



CITY OF COLLEGE STATION

2008-2009 Action Plan

CDBG B-08-MC-48-0007

HOME M-08-MC-48-0219

**Approved by College Station City Council
August 6, 2008**

**For Questions or Comments
Please call the Department of Economic &
Community Development
(979) 764-3778**

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A. FORMS / APPLICATIONS FOR FEDERAL ASSISTANCE

Application for Federal Assistance SF-424		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. Applicant Identifier:
5a. Federal Entity Identifier: 8/1/2008		*5b. Federal Award Identifier: B-08-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): 74-60000534		*c. Organizational DUNS: 109731997
d. Address:		
*Street 1:	P. O. Box 9960	
Street 2:	1207 Texas Avenue	
*City:	College Station	
County:	Brazos	
*State:	Texas	
Province:	_____	
*Country:	United States	
*Zip / Postal Code	77842	
e. Organizational Unit:		
Department Name: Economic and Community Development		Division Name:
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix:	Mr.	*First Name: J.
Middle Name:	David	
*Last Name:	Gwin	
Suffix:	_____	
Title:	Director of Economic and Community Development	
Organizational Affiliation:		
*Telephone Number: 979-764-3778		Fax Number: 979-764-3785
*Email: dgwin@cstx.gov		

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:

C. City or Township Government

Type of Applicant 3: Select Applicant Type:

*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

***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 environments principally for low- and moderate-income residents of College Station.

Application for Federal Assistance SF-424

Version 02

16. Congressional Districts Of:

*a. Applicant: 6th Congressional District
District

*b. Program/Project: 6th Congressional

17. Proposed Project:

*a. Start Date: 10/1/2008

*b. End Date: 9/30/2009

18. Estimated Funding (\$):

*a. Federal	_____	\$1,104,086
*b. Applicant	_____	
*c. State	_____	
*d. Local	_____	
*e. Other	_____	
*f. Program Income	_____	\$20,000
*g. TOTAL	_____	\$1,124,086

***19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on _____
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E. O. 12372

***20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)**

Yes 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)

** 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:

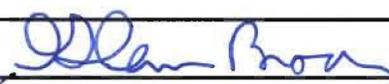
Prefix: Mr. _____ *First Name: Glenn _____
Middle Name: _____
*Last Name: Brown _____
Suffix: _____

*Title: City Manager

*Telephone Number: 979-764-3419

Fax Number: 979-764-6377

* Email: gbrown@cstx.gov

*Signature of Authorized Representative: 

*Date Signed: 8/7/08

Application for Federal Assistance SF-424		Version 02
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County:	Brazos	
*State:	Texas	
Province:	_____	
*Country:	United States	
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Middle Name:	David	
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*Other (Specify)

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U. S. Department of Housing and Urban Development

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14-239 _____

CFDA Title:

HOME Investment Partnership Program _____

***12 Funding Opportunity Number:**

*Title:

13. Competition Identification Number:

Title:

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Application for Federal Assistance SF-424

Version 02

16. Congressional Districts Of:*a. Applicant: 6th Congressional District
District*b. Program/Project: 6th Congressional**17. Proposed Project:**

*a. Start Date: 10/1/2008

*b. End Date: 9/30/2009

18. Estimated Funding (\$):

*a. Federal	_____	\$645,600
*b. Applicant	_____	
*c. State	_____	
*d. Local	_____	
*e. Other	_____	
*f. Program Income	_____	
*g. TOTAL	_____	\$645,600

***19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

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Authorized Representative:

Prefix: Mr. *First Name: Glenn

Middle Name: _____

*Last Name: Brown

Suffix: _____

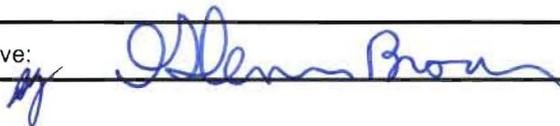
*Title: City Manager

*Telephone Number: 979-764-3419

Fax Number: 979-764-6377

* Email: gbrown@cstx.gov

*Signature of Authorized Representative:


*Date Signed: 8/7/08

B. EXECUTIVE SUMMARY

This document serves as the City of College Station's FY 2008-09 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 the 2008 – 2009 program year to address College Station's strategies as stated in the City's 2005 - 2009 Consolidated Plan.

Citizen comments on the proposed Action Plan were accepted through July 18, 2008 and considered in the final development of the Plan. Additional comments received on the plan will be considered by the City and, as needed, forwarded to HUD to be included in this document (see Citizen Participation for information on public hearings and comments received as noted in Section-F of the Appendix).

Based on the needs analysis of the City of College Station and as required by the U.S. Dept. of HUD, the following goals/objectives are identified and addressed in the 2008-09 Action Plan:

Housing Goals/Objectives:

- Ensure Adequate Affordable Rental Housing Opportunities for Lower Income Individuals and Families
- Ensure adequate Affordable Housing Opportunities for Lower Income Special Needs Populations
- Ensure Adequate Housing Assistance for Lower Income Home Owners
- Ensure Adequate Affordable Housing Opportunities for Lower Income First-Time Home Buyers
- Ensure Affordable, Safe and Secure Housing Opportunities for Lower Income Occupants

Continuum of Goals/Objectives:

- Help low-income families avoid becoming homeless
- Reach out to homeless persons and assess their individual needs
- Address the emergency shelter and transitional housing needs of homeless persons
- Help homeless persons make the transition to permanent housing and independent living

Non-Housing Goals/Objectives:

- Encourage the Delivery of Human Services to Assist Families in Reaching Their Fullest Potential
- Support Public Facilities and Infrastructure to Provide Safe, Secure and Healthy Environments for Families
- Expand Economic Opportunities for Development of Strong and Diverse Economic Environment to Break the Cycle of Poverty
- Revitalize Declining Neighborhoods in Support of Well Planned Neighborhoods

C. Evaluation of Past Performance

For the most recently completed reporting period, the following accomplishments are noted.

Overall Program Benefit

In FY 2006 - 2008, the City expended approximately 89% 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 program benefit.

Overall Program Progress

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. The City's line of credit balance at the end of the most recent reporting period was well within the required line of credit balance. This assures that program benefits are reaching citizens within a reasonable period of time

after grant approval. The City also met its HOME commitment and expenditure deadlines during the reporting period.

Planning and Administration and Public Service Caps

The amount of funds expended on planning and administration was approximately 17.8%, which is below the 20 percent cap for such activities. The amount of funds expended on public service activities was 15% which is at the 15 percent cap for such activities..

Provide Decent Housing

The City directly assisted a total of 97 households through projects that included single-family rehabilitation, single-family replacement assistance, TBRA security deposit assistance, down-payment assistance, and new construction. Another 54 households were also provided budget, credit, and home-buyer counseling.

Through the City's HOME and CDBG Optional Relocation Program and Housing Rehabilitation programs, two (2) substandard structures were demolished and reconstructed, and one (1) home received rehabilitation assistance. Through the CDBG Acquisition program, two (2) lots were acquired to eliminate blighting influences and for use in future affordable housing efforts.

Through the City's HOME funded affordable housing efforts, the City's CHDO (BVCAA) completed construction of 1 affordable single-family home and began construction on 2 additional homes.

Through the City's Down Payment Assistance and Tenant Based Rental Assistance programs, 6 eligible homebuyers received down-payment assistance and successfully purchased homes and 87 households were provided with security deposit assistance for affordable rental units.

Provide a Suitable Living Environment

In its effort to provide a suitable living environment, the City completed public facility improvements at Lions Park, Central Park, and the Lincoln Center. Construction on improvements at Oaks Park and Gabbard Park commenced and is currently nearing completion. The City also processed 4,838 code enforcement cases in LMI target areas for various code violations.

Public Services

Through CDBG public service activities, the City and its sub-recipients assisted a total of 6,728 persons during the most recently completed program year. The funded agencies included: Hospice Brazos Valley – Non-Reimbursed Hospice Care; Brazos Valley Food Bank – Backpack Program; Health For All – Primary Health Care; BVCAA – Dental Clinic, Twin City Mission – The Bridge; Kids Klub After-School Program; and Lincoln Center – Summer Fun and Enrichment Program.

Expand Economic Opportunity

In its effort to expand economic opportunity, the City carried out activities through the use of non-federal, local funds during this reporting period to assist existing and newly relocated businesses and industry to the community. A variety of financial incentives and development review assistance is used to promote economic opportunities locally.

Continuum of Care for the Homeless

As member of the Bryan/College Station and Brazos County Homeless Coalition, the City supports area service agencies providing a continuum of care services for the homeless population. In the most recent reporting period, Twin City Mission received a Supportive Housing Program (SHP) grant to implement a homeless management information system and an SHP renewal grant to continue its transitional housing program for homeless persons. Following, under "F. Chronic Homelessness / Discharge Policy / HIV / AIDS Housing Goals" local goals, strategies, partners, funding and facilities dedicated to addressing homelessness.

D. LOW / MOD INCOME BENEFIT – MINORITY OUTREACH

Low/Mod Income Benefit

Based on past projects and anticipated activities, the City anticipates that in excess of 70% of the CDBG funds expended will be used for activities benefiting low and moderate income persons. In the most recently completed program year, approximately 89% of the program funds were used to benefit low and moderate income persons. Based on a review of the recent year's statistics, the City estimates that approximately 30% of the home-buyers receiving assistance will be minorities.

Minority Outreach

To ensure employment and business opportunities for minority businesses and lower income persons who are residents of the Bryan - College Station MSA (referred to as the Section-3 Area under the Community Development Block Grant Program) the City will ensure that it complies with Section-3 of the Housing and Urban Development Act of 1968, and related regulations at 24 CFR Part 135 specifically, and as required for project contracts of \$200,000 or more. The City also maintains a listing of area HUB's (Historically Underutilized Businesses) to invite to bid on covered projects. The City will require prime contractors to include a Section-3 clause in each covered subcontract for work in connection with Section-3 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.

E. AFFORDABLE HOUSING / AFFIRMATIVE MARKETING

Affordable Housing

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

Affirmative Marketing

In accordance with HOME regulations and to promote affirmative marketing and equal opportunity in housing, the City has procedures to ensure affirmatively 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 logotype 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.

F. CHRONIC HOMELESSNESS / DISCHARGE POLICY / HIV / AIDS HOUSING GOALS

In 2008-2009, the City of College Station plans to address homelessness needs through the following activities and resources:

Twin City Mission's The Bridge program provides an emergency shelter and supportive services for homeless men, women, and families. Services include transportation, nutritious meals, daily needs (clothing, toiletries), and case management. College Station will provide public service funding in the amount of \$16,169 (Bryan will provide \$11,131) for the partial salary of a case manager position to provide intensive case management, including information and referral, strengths and needs assessments, treatment planning, skills training, educational classes, and more, to the clients of The Bridge. The Bridge anticipates serving 550 unduplicated clients during the FY 2008-2009 program year.

Twin City Mission partnered with a for-profit developer to construct a Housing Tax Credit project that provides 24-units of permanent housing specifically for the homeless. This project expands the existing Housing Services program and provides increased services to assist in self-sufficiency. For the period of 2006 – 2008, Twin City Mission receives \$122,726 for supportive services from HUD's McKinney-Vento Homeless Assistance Programs, Supportive Housing Program; \$64,664 for the renewal of Homeless Management Information Strategy (HMIS) Implementation; and \$322,576 in new HUD funds for Supportive Housing (\$238,176 for rental assistance and \$84,400 for supportive services). A renewal application was submitted to HUD for the period of 2008 – 2010 received approval for the following: \$161,288 for Supportive Housing Program – Transitions; \$61,353 for Supportive Housing Program – Case Management; and \$32,332 for Supportive Housing Program – HMIS.

Additionally, Twin City Mission administers a security deposit assistance program with HOME TBRA funding from City of College Station. Assistance is available to eligible low-income residents moving into Low Income Housing Tax Credit properties in College Station. The United Way of the Brazos Valley also provides operating funding to Twin City Mission programs.

While the City does not directly receive Emergency Shelter Grant (ESG) funds from HUD, it does work with local non-profit agencies for such funds through the Texas Department of Housing and Community Affairs (TDHCA). Twin City Mission was awarded an \$80,000 ESG grant on September 1, 2008. Of these funds, \$5,69 for operation administration funds; \$24,000 will be used to provide the salary for the Bridge Case Manager who will assist families and individuals in identifying needs and resources and formulating plans to address them; and \$16,440 will be used for homelessness prevention. The remaining \$33,600 will be used to provide maintenance, operating and furnishings for The Bridge (men, women, and family shelter) and Phoebe's Home (domestic violence shelter). These services consist of food and utilities for the above programs.

The City has planned no specific activities in 2008-2009 to address permanent supportive housing (medium need), transitional housing (high need), or permanent housing for the homeless (medium need). However, other local partners have identified activities that will address these needs.

The Salvation Army will receive a HOLT Foundation Grant for \$20,000 in May of 2008 which will enable them to serve 165 families. This grant will provide emergency utility assistance to low income households at-risk of becoming homeless. The Salvation Army will also continue receiving area church funds for emergency utility assistance, assisting households as the funds allow.

The Mental Health Mental Retardation Authority of the Brazos Valley (MHMRABV) refers clients to other appropriate services in the community including those previously mentioned for appropriate housing. Rehabilitative Case Managers also provide housing-related skills training to assist individuals with severe mental illness to obtain and maintain affordable integrated housing in the