



**CITY OF WHARTON  
HOUSING COMMITTEE MEETING**

**Tuesday, January 21, 2020  
5:00 PM**


***CITY HALL***

**NOTICE OF  
CITY OF WHARTON  
HOUSING COMMITTEE MEETING**

Notice is hereby given that a Housing Committee Meeting will be held on Tuesday, January 21, 2020 at 5:00 PM at the Wharton City Hall, 120 East Caney Street, Wharton, Texas, at which time the following subjects will be discussed to-wit:

**SEE ATTACHED AGENDA**

Dated this 15th day of January 2020.


By:   
Andres Garza, Jr., City Manager

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Housing Committee Meeting 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 of said City or Town in Wharton, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on January 15, 2020, at 4:30 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said Meeting.

The Wharton City Hall is wheelchair accessible. Access to the building and special parking is available at the primary entrance. Persons with disabilities, who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at (979) 532-4811 Ext. 225 or by FAX (979) 532-0181 at least two (2) days prior to the meeting date. BRAILLE IS NOT AVAILABLE.

Dated this 15th day of January 2020.

**CITY OF WHARTON**

By:   
Paula Favors  
City Secretary

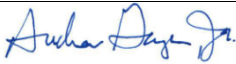


**A G E N D A**  
**CITY OF WHARTON**  
**Housing Committee Meeting**  
**Tuesday, January 21, 2020**  
**City Hall - 5:00 PM**

1. Call to Order.
2. Roll Call.
3. Public Comments.
4. Minutes from the meeting held January 14, 2019.
5. Presentation-State of Housing in the City of Wharton.

City of Wharton  
120 E. Caney Street  
Wharton, TX 77488

## HOUSING FINANCE CORPORATION

Meeting Date:	1/21/2020	Agenda Item:	Minutes from the meeting held January 14, 2019.
Attached are a copy of the draft minutes from the meeting held January 14, 2019.			
City Manager: Andres Garza, Jr.		Date: Wednesday, January 15, 2020	
Approval: 			
Mayor: Tim Barker			

**MINUTES  
OF  
CITY OF WHARTON  
HOUSING COMMITTEE MEETING  
120 EAST CANEY STREET  
WHARTON, TEXAS 77488  
Monday, January 14, 2019 – 6:30 p.m.**

City Manager Andres Garza, Jr. declared a meeting of the City Council Housing Committee duly open for the transaction of business at 6:02 p.m.

Committee Members present were: Councilmember Terry Freese, Councilmember Al Bryant and Councilmember Russell Machann.

Committee Member absent was: None.

City Council Member present was: Councilmember Steve Schneider.

Staff members present were: City Manager Andres Garza, Jr., Finance Director Joan Anandel and Community Development Coordinator Gwyneth Teves.

Staff member absent was: Assistant to the City Manager Brandi Jimenez

Visitors: Ms. Tracy Fine, National Church Residences.

The third item on the agenda was public comments. There were no public comments.

The fourth item on the agenda was to review and consider the reading of the minutes from the meeting held November 26, 2018. Councilmember Russell Machann made a motion to approve the minutes as presented. Councilmember Al Bryant seconded the motion. All voted in favor.

The fifth item on the agenda was to review and consider National Church Residences requests:

1. Resolution of Support.
2. Financial Contribution - \$250 (can be “in-kind”).

City Manager Andres Garza, Jr. stated to the Committee that National Church Residences would be applying for the 2019 Low Income Housing Tax Credits with the Texas Department of Housing and Community Affairs for Morningstar Apartments at 1520 Barfield Rd., Wharton. He stated that the application would be for the rehabilitation of 40 apartments. Ms. Tracey Fine with National Church Residences provided a brief presentation on the facilities and the grant. After some discussion, Councilmember Russell Machann made a motion to recommend to the City Council the approval of the Resolution of Support and the Financial Contribution needed to apply for the 2019 Low Income Housing Tax Credits. Councilmember Al Bryant seconded. All voted in favor.

The sixth item on the agenda was to review and consider City of Wharton Housing Project:

A. Resolution: A resolution of the Wharton City Council declaring certain City of Wharton properties as surplus properties and to designate these properties as affordable housing programs for City of Wharton residents.

B. Resolution: A resolution of the Wharton City Council approving the receipt of properties from the Wharton Housing Finance Corporation that have been deemed unsuitable for development at this time.

Community Development Coordinator Gwyn Teves stated to the Committee that the City of Wharton properties from taxing entities and the City Council determined that there was a need to declare those certain City of Wharton properties for affordable housing. She stated that the properties could be utilized for the City of Wharton in a new construction housing development program. She also stated that the Wharton Housing Finance Corporation had relinquished their ownership on certain City of Wharton properties due to them being not suitable for development. After some discussion, Councilmember Al Bryant made a motion to recommend to the City Council the approval to declare the properties as surplus and designate the properties as affordable housing programs for City of Wharton residents. He also made the motion to approve the receipt of the properties from the Wharton Housing Finance Corporation. Councilmember Terry Freese seconded. All voted in favor.

The seventh item on the agenda was to review and consider Request from Brooks at Caney Creek. City Manager Andres Garza, Jr. stated to the Committee that Ms. Laura Clemons, who is working with Lance Lurker, Principal of Chapel Creek Investments, LLC is working to provide low income housing to the residents of Wharton at two sites. She stated that she was requesting the following to be provided by the City for Site 1:

1. Waiving of all city-related fees: to include, but not limited to re-platting, permit, variance fees, etc.
2. Tree removal: 2 large (24" trunk with 40' canopy) and scrubs.
3. Residential and commercial water taps with a master meter on the residential and 1 tap with a U-branch on the commercial.
4. Ability to purchase all individual meters at cost from City.
5. Sidewalk reconstruction along street front as needed.
6. Landscape beautification grant along street front (including gazebo).

She also stated that she was requesting the following to be provided by the City for Site 2:

1. Waiving of all city-related fees: to include, but not limited to re-platting, permit, variance fees, etc.
2. Tree removal: 1 large (24" trunk with 40' canopy) and scrubs.
3. Residential master meter.
4. Ability to purchase all individual meters at cost from City.

After some discussion, Councilmember Russell Machann made a motion to recommend to the City Council the approval for the following for Site 1:

1. Waiving of all city-related fees: to include, but not limited to re-platting, permit, variance fees, etc.
2. Residential and commercial water taps with a master meter on the residential and 1 tap with a U-branch on the commercial.
3. Ability to purchase all individual meters at cost from City.

Councilmember Russell Machann also made the motion to recommend to the City Council the approval for the following for Site 2:

1. Waiving of all city-related fees: to include, but not limited to re-platting, permit, variance fees, etc.
2. Residential master meter.
3. Ability to purchase all individual meters at cost from City.

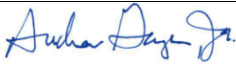
Councilmember Terry Freese seconded. All voted in favor.

The eighth item on the agenda was adjournment. There being no further business to discuss, Councilmember Al Bryant moved to adjourn the meeting. Councilmember Terry Freese seconded the motion. All voted in favor.

The meeting adjourned at 6:35 p.m.

City of Wharton  
120 E. Caney Street  
Wharton, TX 77488

## HOUSING COMMITTEE

Meeting Date:	1/21/2020	Agenda Item:	Presentation-State of Housing in the City of Wharton.
<p>The City Staff will present to the Committee the Presentation-State of Housing in the City of Wharton.</p>			
City Manager: Andres Garza, Jr.		Date: Wednesday, January 15, 2020	
Approval: 			
Mayor: Tim Barker			