



# College Station, TX

City Hall  
1101 Texas Ave  
College Station, TX 77840

## Meeting Agenda - Final

### City Council Workshop

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**Thursday, July 9, 2015**

**4:30 PM**

**City Hall Council Chambers**

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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. Bobby Trant v. BVSWMA, Inc., Cause No. 33014, In the District Court, Grimes County, Texas, 12th Judicial District
- b. Juliao v. City of College Station, Cause No. 14-002168-CV-272, In the 272nd District Court of Brazos County, Texas
- c. City of College Station, Texas, v. Embrace Brazos Valley, Inc., Cause No. 15-000804-CV-85, In the 85th Judicial District Court, Brazos County, Texas

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) maybe discussed:

- a. Economic incentives for a project located generally in the vicinity of South College and University Drive in College Station.

#### **5:00 P.M.**

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

4. Presentation, possible action and discussion on items listed on the consent agenda.
5. [15-0159](#) Presentation, possible action, and discussion of 2015 - 2019 Consolidated Plan, 2015 Annual Action Plan, and PY 2015 (FY 2016) Community Development Budget.
- Sponsors:** Eller
- Attachments:** [Attachment 1 -FY 2016 Proposed Community Development Budget.docx](#)  
[Attachment 2- FY 2016 Plan Development Process Summary.docx](#)  
[Attachment 3 - FY 2016 CDBG Public Service Funding Summary & Recommen](#)  
[Attachment 4 - FY 2016 CDBG Public Facility Funding Summary & Recommenc](#)  
[Attachment 5 - 2015-2019 Community Development Goals.docx](#)  
[Attachment 6 - 2015 Income Limits.docx](#)  
[Attachment 7 - Map.docx](#)  
[Attachment 8 Community Development Project Descriptions.docx](#)
6. [15-0361](#) Presentation, possible action, and discussion on the 2015 Bond Citizen Advisory Committee's prioritized project recommendations for the potential 2015 bond election.
- Sponsors:** Nettles
7. [15-0358](#) Presentation, possible action, and discussion on funding options for transportation projects.
- Sponsors:** Kersten
8. [15-0336](#) Presentation, possible action, and discussion on the gateway marker design.
- Sponsors:** Harmon
9. Council Calendar - Council may discuss upcoming events.
10. 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.
11. Discussion, review and possible action regarding the following meetings: Animal Shelter Board, Annexation Task Force, 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, Sister Cities Association, 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).

## 12. 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

I certify that the above Notice of Meeting was posted at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on July 2, 2015 at 5:00 p.m.



City Secretary

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 3541 or (TDD) 1 800 735 2989. Agendas may be viewed on [www.cstx.gov](http://www.cstx.gov). Council meetings are broadcast live on Cable Access Channel 19.



## Legislation Details (With Text)

**File #:** 15-0159      **Version:** 2      **Name:** 2015 - 2019 Consolidated Plan, 2015 Annual Action Plan, and PY 2015 (FY 2016) Community Development Budget.

**Type:** Presentation      **Status:** Agenda Ready

**File created:** 3/18/2015      **In control:** City Council Workshop

**On agenda:** 7/9/2015      **Final action:**

**Title:** Presentation, possible action, and discussion of 2015 - 2019 Consolidated Plan, 2015 Annual Action Plan, and PY 2015 (FY 2016) Community Development Budget.

**Sponsors:** Debbie Eller

**Indexes:**

**Code sections:**

**Attachments:** [Attachment 1 -FY 2016 Proposed Community Development Budget.pdf](#)  
[Attachment 2- FY 2016 Plan Development Process Summary.pdf](#)  
[Attachment 3 - FY 2016 CDBG Public Service Funding Summary & Recommendations.pdf](#)  
[Attachment 4 - FY 2016 CDBG Public Facility Funding Summary & Recommendations.pdf](#)  
[Attachment 5 - 2015-2019 Community Development Goals.pdf](#)  
[Attachment 6 - 2015 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 of 2015 - 2019 Consolidated Plan, 2015 Annual Action Plan, and PY 2015 (FY 2016) Community Development 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 2015 - 2019 Consolidated Plan and PY 2015 (FY 2016) Annual Aciton Plan and Community Development budget and provide any feedback and/or direction as desired.

**Summary:**

Community development programming for the City of College Station is currently directed by the 2010 - 2014 Consolidated Plan, which will expire on September 30, 2015. The U. S. Department of Housing and Urban Development requires each grantee develop a Consolidated plan that includes a community needs assessment, housing market analysis, housing conditions analysis, and specific

goals and objectives to establish a unified vision for actions that will be carried out for the next five years. Staff will present the proposed Consolidated Plan for 2015 - 2019 and request additional input and direction from Council.

In addition, each year the City is required to submit to a one year Annual Action Plan describing projects, activities and budget to be funded with the community development grants received. Annual Action Plan activities must correspond to the 5-Year Consolidated Plan. The total grant funds available next year include \$1,535,279 in Community Development Block Grant (CDBG) funds and \$787,047 in HOME Investment Partnership Program Grant (HOME) funds.

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 an urgent community 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 Consolidated Plan, Annual Action Plan, and budget must be delivered to HUD no later than August 16, 2015. Therefore, this information is presented prior to Council's consideration of the overall City budget. Adoption of the Plan by resolution also establishes a Community Development Program as defined by the Texas Local Government Code and provides authority for

the City Manager to sign all required applications, certifications, evaluations, and other forms required by U. S. Department of Housing and Urban Development for all Community Planning

and Development Grant Programs for the Program Year 2015 on behalf of the City of College Station.

Staff will return to Council at the July 23rd meeting to make available the final drafts of the plans and budget and to request adoption.

Historically, the City has utilized these funds for a variety of programs and activities, including: affordable housing assistance programs (homebuyer assistance, security deposit assistance, rehabilitation, new construction, minor repair, and rental rehabilitation); funding for direct services to low-income families; demolition; and park, street, and public facility improvements in low-income areas of the city. Economic Development is a new project included in this plan.

#### Budget & Financial Summary:

See attached financial summaries for the proposed PY 2015 (FY 2016) budget for CDBG and HOME funds. Staff will be prepared to answer questions regarding the proposed plans and/or budget.

#### Attachments:

- 1 - FY 2016 Proposed Community Development Budget
- 2 - FY 2016 Plan Development Process Summary
- 3 - FY 2016 CDBG Public Service Funding Summary & Recommendations
- 4 - FY 2016 CDBG Public Facility Funding Summary & Recommendations
- 5 - FY 2015 - 2016 Community Development Goals
- 6 - 2015 Income Limits
- 7 - Map
- 8 - Community Development Project Descriptions



**Attachment 1: FY 2016 Proposed Community Development Budget**

<b>PROJECT</b>	<b>CDBG &amp; HOME CARRY-OVER</b>	<b>CDBG &amp; HOME NEW ALLOCATIONS</b>	<b>CDBG &amp; HOME TOTAL PROPOSED</b>
<b>Owner-Occupied Rehabilitation</b>	\$85,849	\$22,500 \$26,243**	<b>\$134,592</b>
<b>Demolition</b>	\$10,000	\$0	<b>\$10,000</b>
<b>Interim Assistance</b>	\$2,500	\$0	<b>\$2,500</b>
<b>Homebuyer Assistance</b>	\$7,915	\$250,000 \$55,688**	<b>\$313,603</b>
<b>CHDO</b>	\$0	\$46,828	<b>\$46,828</b>
<b>CHDO Operating Expenses</b>	\$0	\$17,460	<b>\$17,460</b>
<b>Construction/Leveraged Development</b>	\$240,018	\$0	<b>\$240,018</b>
<b>Housing Services</b>	\$4,848	\$15,000	<b>\$19,848</b>
<b>Rental Rehabilitation</b>	\$6,917	\$0	<b>\$6,917</b>
<b>Code Enforcement</b>	\$0	\$114,798	<b>\$114,798</b>
<b>Tenant Based Rental Assistance</b>	\$17,639	\$0	<b>\$17,639</b>
<b>Public Service Agency (See Attachment 3)</b>	\$25,026*	\$135,474	<b>\$160,500</b>
<b>Public Facility (See Attachment 4)</b>	\$488,033	\$464,181	<b>\$952,214</b>
<b>Economic Development</b>	\$0	\$50,000	<b>\$50,000</b>
<b>Grant Administration</b>	\$0	\$235,408	<b>\$235,408</b>
<b>Recaptured Funds/ Program Income</b>		<b>CDBG HOME</b>	<b>\$0 \$81,931**</b>
<b>Total Community Development Budget</b>			<b>\$2,322,326</b>

\*Carry-over funds represent 4<sup>th</sup> quarter payments for FY 2015

\*\*To be utilized for Rehabilitation/Homebuyer Assistance when realized

## Attachment 2: Consolidated Plan and Budget Development Process Summary, FY 2016

<b>Event</b>	<b>Date</b>
Pre-proposal workshop for agencies	Feb. 13, 2015
Public hearing on Consolidated Plan and Budget (Lincoln Center)	Mar. 10, 2015
JRFRC proposals due	Mar. 27, 2015
JRFRC Meeting	Apr. 2, 2015 Apr. 9, 2015 Apr. 16, 2015 Apr. 23, 2015 May 7, 2015 May 14, 2015
JRFRC Public Service Agency public hearings	May 20, 2015 May 21, 2015
30-Day Public Comment Period begins	June 22, 2015
Public hearing to present goal and objectives and public comments regarding the proposed PY 2015 Annual Action Plan (Lincoln Center)	July 7, 2015
First presentation of Consolidated Plan and Budget to City Council	July 9, 2015
30-Day Public Comment Period ends	July 21, 2015
Request council approval by consent agenda of PY 2015 Annual Action Plan and Budget	July 23, 2015
PY 2015 Annual Action Plan due to HUD no later than	Aug. 17, 2015

**Attachment 3: FY 2016 CDBG Public Service Funding Summary & Recommendations**

<b>Agency</b>	<b>Program</b>	<b>Requested</b>	<b>Recommended Funding</b>	<b>Funded Items</b>	<b>Client #'s /Cost per Client</b>	<b>Funding City</b>
<b>Big Brothers Big Sisters of South Texas</b>	Brazos Valley Mentoring Program	\$15,000	<b>\$15,000</b>	Personnel/Salaries	125 \$120.00	Bryan
<b>Brazos Maternal &amp; Child Health Clinic, Inc.</b>	The Prenatal Clinic	\$50,000	<b>\$50,000</b>	Medical Items & Testing Nurse Practitioner Salary	875 \$57.14	CS
<b>Easter Seals East Texas, dba Brazos Valley Rehabilitation Center</b>	Counseling and Case Management Program	\$39,000	<b>\$39,000</b>	Social Worker Contracted Services	175 \$222.86	CS
<b>Family Promise of Bryan-College Station</b>	Case Management	\$20,000	<b>\$20,000</b>	Case Management	95 \$210.53	Bryan
<b>Mental Health Mental Retardation Authority of Brazos Valley</b>	Mary Lake Peer Support Center	\$32,715	<b>\$32,715</b>	Salary, Utility/Telephone, Auto Maintenance, Supplies	55 \$594.82	CS
<b>Twin City Mission, Inc.</b>	Case Manager/Client Assistance Program	\$29,316	<b>\$29,316</b>	Case Manager, Client Assistance	525 \$55.84	B & CS
<b>Unity Partners dba Project Unity</b>	Safe Harbour Supervised Visitation Program	\$30,000	<b>\$30,000</b>	Personnel, FICA, Security	550 \$54.55	Bryan
<b>Total</b>		<b>\$216,031</b>	<b>\$216,031</b>			

**Attachment 4: FY 2016 CDBG Public Facility Funding Summary & Recommendations**

Activity	Recommended Funding	Description
<b>Domink Drive Sidewalks - #3 Stallings Drive to Munson Avenue</b>	\$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.
<b>Nimitz Street Rehabilitation</b>	\$409,296	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.
<b>Eisenhower Street Sidewalks</b>	\$193,418	FY 16 funds will be used for the design and construction of sidewalks.
<b>Live Oak Sidewalks</b>	\$146,254	FY 16 funds will be used for the design and construction of sidewalks.
<b>Cross Street ADA Sidewalks</b>	\$124,509	FY 16 funds will be used for the design and construction of sidewalks.
<b>Staff salaries</b>	\$18,737	FY 16 funds will be used for Community Development staff salaries for the project management time required for the required oversight of compliance with all federal requirements on all Public Facility projects.
<b>Total</b>	<b>\$952,214</b>	

## Attachment 5: PY 2015-2019 Community Development Goals

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rental Housing - Rehabilitation	2015	2019	Affordable Housing		Rental Housing Special Needs	HOME: \$75,000	Rental units rehabilitated: 10 Household Housing Unit
2	Rental Housing - Construction	2015	2019	Affordable Housing		Rental Housing Special Needs	HOME: \$300,000	Rental units constructed: 50 Household Housing Unit
3	Owner Housing - Rehabilitation/Reconstruction	2015	2019	Affordable Housing		Owner-Occupied Housing	CDBG: \$50,000 HOME: \$275,000	Homeowner Housing Rehabilitated: 16 Household Housing Unit
4	Owner Housing - Demolition	2015	2019	Affordable Housing Non-Housing Community Development		Owner-Occupied Housing Public Facilities & Infrastructure	CDBG: \$50,000	Buildings Demolished: 5 Buildings
5	Rental/Owner Housing - Code Enforcement	2015	2019	Non-Housing Community Development		Rental Housing Owner-Occupied Housing	CDBG: \$500,000	Housing Code Enforcement/Foreclosed Property Care: 25000 Household Housing Unit
6	Homeownership - Down Payment Assistance	2015	2019	Affordable Housing		Homeownership	HOME: \$500,000	Direct Financial Assistance to Homebuyers: 25 Households Assisted
7	Homeownership - Financial Literacy	2015	2019	Affordable Housing		Homeownership		Other: 375 Other
8	Homeownership - Construction	2015	2019	Affordable Housing		Owner-Occupied Housing Homeownership	CDBG: \$400,000 HOME: \$400,000	Homeowner Housing Added: 4 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Homelessness - TBRA Security Deposits	2015	2019	Homeless		Rental Housing Homelessness Special Needs	HOME: \$125,000	Tenant-based rental assistance / Rapid Rehousing: 375 Households Assisted
10	Homelessness - Outreach and Assessment	2015	2019	Homeless Non-Homeless Special Needs Non-Housing Community Development		Homelessness Special Needs Public Services	CDBG: \$10,000	Other: 20 Other
11	Homelessness - Services	2015	2019	Homeless		Homelessness Public Services	CDBG: \$70,000	Public service activities other than Low/Moderate Income Housing Benefit: 1200 Persons Assisted
12	Special Needs - Services	2015	2019	Non-Homeless Special Needs		Special Needs Public Services	CDBG: \$150,000	Public service activities other than Low/Moderate Income Housing Benefit: 1100 Persons Assisted
13	Public Services - Health Care Services	2015	2019	Non-Housing Community Development		Special Needs Public Services	CDBG: \$350,000	Public service activities other than Low/Moderate Income Housing Benefit: 3600 Persons Assisted
14	Public Services - Youth Services	2015	2019	Non-Housing Community Development		Public Services	CDBG: \$110,000	Public service activities other than Low/Moderate Income Housing Benefit: 850 Persons Assisted
15	Public Services - Senior Services	2015	2019	Non-Homeless Special Needs Non-Housing Community Development		Special Needs Public Services	CDBG: \$20,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
16	Public Services - Domestic Abuse & Neglect	2015	2019	Non-Homeless Special Needs Non-Housing Community Development		Special Needs Public Services	CDBG: \$80,000	Public service activities other than Low/Moderate Income Housing Benefit: 850 Persons Assisted
17	Public Services - Other	2015	2019	Non-Housing Community Development		Public Services	CDBG: \$20,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
18	Public Facilities - Street Infrastructure	2015	2019	Non-Housing Community Development		Public Facilities & Infrastructure	CDBG: \$1,500,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 25000 Persons Assisted
19	Public Facilities - Sidewalk Infrastructure	2015	2019	Non-Housing Community Development		Public Facilities & Infrastructure	CDBG: \$500,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 15000 Persons Assisted
20	Public Facilities - Other Infrastructure	2015	2019	Non-Housing Community Development		Public Facilities & Infrastructure	CDBG: \$100,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted
21	Public Facilities - Park Improvements	2015	2019	Non-Housing Community Development		Public Facilities & Infrastructure	CDBG: \$500,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 20000 Persons Assisted
22	Economic Development - Business Loan Program	2015	2019	Non-Housing Community Development		Economic Development	CDBG: \$150,000	Jobs created/retained: 25 Jobs

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
23	Economic Development - Job Training	2015	2019	Non-Housing Community Development		Economic Development	CDBG: \$50,000	Public service activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted

### Goal Descriptions

1	<b>Goal Name</b>	Rental Housing - Rehabilitation
	<b>Goal Description</b>	Encourage and facilitate the rehabilitation of rental units.
2	<b>Goal Name</b>	Rental Housing - Construction
	<b>Goal Description</b>	Encourage and facilitate the construction of new affordable rental units through nonprofit or for-profit partners. Additional sources of funds include tax credits through the State of Texas and private funds.
3	<b>Goal Name</b>	Owner Housing - Rehabilitation/Reconstruction
	<b>Goal Description</b>	Encourage and facilitate maintenance of residential units by low- and moderate-income homeowners through minor repair grants (CDBG) and residential rehabilitation or reconstruction loans (HOME).
4	<b>Goal Name</b>	Owner Housing - Demolition
	<b>Goal Description</b>	Encourage and facilitate the removal of dilapidated residential structures and/or address community emergencies.
5	<b>Goal Name</b>	Rental/Owner Housing - Code Enforcement
	<b>Goal Description</b>	Utilize code enforcement regulations to maintain the integrity of older neighborhoods. Funds will support Code Enforcement Officer position(s).
6	<b>Goal Name</b>	Homeownership - Down Payment Assistance
	<b>Goal Description</b>	Encourage and support programs and projects that provide financial assistance to low- and moderate-income households purchasing existing or new affordable homes.

7	<b>Goal Name</b>	Homeownership - Financial Literacy
	<b>Goal Description</b>	Encourage and support programs and projects that provide education and counseling to lower-income homeowners and prospective homebuyers.
8	<b>Goal Name</b>	Homeownership - Construction
	<b>Goal Description</b>	Encourage and support programs and projects that construct new housing units for low- and moderate-income homebuyers.
9	<b>Goal Name</b>	Homelessness - TBRA Security Deposits
	<b>Goal Description</b>	Preventing homelessness through the provision of assistance for low-income households to secure and sustain safe, decent affordable housing. This is a coordinated effort among affordable housing providers and the City to provide security deposit assistance to eligible households.
10	<b>Goal Name</b>	Homelessness - Outreach and Assessment
	<b>Goal Description</b>	Fostering coordination, collaboration, and increased resources to assess community needs, available services, and service gaps. This information may be used to target and improve service provision.
11	<b>Goal Name</b>	Homelessness - Services
	<b>Goal Description</b>	Assist homeless persons in meeting health and human service needs; provide training and counseling opportunities to help with the transition to self-sufficiency. This goal will be met through public service provision.
12	<b>Goal Name</b>	Special Needs - Services
	<b>Goal Description</b>	Encourage and facilitate organizations that provide social and/or housing services to special needs populations.
13	<b>Goal Name</b>	Public Services - Health Care Services
	<b>Goal Description</b>	Encourage and support nonprofit providers of health and dental care to deliver programs to low- and moderate-income families and individuals.
14	<b>Goal Name</b>	Public Services - Youth Services
	<b>Goal Description</b>	Encourage and support nonprofit providers of youth services and programs to deliver programs to low- and moderate-income families.

15	<b>Goal Name</b>	Public Services - Senior Services
	<b>Goal Description</b>	Encourage and support nonprofit providers of mental health care and substance abuse counseling services to deliver programs to low- and moderate-income families and individuals.
16	<b>Goal Name</b>	Public Services - Domestic Abuse & Neglect
	<b>Goal Description</b>	Encourage and support nonprofit providers of domestic abuse and neglect services and programs to deliver programs to low- and moderate-income families.
17	<b>Goal Name</b>	Public Services - Other
	<b>Goal Description</b>	Encourage and support nonprofit providers of other public services and programs to deliver programs to low- and moderate-income families.
18	<b>Goal Name</b>	Public Facilities - Street Infrastructure
	<b>Goal Description</b>	Rehabilitation and expansion of street infrastructure.
19	<b>Goal Name</b>	Public Facilities - Sidewalk Infrastructure
	<b>Goal Description</b>	Rehabilitation and expansion of sidewalk infrastructure.
20	<b>Goal Name</b>	Public Facilities - Other Infrastructure
	<b>Goal Description</b>	Rehabilitation and expansion of other infrastructure, including water and sewer lines and flood drain improvements.
21	<b>Goal Name</b>	Public Facilities - Park Improvements
	<b>Goal Description</b>	Improve or expand park facilities including green space, neighborhood parks, and recreational facilities.
22	<b>Goal Name</b>	Economic Development - Business Loan Program
	<b>Goal Description</b>	Rehabilitate and/or develop new spaces for businesses to better realize job creation.

23	<b>Goal Name</b>	Economic Development - Job Training
	<b>Goal Description</b>	Support and expand community-wide training and employment activities targeting low- and moderate-income households.

**Attachment 6: 2015 Median Income Limits**

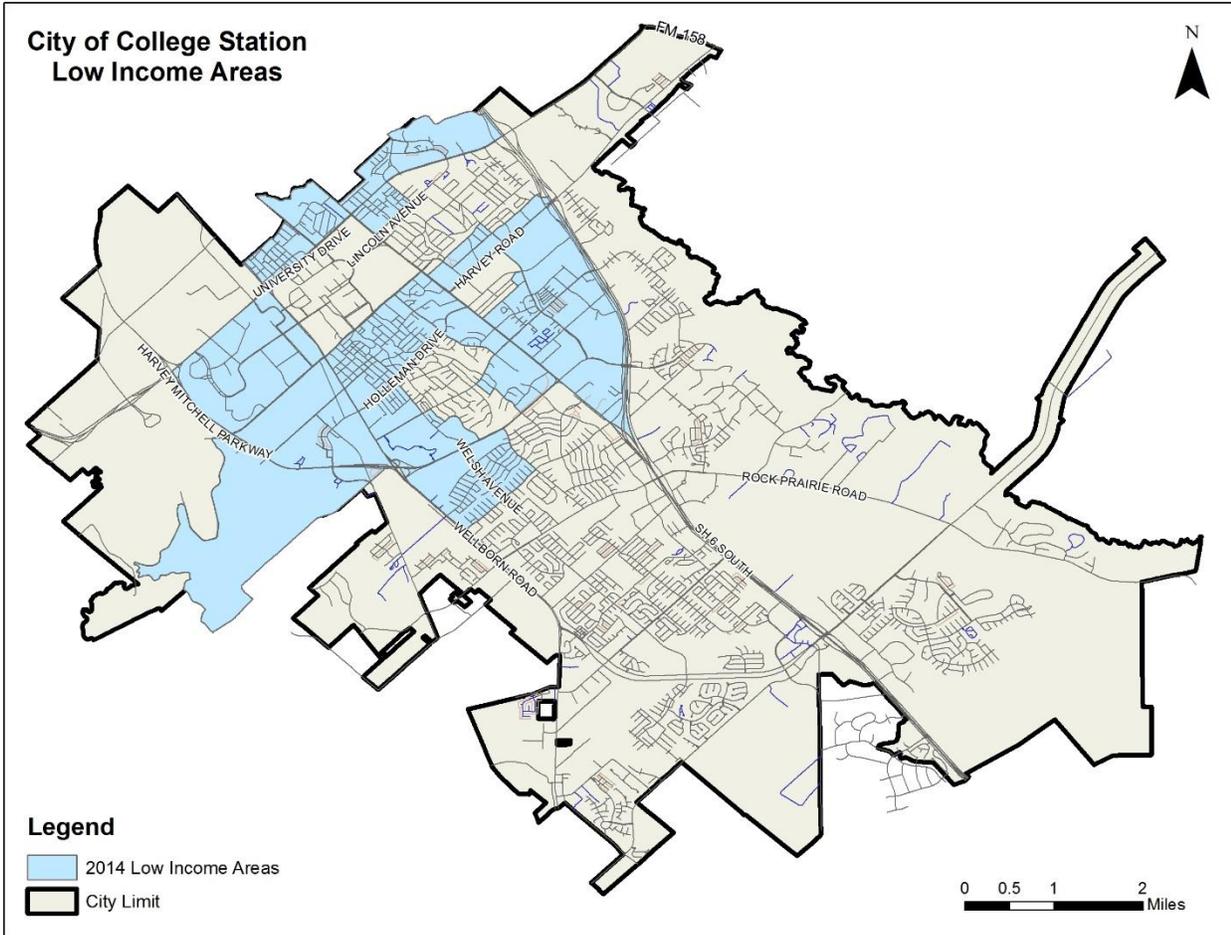
**2015 MEDIAN INCOME LIMITS  
City of College Station  
Community Development**

This list supersedes all other lists of prior dates.

Household	60%	80%
1	\$25,620	\$34,100
2	\$29,280	\$39,000
3	\$32,940	\$43,850
4	\$36,540	\$48,700
5	\$39,480	\$52,600
6	\$42,420	\$56,500
7	\$45,360	\$60,400
8	\$48,240	\$64,300

The left column (Household) refers to the number of people in the home. The two columns on the right refer to the maximum combined income allowed per year by HUD guidelines in order to qualify for a Community Development program at 60% and 80% of the Area Median Income (AMI).

# 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, which include a shared equity component, 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.

### **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.

**Economic Development**

Funds will be utilized in the establishment of a revolving loan program to spur economic development and create or retain jobs for qualified low- and moderate-income persons.

**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.



## Legislation Details (With Text)

**File #:** 15-0361      **Version:** 2      **Name:** CAC projects for potential 2015 bond  
**Type:** Minutes      **Status:** Agenda Ready  
**File created:** 6/30/2015      **In control:** City Council Workshop  
**On agenda:** 7/9/2015      **Final action:**  
**Title:** Presentation, possible action, and discussion on the 2015 Bond Citizen Advisory Committee's prioritized project recommendations for the potential 2015 bond election.  
**Sponsors:** Aubrey Nettles  
**Indexes:** 2015 Bond  
**Code sections:**  
**Attachments:**

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion on the 2015 Bond Citizen Advisory Committee's prioritized project recommendations for the potential 2015 bond election.

### Relationship to Strategic Goals:

1. Core Services and Infrastructure
2. Improving Mobility

**Recommendation(s):** Staff requests that the Council receive the presentation and provide further direction to staff.

**Background & Summary:** On August 14, 2014 the City Council adopted Resolution No. 08-14-14-2e, creating a 2015 Bond Citizen Advisory Committee. The committee was given the following charge: "to assess the City of College Station's current and future transportation, parks, and facility needs in order to present a prioritized list of projects to the College Station City Council to be considered on a proposed 2015 Bond Election, and to ensure that any 2015 Bond timeline and/or schedule shall not exceed five (5) year."

After several months of research and deliberation, the committee decided on their final list of recommended projects for Council's consideration. The recommended projects were presented to council on May 18, 2015. Tonight Council will hear further information on the potential 2015 bond election from staff

**Budget & Financial Summary:** N/A

**Attachments:**

None



## Legislation Details (With Text)

**File #:** 15-0358      **Version:** 1      **Name:** Transportation Funding Options  
**Type:** Presentation      **Status:** Agenda Ready  
**File created:** 6/26/2015      **In control:** City Council Workshop  
**On agenda:** 7/9/2015      **Final action:**  
**Title:** Presentation, possible action, and discussion on funding options for transportation projects.  
**Sponsors:** Jeff Kersten  
**Indexes:**  
**Code sections:**  
**Attachments:**

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion on funding options for transportation projects.

**Relationship to Strategic Goals:** Core Services and Infrastructure

**Recommendation(s):** Recommend Council receive the presentation and provide any desired direction.

**Summary:** A presentation of transportation funding options was made to the Transportation Committee on June 23. It was requested this presentation be made to the entire City Council.

There are a number of ways that transportation projects are funded in College Station. This presentation will provide a summary of the way projects are funded, and also present other funding options that are available.

**Budget & Financial Summary:** Transportation funding options will be discussed at the meeting.

**Reviewed and Approved by Legal:** N/A

**Attachments:** N/A



## Legislation Details (With Text)

**File #:** 15-0336      **Version:** 1      **Name:** Gateway Marker Design  
**Type:** Presentation      **Status:** Agenda Ready  
**File created:** 6/21/2015      **In control:** City Council Workshop  
**On agenda:** 7/9/2015      **Final action:**  
**Title:** Presentation, possible action, and discussion on the gateway marker design.  
**Sponsors:** Donald Harmon  
**Indexes:**  
**Code sections:**  
**Attachments:**

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion on the gateway marker design.

### Relationship to Strategic Goals:

- Core Services and Infrastructure

Recommendation(s): Staff requests that the Council receive the presentation and provide direction on the gateway marker design.

Summary: In accordance with Council direction, a project was initiated for a gateway marker design. A purchase order for design contract no. 15-133 was issued to Pierce, Goodwin, Alexander, & Linville, Inc. (PGAL) on March 14, 2015. TXDoT has provided their Gateway Monument Guide that governs the installation of municipal signage in TXDoT right-of-way. The gateway marker design has progressed and Staff is seeking approval on the final design.

Budget & Financial Summary: N/A

Attachments: None