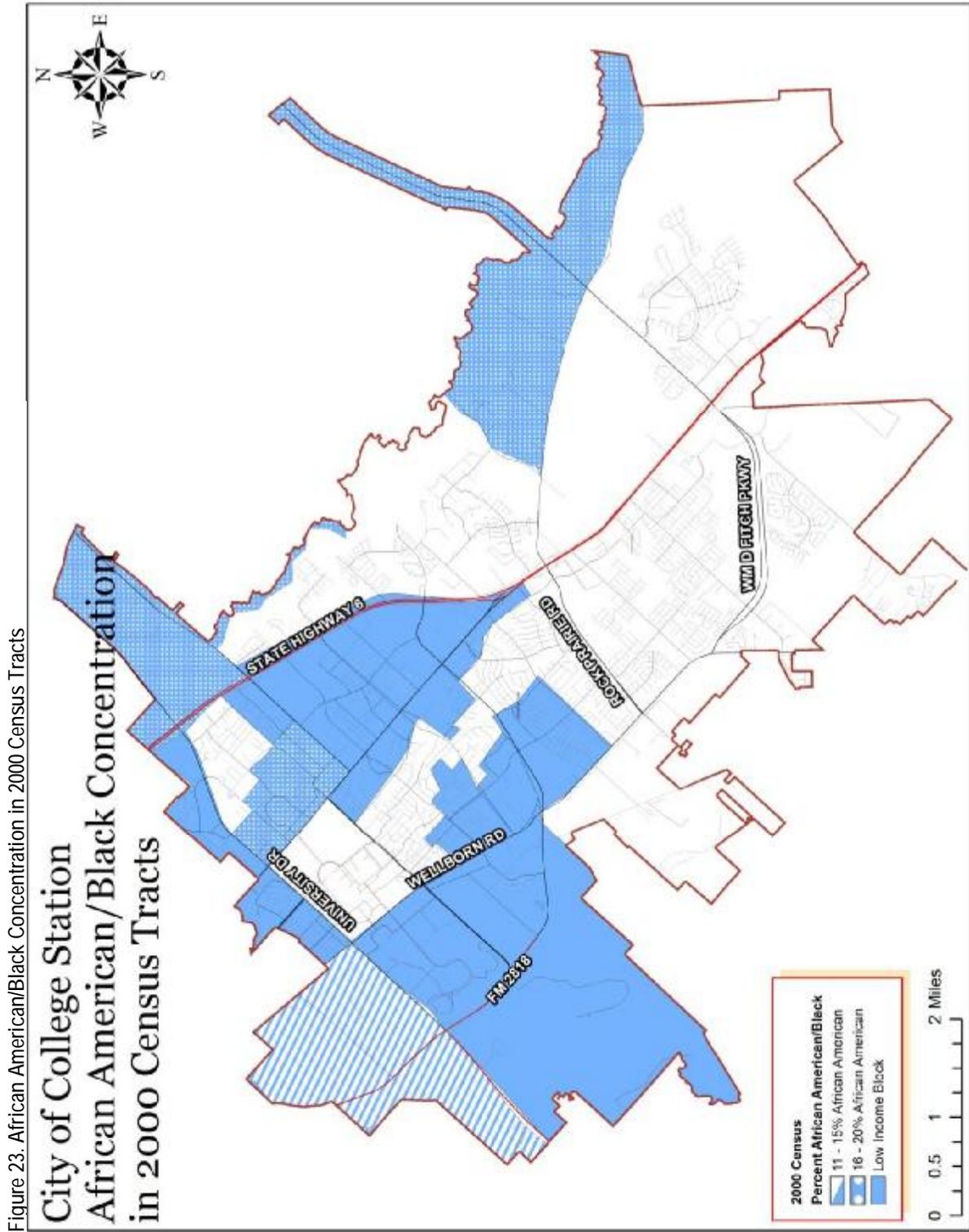
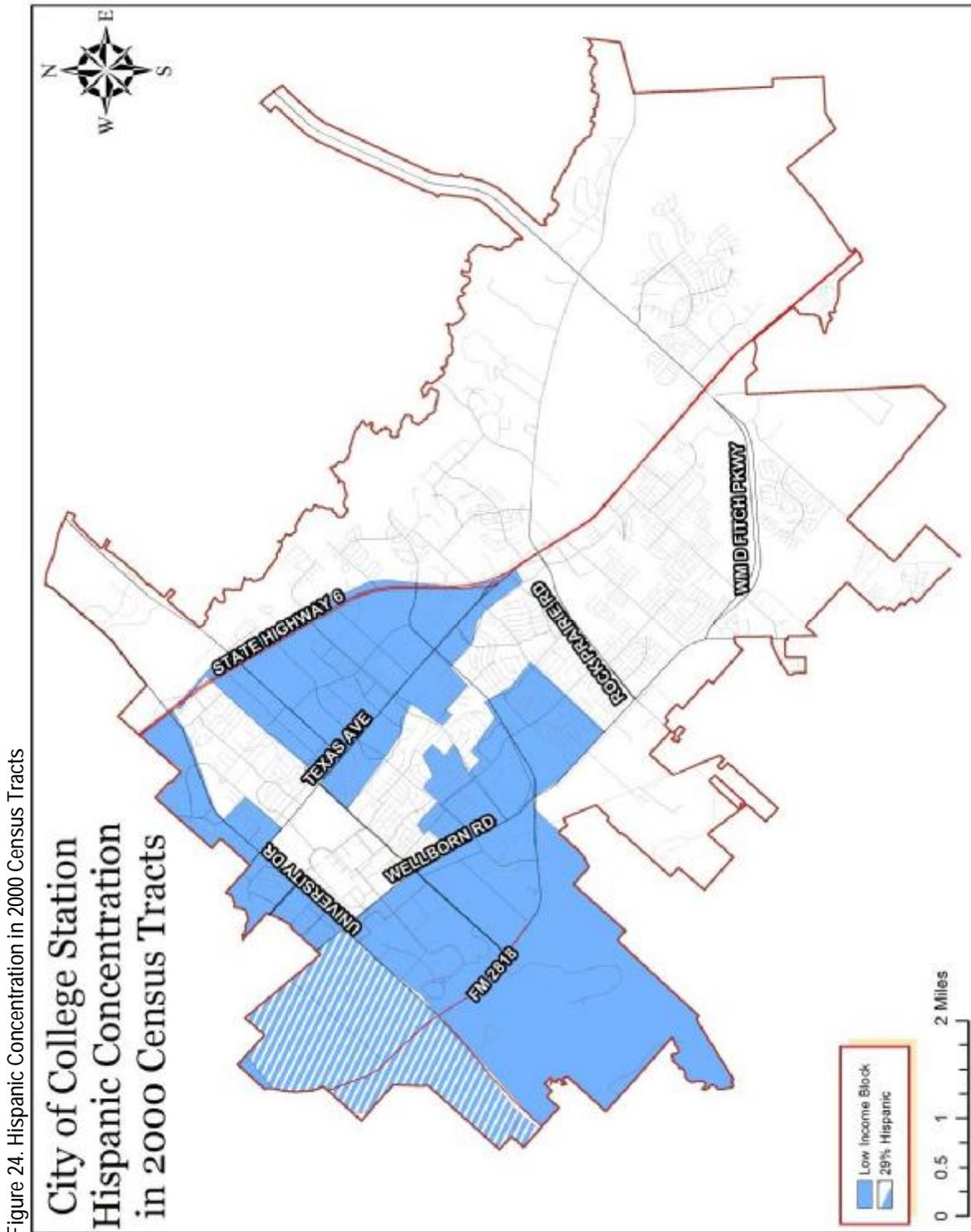
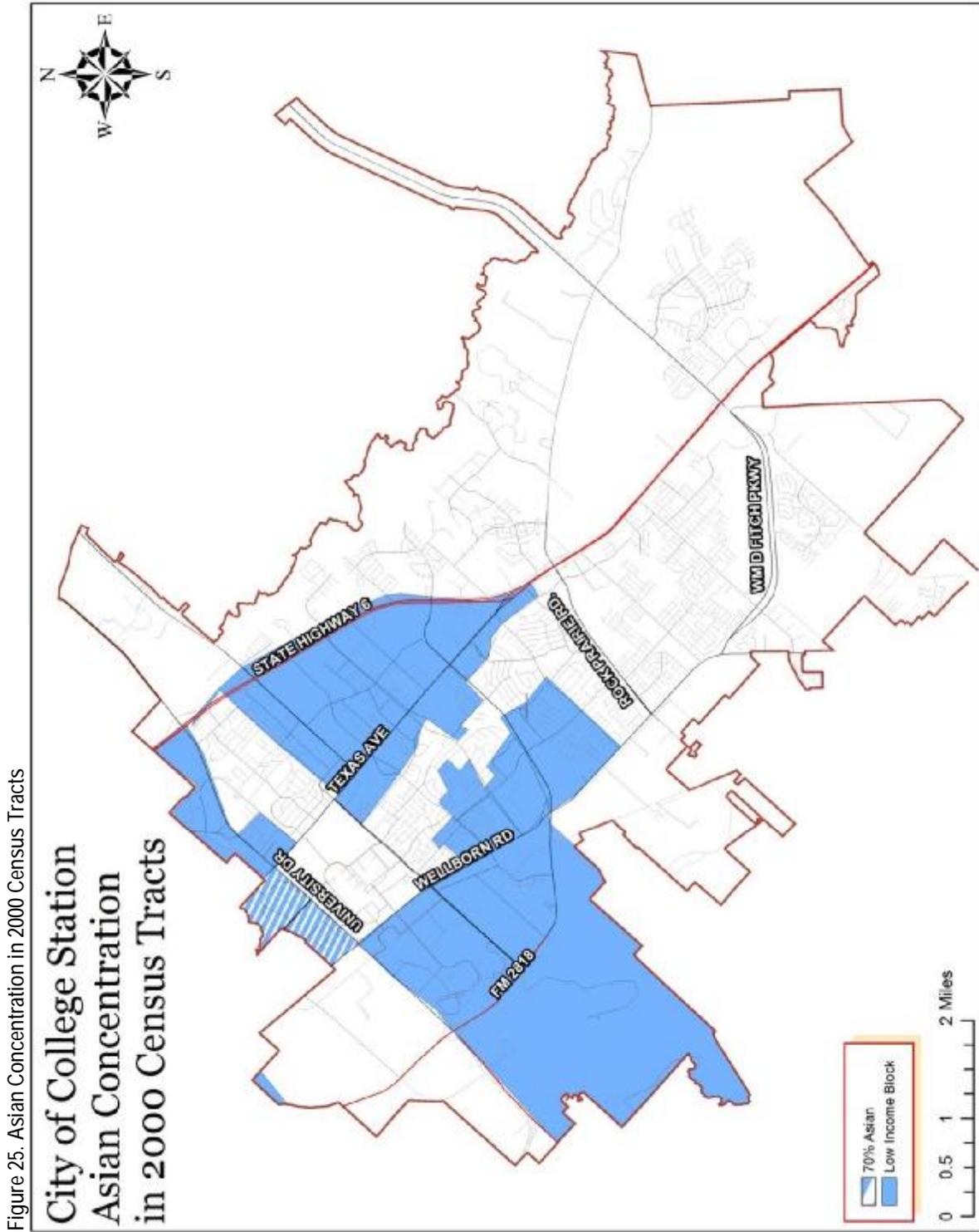


Figure 23. African American/Black Concentration in 2000 Census Tracts





Appendix G: Community Development Local Performance Measures

The Department's Strategic Business Plan determines priorities and creates a shared commitment among City Council, City staff and citizens around the City's vision statements. The Strategic Business Plan drives the budget preparations and service delivery implementation to ensure that Departmental resources are allocated in accordance with the City's vision. The following are Strategic Business Plan items that have been considered in the development of program and project recommendations.

Core Values

Promote the health, safety, and general well being of the community
Promote collaboration and cooperation

Core Services

We will facilitate strong and effective partnerships with Public Service Agencies
We will promote public safety and health
We will develop and rehabilitate infrastructure as needed

Parks and Leisure Services

We will promote programs and facilities that target all age groups
We will promote a wide range of leisure, recreational and cultural arts opportunities

Planning and Development

We will promote well planned neighborhoods
We will continue to promote a well-planned community
We will promote public facility transportation improvements

Economic Development

We will promote revitalization and redevelopment
We will continue to strengthen and diversify the tax base
We will strongly support workforce development

COMMUNITY DEVELOPMENT

Description & Budget Explanation:

The Community Development Division is responsible for providing affordable housing and public assistance to benefit low/moderate income individuals through the Community Development Block Grant (CDBG) and HOME Investment Partnership grants from the U. S. Department of Housing and Urban Development. Programs include housing rehabilitation, down payment assistance, public facility improvements, public service agency assistance, and general administrative oversight. Community Development was moved to the Community Development Fund in FY 08.

Line of Business: Facilitate Strong and Effective Partnerships with Public Service Agencies

- Service Levels:** 1) Funding and oversight of health and human service programs
 2) Provide technical assistance
 3) Attend and participate in stakeholder meetings
 4) Assess program efficacy

Performance Measures	FY 11 Actual	FY 12 Approved	FY 13 Proposed
Efficiency			
- Number of desk / on-site monitorings*	36	34	32
Output			
- Number of programs provided technical assistance **	3	10	15
- Number of social service programs funded ***	8	5	8
- Total clients assisted ***	2,677	1,265	3,017

* Includes technical assistance provided to both agencies funded by the City and those seeking funding and receiving assistance in program assessment and development

** As level or reduced CDBG funding is expected, the number of public service agency programs funded is likely to remain the same. Ultimately, the number of programs funded and monitored and number of clients served is recommended by the JRFRC and approved by City Council based on local need. Client numbers reported following the 1st quarter.

Line of Business: Provide Affordable Housing

- Service Levels:** 1) Promote new affordable housing
 2) Renovate or replace existing sub-standard housing
 3) Demolish dilapidated housing
 4) Facilitate the provision of Tenant-Based Rental Assistance

Performance Measures:	FY 11 Actual	FY 12 Approved	FY 13 Proposed
Efficiency			
- Percentage of available HOME funds disbursed	13%	80%	54%
- Percentage of available CDBG funds disbursed	34%	75%	100%
Output			
- Home buyers assisted /	3	12	7
- Homeownership Counseling Sessions	15	55	41
- TBRA Applications processed	28	60	150
- Affordable units replaced, renovated, or constructed **	1	6	13
- Dilapidated structures demolished	0	1	1

* Affordable units include owner-occupied repaired and replaced units, as well as newly constructed affordable units built by: the City, CHDO, Habitat for Humanity and other affordable housing developers, to include Housing Tax Credit prospects.

Program Name: Development of Public Facilities and Infrastructure

- Service Levels:**
- 1) Identify and assess public facility projects
 - 2) Prioritize projects
 - 3) Perform environmental reviews and other clearance approvals
 - 4) Monitor bid process and provide project oversight

Performance Measures:	FY 11 Actual	FY 12 Approved	FY 13 Proposed
Output			
- Number of projects identified and funded	3	3	4
- Number of citizen input opportunities facilitated *	9	2	10
- Number of compliance procedures initiated / completed **	13	28	60
- Number of infrastructure projects completed ***	1	3	4

No Public Facility activities funded with CDBG in FY 2010.

* Number of public hearings, neighborhood meetings and website and published notices are examples of citizen input opportunities

** Number of environmental reviews, labor relations reviews and bidding processes completed.

*** Number of projects may include those currently approved and underway from previous budget years

Program Name: Neighborhood Reinvestment and Development

- Service Levels:**
- 1) Identify and provide funding for code enforcement and reinvestment efforts
 - 2) Engage and educate citizens and neighborhood groups
 - 3) Encourage sustainable development / redevelopment
 - 4) Facilitate inter-departmental cooperation

Performance Measures:	FY 11 Actual	FY 12 Approved	FY 13 Proposed
Output			
- Number of code enforcement cases processed	4,701	5,000	5,000
- Technical Assistance Provided	N/A	12	12
- Contact with neighborhood groups *	5	2	5
- Contact with other City departments and stakeholders **	25	2	20

* Contact include public hearing in low-income neighborhoods, and meetings with neighborhood representative/organizations via telephone, email, regular mail and/or personal meetings

** Stakeholders include involved City departments, neighborhood representatives and developers

Program Name: Grant Planning, Implementation and Administration

- Service Levels:**
- 1) Perform budget, payroll and payment reconciliation and processing
 - 2) Provide effective interdepartmental and external communication
 - 3) Perform and publish mandatory reviews, reports and publications

Performance Measures:	FY 11 Actual	FY 12 Approved	FY 13 Proposed
Effectiveness			
- Resources Secured	\$587,831	\$2,037,688	\$2,224,747
CDBG / HOME	\$307,421	\$2,708,974	\$2,401,394
Efficiency			
- Major plans and reports completed and submitted on time **	7	37	7
- Percentage of grant resources allocated for administration	13.0%	5.0%	5.0%
Output			
- Pre-bid / pre-construction meetings ***	3	7	7
- Project-based stakeholders engaged	29	10	10

* Includes Annual Action Plan and Budget, CAPER, Labor Relations Reports and Environmental Reviews

** Includes pre-bid and pre-construction meetings for both public facility projects, housing and demolitions projects

Appendix H: Affidavits of Public Notice in *The Eagle*