



Meeting Agenda Council Amended Workshop

Thursday, June 26, 2014

4:00 PM

City Hall Council Chambers

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. The City of College Station v. Star Insurance Company, Civil Action No. 4:11 CV 02023, In the U.S. District Court for the Southern District, Houston Division
- b. 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, Cause No. 11 003172 CV 272, In the 272nd District Court of Brazos County, Texas
- c. Deluxe Burger Bar of College Station, Inc. D/B/A Café Eccell v. Asset Plus Realty Corporation, City of College Station, Texas and the Research Valley Partnership, Inc., Cause No. 13 002978 CV 361, In the 361st Judicial District Court, Brazos County, Texas
- d. Margaret L. Cannon v. Deputy Melvin Bowser, Officer Bobby Williams, Officer Tristan Lopez, Mr. Mike Formicella, Ms. Connie Spence, Cause No. 13 002189 CV 272, In the 272nd District Court of Brazos County, Texas
- e. Bobby Trant v. BVSWMA, Inc., Cause No. 33014, In the District Court, Grimes County, Texas, 12th Judicial District

Legal Advice

- a. Legal advice related to issues associated with proposed changes to Chapter 4 "Business Regulations", Section 4-19 "Rental Registration of Single Family and Duplex Dwelling Units"
- b. Legal advice regarding the City's outside legal representation on oil and gas matters

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. Planning & Zoning Commission

Economic Incentive Negotiations {Gov't Code Section 551.087}; possible action The City Council may deliberate on commercial or financial information that the City Council has received from a business prospect that the City Council seeks to have locate, stay or expand in or near the city which the City Council in conducting economic development negotiations may deliberate on an offer of financial or other incentives for a business prospect. After executive session discussion, any final action or vote taken will be in public. The following subject(s) may be discussed:

- a. Economic Incentives related to a proposed community wide private fiber optic broadband network

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

5:30 P.M.

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

5. **14-485** Presentation, possible action and discussion regarding the final report of the ITS Master Plan.
6. **14-544** Presentation, possible action, and discussion concerning a presentation related to the Safety City program.
7. **14-519** Presentation, possible action, and discussion regarding the proposed Community Development FY 2015 (PY 2014) Annual Action Plan and Budget.

Attachments: [Attachment 1 -FY 2015 Proposed Community Development Budget.doc](#)
[Attachment 2- Plan Development Process Summary.docx](#)
[Attachment 3 - FY 2015 CDBG Public Service Funding Summary &](#)
[Attachment 4 - FY 2015 CDBG Public Facility Funding Summary &](#)
[Attachment 5 - 2010 - 2014 Community Development Goals.docx](#)
[Attachment 6 - 2014 Income Limits.docx](#)
[Attachment 7 - Map.docx](#)
[Attachment 8 Community Development Project Descriptions.docx](#)

8. Council Calendar

- June 27 Grand Opening Nutrabolt's New Offices at 3891 S. Tradition Drive (Bryan), 6:30 p.m.
- July 3 P&Z Workshop/Regular Meeting in Council Chambers, 6:00 p.m. (Liaison, Blanche Brick)
- July 4 CITY OFFICES CLOSED JULY 4TH
- July 7 Bicycle, Pedestrian & Greenways Advisory Board Meeting in Council Chambers, 3:00 p.m.
- July 10 Executive Session/Workshop/Regular Meeting at 4:30, 5:30 & 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 Brazos Valley, Arts Council Sub-committee, Audit Committee, Bicycle, Pedestrian, and Greenways Advisory Board, Bio-Corridor Board of Adjustments, Blinn College Brazos Valley Advisory Committee, Brazos County Health Dept., Brazos Valley Council of Governments, Bryan/College Station Chamber of Commerce, Budget and Finance Committee, BVSWMA, BVWACS, Compensation and Benefits Committee, Convention & Visitors Bureau, Design Review Board, Economic Development Committee, Gigabit Broadband Initiative, Historic Preservation Committee, Interfaith Dialogue Association, Intergovernmental Committee, Joint Relief Funding Review Committee, Landmark Commission, Library Board, Metropolitan Planning Organization, Parks and Recreation Board, Planning and Zoning Commission, Research Valley Partnership, Research Valley Technology Council, Regional Transportation Committee for Council of Governments, Transportation and Mobility Committee, TAMU Student Senate, Texas Municipal League, Twin City Endowment, Youth Advisory Council, Zoning Board of Adjustments, (Notice of Agendas posted on City Hall bulletin board).

11. Adjourn

The City Council may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion.

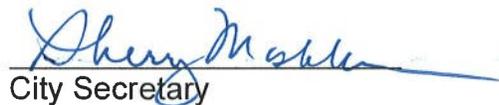
APPROVED



City Manager

Notice is hereby given that an Amended Executive Session and Workshop Meeting of the City Council of the City of College Station, Texas will be held on June 26, 2014 at 4:00PM at the City Hall Council Chambers, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda.

Posted this 23rd day of June, 2014 at 3:00 p.m.



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 23, 2014 at 3:00 p.m. 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 posting board at the College Station City Hall on the following date and time: _____ by _____

Dated this __ day _____, 2014 By _____

Subscribed and sworn to before me on this the ____ day of _____, 2014.

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.



Legislation Details (With Text)

File #: 14-485 **Version:** 1 **Name:** ITS Master Plan
Type: Presentation **Status:** Agenda Ready
File created: 5/22/2014 **In control:** Council Workshop
On agenda: 6/26/2014 **Final action:**
Title: Presentation, possible action and discussion regarding the final report of the ITS Master Plan.
Sponsors: Troy Rother
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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Presentation, possible action and discussion regarding the final report of the ITS Master Plan.

- Improving Mobility

Recommendation(s): While staff recommends that the ITS Master Plan be implemented, no action is required at this time.

Summary: In February 2013, the City Council awarded a contract to Kimley-Horn to evaluate the City's traffic signal system and develop a deployment plan for how the City would upgrade its existing traffic control technology, add technology for better monitoring of traffic conditions at strategic intersections, and manage special events.

The plan identified the following goals for a traffic signal system

1. Improve safety and mobility
2. Enhance security
3. Increase agency efficiency
4. Provide a complete communications network to all traffic devices

In order to meet these goals, a recommendation for upgrading and replacing legacy equipment was developed. The recommendations were divided into three phases with the expenditures spread over multiple years.

Throughout the development of the ITS Master Plan, an update was provided to the Council Transportation and Mobility Committee to gather input and confirm direction. With the completion of the plan, the consultant will provide an overview of the plan, discuss how the recommendations were developed and answer any questions that the City Council may have

about the plan.

Budget & Financial Summary: N/A

Attachments: N/A



Legislation Details (With Text)

File #: 14-544 **Version:** 1 **Name:** Safety City Program
Type: Presentation **Status:** Agenda Ready
File created: 6/13/2014 **In control:** Council Workshop
On agenda: 6/26/2014 **Final action:**
Title: Presentation, possible action, and discussion concerning a presentation related to the Safety City program.
Sponsors: Chris Jarmon
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion concerning a presentation related to the Safety City program.

Relationship to Strategic Goals:

- Good Governance
- Financially Sustainable City
- Core Services and Infrastructure
- Neighborhood Integrity
- Diverse Growing Economy
- Improving Mobility
- Sustainable City

Recommendation(s): Staff recommends acceptance of the presentation.

Summary: At their June 12, 2014 meeting, the City Council expressed an interest in hearing about the Safety City program. Representatives from Texas A&M's AgriLife Extension program are available to make the presentation to Council.

Budget & Financial Summary: n/a

Attachments: none



Legislation Details (With Text)

File #: 14-519 **Version:** 1 **Name:** FY 2015 (PY 2014) Annual Action Plan & CD Budget

Type: Presentation **Status:** Agenda Ready

File created: 6/6/2014 **In control:** Council Workshop

On agenda: 6/26/2014 **Final action:**

Title: Presentation, possible action, and discussion regarding the proposed Community Development FY 2015 (PY 2014) Annual Action Plan and Budget.

Sponsors: Debbie Eller

Indexes:

Code sections:

- Attachments:**
- [Attachment 1 -FY 2015 Proposed Community Development Budget.pdf](#)
 - [Attachment 2- Plan Development Process Summary.pdf](#)
 - [Attachment 3 - FY 2015 CDBG Public Service Funding Summary & Recommendations.pdf](#)
 - [Attachment 4 - FY 2015 CDBG Public Facility Funding Summary & Recommendations.pdf](#)
 - [Attachment 5 - 2010 - 2014 Community Development Goals.pdf](#)
 - [Attachment 6 - 2014 Income Limits.pdf](#)
 - [Attachment 7 - Map.pdf](#)
 - [Attachment 8 Community Development Project Descriptions.pdf](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding the proposed Community Development FY 2015 (PY 2014) Annual Action Plan and Budget.

Relationship to Strategic Goals: (Select all that apply)

- Financially Sustainable City
- Core Services and Infrastructure
- Neighborhood Integrity
- Diverse Growing Economy

Recommendation(s):

Review the proposed FY 2015 (PY 2014) 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 2015 (PY 2014). 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, 2014, therefore these are presented prior to the Council's consideration of the overall City budget. The new grant amounts available for PY 2014 includes \$1,002,492 in Community Development Block Grant (CDBG) funds and \$401,912 in HOME Investment Partnership Grant (HOME) funds. The budget includes previously programmed but unspent grant funds from current years in the amount of \$1,086,967 in CDBG and \$1,112,406 in HOME, in addition to expected program income in the amount of \$26,243 (HOME) to be received from reconstruction loans executed in previous years and recaptured funds from the disposition of the Holleman property in the amount of \$2,390,844 (CDBG).

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 24th 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 2015 Budget for CDBG and HOME funds. Staff will be prepared to answer questions regarding the proposed plans and/or budget

The 2014-2015 Action Plan can be downloaded here: www.cstx.gov/index.aspx?page=3434

Attachments:

- Attachment 1: Proposed FY 2015 Community Development Budget Summary
- Attachment 2: Plan Development Summary
- Attachment 3: Proposed FY 2015 Public Service Funding Recommendations
- Attachment 4: Proposed FY 2015 Public Facility Funding Recommendations
- Attachment 5: PY 2010 - 2014 Community Development Goals
- Attachment 6: 2014 Median Income Limits
- Attachment 7: Map of Eligible Community Development Areas
- Attachment 8: Community Development Project Descriptions
- Attachment 9: Proposed FY 2015 (PY 2014) Action Plan and Budget - Available for Review in CSO

Attachment 1: FY 2015 Proposed Community Development Budget

PROJECT	CDBG & HOME CARRY-OVER	CDBG & HOME NEW ALLOCATIONS	CDBG & HOME TOTAL PROPOSED
Owner-Occupied Rehabilitation	\$276,502	\$0	\$276,502
Demolition	\$10,000	\$0	\$10,000
Interim Assistance	\$2,500	\$0	\$2,500
Homebuyer Assistance	\$121,476	\$78,524	\$200,000
CHDO	\$428,984	\$60,286	\$489,270
CHDO Operating Expenses	\$0	\$0	\$0
Acquisition	\$0	\$2,255,451**	\$2,255,451
Construction/Leveraged Development	\$63,318	\$222,911 \$26,243***	\$312,472
Housing Services	\$15,751	\$0	\$15,751
Rental Rehabilitation	\$44,758	\$0	\$44,758
Code Enforcement (PDS)	\$4,535	\$117,500	\$122,035
Tenant Based Rental Assistance	\$189,347	\$0	\$189,347
Public Service Agency (See Attachment 3)	\$32,699*	\$150,373	\$183,072
Public Facility (See Attachment 4)	\$1,009,503	\$534,121 \$135,393**	\$1,679,017
Grant Administration	\$0	\$240,689	\$240,689
Recaptured Funds/ Program Income		CDBG HOME	\$2,390,844** \$26,243***
Total Community Development Budget			\$6,020,864

*Carry-over funds represent 4th quarter payments for FY 2014

** To be used for acquisition of land for senior housing project when realized with balance in Public Facility

***To be utilized for New Construction/Leveraged Development when realized

Attachment 2: Consolidated Plan and Budget Development Process Summary, FY 2015

Event	Date
Pre-proposal workshop for agencies	Feb. 14, 2014
Public hearing on Consolidated Plan and Budget (Lincoln Center)	Mar. 19, 2014
JRFRC proposals due	Mar. 28, 2014
JRFRC Meeting	Apr. 3, 2014 Apr. 10, 2014 Apr. 17, 2014 Apr. 24, 2014 May 1, 2014 May 8, 2014 May 15, 2014
JRFRC Public Service Agency public hearings	May 21, 2014 May 22, 2014
30-Day Public Comment Period begins	June 23, 2014
First presentation of Consolidated Plan and Budget to City Council	June 26, 2014
Public hearing to present goal and objectives and public comments regarding the proposed PY 2014 Annual Action Plan (Lincoln Center)	July 8, 2014
30-Day Public Comment Period ends	July 22, 2014
Request council approval by consent agenda of PY 2014 Annual Action Plan and Budget	July 24, 2014
PY 2014 Annual Action Plan due to HUD no later than	Aug. 16, 2014

Attachment 3: FY 2015 CDBG Public Service Funding Summary & Recommendations

Agency	Program	Requested	Recommended Funding	Funded Items	Client #'s /Cost per Client	Funding City
Voices for Children	Unlimited Potential Mentoring Program	\$22,564	\$22,175	Up Mentor Coordinator	25 \$887	Bryan
Scotty's House Brazos Valley Child Advocacy Center	Advocacy Education Series	\$21,530	\$21,141	Personnel	50 \$422.82	Bryan
Mental Health Mental Retardation Authority of Brazos Valley	Mary Lake Peer Support Center	\$35,165	\$34,776	Salary, Utility/Telephone, Auto Maintenance, Supplies	52 \$668.77	CS
Unity Partners dba Project Unity	Safe Harbor Supervised Visitation Program	\$25,000	\$24,610	Personnel, FICA, Security	600 \$41.02	B & CS
Brazos Maternal & Child Health Clinic, Inc.	The Prenatal Clinic	\$30,000	\$29,611	Medical Supplies, and Testing	880 \$33.65	Bryan
Brazos Valley Center for Independent Living	BVCIL Connector	\$32,006	\$39,610	ADA Accessible Minivan, Auto Insurance	50 \$504.26	CS
Family Promise of Bryan-College Station	Case Management	\$20,000	\$19,611	Case Management	60 \$326.85	Bryan
Twin City Mission, Inc.	Case Manager/Client Assistance Program	\$29,316	\$28,926	Case Manager, Client Assistance	550 \$52.59	CS
Easter Seals East Texas, dba Brazos Valley Rehabilitation Center	Counseling and Case Management Program (CCM)	\$25,000	\$24,610	Social Worker Contracted Services Computer/Setup Supplies	400 \$61.53	CS
Total		\$258,575.00	\$245,070.00			

Attachment 4: FY 2015 CDBG Public Facility Funding Summary & Recommendations

Activity	Recommended Funding	Description
Cooner Street Rehabilitation	\$928,139	Continuation -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	\$219,878	Continuation - 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 allocated for acquisition of easements and construction. Due to increased requirement identified in FY 13 for easements, additional funds are being allocated in FY 14 for the acquisition of required easements.
Domink Drive Sidewalks - #3 Stallings Drive to Munson Avenue	\$60,000	FY 14 funds will be used to design sidewalks on the south side of Dominik from Stallings Drive to Munson Avenue. This project was identified in the Bicycle, Pedestrian and Greenways Master Plan and Eastgate Neighborhood Plan. Funds for construction will be allocated during a future budget year.
Nimitz Street Rehabilitation	\$441,000	Funds were utilized in FY 14 for engineering and design of a standard 2-lane local street with sidewalk on Nimitz from Lincoln Avenue to Ash Street. The current street configuration is a substandard rural section and is not centered in the right-of-way and within 5 feet of several single-family dwellings on the western side lots. FY 15 funds will be used to complete easement acquisition and construction.
Staff salaries	\$30,000	FY 15 funds will be used for Community Development staff salaries for the project management time required for the Dominik #3 project and required oversight of compliance with all federal requirements on other Public Facility projects.
Total	\$1,679,017	

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.

Attachment 6: 2014 Median Income Limits

2014 MEDIAN INCOME LIMITS City of College Station Community Development

This list supersedes all other lists of prior dates.

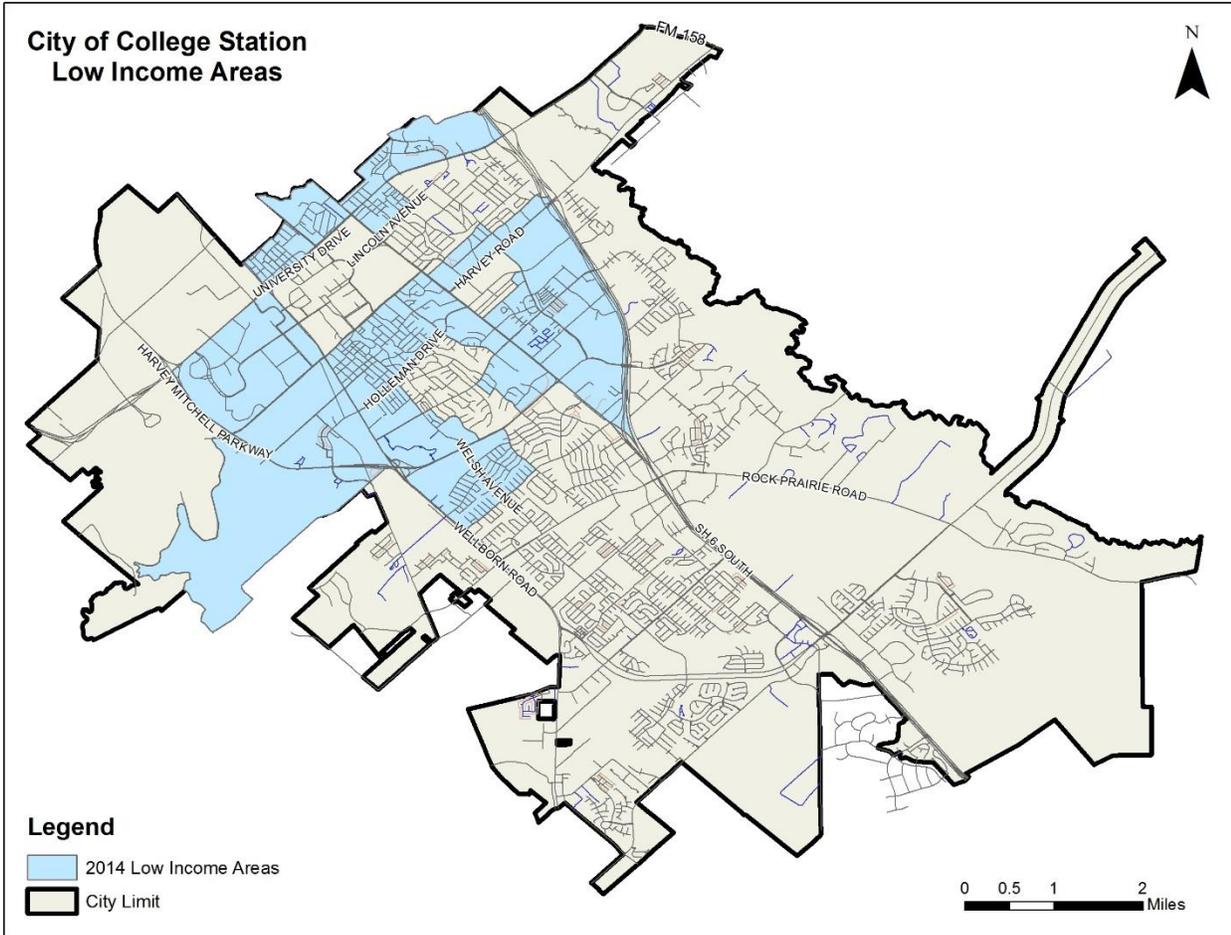
Household	30%	50%	80%
1	\$12,100	\$20,150	\$32,200
2	\$13,800	\$23,000	\$36,800
3	\$15,550	\$25,900	\$41,400
4	\$17,250	\$28,750	\$46,000
5	\$18,650	\$31,050	\$49,700
6	\$20,050	\$33,350	\$53,400
7	\$21,400	\$35,650	\$57,050
8	\$22,800	\$37,950	\$60,750

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 2014 on December 18, 2013.

Source:

http://www.huduser.org/portal/datasets/il/il2014/2014summary.odn?states=%24states%24&data=2014&inputname=METRO17780M17780*College+Station-Bryan%2C+TX+MSA&stname=%24stname%24&statefp=99&year=2014&selection_type=hmfa

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 for 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.

Homebuyer 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 carry out current and future CHDO activities.

Acquisition

CDBG funds will be available to affordable housing partners for the acquisition of land for the development of affordable housing.

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 in targeted low-to-moderate income areas in College Station. Two officers in the Community Services Department focus efforts in targeted areas.

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. Current properties include The Haven Apartments, The Heritage at Dartmouth, and Santour Court. Other eligible properties include Terrace Pines Apartments and Villas of Rock Prairie. CD staff will work with the Housing Choice Voucher Program to provide security deposit assistance to qualified voucher holders securing housing in College Station. CD Staff will also work with BVCAA, which offers affordable rental units to lower-income households 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 design, engineer, construct, or rehabilitate 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 PY 2014 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. The City will utilize administrative funds to provide education to the community regarding Federal Fair Housing laws and affirmatively further fair housing in College Station.