



Council questions and staff responses for items on January 8th, 2026 City Council Meeting

Item 9.1 FY26 Budget Amendment #1

Sponsors: Mary Ellen Leonard

Question: Could you please clarify the transactions in the summary attachment which show funds (approximately \$72,301) exchanged between the Drainage Fund and Hotel Tax for tourism on lines 17 and 18? These seem to be incompatible funds.

I also see a similar small transfer between Drainage and IT on lines 20 and 21.

Response: This transaction is a part of the encumbrance roll, not a transfer.

On the detail of the encumbrance roll, the \$72,302 total for the HOT fund is incorrectly labeled as drainage total. The total on line 18 should say HOT Fund total. The total on line 21 is correctly labeled for the Drainage fund.

Item 9.2 BVCAP HOME Agreement for 1015 Toledo Bend Drive

Sponsors: David Brower

Question: Please be prepared to explain how BVCAP will operate a rental property within an MMD and the Midtown HOA. Will it be consistent with the existing agreements within Midtown?

Response: The property would be used to create an affordable rental opportunity for an income-qualified family, with Brazos Valley Community Action Programs (BVCAP) owning and managing the home.

RFP 26-020 was released to solicit proposals for the development of affordable and workforce housing. The City received one response from BVCAP, proposing the purchase of the single-family residence at 1015 Toledo Bend Drive.

BVCAP has partnered with the City since 2013 to provide affordable rental housing using both HOME and CDBG funds. They currently operate 19 affordable housing units serving families at or below 60% or 80% of the area median income. These units include one four-plex, six duplexes, and three single-family homes. Notably, all three single-family homes are in neighborhoods with homeowners' associations, and the City has never received complaints from surrounding residents regarding any existing BVCAP rental properties.

As a qualified nonprofit organization, BVCAP would be exempt from all property taxes, including the MMD tax, through a Community Housing Development Organization (CHDO) exemption filed with the Appraisal District.

Similar to the Wilderness Drive property in Raintree, this home would be professionally managed by a qualified nonprofit and maintained as an affordable rental housing opportunity.