



GARLAND

AGENDA

REGULAR MEETING OF THE CITY COUNCIL

City of Garland

REMOTE MEETING

Tuesday, August 4, 2020
7:00 p.m.

The City Council extends to each visitor a sincere welcome. We value your interest in your community and your participation in the meetings of this governing body. Regular meetings of the City Council are held the 1st and 3rd Tuesdays of each month, beginning at 7:00 p.m.; the City Council meets regularly in work sessions at 6:00 p.m. the Monday preceding each regular meeting.

NOTICE: Due to the COVID-19 emergency and, pursuant to Section 551.125 of the Texas Government Code and the executive orders of Governor Greg Abbott suspending provisions of the Texas Government Code and other applicable laws of the State regarding normal open meetings, the City Council will hold this meeting by internet/telephonic remote means.

The meeting will be broadcast by webinar or telephone at the following URL:

https://garlandtx.zoom.us/webinar/register/WN_JpEfiJvLRr6MBXQ-Bu2lgg

Registration for the online meeting is required. The meeting will be recorded and will be available for viewing the next day at www.garlandtx.gov.

For those without internet access to the meeting, a dial-in option is available. The toll-free numbers are:

877-853-5247
888-788-0099

Additionally, the meeting may be accessed by phone at the following number:

**346-248-7799
470-250-9358
470-381-2552**

The Meeting ID is: 972 6194 7526

For participants (online and by phone) who wish to speak on an item on the agenda, you must use the "raise hand" feature in order to be recognized. Similarly, if you wish to provide a comment at the end of the agenda during the open public comments portion of the meeting, you must use the "raise hand" feature.

You are invited to offer a comment or make a statement on any item on the agenda as that item is called. Your comments must relate to an item on this agenda - non-germane comments are not in order. Time limits will be imposed by the Mayor as appropriate to the nature of the agenda item. Generally, public speakers are given three minutes. Due to legal restrictions, the City Council is not able to answer questions during the public comments portion of the agenda.

If the City Council adjourns into Executive Session during this meeting, the Executive Session will be conducted by teleconference between and among the members of the City Council and relevant City staff. Public access to that call is prohibited by State law.



COUNCIL HOUSE RULES

1. Decisions based on issues, goals and vision.
2. Do not take things personal.
3. Project a positive attitude.
4. Focus on issues, not on the person.
5. Be prepared to discuss issues.
6. Maintain decorum.
7. Keep your sense of humor.
8. Honor and respect each other; accept each other as individuals.
9. Follow goals, principles and action agenda.
10. Decide, vote and move on.
11. Avoid ambushes - Council or staff.
12. Talk to staff before meetings.
13. Vote our convictions, but be willing to compromise *"What is best for Garland."*
14. Follow Roberts Rules of Order consistently.
15. Agree to disagree.
16. Be open and honest.

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

It is the custom and tradition of the members of the City Council to have an invocation and recital of the Pledge of Allegiance prior to the beginning of the meeting. Members of the audience are invited to participate. However, members of the audience are not required to participate. The decision to participate is strictly a matter of personal choice and has no bearing on matters to be considered by the City Council and will not affect the decisions to be made during the meeting.

MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

The Mayor may present proclamations and recognize attendees or award winners, and may make announcements regarding upcoming City events and matters of interest to citizens. There will be no Council deliberations or votes on these matters.

CONSENT AGENDA

All items under this section are recommended for approval by a single motion of Council, without discussion. Council has had the opportunity to review each of these items at a previous work session and approval of the consent agenda authorizes the City Manager to implement each item. The Mayor will announce the agenda and provide an opportunity for members of the audience and the City Council to request that an item be removed and considered separately.

1. Consider approval of the minutes of the July 21, 2020 Regular Meeting.
2. Consider approval of the following bids:
 - a. GP&L Wynn Joyce to Miller Road 138kv Transmission Line Construction Bid No. 0898-20

Maslonka Powerline Services	\$8,868,943.58
Optional Contingency	<u>554,748.94</u>
TOTAL:	\$9,423,692.52

This request is to provide construction services for the Wynn Joyce to Miller Road and Wynn Joyce to Ben Davis 138kV Transmission Line rebuild. An Optional Contingency is included for any additional work that may be required.

b. Council Chambers Dais Monitor Upgrades **Bid No. 0856-20**

Intent Digital, LLC **\$60,054.31**

This request is to approve a Change Order to purchase City Council members their own interactive touch screen monitors that toggle between presentation, voting displays and agenda as well as additional panels for voting control.

c. GP&L Fire Suppression System Engineering Services **Bid No. 1099-20**

Sargent & Lundy, LLC **\$259,200.00**

This request is to obtain engineering design services for fire suppression system improvements at the GP&L Olinger and Spencer Power Plants.

d. Patricia Drive Water Main Replacement **Bid No. 0892-20**

SYB Construction Company	\$548,447.03
Optional Contingency	<u>54,844.70</u>
TOTAL:	\$603,291.73

This request is to provide water main replacement on Patricia Drive. An Optional Contingency is included for any additional work that may be required.

e. GP&L Spencer 4 Cooling Water Pump Motor Rebuild **Bid No. 1124-20**

Brandon & Clark, Inc. **\$179,310.09**

This request is to provide emergency repair services to rebuild the GP&L Spencer Unit 4 circulating water pump motor that has failed in service.

f. Substation Equipment Testing & Commissioning **Bid No. 0934-20**

7W Consulting, LLC **\$300,000.00**

This request is to provide as-needed equipment testing, commissioning and consulting services for GP&L and TMPA substations. This approval is for a Term Agreement with three optional renewals.

3. **Consider by minute action approving an extension of line of duty injury/illness leave for a period of up to one year at full pay and benefits as may be medically necessary for Firefighter/Paramedic Kasey King.**

At the August 3, 2020 Work Session, Council considered approving an extension of line of duty injury/illness leave for a period of up to one year at full pay and benefits as may be medically necessary for Firefighter/Paramedic Kasey King.

4. **Approve by minute action the Neighborhood Vitality Matching Grant revised guidelines.**

At the July 6, 2020 Work Session, Council considered revisions to the Neighborhood Vitality Matching Grant guidelines.

5. **Consider a resolution authorizing the City Manager to execute an Interlocal Agreement with the Garland Independent School District regarding the use of certain facilities during emergencies; and providing an effective date.**

At the August 3, 2020 Work Session, Council considered approving a resolution allowing the City Manager to execute an interlocal agreement with GISD allowing the City of Garland to utilize the Gilbreath-Reed Career and Technology Center as a Point of Dispensing (POD) for medications or commodities in mass quantity to the public, which may be necessary in disaster response and recovery efforts.

6. **Consider a resolution authorizing the City Manager to execute a Project Specific Agreement with Dallas County relating to certain road improvements and repairs to Pleasant Valley Road, Merrit Road and Elm Grove Road; and providing an effective date.**

Staff recommends that the City Council approve the attached resolution, which authorizes the City Manager to execute the PSA with Dallas County to share the cost of milling the existing asphalt and placing new asphalt pavement on Pleasant Valley Road and Elm Grove Road in Sachse. The PSA and the cost estimate for the project are attached for Council's review.

7. **Approve by minute action authorizing the City Manager to sign the CARES Act Agreement.**

At the July 20, 2020 Work Session, Council considered approving the Heliport CARES Grant application that will provide funds to the Heliport for operations.

8. **Consider an ordinance amending Section 33.30 and 33.31 to Article III "Speed Regulations," of Chapter 33, "Transportation," of the Code of Ordinances of the City of Garland, Texas; and providing a Penalty Clause, a Savings Clause and a Severability Clause and providing an effective date.**

At the July 20, 2020 Work Session, Council considered increasing the speed limit from 40 mph to 45 mph between SH 66 and Castle Drive.

9. **Consider by minute action the approval of the Housing and Community Services Department Federal Grants 2020-2024 Consolidated Plan.**

At the August 3, 2020 Work Session, Council considered approval of the Housing and Community Services Department Federal Grants 2020-2024 Consolidated Plan. The Department of Housing and Urban Development (HUD) requires the City to update the Consolidated Plan every 5 years in order for the City to continue to receive the Community Development Block Grant (CDBG), HOME Infill Partnership Grant (HOME) and the Emergency Solutions Grant (ESG) from HUD.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

Anyone wishing to speak for, against, or on agenda items must fill out a speaker card and give it to the City Secretary before speaking (cards are located at the entrance to the Council Chambers). The Mayor will recognize speakers; he may impose a time limit and may provide for rebuttal. All comments and testimony are to be presented from the podium.

10. **Presentation of the 2020-21 Proposed Budget**

In accordance with the City Charter and state law, the City Manager shall submit to the City Council a Proposed Budget for the coming fiscal year. The City Manager will formally present his Proposed Budget for FY 2020-21. Following the presentation to Council, copies of the Proposed Budget will be placed in each City Library, in the Office of the City Secretary, and on the City's website for public review and inspection.

11. **Submission of appraisal roll and rates for FY 2020/2021**

In accordance with S.B. 2, the City's Tax Administrator will submit to Council the appraisal rolls and calculation of a "no-new-revenue tax rate" and "voter-approval tax rate". Based upon estimates of appraised value from the appraisal districts the "no-new-revenue tax rate" is .822388 and the "voter-approved tax rate" is .829826. The proposed tax rate will be determined by Council once the final certified appraisal roll is made available on August 20th. Afterward, a public notice of the proposed tax

rate and scheduled public hearings will be posted.

12. Hold public hearings on:

- a. **Consider the application of Tilson Custom Homes, requesting approval of a Specific Use Provision for a Guest House on a property zoned Agriculture (AG) District. This property is located at 1620 Pleasant Valley Road. (File No. Z 20-15, District 1)**

The applicant proposes a 906 square-foot guest house, to be located behind the proposed primary house.

- b. **Consider the application of the City of Garland, requesting approval to amend Planned Development (PD) District 17-35 for Mixed Use to 1) Amend Table 5-1 (Schedule of Uses) by removing Dwelling, Multi-Family Use and Elder Care - Independent Living Use from several Character Zones; and 2) Change the Character Zones of certain properties. This area is generally located northeast of President George Bush Turnpike, west of Holford Road, and south of the city limits line. (File No. Z 20-17, District 1)**

This proposal would remove the Multi-Family Dwelling Use and Independent Living Use designations from several Character Zones [Employment Mixed Use, Retail Mixed Use, and Transition] in the Planned Development (PD) District. In addition, the proposal would change the Character Zones of certain existing properties, and remove certain areas from the amendment in accordance with the Plan Commission's recommendation on July 13, 2020. The multi-family residential developments (developed or under construction) abutting West Campbell Road would remain Mixed-Use Mixed-Residential and continue to be allowed and conforming per their existing zoning.

13. Citizen comments.

Persons wishing to address issues not on the agenda may have three minutes to address Council at this time. Council is prohibited from discussing any item not posted according to the Texas Open Meetings Act.

14. Adjourn.

All Regular Council meetings are broadcast live on CGTV, Time Warner Cable Channel 16, and Frontier FIOS TV 44. Meetings are rebroadcast at 9:00 a.m. and 7:00 p.m. on Wednesday-Sunday and at 7:30 p.m. on Thursday. Live streaming and on-demand videos of the meetings are also available online at www.garlandtx.gov. Copies of the meetings can be purchased through the City Secretary's Office – audio CD's are \$1 each and DVD's are \$3 each.



GARLAND

City Council Regular Session Agenda

1.

Meeting Date: 08/04/2020

Item Title: Minutes 07-21-20

Submitted By: Rene Dowl, City Secretary, City Secretary

Summary:

Consider approval of the minutes of the July 21, 2020 Regular Meeting.

Attachments

Minutes 07-21-20



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7 p.m. on Tuesday, July 21, pursuant to Section 551.045, by telephone or internet in Garland, Texas, with the following members present:

Present: Mayor Scott LeMay
Mayor Pro Tem Robert John Smith
Deputy Mayor Pro Tem Robert Vera
Council Member David Gibbons
Council Member Deborah Morris
Council Member Jerry A. Nickerson
Council Member Jim Bookhout
Council Member Rich Aubin
Council Member Dylan Hedrick

Staff Present: City Manager Bryan Bradford
Deputy City Manager Mitch Bates
Assistant City Manager John Baker
City Attorney Brad Neighbor
City Secretary Eloyce René Dowl

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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CONSENT AGENDA

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Motion was made by Deputy Mayor Pro Tem Robert Vera, and seconded by Council Member Jim Bookhout to approve the Consent Agenda as presented, with the exception of Item 3C, which was pulled by Don Phillips, citizen, for individual consideration. Motion carried:

Vote: 9 - 0

1. **Consider approval of the minutes of the June 29 Special and July 7 Regular Meetings.**

2. **Consider approval of the following bids:**

a. **E-Book Platform and Materials** **Bid No. 1005-20**

Overdrive, Inc. **\$382,000.00**

This request is for the libraries to continue offering downloadable books and audiobooks to patrons. This approval is for a Term Agreement with four optional renewals.

b. **Dent Road Switch Station Grading Construction** **Bid No. 0306-19**

Mann Robinson & Son **\$64,266.80**

This request is to approve Change Order #3 for Dent Road Switch Station Grading Services.

c. **Engineering Services for Parking Lot Improvements at Various Park Locations** **Bid No. 1073-20**

R-Delta Engineers, Inc.	\$380,000.00
Optional Contingency	<u>40,000.00</u>
TOTAL:	\$420,000.00

This request is to obtain professional services for the design and construction administration of parking lot paving at eight park sites. An Optional Contingency is included for any additional services that may be required. This project is part of the 2019 Bond Program and approved in the 2020 CIP.

- d. **Saturn Springs Estates Drainage Improvements Study** **Bid No. 1074-20**

O'Brien Engineering, Inc.	\$108,225.00
Optional Contingency	<u>15,000.00</u>
TOTAL:	\$123,225.00

This request is to obtain professional services for the preparation of a drainage study in the Ashwood, Overhill and Sycamore Streets area of Saturn Springs Estates subdivision. An Optional Contingency is included for any additional services that may be required. This project is part of the 2019 Bond Program and approved in the 2020 CIP.

- e. **Duck Creek Wastewater Treatment Plant Odor and ASAB Aeration Improvements Project** **Bid No. 0854-20**

Gracon Construction, Inc.	\$12,724,045.35
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This request is to provide construction services for Phase One of the Odor Control Project at the Duck Creek Wastewater Treatment Plant.

- f. **Keele Drive Wastewater Main Replacement** **Bid No. 0893-20**

Aushill Construction, LLC	\$270,048.20
Optional Contingency	<u>27,004.82</u>
TOTAL:	\$297,053.20

This request is to provide wastewater main improvements on Keele Drive. An Optional Contingency is included for any additional work that may be required.

- g. **GP&L Olinger to Wylie 138kv Transmission Line Construction - Lake Lavon Crossing Foundations** **Bid No. 0945-20**

DynaGrid Construction Group, LLC	\$1,999,219.36
Optional Contingency	<u>399,843.00</u>
TOTAL:	\$2,399,062.36

This request is to provide labor and equipment necessary to construct and place twelve concrete shaft anchor bolt foundations and four embedment pole foundations. An Optional Contingency is included for any additional work that may be required.

3. **Public hearings were previously conducted for the following zoning cases. Council approved the requests and instructed staff to bring forth the following ordinances for consideration.**

a. Zoning File No. Z 19-21, Kirkman Engineering (District 2)

Ordinance No. 7155 amending the Garland Development Code of the City of Garland, Texas, by approving 1) a Change of Zoning from Industrial (IN) District to a Planned Development (PD) District for Industrial Uses including Food Processing & Storage, and Outdoor Storage and Tank Battery; and 2) a Detail Plan on a 4.00-acre tract of land zoned Industrial (IN) District and located at 515 Mills Road; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; a Savings Clause, and a Severability Clause; and providing an effective date.

b. Zoning File No. Z 19-39, Geoffrey Bossiere (District 7)

Ordinance No. 7156 amending the Garland Development Code of the City of Garland, Texas, by approving 1) a Change in Zoning from Neighborhood Services (NS) District to a Planned Development (PD) District for Neighborhood Services (NS) District to add uses currently not permitted and 2) a Detail Plan on a 1.834-acre tract of land zoned Neighborhood Services (NS) District and located at 3630 North Shiloh Road; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; a Savings Clause, and a Severability Clause; and providing an effective date.

d. Zoning File No. Z 20-11, Vincent Gerard & Associates, Inc. (District 3)

Ordinance No. 7158 amending the Garland Development Code of the City of Garland, Texas, by approving an amendment of Specific Use Provision S 96-19 to allow additional Commercial Antennae on a property zoned Community Retail (CR) District and located at 3200 Broadway Boulevard; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; a Savings Clause, and a Severability Clause; and providing an effective date.

e. Zoning File No. Z 20-12, BGE, Inc. (District 1)

Ordinance No. 7159 amending the Garland Development Code of the City of Garland, Texas, by approving 1) a Specific Use Provision and 2) a Detail Plan for a Restaurant, Drive-Through [Take-Out Window] on a property zoned Planned Development (PD) District 19-18 for Community Retail (CR) Uses (Town Center Styled Regional Shopping Mall and Complementary Peripheral Development) on a 2.007-acre tract of land zoned Planned Development (PD) District 19-18 and located at 270 Town Center Boulevard; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; a Savings Clause, and a Severability Clause; and providing an effective date.

4. Resolution No. 10446 approving the Fiscal Year 2021 generation budget of TMPA pursuant to the Joint Operating Agreement between the Texas Municipal Power Agency and the City of Bryan, Texas, City of Denton, Texas, City of Garland, Texas, and City of Greenville, Texas.

At the July 6, 2020 Work Session, Council considered approval of the TMPA Fiscal Year 2021 Generation Budget.

5. **Resolution No. 10447** approving the City of Garland Housing Agency Administrative Plan for the Housing Choice Voucher Program and providing an effective date.

The U.S. Department of Housing and Urban Development (HUD) requires each Housing Agency to develop and adopt an Administrative Plan that identifies the policies the agency will follow to administer the Housing Choice Voucher Program Funds (better known as Section 8). At the July 06, 2020 Work Session, Council considered adopting the updated Administrative Plan.

6. **Resolution No. 10448** adopting and approving the Garland Housing Agency's 2020-2024 Five-Year Plan and 2020 Annual Plan; and providing an effective date.

As part of the Quality Housing and Work Responsibility Act of 1998, the City of Garland Housing Agency (GHA) is required by the U.S. Department of Housing and Urban Development (HUD) to submit a Five-Year Plan every five years and an Annual Plan yearly. At the July 06, 2020 Work Session, Council considered adopting the 2020-2024 Five-Year Plan and the 2020 Annual Plan for submission to HUD.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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3c. **Zoning File No. Z 20-10, Haskell (District 5)**

Ordinance No. 7157 amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision for a High Risk Use on a property zoned Industrial (IN) District and located at 2305 Sherwin Street; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; a Savings Clause, and a Severability Clause; and providing an effective date.

Mayor LeMay checked the attendee list and Mr. Don Phillips, who requested the item be pulled, was not in the queue to speak and there was no phone number listed for him.

Deputy Mayor Pro Tem Vera made a motion to approve, seconded by Council Member Bookhout. There was discussion by the Council.

Mr. Phillips came online in the queue and Mayor LeMay allowed him to speak.

There was additional discussion by the Council. Council Member Bookhout withdrew his second to the main motion and suggested Deputy Mayor Pro Tem Vera withdraw the motion. Deputy Mayor Pro Tem Vera withdrew his motion.

James Allen, applicant, answered questions from the Council. John Baker presented staff information to the Council. Mayor LeMay reminded the Council that the purpose tonight is to approve or deny the item, not a review similar to a Plan Commission hearing. Mr. Neighbor

clarified the approval of the zoning change was made; any other details or decisions would be venturing outside of a land-use decision, which is the issue before the Council tonight.

Deputy Mayor Pro Tem Vera asked for the Plan Commission vote on this item. Will Guerin, Director of Planning, confirmed the vote was 9 - 0 for approval.

Council Member Bookhout asked if the item could be postponed for further review. Mayor LeMay explained that the applicant is meeting the requirements.

Motion was made by Council Member Gibbons to approve Item 3c as presented, seconded by Council Member Aubin. Motion carried:

Vote: 8 - 1

7. Consider appointments to Boards and Commissions.

Board members are selected for two-year terms by the City Council in August. Terms are usually staggered whereby at least half of the membership has board experience. Board members are appointed based on qualifications.

Council Members presented their nominees for appointment to boards and commissions; nominees for Mayor LeMay were presented by Mayor Pro Tem Smith. A single vote was cast with 9 ayes, 0 nays, appointing all who were placed in nomination.

Mayor Scott LeMay

- Ariella Colunga - Garland Youth Council
- Victoria Penick - Garland Youth Council

Council Member David Gibbons

- Serene Haroon - Garland Youth Council
- Anna Ngo - Garland Youth Council

Council Member Deborah Morris

- Marione Ogboi - Garland Youth Council
- Medina Yasin - Garland Youth Council

Council Member Jerry Nickerson

- Loi Anh Nguyen - Garland Youth Council
- Anne-Marie Schlueter - Garland Youth Council

Council Member Rich Aubin

- Sarah Cox - Garland Youth Council
- Nia Pellegrin - Garland Youth Council

Deputy Mayor Pro Tem Robert Vera

- Joanne Gonzalez - Garland Youth Council
- Daniyal Salem - Garland Youth Council

Council Member Dylan Hedrick

- Liz Harling - Community Multicultural Commission
- Homaera Mahmood - Garland Youth Council
- Heather Moody - Garland Youth Council

Mayor Pro Tem Robert John Smith

- Timilaa Radhakrishnan - Garland Youth Council
- Saul Sanchez - Garland Youth Council

8. **Citizen comments:** Holli Sanborn, Don Phillips, Roxanne Seibert, comment read into the record by Mayor LeMay, and Karen Ebner.
9. **Adjourn:** There being no additional business to come before the City Council, Mayor LeMay adjourned the meeting at 8:23 p.m.

Submitted By:

Scott LeMay, Mayor

Eloyce René Dowl, City Secretary



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. a.

Meeting Date: 08/04/2020

Item Title: GP&L Wynn Joyce to Miller Road 138kv Transmission Line Construction

Submitted By: Steve Martin, Transmission Director

Bid Number: 0898-20

Purchase Justification:

This request is to provide construction services for the Wynn Joyce to Miller Road and Wynn Joyce to Ben Davis 138kV Transmission Line rebuild. Construction will include the rebuild of timber to steel structures on two segments of the line that transverse through Lake Ray Hubbard from south of Miller Road to Wynn Joyce Road. This is part of the approved Wynn Joyce to Miller Road Lake Crossing CIP project. An Optional Contingency is included for any additional work that may be required.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Seven (7) bids were received and evaluated based on the published criteria. Three (3) bids did not include all of the specified requirements, deeming their bids nonresponsive. Maslonka Powerline Services received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Maslonka Powerline Services	All	\$8,868,943.58
Optional Contingency		554,748.94
TOTAL:		\$9,423,692.52

Basis for Award: Best Value

Purchase Requisition #: 43524

Fiscal Impact

Total Project/Account: \$8,888,000

Expended/Encumbered to Date: 1,493,628

Balance: \$7,394,372
This Item: 9,423,693
Proposed Balance: \$(2,029,321)*
Account #: 210-3599-3138901-7111

Fund/Dept/Project – Description and Comments:

Electric CIP / Transmission Lines / Wynn Joyce to Miller Road Lake Crossing Project

* A Budget Amendment to the Capital Improvement Program will be brought to City Council for consideration at a future date to appropriate an additional \$5.4 million in 2020 to complete the Wynn Joyce to Miller Road Lake Crossing project; this additional funding includes the \$2,029,321 required for this purchase award. The City will issue Commercial Paper as expenditures are incurred, and at a future date, Revenue Bonds will be issued to refund the outstanding Commercial Paper.

Attachments

Bid Recap 1 of 2

Bid Recap 2 of 2

Fiscal Reference:

Budget Type: CIP
Fiscal Year: 2020
Document Location: CIP - Page 275

Budget Director Approval:	Ron Young	Approval Date: 07/23/2020
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 07/22/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. b.

Meeting Date: 08/04/2020

Item Title: Council Chambers Dais Monitor Upgrades

Submitted By: Dorothy White, Public & Media Relations Director

Bid Number: 0856-20

Purchase Justification:

This request is to approve a Change Order to purchase City Council members their own interactive touch screen monitors that toggle between presentation, voting displays and agenda as well as additional panels for voting control. This upgrade will allow for better distancing between members during meetings.

Evaluation:

Intent Digital, LLC, was awarded the original PO 30176 in the amount of \$99,018.62 for upgrades to the control room, Work Session Room, and Council Chambers.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Intent Digital, LLC	All	\$60,054.31
TOTAL:		\$60,054.31

Basis for Award: Change Order

Purchase Requisition #: 43815

Fiscal Impact

Total Project/Account:	\$3,122,000
Expended/Encumbered to Date:	2,690,094
Balance:	\$431,906
This Item:	60,054
Proposed Balance:	\$371,852
Account #:	103-1178-1608200-9007

Fund/Dept/Project – Description and Comments:

Public & Media Relations CIP / CGTV - Upgrades

AttachmentsBid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2020

Document Location: CIP - Page 188

Budget Director Approval: Ron Young

Approval Date: 07/23/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 07/22/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. c.

Meeting Date: 08/04/2020

Item Title: GP&L Fire Suppression System Engineering Services

Submitted By: Dan Bailey, Energy Services Director

Bid Number: 1099-20

Purchase Justification:

This request is to obtain engineering design services for fire suppression system improvements at the GP&L Olinger and Spencer Power Plants.

Evaluation:

Sargent & Lundy, LLC, was selected as the Most Qualified firm for this project from RFQ 0753-19.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Sargent & Lundy, LLC	All	\$259,200.00
TOTAL:		\$259,200.00

Basis for Award: Most Qualified

Purchase Requisition #: 43810

Fiscal Impact

Total Project/Account: \$2,077,000
Expended/Encumbered to Date: 8,804
Balance: \$2,068,196
This Item: 259,200
Proposed Balance: \$1,808,996
Account #: 215-3449-3160001-71111, 215-3449-3160101-7111
Fund/Dept/Project – Description and Comments:

Electric CIP / Production Program

Spencer Fire Supression Upgrade Project = \$106,080

Olinger Fire Pump Engine & Supression Upgrade Project = 153,120

Total **\$259,200**

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2020

Document Location: CIP - Page 279

Budget Director Approval: Ron Young

Approval Date: 07/24/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 07/23/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. d.

Meeting Date: 08/04/2020

Item Title: Patricia Drive Water Main Replacement

Submitted By: Wes Kucera, Managing Director

Bid Number: 0892-20

Purchase Justification:

This request is to provide water main replacement on Patricia Drive. An Optional Contingency is included for any additional work that may be required.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Seventeen (17) bids were received and evaluated with SYB Construction Company submitting the Straight Low Bid.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
SYB Construction Company	All	\$548,447.03
Optional Contingency		54,844.70
TOTAL:		\$603,291.73

Basis for Award: Straight Low Bid

Purchase Requisition #: 43516

Fiscal Impact

Total Project/Account: \$13,304,374
Expended/Encumbered to Date: 9,706,500
Balance: \$3,597,874
This Item: 603,292
Proposed Balance: \$2,994,582
Account #: 220-4049-3019100-9214; 227-4049-3019100-9214; &
831-4693-7111
Fund/Dept/Project – Description and Comments:

Water CIP Fund / Distribution Lines		\$425,116
Infrastructure Repair & Replacement Fund / Street Construction	=	<u>178,176</u>
Total		\$603,292

Attachments

Bid Recap 1 of 3
 Bid Recap 2 of 3
 Bid Recap 3 of 3

Fiscal Reference:

Budget Type: Operating Budget
 CIP

Fiscal Year: 2020

Document Location: CIP - Page 222; Op. - Page 213

Budget Director Approval:	Ron Young	Approval Date: 07/10/2020
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Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 07/08/2020
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**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. e.

Meeting Date: 08/04/2020

Item Title: GP&L Spencer 4 Cooling Water Pump Motor Rebuild

Submitted By: Dan Bailey, Energy Services Director

Bid Number: 1124-20

Purchase Justification:

This request is to provide emergency repair services to rebuild the GP&L Spencer Unit 4 circulating water pump motor that has failed in service. An immediate rebuild is required to bring the unit back to full capacity in order to meet current power demand obligations.

Evaluation:

Brandon & Clark, Inc., will be providing these repairs as an Emergency purchase.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Brandon & Clark, Inc.	All	\$179,310.09
TOTAL:		\$179,310.09

Basis for Award: Emergency

Purchase Requisition #: 43865

Fiscal Impact

Total Project/Account: \$215,000
Expended/Encumbered to Date: 0
Balance: \$215,000
This Item: 179,310
Proposed Balance: \$35,690
Account #: 215-3449-3160901-7111
Fund/Dept/Project – Description and Comments:

Electric CIP / Production Program

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2020

Document Location: CIP - Page 279

Budget Director Approval: Ron Young

Approval Date: 07/23/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 07/22/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. f.

Meeting Date: 08/04/2020

Item Title: Substation Equipment Testing & Commissioning

Submitted By: Steve Martin, Transmission Director

Bid Number: 0934-20

Purchase Justification:

This request is to provide as-needed equipment testing, commissioning and consulting services for GP&L and TMPA substations. These services will also include reporting and documentation required to comply with NERC standards. This approval is for a Term Agreement with three (3) optional renewals.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Five (5) bids were received and evaluated based on the published criteria. 7W Consulting, LLC, received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
7W Consulting, LLC	All	\$300,000.00
TOTAL:		\$300,000.00

Basis for Award: Best Value

Purchase Requisition #: 43587

Fiscal Impact

Total Project/Account:	N/A
Expended/Encumbered to Date:	N/A
Balance:	N/A
This Item:	\$300,000
Proposed Balance:	N/A

Account #: 451-6999

Fund/Dept/Project – Description and Comments:

Term Contract sets price but does not commit funds. Expenses will be charged to Substations CIP and Operating accounts as incurred.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget
CIP

Fiscal Year: 2019-20

Document Location: Oper. Budget - Page 232 and CIP - Page 281

Budget Director Approval: Ron Young Approval Date: 07/23/2020

Purchasing Director Approval: Gary L. Holcomb Approval Date: 07/22/2020



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3.

Meeting Date: 08/04/2020

Item Title: Consider and/or Act Upon Approving An Extension of the Line of Duty Illness/Injury Leave at Full Pay for Firefighter/Paramedic Kasey King

Submitted By: Mark Lee, Fire Chief

Summary of Request/Problem

Firefighter/Paramedic Kasey King was diagnosed with a rare form of Non-Hodgkin's Lymphoma and was placed on workers' compensation injury leave on August 12, 2019. He has remained on injury leave since that time. In accordance with Texas Local Government Code Section 143.073 (a), a municipality shall provide a leave of absence with full pay for a period commensurate with the line of duty injury and the leave shall continue for at least one year if necessary.

The Fire Department is requesting Council to extend Firefighter/Paramedic Kasey King's injury leave for a period of up to one additional year, if medically necessary, at full pay.

Recommendation/Action Requested and Justification

Staff recommends Council move to approve by minute action an extension of line of duty injury/illness leave for a period of up to one year at full pay and benefits as may be medically necessary.

In an occupation such as firefighter there are increased risks of certain types of cancer in firefighters. One such cancer type is Non-Hodgkin's Lymphoma. Kasey King has been diagnosed with a very aggressive, rare form of Non-Hodgkin's Lymphoma and has been fighting this cancer since approximately August 12, 2019. Mr. King has communicated that his treating physician recently believes the cancer to be in remission yet is not comfortable with Kasey returning to work yet. He will continue to follow up with his physician at regularly scheduled appointments to evaluate when Mr. King can return to work in full capacity.

There is currently no reason to believe that Kasey King will not be able to return to duty before the end of this extension. Firefighter King has met some obstacles with the Workers' Compensation system, but he continues to navigate through those challenges. Although Texas Local Government Code allows an extension with a reduced salary this would be an additional stressor on Kasey and his family. His fight for life has certainly been a stressful enough time in their lives, already. Firefighter/Paramedic Kasey King wants nothing more than to be able to return to the place where he once served so passionately serving the community of Garland.



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

4.

Meeting Date: 08/04/2020

Item Title: Neighborhood Vitality Matching Grant Revised Guidelines

Submitted By: Scott Bollinger, Neighborhood Resource Manager

Summary of Request/Problem

Approval of the Neighborhood Vitality Matching Grant guidelines discussed at the July 6, 2020 City Council Work Session.

Recommendation/Action Requested and Justification

Recommend consent approval of updated guidelines.

Attachments

2020 NVMG Guidelines



NEIGHBORHOOD VITALITY MATCHING GRANT

Guidelines

AT A GLANCE

For Whom: Neighborhood Associations (Voluntary or Mandatory)

For What: Neighborhood beautification/enhancement projects on public property.

For...Why?: To build community as you beautify your neighborhood. Projects, challenges, successes—these bring neighbors together, weaving the social fabric necessary to create and sustain self-sufficient, thriving neighborhoods.

Application deadlines are March 23 and September 23. Carefully review the guidelines below and contact the Office of Neighborhood Vitality (ONV) to get started!

DESCRIPTION

The City Council allocated Neighborhood Vitality Matching Grant (NVMG) funds for Garland neighborhood groups to improve the physical features of their neighborhoods. Projects must provide a public benefit which promotes stronger, safer, and healthier communities. These guidelines present the eligibility requirements, funding match contribution, overview of the application process, and other rules governing the grant.

The Office of Neighborhood Vitality (ONV) is available to offer assistance through every step of the process. Contact the ONV by phone at 972-205-2445 or at neighborhoods@garlandtx.gov.

NEIGHBORHOOD ELIGIBILITY

As the NVMG is an investment by the City of Garland, only applications from homeowner and neighborhood associations (voluntary and mandatory) that have been registered for at least one year will be considered. Newly-formed associations that have participated in neighborhood capacity activities through the ONV are eligible to apply within six months. **Not organized or registered? Contact the ONV to learn how to get started.**

Individual residents, nonprofits or businesses are not eligible to receive funding. Associations, as the primary applicant, may collaborate with other associations, businesses, and nonprofits. City staff and departments can also partner with associations as co-applicants.

Age of the neighborhood and number of residential units impacted are factors in determining which projects to award matching funds, but all associations are encouraged to apply, or to work with staff to prepare for application.

PROJECT ELIGIBILITY

Physical improvements or additions to the neighborhood, located within city limits on public property or the public right-of-way, that provide a wide public benefit are eligible through the NVMG. Generally, projects cannot involve private property; however, residents are encouraged to work with ONV staff to assist with solutions that may involve private property. Other factors that affect project eligibility include:

Maintenance projects

Funds that would typically appear in the operating budget of a neighborhood association or individual homeowner's operating budget are not eligible for NVMG funding. This includes grounds keeping, common area and equipment upkeep, and the tools and equipment required for maintaining neighborhood features. Project must not require ongoing maintenance from the City of Garland.

Inadequate public benefit or neighborhood support

Applications that benefit only a small portion of the residents of a neighborhood or do not demonstrate widespread support among the neighborhood's residents are not eligible for NVMG funding. Mandatory association applications must be signed by a duly designated officer of the association capable of representing the interests of the association.

Conflicts with City of Garland

Proposals must comply with applicable City of Garland codes and policies, and applicable federal, state, and local laws. Projects cannot create a public safety hazard or conflict with existing or approved municipal projects.

Not intended to be exhaustive, the following provides examples of project eligibility:

Eligible	Not Eligible
Sign Toppers	Sidewalk Construction/Repairs
Entry Features (new construction)	Irrigation Upgrades
Common Area or Recreational Improvements (new construction)	Repairs or Maintenance of Existing Structures or Facilities
Picnic tables, benches or pavilions	Speed Humps
Neighborhood Park Improvements	Lighting Upgrades
Safety Lighting (new installation)	Projects Incurring Costs Before Grant is Approved
Neighborhood Art Installation	Security Cameras

APPLICATION PROCESS

Application Deadlines

NVMG applications are accepted twice per year. To be considered for award, applications must be submitted by March 23 and September 23, respectively. Application packets are available from the City of Garland website, GarlandTx.gov, or can be obtained through the ONV.

The NVMG application packets have all the requirements fully explained. All applicants are highly encouraged to contact ONV for assistance during any part of the application process.

Application requirements include:

- Contact names for the applicants, project, and association
- Project purpose, description, and benefits
- Project implementation, funding and maintenance plan
- Supporting documentation (photographs, maps, identified donations, estimates)

Letter of Intent

The Letter of Intent, also available on the City of Garland website or through the ONV, is a document that assists residents with identifying obstacles or potential issues with their NVMG application. It is encouraged for projects requiring any type of construction, but is required for projects of \$25,000 or more. Letters of Intent are due two months before full NVMG applications, corresponding to July 23 and January 23 to be considered for the spring and fall cycles, respectively.

Application Review

Applications will be read and evaluated by an internal review board consisting of members from various city departments to ensure that the minimum criteria are met. Any group that does not meet the funding criteria will be notified. Applications approved by the review board will be presented to the City Council for approval.

Eligible NVMG applications will be rated using the following criteria:

Criteria	Explanation of Criteria
Neighborhood Status/ Maturity	The condition and age of the neighborhood demonstrates a need for intervention. The applying association also has the capacity to execute the project and conduct necessary maintenance.
Public Benefit	Project helps improve the quality of life in the neighborhood and/or aesthetics of the area, while also providing widespread public benefit
Project Feasibility	The project is cost effective, achievable, realistic, sufficiently funded, no ongoing maintenance required from the City of Garland.
Community Involvement	Demonstrated and proposed participation by residents in the planning, execution and long-term maintenance of proposed project.
Project Impact	What is the impact this project will have both short term and long term? Does it align with your neighborhood goals? How will implementation or completion of the project impact the environment or surrounding area?
Match	Match is realistic and appropriate to the project. Letters of intent are provided for in-kind donations or cash.

MATCH REQUIREMENTS & FUNDING RESTRICTIONS

Applicants are eligible to receive up to \$100,000 within a five-year time-frame. The completion date of the applicant's first project will serve as the benchmark for the five-year timeframe. An association may not apply for additional funding if a previous grant project has not been completed.

Registered voluntary associations can apply for up to \$10,000 for an eligible project without providing a match. Every dollar over \$10,000 requires a 25% match from the applicant.

Registered mandatory associations can apply for any eligible project based on the match requirement detailed below:

Project Cost	Match Requirement	Type of Match
\$10,000 or less	10%	May include cash, in-kind donations, labor and/or materials
\$10,000.01-25,000	15%	Same as above
\$25,000.01-50,000	20%	Same as above
\$50,000.01 and above	25%	At least half of the match must be a cash match, the remainder may include in-kind donations, labor, and/or materials

Each association will be expected to provide a match based on the size, scope and cost of the project, following the guidelines above. The association match may include cash contributions, materials (specific to the project), or unskilled labor ("sweat equity") where applicable at the rate of \$12.00 per hour. Professional services will be rated at the fair market value for the type of service provided.

Disbursement of Funds

An applicant may not begin to incur costs to be paid by the NVMG before signing a funding agreement with the City of Garland. The applicant will act as the General Contractor for most approved projects. Funds for the project will be disbursed by the city to the neighborhood association after the completion of the project.

Applicant must expend required match as indicated in the proposal prior to the expenditure of City funds and must formally submit a request in writing to the ONV with all supporting documents.

Cancellation of Projects

Failure to meet the terms of the Funding Agreement may result in the cancellation of the project and a one-year application restriction. Applicants must begin implementation within 12 months of City Council approval to avoid termination of the project. Requests for time extensions must be submitted to the Office of Neighborhood Vitality in writing.

For further assistance contact the Office of Neighborhood Vitality at neighborhoods@GarlandTx.gov or 972-205-2445.



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

5.

Meeting Date: 08/04/2020

Item Title: Interlocal Agreement with GISD for use of the Gilbreath-Reed Career and Technology Center

Submitted By: Mistie Gardner, Emergency Management Director

Summary of Request/Problem

As presented at the August 3, 2020 Work Session, this item is for consideration to approve a resolution allowing the City Manager to execute an interlocal agreement with GISD allowing the City of Garland to utilize the Gilbreath-Reed Career and Technology Center as a Point of Dispensing (POD) for medications or commodities in mass quantity to the public, which may be necessary in disaster response and recovery efforts.

This effort is part of the City's comprehensive Emergency Operation Plan and could be utilized for an emergency or disaster caused by any hazard where the City needs to distribute large amounts of commodities and/or medications to the public quickly.

Recommendation/Action Requested and Justification

Council is requested to approve by resolution authorizing the City Manager to sign the agreement with GISD for use of the Gilbreath-Reed Career and Technical Center during times of emergency or disaster. Approving the resolution to allow the execution of the ILA will assist the City of Garland with acquiring an adequate facility from which to manage a POD site should mass dispensing of medications or commodities be necessary in response to an emergency or disaster.

Attachments

Resolution

Interlocal Agreement with GISD

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN INTERLOCAL AGREEMENT WITH THE GARLAND INDEPENDENT SCHOOL DISTRICT REGARDING THE USE OF CERTAIN FACILITIES DURING EMERGENCIES; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

That the City Manager is hereby authorized to execute an interlocal agreement with the Garland Independent School District in the form and substance of that attached hereto.

Section 2

That this Resolution shall be and become effective immediately upon and after its adoption and approval.

PASSED AND APPROVED this the ____ day of _____, 2020.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Agreement Between
The City of Garland
And
The Garland Independent School District

This Agreement ("Agreement") is entered into between the City of Garland and the Garland Independent School District (GISD). The GISD is an Independent School District organized under Education Code Chapter 11. The City of Garland is a Home Rule City. The Interlocal Cooperation Act, Government Code Chapter 791, governs this agreement. This contract is governed by Government Code §421.062. The GISD and City are not responsible for any civil liability that may arise from the furnishing of a service under this contract. The City is granted the authority to enter into this contract by the Texas Health and Safety Code §§12.011 and 1001.071.

I. Purpose

The City is required to plan and prepare for a public health emergency, which may result from natural or man-made causes. During such an emergency, it may be necessary to immunize or medicate all or large numbers of people in the area served by the GISD and the City. Prior public health experience with mass immunizations has shown that the GISD Gilbreath-Reed Career and Technical Center is well suited to this activity because: 1) its location is known to large numbers of individuals within the community; 2) it has large assembly areas; and 3) it has other necessary facilities such as refrigeration and restrooms.

The City has concluded that the GISD Gilbreath-Reed Career and Technical Center is qualified to serve if mass immunization or medication is necessary. The GISD desires to be as helpful as possible in the event of a public health emergency, and agrees to attempt to make its facility known as the Gilbreath-Reed Career and Technical Center (hereafter "Facility") at 4885 N President George Bush Hwy, Garland, TX 75040 available for purposes of mass immunization or medication, under the terms set below. However, this Agreement is not intended to abrogate or waive any immunities to which GISD may be entitled.

II. Public Health Emergency

This agreement will go into effect only if:

- 1) The local health authority for the City of Garland declares that large scale immunization or medication is necessary as a control measure for an outbreak or potential outbreak of a communicable disease.
- 2) Any District or District approved activities at or use of the Facility are either not scheduled or are canceled or the GISD agrees that the City may use the facility for mass immunization or medication. The GISD Superintendent of Schools (or designee) has the authority to determine when GISD facilities are available for use.

III. Obligations of the City

- 1) The City will supply or arrange for all equipment, vaccine, medicine and personnel necessary to administer the vaccine or medication.
- 2) The City will supply or arrange for all equipment and medical personnel necessary for staffing, security, crowd control and other tasks, except as described in section IV below.
- 3) The City will be responsible for disposal of medical waste and disinfections at the Facility following its use for the emergency. The City will request that the health authority or other appropriate local official will provide written assurance of the Facility's return to its normal use by the GISD.
- 4) The City may authorize use of the Facility by the local health authority or other governmental units involved in responding to the emergency, but such local health authority or other governmental units must agree to be bound by the terms of this Agreement or the City shall agree to be bound for them.
- 5) The City agrees to carry insurance policies or self-insure as may be required for its operations and participation under this Agreement, which policies will include the following:
 - a. WORKERS' COMPENSATION COVERAGE: The City shall obtain worker's compensation insurance or otherwise comply with all applicable laws under the Texas Labor Code, including the Texas Workers' Compensation Act, and shall be responsible for its own actions and those of its personnel or agents.
 - b. AUTOMOBILE LIABILITY COVERAGE: The City shall obtain coverage for automobile accidents and liability as required under applicable law, including the Texas motor vehicle financial responsibility laws, and shall be responsible for actions related to the use of motor vehicles in this Agreement.
 - c. GENERAL LIABILITY, PUBLIC OFFICIALS LIABILITY AND LAW ENFORCEMENT LIABILITY: The City agrees to obtain or continue to carry its general liability, public official's liability, and law enforcement liability insurance, if applicable, or maintain a comparable self-insurance program and shall be responsible for the injury to persons and property damage caused by its own acts and omissions and the acts and omissions of any individuals performing services under this Agreement.
- 6) THE CITY SHALL PAY FOR ANY DAMAGES INCURRED BY THE ACTIVITIES OR OPERATIONS OF THE CITY IN USING THE DISTRICT'S VEHICLES OR FACILITIES.
- 7) The City is explicitly responsible for any claims or damages arising out of its operation and use of any motor vehicles, claims from City employees or volunteers, or the public at large, except as provided by Section IV.

IV. Obligations of GISD

- 1) The GISD is responsible for allowing the use of the Facility, its parking lot and all utilities (gas, electric, water, and telecommunications) normally associated with its use.
- 2) The Facility Owner is responsible for providing use of all rooms, fixtures and equipment existing at the Facility that the City regards as necessary for on-site use during the period of the emergency. Rooms are to be provided as-is, with any known or unknown faults and defects.
- 3) The GISD will provide at least one person on-site during the period of emergency use with access to the rooms, fixtures and equipment. In the event GISD cannot provide at least one

person, GISD shall attempt to designate an employee of the City with the appropriate security mechanisms applicable to act in the stead of the GISD employee, subject to any requirements for security requested by GISD.

- 4) Unpaid volunteers from the employees of the GISD who agree to work under the direction of the City or other governmental body have the liability protection described in Title 42 USC §§14501-14505, and the Texas Government Code §421.061. A private individual performing duties in compliance with orders or instructions of the City or a health authority issued under Health and Safety Code Chapter 81 (“Communicable Disease Prevention and Control Act”) is exempt from liability as described in Health and Safety Code §81.007.

V. Wages, Insurance

- 1) Each Party shall provide and maintain its standard packages of medical and death benefit insurance coverage for the personnel and operations of that party, if such policy is generally carried by that party for its normal operations.

VI. Term

This agreement becomes effective when executed by both parties. Either party may cancel it by giving thirty (30) days’ notice to the other party; otherwise, it remains in effect for five (5) years and may be renewed for a period of five (5) years by written amendment signed by both parties. Any notice or communication required or permitted shall be given in writing.

Bryan Bradford
City Manager
City of Garland, Texas

Date:_____

Ricardo Lopez
Superintendent of Schools
Garland Independent School District

Date:_____



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

6.

Meeting Date: 08/04/2020

Item Title: Project Specific Agreement with Dallas County to Share Asphalt Milling and Repaving Project Costs

Submitted By: Steve Oliver, Streets Director

Summary of Request/Problem

As part of the settlement of the lawsuit between the City of Sachse and the City of Garland concerning the opening of the Hinton Landfill, the City of Garland assumed responsibility for maintenance of the roadways in Sachse that are used to haul refuse to the landfill. That route consists of Pleasant Valley Road between Merritt Road and Elm Grove Road and Elm Grove Road between Pleasant Valley Road and the entrance to the landfill, which is approximately 15,000 ft (2.84 miles) long. The Street Department has performed regular maintenance of these roadways; however, the last major improvement was a hot-in-place recycling project that was completed in 2011. The increased traffic related to the landfill has caused the condition of these two roads to deteriorate to the point that another major rehabilitation is necessary. After evaluating the two roads, the Street Department believes the most appropriate course of action is to mill off the existing asphalt pavement and place new asphalt pavement over the entire length of these two roads.

Because these two roads are designated as Type "B" roads, they are eligible for cost sharing with Dallas County as stipulated in the Master Interlocal Agreement that Garland and Dallas County entered into on January 2, 2018. Because these roads provide access to a significant number of Sachse and Rowlett residents, staff approached the Dallas County Commissioner's District 2 office to determine their willingness to participate in a 50/50 cost share for this project. Dallas County agreed to participate in this project, and they developed a Project Specific Agreement (PSA) for this project. The estimated cost for this project is \$955,928.52, with the City and County's share each being \$477,964.26. Funding for the City's share of the project will come from the Infrastructure Fund. The Street Department's milling contractor will mill the existing pavement, and Street Department crews will place the new asphalt pavement. The anticipated start date for this project is early September.

Recommendation/Action Requested and Justification

Staff recommends that the City Council approve the attached resolution, which authorizes the City Manager to execute the PSA with Dallas County to share the cost of milling the existing asphalt and placing new asphalt pavement on Pleasant Valley Road and Elm Grove Road in Sachse. The PSA and the cost estimate for the project are attached for Council's review.

Attachments

Resolution to Execute PSA

PSA - Pleasant Valley and Elm Grove

Attachment A - Cost Estimate

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PROJECT SPECIFIC AGREEMENT WITH DALLAS COUNTY RELATING TO CERTAIN ROAD IMPROVEMENTS AND REPAIRS TO PLEASANT VALLEY ROAD, MERRIT ROAD, AND ELM GROVE ROAD; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

That the City Council hereby authorizes the City Manager to execute a Project Specific Agreement with Dallas County in the form and substance of that attached hereto.

Section 2

That this Resolution shall be and become effective immediately upon and after its adoption and approval.

PASSED AND APPROVED this the ____ day of _____, 2020.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

**PROJECT SPECIFIC AGREEMENT RE: ROADWAY RESURFACING
AND STRIPING FOR TYPE “B” ROADWAY-- MADE PURSUANT TO
DALLAS COUNTY’S MASTER ROAD & BRIDGE INTERLOCAL
MAINTENANCE AGREEMENT WITHIN JURISDICTIONAL LIMITS OF
THE CITY OF GARLAND, TEXAS**

This Project Specific Agreement, (hereinafter “PSA”), supplemental to the Master Interlocal Agreement is made by and between Dallas County, Texas (hereinafter “County”) and the City of Garland, Texas (hereinafter “City”), acting by and through their duly authorized representatives and officials, for the purpose of collaborating on road and bridge maintenance projects, repairs and improvements to be undertaken within the territorial limits and jurisdiction of the City of Garland, Texas, as more fully set forth and described in Attachment “A”, which is attached hereto and incorporated herein by reference (“Project”).

WHEREAS, Chapter 791 of the Texas Government Code and Chapters 251 and 472 provide authorization for local governments to contract amongst themselves for the performance of governmental functions and services; and

WHEREAS, on or about January 2, 2018, County and City entered into a Master Interlocal Agreement (hereinafter “Master Agreement”), whereby County agreed to provide road and bridge maintenance and repair on “Type B” and “Type E” roadways, situated within the territorial limits and jurisdiction of City; and

WHEREAS, City now desires County to provide partial funding for such a duly qualified project consisting of reconstruction/resurfacing of designated blocks of enumerated public roadway situated in the City of Sachse Texas, as more fully described in Attachment “A”, the cost estimate.

NOW THEREFORE THIS PSA is made by and entered into by County and City, for the mutual consideration stated herein.

Witnesseth

Article I

Project Specific Agreement

This PSA is specifically intended to identify a Project authorized under the Master Agreement, changes in the rights and responsibilities of each of the parties as set forth in the Master Agreement and additions thereto as incorporated herein. This PSA will be an addition to the Master Agreement and incorporates each term and condition thereof as if fully set forth herein. All terms of the Agreement remains in full force and effect, except as modified herein. In the event of any conflict between the Master Agreement and this PSA, this PSA shall control.

Article II
Incorporated Documents

This PSA incorporates, as if fully reproduced herein word for word and number for number, the following items:

1. Master Agreement authorized by County Commissioners Court Order 2018-0039 dated January 2, 2018, and additions thereto as incorporated herein.
2. The project limits and project estimate cost are as indicated in Attachment “A”.

Article III
Term of Agreement

This PSA becomes effective when signed by the last party whose signature makes the agreement fully executed and shall terminate upon the completion and acceptance of the Project by City or upon the terms and conditions in the Master Agreement.

Article IV
Project Description

This PSA is entered into by the parties for repair, maintenance and improvements conducted on “Type “B” public roadway within the City of Garland, Texas. The Project shall consist of milling and overlay of various roads as shown in Attachment “A”. The Project is authorized by the aforementioned Master Agreement, with the parties’ obligations and responsibilities governed thereby, as well as by the terms and provisions of this PSA. The Project will facilitate the safe and orderly movement of public transportation to benefit both the City and County.

Article V
Fiscal Funding

Notwithstanding anything to the contrary herein, this PSA is expressly contingent upon the availability of County funding for each item and obligation contained herein. City shall have no right of action against the County of Dallas as regards this PSA, specifically including any funding by County of the Project in the event that the County is unable to fulfill its obligations under this PSA as a result of the lack of sufficient funding for any item or obligation from any source utilized to fund this PSA or failure of any funding party to budget or authorize funding for this PSA during the current or future fiscal years. In the event of insufficient funding, or if funds become unavailable in whole or part, the County, at its sole discretion, may provide funds from a separate source or terminate this PSA. In the event that payments or expenditures are made, they shall be made from current funds as required by Chapter 791, Texas Government Code.

Notwithstanding anything to the contrary herein, this PSA is expressly contingent upon the availability of City funding for each item and obligation contained herein. County shall have no right of action against the City as regards this PSA, specifically including any funding by City of the Project in the event that the City is unable to fulfill its obligations under this PSA as a result of the lack of sufficient funding for any item or obligation from any source utilized to fund this PSA or failure of any funding party to budget or authorize funding for this PSA during the current or future fiscal years. In the event of insufficient funding, or if funds become unavailable in whole or part, the City, at its sole discretion, may provide funds from a separate source or terminate this PSA. In the event that payments or expenditures are made, they shall be made from current funds as required by Chapter 791, Texas Government Code.

Article VI

Agreements

I. City's Responsibilities:

1. Where necessary, City, at its own expense, shall be responsible for the following: (a) informing the public and other city municipality of the proposed reconstruction of the Project; (b) locating all manholes, water valves, and other utilities within the Project; (c) making or causing to be made all utility relocations or adjustments necessary for execution and completion of the Project; (d) remediating any hazardous or regulated material, or other environmental hazard in the Project location and; (e) determining and approving of the location of the reconstruction and resurfacing of the road.
2. City shall further be responsible for the inspection and oversight of all work being performed by city's contractor.
3. City shall maintain file of all accounting or other records regarding any funds paid or claimed under this PSA, including, but not limited to all books, records, reports, tickets, deposits, expenditures, budget or any item therein, supporting data, computer records and programs, and all items of hardware, software or firmware, or any other item utilized by the City regarding this PSA. City agrees that all related records shall be retained for a period not less than four (4) years from the date of termination of this PSA. Such records shall be provided to the County in Dallas County, Texas and available for any audit at any time upon request.
4. City shall further be responsible for all maintenance when the Project is completed.
5. City shall be in compliance with MUTCD standards in ensuring safety during operations as outlined in the scope of work.

II. County Responsibilities:

1. County shall reimburse the City for proportionate Project Costs, as more fully set forth in Section III below.
2. County, its Auditor or its designated representative(s) shall have the unrestricted right to audit any and all accounting or other records regarding any funds paid or claimed under this PSA, including, but not limited to all books, records, reports, tickets, deposits, expenditures, budget or any item therein, supporting data, computer records and programs, and all items of hardware, software or firmware, or any other item utilized by the City regarding this PSA. City agrees that all related records shall be retained for a period not less than four (4) years from the date of termination of this PSA. Such records shall be provided to the County in Dallas County, Texas and available for any audit at any time upon request. The results of any audit may be furnished to the City for comment.

III. Funding:

County and City mutually agree that the initial and anticipated Project cost is approximately \$955,928.52, as set forth in Attachment "A". County and City mutually agree that City shall be responsible to pay a total of \$477,964.26 for its portion of the Type "B" roadwork. The parties hereto further agree that City shall be totally responsible for the

construction, inspection, oversight and maintenance of said Project, and that County shall only be responsible to the City for a financial contribution, in the form of reimbursements, of an amount not to exceed \$477,964.26 to be paid from Fund 105.2520. City and County further agree as follows:

1. Should unforeseen and unforeseeable circumstances arise which adversely and materially impact the costs and expenses necessary to complete the Project as contemplated, County and City shall renegotiate the terms hereof, taking into proper account then-current conditions and estimated total costs to complete the Project.
2. City shall submit invoices to County, which invoices shall provide complete information and documentation to substantiate City's charges. County's acceptances of City's invoices are contingent upon City's compliance with County's invoicing procedures. County may withhold any disputed amounts until the underlying dispute is resolved to County's satisfaction, but shall pay all undisputed amounts timely.

Article VII
Miscellaneous:

- I. **Indemnification.** County and City agree that each shall be responsible for its own negligent acts or omissions or other tortious conduct in the course of performance of this Agreement, without waiving any governmental immunity available to County or City or their respective officials, officers, employees, or agents under Texas or other law and without waiving any available defenses under Texas or other law. Nothing in this paragraph shall be construed to create or grant any rights, contractual or otherwise, in or to any third persons or entities.
- II. **No Third Party Beneficiaries.** The terms and provisions of this PSA are for the benefit of the parties hereto and not for the benefit of any third party. It is the express intention of County and City that any entity other than County or City receiving services or benefits under this PSA shall be deemed an incidental beneficiary only. This PSA is intended only to set forth the contractual right and responsibilities of the parties hereto.
- III. **Applicable Law.** This PSA is and shall be expressly subject to the County's and City's Sovereign Immunity and/or Governmental Immunity of City, Title 5 of the Texas Civil Practice and Remedies Code, as amended, and all applicable Federal and State Law. This PSA shall be governed by and construed in accordance with the laws of the State of Texas. Exclusive venue for any legal action regarding this PSA shall lie in Dallas County, Texas.
- IV. **Notice.** All notices, requests, demands, and other communication under this PSA shall be tendered in writing and shall be deemed to have been duly given when either delivered in person, via e-mail, or via certified mail, postage prepaid, return receipt requested to the respective parties as follows:

COUNTY:

Director of Public Works
Dallas County
411 Elm Street, Suite 400

and

Commissioner J.J. Koch
Road & Bridge District #2
411 Elm Street, Second Floor

Dallas, Texas 75202

Dallas, Texas 75202

CITY:

Steve Oliver
Director of Streets
City of Garland
200 N. Fifth Street
Garland, Texas 75046

- V. Assignment. This PSA may not be assigned or transferred by either party without the prior written consent of the other party.
- VI. Binding Agreement; Parties Bound. Upon execution by the parties, this PSA shall constitute a legal, valid and binding obligation of the parties, their successors and permitted assigns.
- VII. Amendment. This PSA may not be amended except in a written instrument specifically referring to this PSA and signed by the parties hereto.
- VIII. Counterparts. This PSA may be executed in multiple counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.
- IX. Severability. If one or more of the provisions in this PSA shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality or unenforceability shall not cause this PSA to be invalid, illegal or unenforceable, but this PSA shall be construed as if such provision had never been contained herein, and shall not affect the remaining provisions of this PSA, which shall remain in full force and effect.
- X. Entire Agreement. This PSA embodies the complete agreement of the parties, and except where noted, it shall supersede previous and/or contemporary agreements, oral or written, between the parties and relating to matters in the PSA.
- XI. Contingent. This PSA is expressly subject to and contingent upon formal approval by the Dallas County Commissioners Court and by resolution of the City Council of the City of Garland.
- XII. Effective Date. The PSA shall commence on the Effective Date. The effective Date of this PSA shall be the date it is executed by the last of the parties. Reference to the date of execution shall mean the Effective Date.
- XIII. No Joint Enterprise/Venture. The parties agree that no party is an agent, servant, or employee of the other parties. The parties, including their agents, servants, or employees, are independent contractors, and not an agent, servant, joint enterprise/venture, or employee of any other party, and are responsible for their own acts, forbearance, negligence, and deeds, and for those of their agents, servants, or employees in conjunction with this PSA. No joint enterprise/venture exists between the parties.

The City of Garland, State of Texas, has executed the Agreement pursuant to duly authorized City Council Resolution _____, Minutes _____, dated the ____ day of _____, 2020.

The County of Dallas, State of Texas, has executed this agreement pursuant to Commissioners Court Order Number _____ and passed on the ____ day of _____, 2020.

Executed this the _____ day of _____, 2020

Executed this the _____ day of _____, 2020

CITY OF GARLAND:

COUNTY OF DALLAS:

BRYAN L. BRADFORD
CITY MANAGER

CLAY LEWIS JENKINS
COUNTY JUDGE

ATTEST:

APPROVED AS TO FORM:

DALLAS COUNTY
JOHN CREUZOT
DISTRICT ATTORNEY

Eloyce Rene Dowl
City Secretary

Jana Prigmore Ferguson
Assistant District Attorney

*By law, the District Attorney's Office may only advise or approve contracts or legal documents on behalf of its clients. It may not advise or approve a contract or legal document on behalf of other parties. Our review of this document was conducted solely from the legal perspective of our client. Our approval of this document was offered solely for the benefit of our client. Other parties should not rely on this approval, and should seek review and approval by their own respective attorney(s).

Attachment A

LANDFILL ROUTE MILL/OVERLAY ESTIMATE

Pleasant Valley - Merritt to Elm Grove		
270	60	1,800
465	40	2,067
8,580	25	23,833
	Total SYDS	27,700
	2"-4" Milling	\$ 3.75
	Milling Cost	\$ 103,875.00

Elm Grove - Pl. Valley to Landfill Entrance		
180	35	700
4,955	22	12,112
560	40	2,489
	Total SYDS	15,301
	2"-4" Milling	\$ 3.75
	Milling Cost	\$ 57,379.17

Milling Combined	\$	161,254.17
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Pleasant Valley - Merritt to Elm Grove		
270	60	400
465	40	459
8,580	25	5,291
	Asphalt Tons	6149
	2"-4" Overlay	\$ 80.10
	Overlay Cost	\$492,567

Elm Grove - Pl. Valley to Landfill Entrance		
180	35	155
4,955	22	2,689
560	40	553
	Asphalt Tons	3,397
	2"-4" Overlay	\$ 80.10
	Overlay Cost	\$ 272,087.42

Overlay Combined	\$	764,654.36
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Thermo Striping : Double Yellow with Double White Edgelines
(cost basis is per linear foot of roadway)

Pleasant Valley		9,315
Elm Grove		5,695
	Total Feet of Roadway	15,010
	Striping Cost Per Linear Foot	\$ 2.00
	Total Striping Cost	\$ 30,020.00

Pleasant Valley Total	\$	596,441.94
Elm Grove Total	\$	329,466.58
Striping Total	\$	30,020.00
Total Project Cost	\$	955,928.52



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

7.

Meeting Date: 08/04/2020

Item Title: Heliport CARES Grant Application

Submitted By: Paul Luedtke, Transportation Director

Summary of Request/Problem

The Heliport applied for funds through CARES and has received a Grant. As the Heliport Owner, the Grant is administered through the City of Garland so we will receive the funds and provide them to the Heliport for operations.

Recommendation/Action Requested and Justification

Authorize the City Manager to sign the attached agreement.

Attachments

CARES Act Agreement

TEXAS DEPARTMENT OF TRANSPORTATION

CARES ACT AIRPORT GRANT AGREEMENT

PART I – OFFER

Offer Date	June 15, 2020
Airport	Garland/DFW Heloplex
CARES Grant Number	20CRGARLD
Unique Entity Identifier	058682162
TO:	City of Garland, Texas (herein called the "Sponsor") (For Co-Sponsors, list all Co-Sponsor names. The word "Sponsor" in this Grant Agreement also applies to a Co-Sponsor.)

FROM: The State of Texas, acting through the Texas Department of Transportation

WHEREAS, the Sponsor has submitted to the TxDOT a Coronavirus Aid, Relief, and Economic Security Act (CARES Act or "the Act") Airports Grants Application (herein called the "Grant") June 10, 2020, for a grant of Federal funds at or associated with Garland/DFW Heloplex; which is included as part of this Grant Agreement; and

This Agreement is made and entered into by and between the Texas Department of Transportation, (hereinafter referred to as the "State"), for and on behalf of the State of Texas, and City of Garland, Texas, (hereinafter referred to as the "Sponsor").

WHEREAS, City of Garland has accepted the terms of TxDOT's Grant offer;

WHEREAS, in consideration of the promises, representations and assurances provided by the Sponsor, the TxDOT has approved the Grant Application for Garland/DFW Heloplex (herein called the "Grant") consisting of the following:

This Grant is provided in accordance with the CARES Act, as described below, to provide eligible Sponsors with funding to help offset a decline in revenues arising from diminished airport operations and activities as a result of the COVID-19 Public Health Emergency. CARES Act Airport Grants amounts to specific airports are derived by legislative formula.

The purpose of this Grant is to maintain safe and efficient airport operations. Funds provided under this Grant Agreement must only be used for purposes directly related to the airport. Such purposes can include the reimbursement of an airport's operational and maintenance expenses or debt service payments. CARES Act Airport Grants may be used to reimburse airport operational and maintenance expenses directly related to Garland/DFW Heloplex incurred no earlier than January 20, 2020. CARES Act Airport Grants also may be used to reimburse a Sponsor's payment of debt service where such payments occur on or after March 27, 2020. Funds provided under the Grant will be governed by the same principles that govern "airport

revenue.” New airport development projects may not be funded with this Grant, unless and until the Grant Agreement is amended or superseded by a subsequent agreement that addresses and authorizes the use of funds for the airport development project.

NOW THEREFORE, in accordance with the applicable provisions of the CARES Act, Public Law Number 116-136, the representations contained in the Request for CARES Act Funding, and in consideration of, (a) the Sponsor’s acceptance of this Offer; and, (b) the benefits to accrue to the United States and the public from the accomplishment of the Grant and in compliance with the conditions as herein provided,

THE TEXAS DEPARTMENT OF TRANSPORTATION, FOR AND ON BEHALF OF THE STATE OF TEXAS, HEREBY OFFERS AND AGREES to pay 100% percent of the allowable costs incurred as a result of and in accordance with this Grant Agreement.

Assistance Listings Number (Formerly CFDA Number): 20.106

This Offer is made on and **SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:**

CONDITIONS

1. **Maximum Obligation.** The maximum obligation of the United States payable under this Offer is \$20,000.

(A) The following amount represents the calculation of the maximum total obligation above available under the provisions of Public Law 116-136, provided to each airport according to CARES Act formulas:

2. **Period of Performance.** The period of performance shall commence on the date the Sponsor formally accepts this agreement. The end date of the period of performance is May 28, 2024 (1,460 calendar days) from the date of acceptance.

The Sponsor may only charge allowable costs for obligations incurred prior to the end date of the period of performance (2 CFR § 200.309). Unless the TxDOT authorizes a written extension, the Sponsor must submit all Grant closeout documentation and liquidate (pay-off) all obligations incurred under this award no later than 90 calendar days after the end date of the period of performance (2 CFR § 200.343).

The period of performance end date shall not affect, relieve or reduce Sponsor obligations and assurances that extend beyond the closeout of this Grant Agreement.

3. **Unallowable Costs.** The Sponsor shall not seek reimbursement for any costs that the State has determined to be unallowable under the CARES Act.
4. **Final Federal Share of Costs.** The United States’ share of allowable Grant costs is 100%.
5. **Completing the Grant without Delay and in Conformance with Requirements.** The Sponsor must carry out and complete the Grant without undue delays and in accordance with this Grant Agreement, the CARES Act, and the regulations, policies, standards and procedures of the Secretary of Transportation (“Secretary”). Pursuant to 2 CFR § 200.308, the Sponsor agrees to report to the State any disengagement from funding eligible expenses under the Grant that exceeds three months and request prior approval from State. The report must include a reason for the stoppage. The Sponsor agrees to comply with the attached assurances, which are part of this agreement and any addendum that may be attached hereto at a later date by mutual consent.

6. **Amendments or Withdrawals before Grant Acceptance.** The State reserves the right to amend or withdraw this offer at any time prior to its acceptance by the Sponsor.
7. **Offer Expiration Date.** This offer will expire and the State will not be obligated to pay any part of the costs unless this offer has been accepted by the Sponsor on or before June 1, 2024, or such subsequent date as may be prescribed in writing by the State.
8. **Improper Use of Federal Funds.** The Sponsor must take all steps, including litigation if necessary, to recover Federal funds spent fraudulently, wastefully, or in violation of Federal antitrust statutes, or misused in any other manner, including uses that violate this Grant Agreement, the CARES Act or other provision of applicable law. For the purposes of this Grant Agreement, the term "Federal funds" means funds however used or dispersed by the Sponsor, that were originally paid pursuant to this or any other Federal grant agreement(s). The Sponsor must return the recovered Federal share, including funds recovered by settlement, order, or judgment, to the Secretary. The Sponsor must furnish to the Secretary, upon request, all documents and records pertaining to the determination of the amount of the Federal share or to any settlement, litigation, negotiation, or other efforts taken to recover such funds. All settlements or other final positions of the Sponsor, in court or otherwise, involving the recovery of such Federal share require advance approval by the Secretary.
9. **State of Texas Not Liable for Damage or Injury.** The State is not responsible or liable for damage to property or injury to persons which may arise from, or relate to this Grant Agreement, including, but not limited to, any action taken by a Sponsor related to or arising from, directly or indirectly, this Grant Agreement.
10. **Electronic Grant Payment(s).** The Sponsor will use the current practice of submitting payment requests and associated support documentation in the TxDOT eGrants system. The State will provide payment request forms to upload with supporting documentation. The State will review invoices manually to ensure payment eligibility and is committed to processing payments as quickly as possible.
11. **Financial Reporting and Payment Requirements.** The Sponsor will comply with all Federal financial reporting requirements and payment requirements, including submittal of timely and accurate reports.
12. **Buy American.** Unless otherwise approved in advance by the State, the Sponsor will not acquire or permit any contractor or subcontractor to acquire any steel or manufactured products produced outside the United States to be used for any expense which funds are provided under this Grant. The Sponsor will include a provision implementing applicable Buy American statutory and regulatory requirements in all contracts related to this Grant Agreement.
13. **Audits for Private Sponsors.** When the period of performance has ended, the Sponsor must provide a copy of an audit of this Grant prepared in accordance with accepted standard audit practices, such audit to be submitted to the State.
14. **Audits for Public Sponsors.** The Sponsor must provide for a Single Audit or program-specific audit in accordance with 2 CFR Part 200. Upon request of the State, the Sponsor shall provide one copy of the completed audit to the State.
15. **Suspension or Debarment.** When entering into a "covered transaction" as defined by 2 CFR § 180.200, the Sponsor must:
 - A. Verify the non-federal entity is eligible to participate in this Federal program by:
 1. Checking the excluded parties list system (EPLS) as maintained within the System for Award Management (SAM) to determine if the non-federal entity is excluded or

disqualified; or

2. Collecting a certification statement from the non-federal entity attesting the entity is not excluded or disqualified from participating; or
 3. Adding a clause or condition to covered transactions attesting the individual or firm is not excluded or disqualified from participating.
- B. Require prime contractors to comply with 2 CFR § 180.330 when entering into lower-tier transactions (e.g. sub-contracts).
- C. Immediately disclose to the State whenever the Sponsor (1) learns the Sponsor has entered into a covered transaction with an ineligible entity, or (2) suspends or debars a contractor, person, or entity.

16. Ban on Texting While Driving.

- A. In accordance with Executive Order 13513, Federal Leadership on Reducing Text Messaging While Driving, October 1, 2009, and DOT Order 3902.10, Text Messaging While Driving, December 30, 2009, the Sponsor is encouraged to:
1. Adopt and enforce workplace safety policies to decrease crashes caused by distracted drivers including policies to ban text messaging while driving when performing any work for, or on behalf of, the Federal government, including work relating to this Grant.
 2. Conduct workplace safety initiatives in a manner commensurate with the size of the business, such as:
 - a. Establishment of new rules and programs or re-evaluation of existing programs to prohibit text messaging while driving; and
 - b. Education, awareness, and other outreach to employees about the safety risks associated with texting while driving.
- B. The Sponsor must insert the substance of this clause on banning texting while driving in all contracts and subcontracts.

17. Trafficking in Persons.

- A. You as the recipient, your employees, subrecipients under this award, and subrecipients' employees may not —
1. Engage in severe forms of trafficking in persons during the period of time that the award is in effect;
 2. Procure a commercial sex act during the period of time that the award is in effect; or
 3. Use forced labor in the performance of the award or subawards under the award.
- B. The State as the awarding agency may unilaterally terminate this award, without penalty, if a subrecipient that is a private entity —
1. Is determined to have violated a prohibition in paragraph A of this award term; or
 2. Has an employee who is determined by the agency official authorized to terminate the award to have violated a prohibition in paragraph A.1 of this award term through conduct that is either—
 - a. Associated with performance under this award; or
 - b. Imputed to the subrecipient using the standards and due process for imputing the conduct of an individual to an organization that are provided in 2 CFR Part

180, "OMB Guidelines to Agencies on Government-wide Debarment and Suspension (Nonprocurement)," as implemented by the FAA at 2 CFR Part 1200.

3. You must inform us immediately of any information you receive from any source alleging a violation of a prohibition in paragraph A during this award term.
4. Our right to terminate unilaterally that is described in paragraph A of this section:
 - a. Implements section 106(g) of the Trafficking Victims Protection Act of 2000 (TVPA), as amended (22 U.S.C. § 7104(g)), and
 - b. Is in addition to all other remedies for noncompliance that are available to the FAA under this award.

18. Employee Protection from Reprisal.

A. Prohibition of Reprisals –

1. In accordance with 41 U.S.C. § 4712, an employee of a grantee or subgrantee may not be discharged, demoted, or otherwise discriminated against as a reprisal for disclosing to a person or body described in sub-paragraph (A)(2), information that the employee reasonably believes is evidence of:
 - a. Gross mismanagement of a Federal grant;
 - b. Gross waste of Federal funds;
 - c. An abuse of authority relating to implementation or use of Federal funds;
 - d. A substantial and specific danger to public health or safety; or
 - e. A violation of law, rule, or regulation related to a Federal grant.
2. Persons and bodies covered: The persons and bodies to which a disclosure by an employee is covered are as follows:
 - a. A member of Congress or a representative of a committee of Congress;
 - b. An Inspector General;
 - c. The Government Accountability Office;
 - d. A Federal office or employee responsible for oversight of a grant program;
 - e. A court or grand jury;
 - f. A management office of the grantee or subgrantee; or
 - g. A Federal or State regulatory enforcement agency.
3. Submission of Complaint – A person who believes that they have been subjected to a reprisal prohibited by paragraph A of this grant term may submit a complaint regarding the reprisal to the Office of Inspector General (OIG) for the U.S. Department of Transportation.
4. Time Limitation for Submittal of a Complaint - A complaint may not be brought under this subsection more than three years after the date on which the alleged reprisal took place.
5. Required Actions of the Inspector General – Actions, limitations, and exceptions of the Inspector General's office are established under 41 U.S.C. § 4712(b).
6. Assumption of Rights to Civil Remedy - Upon receipt of an explanation of a decision not to conduct or continue an investigation by the Office of Inspector General, the person submitting a complaint assumes the right to a civil remedy under 41 U.S.C. § 4712(c).

19. Limitations. Nothing provided herein shall be construed to limit, cancel, annul, or modify the terms of any Federal grant agreement(s), including all terms and assurances related thereto, that have been entered into by the Sponsor and the State prior to the date of this Grant Agreement.

SPECIAL CONDITIONS

- 1. ARFF and SRE Equipment and Vehicles.** The Sponsor agrees that it will:
 - A. House and maintain the equipment in a state of operational readiness on and for the airport;
 - B. Provide the necessary staffing and training to maintain and operate the vehicle and equipment;
 - C. Restrict the vehicle to on-airport use only;
 - D. Restrict the vehicle to the use for which it was intended; and
 - E. Amend the Airport Emergency Plan and/or Snow and Ice Control Plan to reflect the acquisition of a vehicle and equipment.
- 2. Equipment or Vehicle Replacement.** The Sponsor agrees that it will treat the proceeds from the trade-in or sale of equipment being replaced with these funds as airport revenue.
- 3. Off-Airport Storage of ARFF Vehicle.** The Sponsor agrees that it will:
 - A. House and maintain the vehicle in a state of operational readiness for the airport;
 - B. Provide the necessary staffing and training to maintain and operate the vehicle;
 - C. Restrict the vehicle to airport use only;
 - D. Amend the Airport Emergency Plan to reflect the acquisition of the vehicle;
 - E. Within 60 days, execute an agreement with local government including the above provisions and a provision that violation of said agreement could require repayment of Grant funding; and
 - F. Submit a copy of the executed agreement to the State.
- 4. Equipment Acquisition.** The Sponsor agrees that it will maintain Sponsor-owned and -operated equipment and use for purposes directly related to the airport.
- 5. Utilities Proration.** For purposes of computing the Federal share of the allowable airport operations and maintenance costs, the allowable cost of utilities incurred by the Sponsor to operate and maintain airport(s) included in the Grant must not exceed the percent attributable to the capital or operating costs of the airport.
- 6. Utility Relocation in Grant.** The Sponsor understands and agrees that:
 - A. The State will not participate in the cost of any utility relocation unless and until the Sponsor has submitted evidence satisfactory to the State that the Sponsor is legally responsible for payment of such costs;
 - B. State participation is limited to those utilities located on-airport or off-airport only where the Sponsor has an easement for the utility; and
 - C. The utilities must serve a purpose directly related to the Airport.

PART II - ACCEPTANCE

The Sponsor does hereby ratify and adopt all assurances, statements, representations, warranties, covenants, and agreements contained in the Grant Application and incorporated materials referred to in the foregoing Offer under Part II of this Agreement, and does hereby accept this Offer and by such acceptance agrees to comply with all of the terms and conditions in this Offer and in the Grant Application. The Sponsor understands funding made available under this Grant Agreement may only be used to reimburse for airport operational and maintenance expenses, and debt service payments. The Sponsor further understands it may submit a separate request to use funds for new airport/project development purposes, subject to additional terms, conditions, and assurances. Further, it is my opinion that the said Grant Agreement constitutes a legal and binding obligation of the Sponsor in accordance with the terms thereof.

I declare under penalty of perjury that the foregoing is true and correct.

Dated: _____

City of Garland, Texas

(Signature of Sponsor's Authorized Official)

By:

Felecia Nichols Autrey

(Typed Name of Sponsor's Authorized Official)

Title:

(Title of Sponsor's Authorized Official)

The Sponsor's acceptance of this Offer and ratification and adoption of the Grant Application incorporated herein shall be evidenced by execution of this instrument by the Sponsor, as hereinafter provided, and this Offer and Acceptance shall comprise a Grant Agreement, as provided by the CARES Act, constituting the contractual obligations and rights of the State and the Sponsor with respect to the accomplishment of the Grant and compliance with the assurances and conditions as provided herein. Such Grant Agreement shall become effective upon the Sponsor's acceptance of this Offer.

**STATE OF TEXAS
TEXAS DEPARTMENT OF
TRANSPORTATION**

(Signature)

(Typed Name)

(Title)

CARES ACT ASSURANCES

AIRPORT SPONSORS

A. General.

1. These assurances are required to be submitted as part of the application by sponsors requesting funds under the provisions of the Coronavirus Aid, Relief, and Economic Security Act of 2020 (CARES Act or "the Act"), Public Law Number, Public Law 116-136. As used herein, the term "public agency sponsor" means a public agency with control of a public-use airport; the term "private sponsor" means a private owner of a public-use airport; and the term "sponsor" includes both public agency sponsors and private sponsors.
2. Upon acceptance of this Grant offer by the sponsor, these assurances are incorporated into and become part of this Grant Agreement.

B. Sponsor Certification.

The sponsor hereby assures and certifies, with respect to this Grant that:

It will comply with all applicable Federal laws, regulations, executive orders, policies, guidelines, and requirements as they relate to the application, acceptance, and use of Federal funds for this Grant including but not limited to the following:

FEDERAL LEGISLATION

- a. Federal Fair Labor Standards Act - 29 U.S.C. 201, et seq.
- b. Hatch Act – 5 U.S.C. 1501, et seq.
- c. Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 Title 42 U.S.C. 4601, et seq.
- d. National Historic Preservation Act of 1966 - Section 106 - 16 U.S.C. 470(f).
- e. Archeological and Historic Preservation Act of 1974 - 16 U.S.C. 469 through 469c.
- f. Native Americans Grave Repatriation Act - 25 U.S.C. Section 3001, et seq.
- g. Clean Air Act, P.L. 90-148, as amended.
- h. Coastal Zone Management Act, P.L. 93-205, as amended.
- i. Flood Disaster Protection Act of 1973 - Section 102(a) - 42 U.S.C. 4012a.
- j. Title 49, U.S.C., Section 303, (formerly known as Section 4(f)).
- k. Rehabilitation Act of 1973 - 29 U.S.C. 794.
- l. Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq., 78 stat. 252) (prohibits discrimination on the basis of race, color, national origin).
- m. Americans with Disabilities Act of 1990, as amended, (42 U.S.C. § 12101 et seq.), prohibits discrimination on the basis of disability).
- n. Age Discrimination Act of 1975 - 42 U.S.C. 6101, et seq.
- o. American Indian Religious Freedom Act, P.L. 95-341, as amended.

- p. Architectural Barriers Act of 1968 -42 U.S.C. 4151, et seq.
- q. Power plant and Industrial Fuel Use Act of 1978 - Section 403- 2 U.S.C. 8373.
- r. Contract Work Hours and Safety Standards Act - 40 U.S.C. 327, et seq.
- s. Copeland Anti-kickback Act - 18 U.S.C. 874.1.
- t. National Environmental Policy Act of 1969 - 42 U.S.C. 4321, et seq.
- u. Wild and Scenic Rivers Act, P.L. 90-542, as amended.
- v. Single Audit Act of 1984 - 31 U.S.C. 7501, et seq.
- w. Drug-Free Workplace Act of 1988 - 41 U.S.C. 702 through 706.
- x. The Federal Funding Accountability and Transparency Act of 2006, as amended (Pub. L. 109-282, as amended by section 6202 of Pub. L. 110-252).

EXECUTIVE ORDERS

- a. Executive Order 11246 - Equal Employment Opportunity
- b. Executive Order 11990 - Protection of Wetlands
- c. Executive Order 11998 – Flood Plain Management
- d. Executive Order 12372 - Intergovernmental Review of Federal Programs
- e. Executive Order 12699 - Seismic Safety of Federal and Federally Assisted New Building Construction
- f. Executive Order 12898 - Environmental Justice
- g. Executive Order 13788 - Buy American and Hire American
- h. Executive Order 13858 - Strengthening Buy-American Preferences for Infrastructure Projects

FEDERAL REGULATIONS

- a. 2 CFR Part 180 - OMB Guidelines to Agencies on Governmentwide Debarment and Suspension (Nonprocurement).
- b. 2 CFR Part 200 - Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.
- c. 2 CFR Part 1200 - Nonprocurement Suspension and Debarment.
- d. 28 CFR Part 35 - Discrimination on the Basis of Disability in State and Local Government Services.
- e. 28 CFR § 50.3 - U.S. Department of Justice Guidelines for Enforcement of Title VI of the Civil Rights Act of 1964.
- f. 29 CFR Part 1 - Procedures for predetermination of wage rates.
- g. 29 CFR Part 3 - Contractors and subcontractors on public building or public work financed in whole or part by loans or grants from the United States.
- h. 29 CFR Part 5 - Labor standards provisions applicable to contracts covering Federally financed and assisted construction (also labor standards provisions

applicable to non-construction contracts subject to the Contract Work Hours and Safety Standards Act).

- i. 41 CFR Part 60 - Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor (Federal and Federally assisted contracting requirements).
- j. 49 CFR Part 20 - New restrictions on lobbying.
- k. 49 CFR Part 21 - Nondiscrimination in Federally-assisted programs of the Department of Transportation - effectuation of Title VI of the Civil Rights Act of 1964.
- l. 49 CFR Part 26 - Participation by Disadvantaged Business Enterprises in Department of Transportation Program .49 CFR Part 27 – Nondiscrimination on the Basis of Handicap in Programs and Activities Receiving or Benefiting from Federal Financial Assistance.
- m. 49 CFR Part 28 - Enforcement of Nondiscrimination on the Basis of Handicap in Programs or Activities conducted by the Department of Transportation.
- n. 49 CFR Part 30 - Denial of public works contracts to suppliers of goods and services of countries that deny procurement market access to U.S. contractors.
- o. 49 CFR Part 32 - Government-wide Requirements for Drug-Free Workplace (Financial Assistance).
- p. 49 CFR Part 37 - Transportation Services for Individuals with Disabilities (ADA).
- q. 49 CFR Part 41 - Seismic safety of Federal and Federally assisted or regulated new building construction.

SPECIFIC ASSURANCES

Specific assurances required to be included in grant agreements by any of the above laws, regulations, or circulars are incorporated by reference in this Grant Agreement.

1. Purpose Directly Related to the Airport

It certifies that the reimbursement sought is for a purpose directly related to the airport.

2. Responsibility and Authority of the Sponsor.

a. Public Agency Sponsor:

It has legal authority to apply for this Grant, and to finance and carry out the proposed grant; that an official decision has been made by the applicant's governing body authorizing the filing of the application, including all understandings and assurances contained therein, and directing and authorizing the person identified as the official representative of the applicant to act in connection with the application and to provide such additional information as may be required.

b. Private Sponsor:

It has legal authority to apply for this Grant and to finance and carry out the proposed Grant and comply with all terms, conditions, and assurances of this Grant Agreement. It shall designate an official representative and shall in writing direct and authorize that person to file this application, including all understandings and

assurances contained therein; to act in connection with this application; and to provide such additional information as may be required.

3. Good Title.

It, a public agency or the Federal government, holds good title, satisfactory to the Secretary, to the landing area of the airport or site thereof, or will give assurance satisfactory to the Secretary that good title will be acquired.

4. Preserving Rights and Powers.

- a. It will not take or permit any action which would operate to deprive it of any of the rights and powers necessary to perform any or all of the terms, conditions, and assurances in this Grant Agreement without the written approval of the Secretary, and will act promptly to acquire, extinguish, or modify any outstanding rights or claims of right of others which would interfere with such performance by the sponsor. This shall be done in a manner acceptable to the Secretary.
- b. If the sponsor is a private sponsor, it will take steps satisfactory to the Secretary to ensure that the airport will continue to function as a public-use airport in accordance with this Grant Agreement.
- c. If an arrangement is made for management and operation of the airport by any agency or person other than the sponsor or an employee of the sponsor, the sponsor will reserve sufficient rights and authority to insure that the airport will be operated and maintained in accordance Title 49, United States Code, the regulations, and the terms and conditions of this Grant Agreement.

5. Accounting System, Audit, and Record Keeping Requirements.

- a. It shall keep all Grant accounts and records which fully disclose the amount and disposition by the recipient of the proceeds of this Grant, the total cost of the Grant in connection with which this Grant is given or used, and the amount or nature of that portion of the cost of the Grant supplied by other sources, and such other financial records pertinent to the Grant. The accounts and records shall be kept in accordance with an accounting system that will facilitate an effective audit in accordance with the Single Audit Act of 1984.
- b. It shall make available to the Secretary and the Comptroller General of the United States, or any of their duly authorized representatives, for the purpose of audit and examination, any books, documents, papers, and records of the recipient that are pertinent to this Grant. The Secretary may require that an appropriate audit be conducted by a recipient. In any case in which an independent audit is made of the accounts of a sponsor relating to the disposition of the proceeds of a Grant or relating to the Grant in connection with which this Grant was given or used, it shall file a certified copy of such audit with the Comptroller General of the United States not later than six (6) months following the close of the fiscal year for which the audit was made.

6. Exclusive Rights.

The sponsor shall not grant an exclusive right to use an air navigation facility on which this Grant has been expended. However, providing services at an airport by only one fixed-based operator is not an exclusive right if—

- a. it is unreasonably costly, burdensome, or impractical for more than one fixed-based operator to provide the services; and
- b. allowing more than one fixed-based operator to provide the services requires a reduction in space leased under an agreement existing on September 3, 1982, between the operator and the airport.

7. Airport Revenues.

This Grant shall be available for any purpose for which airport revenues may lawfully be used. CARES Act Grant funds provided under this Grant Agreement will only be expended for the capital or operating costs of the airport; the local airport system; or other local facilities which are owned or operated by the owner or operator of the airport(s) subject to this agreement and all applicable addendums.

8. Reports and Inspections.

It will:

- a. submit to the Secretary such annual or special financial and operations reports as the Secretary may reasonably request and make such reports available to the public; make available to the public at reasonable times and places a report of the airport budget in a format prescribed by the Secretary;
- b. in a format and time prescribed by the Secretary, provide to the Secretary and make available to the public following each of its fiscal years, an annual report listing in detail:
 - 1. all amounts paid by the airport to any other unit of government and the purposes for which each such payment was made; and
 - 2. all services and property provided by the airport to other units of government and the amount of compensation received for provision of each such service and property.

9. Civil Rights.

It will promptly take any measures necessary to ensure that no person in the United States shall, on the grounds of race, creed, color, national origin, sex, age, or disability be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination in any activity conducted with, or benefiting from, funds received from this Grant.

- a. Using the definitions of activity, facility, and program as found and defined in §§ 21.23 (b) and 21.23 (e) of 49 CFR Part 21, the sponsor will facilitate all programs, operate all facilities, or conduct all programs in compliance with all non-discrimination requirements imposed by or pursuant to these assurances.
- b. Applicability
 - 1. Programs and Activities. If the sponsor has received a grant (or other Federal assistance) for any of the sponsor's program or activities, these requirements extend to all of the sponsor's programs and activities.
 - 2. Facilities. Where it receives a grant or other Federal financial assistance to construct, expand, renovate, remodel, alter, or acquire a facility, or part of a facility, the assurance extends to the entire facility and facilities

operated in connection therewith.

3. Real Property. Where the sponsor receives a grant or other Federal financial assistance in the form of, or for the acquisition of, real property or an interest in real property, the assurance will extend to rights to space on, over, or under such property.

c. Duration.

The sponsor agrees that it is obligated to this assurance for the period during which Federal financial assistance is extended to the program, except where the Federal financial assistance is to provide, or is in the form of, personal property, or real property, or interest therein, or structures or improvements thereon, in which case the assurance obligates the sponsor, or any transferee for the longer of the following periods:

1. So long as the airport is used as an airport, or for another purpose involving the provision of similar services or benefits; or
2. So long as the sponsor retains ownership or possession of the property.

Required Solicitation Language. It will include the following notification in all solicitations for bids, Requests for Proposals for work, or material under this Grant and in all proposals for agreements, including airport concessions, regardless of funding source:

"The **(Name of Sponsor)**, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders that it will affirmatively ensure that for any contract entered into pursuant to this advertisement, disadvantaged business enterprises and airport concession disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award."

d. Required Contract Provisions.

1. It will insert the non-discrimination contract clauses requiring compliance with the acts and regulations relative to non-discrimination in Federally-assisted programs of the DOT, and incorporating the acts and regulations into the contracts by reference in every contract or agreement subject to the non-discrimination in Federally-assisted programs of the DOT acts and regulations.
2. It will include a list of the pertinent non-discrimination authorities in every contract that is subject to the non-discrimination acts and regulations.
3. It will insert non-discrimination contract clauses as a covenant running with the land, in any deed from the United States effecting or recording a transfer of real property, structures, use, or improvements thereon or interest therein to a sponsor.
4. It will insert non-discrimination contract clauses prohibiting discrimination on the basis of race, color, national origin, creed, sex, age, or handicap as a covenant running with the land, in any future deeds, leases, license,

permits, or similar instruments entered into by the sponsor with other parties:

- a. For the subsequent transfer of real property acquired or improved under the applicable activity, grant, or program; and
- b. For the construction or use of, or access to, space on, over, or under real property acquired or improved under the applicable activity, grant, or program.
- e. It will provide for such methods of administration for the program as are found by the Secretary to give reasonable guarantee that it, other recipients, sub-recipients, sub-grantees, contractors, subcontractors, consultants, transferees, successors in interest, and other participants of Federal financial assistance under such program will comply with all requirements imposed or pursuant to the acts, the regulations, and this assurance.
- f. It agrees that the United States has a right to seek judicial enforcement with regard to any matter arising under the acts, the regulations, and this assurance.

10. Foreign Market Restrictions.

It will not allow funds provided under this Grant to be used to fund any activity that uses any product or service of a foreign country during the period in which such foreign country is listed by the United States Trade Representative as denying fair and equitable market opportunities for products and suppliers of the United States in procurement and construction.

11. Acquisition Thresholds.

The FAA deems equipment to mean tangible personal property having a useful life greater than one year and a per-unit acquisition cost equal to or greater than \$5,000. Procurements by micro-purchase means the acquisition of goods or services for which the aggregate dollar amount does not exceed \$10,000. Procurement by small purchase procedures means those relatively simple and informal procurement methods for securing goods or services that do not exceed the \$250,000 threshold for simplified acquisitions.



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

8.

Meeting Date: 08/04/2020

Item Title: Centerville Road Speed Limit Revisions

Submitted By: Paul Luedtke, Transportation Director

Summary of Request/Problem

Speed limits are reviewed periodically to ensure they remain appropriate as surrounding development and traffic volumes change. Centerville Road was reviewed recently and the Transportation Department has concluded that changes would be warranted.

Recommendation/Action Requested and Justification

Increase the Speed limit from 40mph to 45mph between SH 66 and Castle Drive.

Attachments

Centerville Speed Limit Ordinance

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 33.30 and 33.31 TO ARTICLE III "SPEED REGULATIONS", OF CHAPTER 33, "TRANSPORTATION", OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; AND PROVIDING A PENALTY CLAUSE, A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE, AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

SECTION 1

That Section 33.30, "Same - Forty miles per hour" "Speed Regulations", of Chapter 33, "Transportation", of the Code of Ordinances, City of Garland, Texas, is hereby amended by the deletion of the following:

Street

Extent

"E. Centerville Road

E. Miller Road to Castle Drive"

SECTION 2

That Section 33.30, "Same – Forty miles per hour" "Speed Regulations", of Chapter 33, "Transportation", of the Code of Ordinances, City of Garland, Texas, is hereby amended by the addition of the following:

Street

Extent

"E. Centerville Road

E. Miller Road to S.H. 66"

SECTION 3

That Section 33.31, "Same – Forty-five miles per hour" "Speed Regulations", of Chapter 33, "Transportation", of the Code of Ordinances, City of Garland, Texas, is hereby amended by the addition of the following:

Street

Extent

"E. Centerville Road

S.H. 66 to Castle Drive"

SECTION 4

That violation of the provisions of this Ordinance shall constitute a misdemeanor punishable in accordance with Section 10.05 of the Code of Ordinances, City of Garland, Texas.

SECTION 5

That Chapter 33 of the Code of Ordinances, City of Garland, Texas, shall remain in full force and effect, save and except as amended by this Ordinance.

SECTION 6

That the terms and provisions of this Ordinance are severable and are governed by Section 10.06 of the Code of Ordinances of the City of Garland, Texas.

SECTION 7

That this Ordinance shall become and be effective on and after the date of adoption and publication in accordance with law.

PASSED AND APPROVED this _____ day of _____, 2020.

THE CITY OF GARLAND, TEXAS

By: _____
Mayor

ATTEST:

CITY SECRETARY

ref:



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

9.

Meeting Date: 08/04/2020

Item Title: Adoption of the 2020-2024 Federal Grant Programs Consolidated Plan

Submitted By: Mona Woodard, Neighborhood Services Administrator

Summary of Request/Problem

Approval of the Housing and Community Services Department Federal Grants 2020-2024 Consolidated Plan. This item was brought before Council on August 3, 2020, during the scheduled work session.

Recommendation/Action Requested and Justification

Approval to submit the 2020-2024 Federal Grants Consolidated Plan to the Department of Housing and Urban Development by August 14, 2020.

The Consolidated Plan was compiled following a public input process that began in January 2020.

Attachments

Draft 2020-2024 Consolidated Plan

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

1. Introduction

The City of Garland developed an outreach effort to maximize input from a large cross-section of stakeholders for the Consolidated Plan. This outreach effort included public meetings, published meeting notices, stakeholder meetings, and in-person interviews.

Garland receives three entitlement grants from the U.S. Department of Housing and Urban Development (HUD), the Community Development Block Grant (CDBG), the HOME Investment Partnerships Program Grant (HOME) and the Emergency Solutions Grant (ESG). These funds are used to leverage other public and private funding towards community development and housing projects.

The City of Garland, as an entitlement jurisdiction in the CDBG, HOME, and ESG Programs, is required by HUD to submit a consolidated plan every five years. The Consolidated Plan identifies the priority community development and housing needs for the citizens of Garland. It integrates economic, physical, environmental, community and human development in a comprehensive and coordinated fashion so that the City, Garland Housing Authority and nonprofit organizations can work together to assist in meeting the needs of families and/or individuals. The strategic plan in this document sets forth program goals, specific objectives, annual goals, and benchmarks for measuring progress. In so doing, it helps the City and citizens keep track of results and learn what works in the community.

This Consolidated Plan corresponds to the City's next five fiscal years, which begins October 1, 2020, and ends September 30, 2025. Each year, the City will prepare an Annual Action Plan outlining specific projects and the amount of funding that will go towards the goals outlined in the Consolidated Plan. At the conclusion of each fiscal year, City staff will prepare the Consolidated Annual Performance and Evaluation Report (CAPER) to report the progress towards the Consolidated Plan goals and accomplishments by project.

This Plan considers the increasing importance of identifying and prioritizing the most critical needs to be addressed with CDBG HOME, and ESG Program funds.

Structure of the Plan

The Consolidated Plan consists of three major sections: a housing and community development needs assessment, a housing market analysis, and a strategic plan which identifies those priority housing and community development needs and strategies that the City plans to address with the available HUD

resources over the next five years. This plan was formulated using HUD's eConPlan tool, which dictates the plan's structure and provides a series of pre-populated tables.

Data in the three major sections were drawn primarily from HUD's Comprehensive Housing Affordability Strategy (CHAS) data set, which is a special tabulation of 2011-2015 American Community Survey (ACS) data from the Census Bureau. The CHAS data is a fixed set of data in pre-populated tables. The CHAS data describes housing problems, such as overcrowding or incomplete kitchen and/or plumbing facilities, as well as cost burden, which occurs when a household pays more than 30% of its gross income on housing costs. Extreme cost burden occurs when a household pays more than 50% of its gross income on housing costs.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Increase Supply of Affordable Housing

- Increase affordable rental housing.
- Increase homeownership.
- Housing rehabilitation.

Decrease Homelessness

- Provide housing and services to the homeless and at risk of homelessness that aligns with Metro Dallas Homeless Alliance.

Provide Healthy and Attractive Neighborhoods

- Blight Removal/Code Enforcement
- Improve public infrastructure.
- Improve public facilities.

Provide Public Services

- Provide public services to low and moderate-income households as well as persons with special needs.

Planning and Administration and Fair Housing

- Provide quality oversight and administration of federal programs.
- Affirmatively Further Fair Housing

Provide Economic Opportunity

- Provide Economic Opportunity to low and moderate-income households>

3. Evaluation of past performance

The summary of past performance reported below was taken from the City's most recently completed Consolidated Annual Plan Evaluation Report completed for the fiscal year 2017.

The City has made considerable progress toward meeting the goals identified in the strategic plan and action plan. The City's HOME Program constructed 4 new single-family homes that were sold to low-income households. The City did not reach the goal for the HOME Infill Objective DH1.2 due to weather delays slowing construction. The CDBG Minor Repair and Single-Family Rehabilitation Programs provided 21 low-income homeowners with repair services. The First Time Homebuyer Down payment Assistance Program had 4 approved applicants during the program year. The GREAT Homes Program had 1 project completed.

Rental housing needs were addressed using CDBG, HOME, and ESG funding. City of Garland's Fair Housing Office provided rental assistance to 70 persons using ESG funding, and the Salvation Army Program provided rental assistance to 25 persons using CDBG. Matthew 25:40 provided 14 with ESG rapid rehousing rental assistance, and New Beginning/Hopes Door provided 10 persons with ESG rapid rehousing rental assistance. In all, 119 persons were provided rental assistance. Code Enforcement performed 15,196 inspections in CDBG eligible areas during the program year.

Emergency Housing needs utilized CDBG and ESG funding. Hope's Door/New Beginning Center provided emergency housing 271 domestic violence victims through the ESG Shelter Services program and provided 21 persons assistance through the ESG Rapid Rehousing program. The Matthew 25:40 Project provided overnight motel vouchers for 46 homeless persons utilizing CDBG funding.

The City's Public services entities provided services to 2650 low-income persons in Garland. Services ranging from counseling, emergency food, youth programs, and medical programs were provided using CDBG funding. Overall the City, City Departments, and Subrecipients, have made progress towards meeting the goals and objectives established in the Consolidated Plan and in the 2019 Annual Action Plan.

4. Summary of the citizen participation process and consultation process

The City of Garland's goal for citizen participation is to ensure broad participation of City residents, and housing, economic, and service providers in the planning and implementation of community development and housing programming. Citizen participation takes the form of advertised community meetings and public hearings.

The planning process for the preparation of the Five-Year Consolidated Plan and the FY 2020 Annual Action Plan included the following distinct elements:

- Focus group sessions with representatives from City government (staff), non-profit organizations, and other service providers to gain stakeholder input on the identification of City needs.
- Additional meetings and interviews with City departmental staff and other provider agencies and stakeholders throughout the planning process to understand the current scope of programs, issues, and

concerns. The one-on-one conversations helped to develop strategies to address the community needs that were identified in the focus group sessions.

- Review of existing community development-related planning documents, including the Envision Garland 2030 Comprehensive Plan, Senior Market Assessment, and City of Garland, Texas 2019 Capital Improvement Program.

5. Summary of public comments

For the development of the 2020-2025 Consolidated Plan and FY 2020 Annual Action Plan, several public meetings and/or public hearings were conducted to receive input from community stakeholders and to develop their recommendations for the goals and Program Year 2020 projects to be funded with the CDBG, HOME Program and ESG funds.

During the week of January 21-22, 2020, four stakeholder workshops and a public needs meeting were conducted. Significant themes that arose from these meetings included the overall need for affordable housing, the need to address substandard housing conditions, and the need for supportive services for the homeless, elderly, disabled, and populations with high service needs.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments accepted

7. Summary

In summary, the Consolidated Plan and Annual Action Plan have been developed with community input and reflect the needs of the City. This input is in line with the City's Citizen Participation Plan.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for the administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for the administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	GARLAND	
CDBG Administrator	GARLAND	City of Garland Housing and Community Services Department
HOPWA Administrator		
HOME Administrator	GARLAND	City of Garland Housing and Community Services Department
ESG Administrator	GARLAND	City of Garland Housing and Community Services Department
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

The Housing and Community Services Department of the City of Garland is the lead agency responsible for preparing the Consolidated Plan as well as for the administration of each grant program and funding source.

Consolidated Plan Public Contact Information

Mona L. Woodard, Grants Manager, City of Garland, Department of Housing and Community Services, 800 Main Street, Garland TX 75040. Telephone: 972-205-2130

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

The City of Garland developed an outreach effort to maximize input from a large cross-section of stakeholders for both the Consolidated Plan and the Year 1 Annual Plan. This outreach effort included public meetings, published meeting notices, stakeholder meetings, in-person interviews, and telephone interviews.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies (91.215(I)).

To ensure the participation of and coordination between public and private agencies, the Housing and Community Services staff sent informational material and written communication to community organizations for preliminary discussions on the Plan and the needs of the citizens of Garland. Flyers containing the schedule of outreach activities were distributed along with an FAQ Sheet. These were distributed to the City’s list of housing providers, social service organizations, homeless assistance providers, and other entities involved in housing and community development work in Garland.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The lead agency of the Dallas City and County/Irving Continuum of Care (CoC) is the Metro Dallas Homeless Alliance (MDHA), which coordinates the CoC grant application process, coordinates services, manages the homeless information system (HMIS), and coordinates the preparation of reports. MDHA, as the lead agency for the CoC, developed a coordinated plan to end homelessness in Dallas and Collin Counties. Goals and strategies outlined in the plan D-ONE Plan include:

1. Housing – Increase affordable housing supply, improve and expand the coordinated access and prioritization process, and increase landlord participation.
2. Resources – Educate and collaborate more closely to increase CoC funding and maximize and increase the efficiency of public and private resources to end homelessness.
3. Support – Improve street outreach, improve the emergency shelter system, implement diversion and prevention practices, coordinate immediate needs efforts, develop enough behavioral health resources to meet area demands, and ensure cultural competency across the system.

4. Coordination: Processes and Training – Develop and adopt a system-wide strategic plan, develop minimum standards for system-wide services, align demographics of the homeless population to the general population, create a “system map” (flow chart) of the Dallas homeless response system, and provide training and technical assistance.

5. Data -- Close the gap between the current data system and data system needs and customize and create reports and dashboards.

The City is involved mainly in contributing to the first and third goals through its use of CDBG, HOME, and ESG funding for housing rehabilitation, minor home repair, down payment assistance, rapid rehousing, and shelter operations and essential services. CDBG funds are used for emergency rental assistance and motel vouchers to assist those individuals and families that are at risk of being homeless. In addition, as a CoC member, the City participates in the annual point-in-time survey to identify the number of homeless persons in the city and region.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies, and procedures for the administration of HMIS

<The City receives ESG funds and, as a member of the (CoC) consulted with the CoC to discuss and prioritize the needs for homelessness, funding, and performance standards. The Dallas City & County, Irving Continuum of Care (CoC) will regularly consult with Emergency Solutions Grant (ESG) that serves direct grantees of funding from the United States Department of Housing and Urban Development (HUD) within the CoC jurisdiction in order to coordinate and collaborate. Such coordination and collaboration are necessary to ensure that the grantees effectively strategize about the systems of assistance needed to address homelessness and how the respective funding streams can support the provision of that assistance. Such grantees include: The State of Texas through the Texas Department of Housing and Community Affairs (TDHCA), the City of Dallas, Dallas County, the City of Irving, and the City of Garland.

Garland has consulted and will continue to consult with the CoC regarding the performance standards for activities funded under ESG to discuss the best method to capture data utilizing HMIS.

2. Describe Agencies, groups, organizations, and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies, and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	City of Garland
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted via multiple in-person group interviews. The goal of the interview was to obtain information on the affordable housing needs of the City.
2	Agency/Group/Organization	Realty Firm Global
	Agency/Group/Organization Type	Housing Business Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted during in-person group interviews. The goal for the interview was to obtain information on the affordable housing needs of the City.
3	Agency/Group/Organization	Habitat for Humanity of Greater Garland
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted via an in-person interview. The goal of the interview was to obtain information on the City's efforts to obtain information on the affordable housing needs of the City.

4	Agency/Group/Organization	HOPE'S DOOR
	Agency/Group/Organization Type	Services - Housing Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted via an in-person group interview. The goal of the interview was to obtain information on the affordable housing needs and homeless needs of the community.
5	Agency/Group/Organization	HOPE CLINIC OF GARLAND
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted via an in-person group interview. The goal of the interview was to obtain information on the affordable housing needs of the clients served by the agency.
6	Agency/Group/Organization	COUNSELING INSTITUTE OF TEXAS
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted via an in-person group interview. The goal of the interview was to obtain information on the needs of LMI residents served by the agency
7	Agency/Group/Organization	The Senior Source
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy

	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted via an in-person group interview. The goal of the interview was to obtain information on the needs of LMI residents served by the agency
8	Agency/Group/Organization	Metro Relief
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted via an in-person group interview. The goal of the interview was to obtain information on the nature of homelessness in the City and the specific needs of certain low-income populations served by the agency.
9	Agency/Group/Organization	Garland Housing Agency
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted via an in-person group interview. The goal of the interview was to obtain information on the needs of LMI residents served by the agency.

Identify any Agency Types not consulted and provide the rationale for not consulting

There were no agencies types not consulted.

The City of Garland attempted to reach out to broadband service providers to address MA-60. This section was developed using data from the Federal Communications Commission on PolicyMap. Hazard mitigation information for section MA-65 was collected utilizing the City's Hazard Mitigation Action Plan.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Metro Dallas Housing Alliance (MDHA)	Homeless Needs Assessment and Market Assessment CoC Planning
Analysis of Impediments to Fair Housing Choice	City of Garland	Fair Housing goals align in both documents.
Aging Texas Well 2020-2021	Texas Health and Human Services	Strategic Plan goals align with the Aging Texas Well plan.
Envision Garland 2030 Comprehensive Plan	City of Garland	Strategic Plan goals align with goals outlined in the City's comprehensive plan.
Senior Market Assessment	City of Garland	Data was used to inform the Strategic Plan.
Hazard Mitigation Action Plan	City of Garland	Data was used to inform the Strategic Plan.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

In accordance with 24 CFR 91.100(4), the City of Garland will notify adjacent units of the local government of the non-housing community development needs to be included in its Consolidated Plan. The City will continue to interact with public entities at all levels to ensure coordination and cooperation in the implementation of the Consolidated Plan and thereby maximize the benefits of the City's housing and community development activities for the residents being served.

Narrative (optional):

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of the citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

The goals listed below are intended to provide broad guidance in the allocation of Community Development Block Grant (CDBG) HOME Program (HOME) and Emergency Solutions Grant (ESG) funds for the five years beginning October 1, 2020, and ending September 30, 2025.

The primary objective of the CDBG Program is to continue to develop viable communities through decent housing, suitable living environments, and expanded economic opportunities for low- and moderate-income persons.

The City of Garland is committed to increasing citizen awareness and involvement in the preparation and implementation of the CDBG, HOME, and ESG programs. In concert with the Citizen Participation Plan, the Consultation and Public Outreach Process were developed to maximize input from governmental organizations, stakeholders, and citizens within Garland. This outreach effort included public meetings, published meeting notices, stakeholder meetings, in-person interviews, telephone interviews, and a web-based survey.

Working with Garland staff, the project team developed a list of key constituencies whose needs would be impacted by the strategies to be outlined in the Consolidated Plan. Special attention was focused on the needs of low- and moderate-income individuals and households, along with the needs of special needs populations, such as seniors, persons with disabilities, homeless individuals, and public housing residents. The project team convened interviews with the Metro Dallas Housing Alliance (MDHA) and for-profit and non-profit developers.

The project team developed an electronic needs survey for municipal and agency representatives and constituents. The surveys utilized “Survey Monkey,” a platform that is widely used and user friendly.

Garland convened two public hearings during the drafting and finalization of the Consolidated Plan and FY 2020 Annual Action Plan to receive public testimony and comment on the draft Plan. These public hearings were held on January 22, 2020, and January 23, 2020, during the needs assessment process to allow for citizen input before the draft document was circulated for review.

The City published a Notice in the Dallas Morning News noting the draft Consolidated Plan and 2020 Annual Action Plan where on 30-day public comment period and comments could be emailed to the Grants Manager

The City of Garland followed the guidelines set forth in the Citizen Participation Plan in order to provide the public with timely notice and reasonable access to public hearings and information. Public hearings



were held at the City of Garland Bluebonnet Room located at 800 Main Street, which were accessible to all, including persons with disabilities and people who rely on public transportation. Arrangements were also available for any persons requiring assistance due to Limited English Proficiency (LEP).

Stakeholders and survey results in the unique appendix.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	4 participants	See Citizen Participation Appendix	All comments accepted	
2	Stakeholder Workshops	housing and community development stakeholders	24 participants	See Citizen Participation Appendix	All comments accepted	
3	Stakeholder Workshops	Non-targeted/broad community	4 responses	See Citizen Participation Appendix	All comments accepted	https://www.surveymonkey.com/r/Garland-TX
4	Newspaper Ad	Non-targeted/broad community	n/a: Public Notices of the process were published in the local newspaper	n/a	n/a	
5	Stakeholder Workshops	Non-targeted/broad community		See Citizen Participation Plan	All comments accepted.	
6	Internet Outreach	Non-targeted/broad community	n/a	Consolidated Plan draft and 2020 Annual Action Plan posted on the City's website.	n/a	https://www.garlandtx.gov/366/Housing-Community-Services

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The needs assessment is based on an analysis of housing problems in the City of Garland by income level among renters, owners, and households with special needs. Needs were also identified through a comprehensive public outreach process that included stakeholder consultation, public hearings, an online resident survey, and a review process designed to meaningfully engage citizens.

Data in this section was drawn primarily from HUD's Comprehensive Housing Affordability Strategy (CHAS) data set, which is a special tabulation of the 2011-2015 American Community Survey (ACS) data from the Census Bureau. The CHAS data describes housing problems, such as overcrowding or incomplete kitchen and/or plumbing facilities, as well as cost-burden, which occurs when a household pays more than 30% of its gross income on housing costs. Severe cost burden occurs when a household pays more than 50% of its gross income on housing costs.

Supplemental data was drawn from the 2011-2015 ACS 5-Year Estimates and other sources to provide additional context when needed.

Based on the data and analysis included within this section of the Consolidated Plan, the following conclusions relative to housing needs in Garland for all household types, income groups, and racial/ethnic groups can be made:

- 19.3% of City households are cost-burdened.
- There are no racial or ethnic groups in Garland experiencing one or more housing problems at a disproportionate level.
- The following household types experiencing one or more severe housing problems at disproportionate levels: American Indian, Alaskan Native at 0-30% AMI (small sample size), and Black/African American at 80-100% AMI.
- There are no racial/ethnic groups that are disproportionately cost burdened; however, it is noteworthy that 26.3% of Hispanic households pay more than 30% of their income on housing costs and 22.6% of Black/African American households pay more than 50% of their income on housing costs.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

High housing costs reduce economic opportunities and access to prosperity, especially among lower-income households in the City of Garland. Real incomes in the area have declined at the same time housing costs have declined. Between 2009 and 2015, the median income for City residents *declined* by 8.44% after adjusting for inflation, while median rent *decreased* by 1.28%, and median home values *decreased* by 9.74%. While rental costs have declined after adjusting for inflation, this percentage decrease is less than the decrease in median incomes. This means that rental housing costs take up a relatively larger share of income for households in the City compared to 2009. The combination of falling inflation-adjusted income and relatively stable rental housing costs translates to diminished buying power for households. Given a lack of decent, affordable housing options, the City's lower-income households often face a choice between deficient housing and cost burden. More recent data shows an increase in the home price. According to the Real Estate Center at Texas A & M University, from 2018 to 2019, the average home price increased by 3.46%. Stakeholders note there is a similar trend in the rental market in some of the newer developments in the area.

As the data below shows, the most significant housing issue identified is cost burden, defined as spending over 30% of household income on housing costs, such as mortgage and rent payments. According to CHAS data, 19.3% of City households are cost-burdened. Similarly, a severe cost burden is defined as spending over 50% of household income on housing. In Garland, 15.5% of households are severely cost-burdened. This is especially true for households making below 50% HUD Adjusted Median Family Income.

The following are HUD-generated tables using 2011-2015 CHAS data that are part of the Consolidated Plan tool. These tables are automatically generated when creating the Consolidated Plan. Please note that HAMFI refers to "HUD Adjusted Median Family Income," which is the median family income calculated by HUD for each jurisdiction, in order to determine Fair Market Rents and income limits for HUD programs. HAMFI will not necessarily be the same as other calculations of median incomes, such as a simple Census number due to a series of adjustments that are made.

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	226,876	234,215	3%
Households	68,296	74,910	10%
Median Income	\$51,282.00	\$51,970.00	1%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

2009	2015	% change
\$56,762.30	\$51,970	-8.44%

Table 6 - Median Income (adjusted for inflation)

Housing Cost Table (SUPPLEMENTAL)

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	\$117,500 <i>\$130,056 in 2015 dollars</i>	\$117,400	(0%) <i>-9.74% adjusted</i>
Median Contract Rent	\$701 <i>\$775.91 in 2015 dollars</i>	\$766	9% <i>-1.28% adjusted</i>

Housing Costs (supplemental)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	9,600	11,690	16,275	9,090	28,260
Small Family Households	4,270	4,865	6,995	4,640	15,240
Large Family Households	1,410	2,770	3,135	1,500	3,025
Household contains at least one person 62-74 years of age	1,715	1,925	3,070	1,695	6,220
Household contains at least one person age 75 or older	1,015	1,195	1,635	640	1,805
Households with one or more children 6 years old or younger	2,815	3,635	3,830	2,128	2,670

Table 7 - Total Households Table

Data 2011-2015 CHAS
Source:

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	100	45	180	4	329	40	75	30	55	200
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	205	200	130	60	595	10	70	135	85	300
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	670	650	505	185	2,010	130	380	645	220	1,375
Housing cost burden greater than 50% of income (and none of the above problems)	3,980	1,460	240	15	5,695	2,095	1,625	895	100	4,715

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	610	3,075	2,315	315	6,315	345	1,370	2,735	1,095	5,545
Zero/negative Income (and none of the above problems)	350	0	0	0	350	375	0	0	0	375

Table 8 – Housing Problems Table

Data 2011-2015 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	4,955	2,355	1,055	270	8,635	2,275	2,150	1,705	465	6,595
Having none of four housing problems	1,105	4,070	5,745	2,325	13,245	540	3,120	7,775	6,030	17,465
Household has negative income, but none of the other housing problems	350	0	0	0	350	375	0	0	0	375

Table 9 – Housing Problems 2

Data 2011-2015 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,965	2,675	1,395	7,035	855	1,110	1,745	3,710
Large Related	905	830	315	2,050	385	1,015	705	2,105
Elderly	740	535	405	1,680	980	825	845	2,650
Other	865	945	700	2,510	345	345	555	1,245
Total need by income	5,475	4,985	2,815	13,275	2,565	3,295	3,850	9,710

Table 10 – Cost Burden > 30%

Data 2011-2015 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,545	790	70	3,405	765	615	385	1,765
Large Related	735	270	0	1,005	310	420	65	795
Elderly	550	235	200	985	800	435	275	1,510
Other	745	285	90	1,120	305	235	170	710
Total need by income	4,575	1,580	360	6,515	2,180	1,705	895	4,780

Table 11 – Cost Burden > 50%

Data 2011-2015 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	830	700	435	230	2,195	100	235	415	170	920
Multiple, unrelated family households	70	150	130	15	365	55	205	365	140	765

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Other, non-family households	0	0	110	0	110	0	10	0	0	10
Total need by income	900	850	675	245	2,670	155	450	780	310	1,695

Table 12 – Crowding Information – 1/2

Data Source: 2011-2015 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 13 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single-person households in need of housing assistance.

According to ACS data, a single female household earns a median income of \$29,466, which is between 30-50% of Area Median Income (AMI), and a single male household earns a median income of \$36,668, which is between 50-80% of AMI for Garland. This would indicate that single female households are more likely to be severely cost burden compared to single male households.

ACS data shows that 19.6% of the housing units in Garland are occupied by single households with 16.9% in owner-occupied units and 24.9% in renter occupied.

Thirteen percent (51 people) of households currently on the Garland Housing Authority's waiting list for Housing Choice Vouchers are single households.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault, and stalking.

ACS data shows 10.9% of Garland's population has a reported disability. This rate increases for persons over the age of 65 to 39.1%. The majority of disabled households over the age of 65 are living in poverty (89.2%). Elderly households living on fixed incomes, often lack the resources to make major repairs to homes to meet health and safety standards. Stakeholders note the need for additional resources to make home modifications to allow people to age in place and assist seniors with needed repairs. Habitat for Humanity noted a waitlist of about 30 people seeking home repair services.

Domestic violence

Hope's Door New Beginning Center provides emergency shelter for survivors of domestic violence in the City of Garland. Hope's Door has two locations that can house a total of 55 women and children. Clients living in the emergency shelters are provided with food, clothing, and all the necessities of daily living along with case management, safety planning, counseling, legal support, and referral to other community resources. During the calendar year 2019, Hope's Door provided emergency shelter to 335 individuals. During stakeholder meetings, it was noted that there had been an increase in the number of clients served by the Domestic Violence Shelter. Data gathered from Hope's Door shows a 20.07% increase in the number of clients seeking shelter from the calendar year 2018 to 2019.

Sexual Assault

Hope's Door also offers a sexual assault survivor program. This program offers individual counseling for both adult and child victims of both domestic abuse and sexual assault. According to the Texas Association Against Sexual Assault, in 2015, 2 in 5 women in Texas have been sexually assaulted.

What are the most common housing problems?

As mentioned in the summary, the most significant housing issue identified as cost-burdened is defined as spending over 30% of household income on housing costs, such as mortgage and rent payments. Renters have a higher rate of being cost-burden than homeowners. Twenty-two percent of renter households are cost-burdened, and 20.6% are severely cost-burdened. Thirty percent of small related families, 35% of large related families, and 21% of elderly households are cost-burdened in Garland.

Stakeholders note a significant increase in housing prices over the past five years. Realtors stated there is little housing available selling for less than \$175,000. As property values increase, property taxes increase, making it difficult for low-income homeowners to afford housing. Garland has also seen changes in the rental market. As redevelopment progresses in the community, new multifamily housing inventory being built have high rents. Stakeholders note one-bedroom units in Firewheel Town Village are renting for as much as \$1,200 a month.

Are any populations/household types more affected than others by these problems?

The following groups are paying more than 30% of their gross income on housing costs:

Renter households:

- Small related households between 0-30% and 30%-50% of AMI
- Other households between 30-50% of AMI

Owner households:



- Small related households between 30-50% and 50-80% of AMI
- Large related households between 30-50% of AMI
- Elderly households between 0-30% AMI

Paying more than 50% of their gross income on housing costs:

Renter households:

- Small related households between 0-30% of AMI
- Other households between 0-30% AMI
- Large related renter households between 0-30% of AMI

Owner households:

- Small related households between 0-30% of AMI and 30-50% of AMI
- Elderly households between 0-30% of AMI

Households by Household Type: Housing Problems

Renter households:

- Higher rates of overcrowded with 1.01-1.5 people per room for households between 0-30% AMI.

Describe the characteristics and needs of low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also, discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Stakeholders note there is not a high rate of eviction or foreclosure in Garland. Princeton University's Eviction Lab notes in 2016, Garland had 2.46 households evicted every day. Garland was ranked 96th out of 100 top evicting large communities in the United States. Stakeholders note that supportive services available to households help keep their eviction rates low.

Stakeholders note an increase in the number of families who are homeless under the Department of Education's definition. Many are living in doubled-up situations and can be considered at risk of homelessness. The only housing option for households experiencing homelessness in Garland is the Rapid Rehousing program. However, this program is used solely for domestic violence survivors. The Rapid Rehousing provider noted elderly and disabled clients have a harder time finding housing due to their limited incomes. There is a need for additional Rapid Rehousing funds to serve all homeless

populations in Garland, along with additional multi-family affordable housing options for households to move into when receiving assistance.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The U.S. Department of Education defines homeless youth as youth who “lack a fixed, regular, and nighttime residence” or an “individual who has a primary nighttime residence that is a) a supervised or publicly operated shelter designed to provide temporary living accommodations; b) an institution that provides a temporary residence for individuals intended to be institutionalized including welfare hotels, congregate shelters, and transitional housing for the mentally ill; or c) a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.” This definition includes both youth who are unaccompanied by families and those who are homeless with their families. Stakeholders note there has been an increase in the number of students who meet the above definition. Households without a fixed, regular residence are at risk of becoming homeless.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Stakeholders note the Garland Public Schools have seen an increase in the number of students who meet the Department of Education’s definition of homelessness. These households may be at greater risk of literal homelessness, especially due to the City’s limited Homeless Prevention programs. Homeless service providers also note seeing an increase in the number of individuals ages 25 to 55 years old, and individuals with disabilities, including mental illness and physical disabilities experiencing homelessness.

Discussion

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has a disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD defines a disproportionately greater housing need when a racial or ethnic group experiences housing problems at a rate of over 10 percentage points than that of the corresponding income level as a whole. The data table below summarizes the percentage of each racial/ethnic group experiencing housing problems by HUD Adjusted Median Family Income (HAMFI) levels. Where the HUD tables below report AMI, they refer to HAMFI. Housing problems include:

- Housing units lacking complete kitchen facilities and/or complete plumbing facilities
- Overcrowding (more than one person per room)
- Housing costs greater than 30% of income (i.e., cost burden)

In general, the percentage of households with a housing problem is highest for the lowest income brackets (0-50% AMI) and decreases as income increases. According to the above definitions, no racial or ethnic group in Garland experience one or more housing problems at a disproportionate level.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,190	690	725
White	2,160	280	335
Black / African American	1,705	90	210
Asian	1,025	205	0
American Indian, Alaska Native	50	0	4
Pacific Islander	0	0	0
Hispanic	2,720	95	175

Table 14 - Disproportionally Greater Need 0 - 30% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

(SUPPLEMENTAL CHART: racial or ethnic group experiencing one or more housing problems at a disproportionate level.)

	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI
Racial/ Ethnic Group	% with one or more housing problems			
White	88.5%	67.7%	41.4%	22.2%
Black/ African American	95.0%	78.6%	54.5%	26.9%
Asian	83.3%	72.7%	42.2%	19.9%
Hispanic	96.6%	81.7%	52.3%	25.1%
Jurisdiction as a Whole	92.2%	76.5%	48.0%	23.6%
Source: CHAS 2011-2015				

racial or ethnic group experiencing one or more housing problems at a disproportionate level

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,945	2,745	0
White	2,475	1,180	0
Black / African American	1,105	300	0
Asian	745	280	0
American Indian, Alaska Native	50	10	0
Pacific Islander	15	0	0
Hispanic	4,265	955	0

Table 15 - Disproportionally Greater Need 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,805	8,470	0
White	2,530	3,575	0
Black / African American	1,170	975	0
Asian	555	760	0
American Indian, Alaska Native	4	30	0
Pacific Islander	0	25	0
Hispanic	3,150	2,870	0

Table 16 - Disproportionally Greater Need 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,145	6,950	0
White	910	3,180	0
Black / African American	300	815	0
Asian	135	545	0
American Indian, Alaska Native	30	4	0
Pacific Islander	0	0	0
Hispanic	740	2,205	0

Table 17 - Disproportionally Greater Need 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has a disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD defines a disproportionately greater housing need when a racial or ethnic group experiences housing problems at a rate over 10 percentage points than that of the corresponding income level as a whole. The data table below summarizes the percentage of each racial/ethnic group experiencing severe housing problems by HUD Adjusted Median Family Income (HAMFI) levels. Where the HUD tables below report AMI, they refer to HAMFI. Severe housing problems include:

- Housing units lacking complete kitchen facilities and/or complete plumbing facilities
- Overcrowding (more than 1.5 persons per room)
- Housing costs greater than 50% of income (i.e., cost burden)

In general, the percentage of households with a severe housing problem is high for the lowest income brackets (0-50% AMI) and decreases as income increases. According to the above definitions, only one racial/ethnic group experiences one or more severe housing problems at a disproportionate level:

- American Indian, Alaskan Native at 0-30% AMI (small sample size)
- Black/African American at 80-100% AMI

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,230	1,645	725
White	1,865	570	335
Black / African American	1,545	250	210
Asian	930	295	0
American Indian, Alaska Native	50	0	4
Pacific Islander	0	0	0
Hispanic	2,410	405	175

Table 18 – Severe Housing Problems 0 - 30% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

SUPPLEMENTAL CHART: Severe Housing Problem by Race/Ethnicity

	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI
Racial/ Ethnic Group	% with one or more severe housing problems			
White	76.6%	28.5%	12.1%	4.6%
Black/ African American	86.1%	41.5%	20.5%	18.5%
Asian	75.9%	47.5%	22.4%	2.2%
American Indian, Alaska Native	100.0%	0.0%	0.0%	0.0%
Pacific Islander	0.0%	0.0%	0.0%	0.0%
Hispanic	85.6%	43.4%	20.8%	9.5%
Jurisdiction as a Whole	81.5%	38.5%	17.0%	8.1%
Source: CHAS 2011-2015				

Severe Housing Problem by Race/Ethnicity

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,505	7,190	0
White	1,040	2,615	0
Black / African American	585	825	0
Asian	485	535	0
American Indian, Alaska Native	4	55	0
Pacific Islander	0	15	0
Hispanic	2,265	2,955	0

Table 19 – Severe Housing Problems 30 - 50% AMI

Data 2011-2015 CHAS

Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,760	13,520	0
White	740	5,365	0
Black / African American	440	1,705	0
Asian	295	1,020	0
American Indian, Alaska Native	0	30	0
Pacific Islander	0	25	0
Hispanic	1,250	4,765	0

Table 20 – Severe Housing Problems 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	735	8,355	0
White	190	3,900	0
Black / African American	205	905	0
Asian	15	660	0
American Indian, Alaska Native	0	34	0
Pacific Islander	0	0	0
Hispanic	280	2,660	0

Table 21 – Severe Housing Problems 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:



1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has a disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

HUD defines a disproportionately greater housing need when a racial or ethnic group experiences housing problems at a rate of over 10 percentage points than that of the corresponding income level as a whole. Cost-burdened is defined as paying more than 30% of household income on housing, and severely cost-burdened is defined as paying greater than 50% of household income on housing.

The data table below summarizes the percentage of each racial/ethnic group experiencing cost-burden at various levels. Based on these definitions, no racial/ethnic groups have disproportionate housing need; however, it is noteworthy that 26.3% of Hispanic households pay more than 30% of their income on housing costs and 22.6% of Black/African American households pay more than 50% of their income on housing costs.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	48,390	14,285	11,490	755
White	24,035	5,065	3,455	335
Black / African American	5,870	1,840	2,255	215
Asian	4,700	945	1,385	0
American Indian, Alaska Native	114	80	55	4
Pacific Islander	35	15	0	0
Hispanic	12,224	5,685	3,730	200

Table 22 – Greater Need: Housing Cost Burdens AMI

Data 2011-2015 CHAS
Source:

SUPPLEMENTAL CHART: Cost Burden by race/ethnicity

	Less than 30% (No Cost Burden)	30-50%	More than 50%	No/ negative income (not computed)
Racial/ Ethnic Group		% with housing cost burden		%
White	73.8%	15.6%	10.6%	1.0%
Black/ African American	58.9%	18.5%	22.6%	2.2%
Asian	66.9%	13.4%	19.7%	0.0%
Hispanic	56.5%	26.3%	17.2%	0.9%
Jurisdiction as a Whole	65.2%	19.3%	15.5%	1.0%
Source: CHAS 2011-2015				

Cost Burden by race/ethnicity

Discussion:

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has a disproportionately greater need than the needs of that income category as a whole?

The impact of housing problems in Garland varies primarily by income level. However, the following income tiers experienced problems at a rate of at least ten percentage points higher than the City as a whole:

The following groups are paying more than 30% of their gross income on housing costs:

Renter households:

- Small related households between 0-30% and 30%-50% of AMI
- Other households between 30-50% of AMI

Owner households:

- Small related households between 30-50% and 50-80% of AMI
- Large related households between 30-50% of AMI
- Elderly households between 0-30% AMI

Paying more than 50% of their gross income on housing costs:

Renter households:

- Small related households between 0-30% of AMI
- Other households between 0-30% AMI
- Large related renter households between 0-30% of AMI

Owner households:

- Small related households between 0-30% of AMI and 30-50% of AMI
- Elderly households between 0-30% of AMI

Severe Housing Problems

- American Indian, Alaskan Native at 0-30% AMI (small sample size)
- Black/African American at 80-100% AMI

Cost Burden

- No racial/ethnic groups have disproportionate housing need; however, it is noteworthy that 26.3% of Hispanic households pay more than 30% of their income on housing costs and 22.6% of Black/African American households pay more than 50% of their income on housing costs.

If they have needs not identified above, what are those needs?

The needs among race/ethnicities are indicated above. Income categories have more general needs as described in NA-10 and the Housing Market Analysis.



Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The definition of a racially/ethnically-concentrated area of poverty (R/ECAP) as developed by the HUD Office of Policy Development and Research (OPDR) requires R/ECAPs census tracts to have a minority population of 50% or more and an individual poverty rate of 40% or more (or an individual poverty rate that is at least 3 times that of the tract average for the metropolitan area, whichever is lower). In the most recent Analysis of Impediments to Fair Housing Choice, conducted in 2015, there are no census tracts in Garland that are considered racially/ethnically concentrated areas of poverty. Data used to make this determination was gathered from the Federal Financial Institutions Examination Council (FFIEC) census files. There are 36 census tracts in Garland that have a tract minority percentage of 50% or more; however, there are no tracts that have an individual poverty rate of 40% or more or an individual poverty rate that is 3 times the tract average for the area.

NA-35 Public Housing – 91.205(b)

Introduction

The Garland Housing Agency does not own or manage public housing units, but it does administer several programs that assist low- and moderate-income families, including the Section 8 Housing Choice Voucher program. The Garland Housing Agency provided 1,338 vouchers to clients. This number is lower than the number of total vouchers listed in the chart below due to higher rental costs for some areas in the Housing Authorities area. In addition to operating the Section 8 Voucher Program, the GHA also provides vouchers for first-time homebuyers, operates the Family Self-Sufficiency Program, and conducts housing inspections.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	1,555	1	1,534	0	0	0

Table 23 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	13,166	15,184	12,981	0	0
Average length of stay	0	0	0	6	0	6	0	0

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Household size	0	0	0	2	2	2	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	0	390	0	384	0	0
# of Disabled Families	0	0	0	371	0	369	0	0
# of Families requesting accessibility features	0	0	0	1,555	1	1,534	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 24 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	348	0	341	0	0	0
Black/African American	0	0	0	1,072	1	1,064	0	0	0
Asian	0	0	0	124	0	118	0	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
American Indian/Alaska Native	0	0	0	10	0	10	0	0	0
Pacific Islander	0	0	0	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	110	0	107	0	0	0
Not Hispanic	0	0	0	1,445	1	1,427	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 26 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)



Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Section 504 of the Rehabilitation Act of 1973 and 24 CFR Part 8 requires that 5% of all public housing units be accessible to persons with mobility impairments. Another 2% of public housing units must be accessible to persons with sensory impairments. The Uniform Federal Accessibility Standards (UFAS) is the standard against which residential and non-residential spaces are judged to be accessible.

The Garland Housing Authority does not operate any public housing.

Most immediate needs of residents of Public Housing and Housing Choice Voucher holders

The Garland Housing Authority notes the biggest need for housing choice voucher holders is finding landlords willing to accept the voucher program. The Housing Authority actively works to recruit and retain landlords in the three counties it services.

How do these needs compare to the housing needs of the population at large

These needs are similar to the population at large. Low-income households have difficulty locating safe and affordable housing in Garland.

Discussion

The Garland Housing Agency does not own or manage public housing units, but it does administer several programs that assist low- and moderate-income families, including the Section 8 Housing Choice Voucher program.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The City of Garland is part of the Metro Dallas Homeless Alliance (MDHA), which leads the development of an effective homeless response system that will make the experience of homelessness in Dallas and Collin Counties rare, brief, and non-recurring. MDHA brings together more than 85 shelter, housing, and supportive services programs in retooling homeless services into a crisis response system.

MDHA administers the Homeless Information Management System (HMIS) to collect data on homelessness across the region. The following data was pulled from HMIS, the annual Point in Time Count, and the Housing Inventory Count. The following data reflects all communities served by MDHA.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	1,015	10	0	0	0	0
Persons in Households with Only Children	56	4	0	0	0	0
Persons in Households with Only Adults	2,015	1,438	0	0	0	0
Chronically Homeless Individuals	389	126	0	0	0	0
Chronically Homeless Families	18	0	0	0	0	0
Veterans	378	53	0	0	0	0
Unaccompanied Child	187	65	0	0	0	0
Persons with HIV	34	18	0	0	0	0

Table 27 - Homeless Needs Assessment

Data Source

Comments:

Indicate if the homeless populations:

Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "the number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	958	683
Black or African American	1,879	718
Asian	66	10
American Indian or Alaska Native	33	12
Pacific Islander	19	2
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	2,656	1,214
Not Hispanic	430	238

Data Source

Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

MDHA counted 1,025 persons in families experiencing homelessness on the night of the Point in Time count. The majority of those families were in a sheltered situation such as an emergency shelter, transitional housing project, or safe haven. Around 10% were unsheltered on the night of the count. According to the Coordinated Entry data outlined in the 2019 State of Homelessness report, the majority of families were prioritized as Moderate & Low Severity. The type of housing needs and assistance needs identified for this group includes Rapid Rehousing, Transitional Housing, and Housing Search/Placement, along with employment and childcare subsidy assistance.

The Continuum of Care (CoC) also saw an increase in the percentage of the homeless population who are veterans since the 2018 count. In 2019, 11.3% of the homeless population was veterans, compared to 8% in 2018. In 2019, 19.4% of homeless veterans were chronically homeless. To be considered chronically homeless, a person must have a disability and have been living in a place not meant for human habitation, in an emergency shelter, or a safe haven for the last 12 months continuously or on at least four occasions in the last three years where those occasions cumulatively total at least 12 months. People experiencing chronic homelessness often need intensive supportive services to maintain permanent housing. According to the Coordinated Entry data outlined in the 2019 State of

Homelessness report, The type of housing needs and assistance needs identified for chronic homelessness includes Permanent Supportive Housing, Assisted Living, “Bridge” Rapid Rehousing, and Housing Choice Vouchers, along with assistance accessing SSI/SSDI income, SS “gap” income and Medicare/Medicaid.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Beginning in October 2016, the Center for Social Innovation (C4) partnered with the Metro Dallas Homeless Alliance and other service providers to amplify the issue of racial inequity and homelessness. This partnership included convening a town hall meeting, hosting a provider training, facilitating a planning session of community leaders, and collecting local data.

Preliminary data shows for fiscal years 2011-2016 though the Black population in Dallas constitutes 18.7% of the general population, this group is overrepresented among those living in deep poverty (30.7%) and among people experiencing homelessness (66.7%).

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

According to MDHA, the CoC saw a 3% increase in the number of unsheltered homelessness in 2019. Garland specifically saw 67 more unsheltered individuals on the night of the Point in Time Count. The majority of individuals who were unsheltered were White males (78%) ages 25-44. On average, the length of time homeless for persons who are unsheltered is almost three and a half years.

MDHA counted 1,025 persons in families experiencing homelessness. Only 10% of those were unsheltered on the night of the count.

The CoC saw an 11% increase in the number of people who are chronically homeless. The CoC’s coordinated entry system prioritizes chronically homeless individuals, and they are listed at the top of the Housing Priority List for access to Permanent Supportive Housing.

Discussion:

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Persons with special needs include the elderly and frail elderly, persons with severe mental illness, persons with developmental disabilities, persons with physical disabilities, persons with alcohol/other drug addictions. In addition, many persons with such special needs also have very low incomes.

Describe the characteristics of special needs populations in your community:

Elderly

Elderly persons are more likely to live on fixed, very low incomes or require special supportive services to complete their daily routines. This means elderly residents especially need affordable housing options and easy access to service providers.

According to ACS 2013-2017 estimates, 11% of households consist of at least one person aged 65 or over. In addition, the Census reported that 39.1% of persons 65 years and over had at least one disability in 2017; 16.3% of whom experienced an independent living difficulty, and 8.9% experienced a self-care disability.

Persons with Disabilities

In 2017, 10.9% of the population had a disability. Individuals with ambulatory disabilities generally require accessible housing units, and individuals with independent living disabilities may require assisted living facilities. Data from the 2017 ACS indicates that 5.4% indicated an ambulatory difficulty; 4% reported a cognitive difficulty.

In the City, 13% of all adults aged 18-64 live below the poverty line. However, there are differences in the incidence of poverty by disability status. For those with a disability, 20% live below the poverty line as compared to 12% of those without a disability.

Substance Abuse and Addiction

Individuals who have special needs are typically extremely low income and face tremendous challenges finding housing that they can afford. Individuals with special needs also require supportive services in addition to housing that they can afford. Public and private sources have limited funds available for these purposes, making it difficult for non-profit organizations to develop and operate housing and supportive service programs.

Homeless service providers note limited housing options for people with a substance use disorder. There are sober living units in the region, however, most of the services and housing are located in the City of Dallas, which can be difficult to access for low-income residents.

What are the housing and supportive service needs of these populations, and how are these needs determined?

Stakeholders note a need for advocacy services for seniors. There are six nursing homes in Garland. Many of these homes have gone through bankruptcy proceedings and have high staff turnover rates. According to stakeholders, Garland has 4 times the national average for abuse of seniors in assisted living facilities. Advocacy services help seniors who have little to no family maintain safe and stable housing.

Stakeholders also identified the need for supportive services, particularly mental health services for youth and their families. Public schools, at-risk youth providers, and health clinic staff all noted an increase in the number of children needing mental health services in Garland.

Homeless service providers noted a need for supportive services in the City of Garland. Most homeless specific housing and services are located in the City of Dallas. There is a need for more local services that can meet the medical, behavioral, and supportive services for people experiencing homelessness in the City of Garland.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the Texas HIV Surveillance Report, there were 51 people diagnosed with HIV/AIDS in the City of Garland in 2018.

Discussion:

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Through CDBG funds, The City of Garland can fund the construction, rehabilitation, or installation of public facilities. Eligible public facilities include neighborhood facilities (such as educational centers, parks, recreation centers, and libraries) and facilities for special needs populations (such as homeless shelters, elderly facilities, or centers for people with disabilities).

The need to improve public facility improvements that benefit low- and moderate-income households and persons with special needs were identified. Facilities serving domestic violence and sexual assault survivors, persons with mental illness, seniors, and at-risk youth.

How were these needs determined?

The City of Garland facilitated a series of stakeholder interviews and public needs meetings and received feedback regarding the needs across the community. In addition, the City issues a Request for Applications from developers, nonprofits, city departments, and other community entities to determine needs and requests for the program year.

Describe the jurisdiction's need for Public Improvements:

Through CDBG funds, the City can also fund the construction, rehabilitation, or installation of public improvements. Public improvements include, but are not limited to, street and sidewalk improvements, water and sewer installation, and maintenance and ADA compliance construction and rehabilitation.

Improved public infrastructure in older areas of the city, along with proactive code enforcement, are important ways to improve neighborhoods and prevent them from deteriorating further. Code enforcement requires the minimum for safe living; however, noticeable improvements to the exterior of homes may help to revitalize neighborhoods more rapidly.

How were these needs determined?

The City of Garland facilitated a series of stakeholder interviews and public needs meetings and received feedback regarding the needs across the community. In addition, the City issues a Request for Applications from developers, nonprofits, city departments, and other community entities to determine needs and requests for the program year.

Describe the jurisdiction's need for Public Services:

Through CDBG funds, the City can fund an array of public services. Eligible public services include, but are not limited to, homeless services, education, and workforce development programs, homebuyer

counseling, elderly care and programs, and childcare and health services for low- moderate-income households.

The following were identified as public service needs for low- to moderate-income population:

- Services for homeless individuals and families;
- Services for seniors, youth, and persons with disabilities;
- Emergency shelter operations and services;
- Homelessness prevention including rapid rehousing and emergency financial assistance;
- Counseling services to low- to and moderate-income persons;
- Medical and behavioral health programs for low- and moderate-income persons; and
- Fair housing services to facilitate the City's Consolidated Plan certification to affirmatively further fair housing.

How were these needs determined?

The City of Garland facilitated a series of stakeholder interviews and public needs meetings and received feedback regarding the needs across the community. In addition, the City issues a Request for Applications from developers, nonprofits, city departments, and other community entities to determine needs and requests for the program year.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

This market analysis identifies the need to preserve existing affordable housing opportunities while advancing efforts to create a diverse supply of additional affordable units. Ideally, the City of Garland will have a mix of housing types to accommodate households of all types and income levels. The City's housing strategies will be especially guided by the increasing mismatch between incomes and housing costs and the specific accommodations necessary to ensure that special needs populations have adequate, affordable housing options with appropriate supportive services where needed.

General conclusions about the market, as described in the following pages, include:

- Single-family units comprise over 70% of the housing stock.
- Of the nearly 47,000 owner-occupied units in the City, 91% consist of three or more bedrooms.
- To avoid being cost-burdened, a household in the City of Garland needs to earn \$4,003 per month or roughly \$25.02 per hour. A minimum wage worker in Texas earning \$7.25 per hour needs to work in excess of 127 hours per week to afford a two-bedroom rental unit.
- According to the Real Estate Center at Texas A & M University, from 2018 to 2019, the average home price increased by 3.46%.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The housing stock in the City of Garland is principally single-family (72%) and owner-occupied (62.9%). Data from the 2017 ACS indicates that 13% of all adults aged 18-64 live below the poverty line. Among the entire population, 15.7% live below the poverty line. Among children under the age of 18 and seniors over the age of 65, approximately 24.9% and 7.5%, respectively, live below the poverty line. The high incidence of poverty among households with children and persons with disabilities points to the need for affordable housing, particularly within the renter-occupied market.

Of the nearly 47,000 owner-occupied units in the City, 91% consist of three or more bedrooms. Among renter-occupied units, there are approximately one third each, one-, two- and three-or-more bedrooms. The data is consistent; single-family units – which tend to be larger than multi-family units – comprise over 70% of the housing stock. There is a need for more multi-family housing units, which tend to be more affordable, particularly for small families with children and single-person households, demographic groups particularly prone to cost burden and severe cost burden.

The vacancy rate decreased from 7.4% in 2010 to 6.9% in 2017, according to ACS data, indicating the housing market is doing well, and there is a high demand to live in the area.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	57,210	72%
1-unit, attached structure	2,950	4%
2-4 units	2,630	3%
5-19 units	11,210	14%
20 or more units	5,655	7%
Mobile Home, boat, RV, van, etc	245	0%
Total	79,900	100%

Table 28 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	230	0%	630	2%
1 bedroom	230	0%	7,815	28%
2 bedrooms	3,820	8%	9,135	33%
3 or more bedrooms	42,935	91%	10,110	37%
Total	47,215	99%	27,690	100%

Table 29 – Unit Size by Tenure

Data Source: 2011-2015 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The Garland Housing Agency does not own or manage public housing units, but it does administer several programs that assist low- and moderate-income families, including the Section 8 Housing Choice Voucher program. The City's Housing Choice Voucher Program provided 1325 Section 8 vouchers during the program year

The City provided 522 persons with assistance in the 2018-2019 program year with CDBG, HOME, and ESG programs. Four Hundred Ninety Four people were provided rent assistance through the ESG program: 132 units of rapid rehousing and homeless prevention and 362 units of emergency shelter assistance through the ESG Program for victims of domestic violence. Over 46% of households served were extremely low-income.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as the expiration of Section 8 contracts.

There are no multifamily or Section 8 contracts expected to expire during this time.

Does the availability of housing units meet the needs of the population?

Much of the City of Garland's housing inventory is single-family homes with 3 or more bedrooms, which are owner-occupied. There is a lack of affordable rental units for family households and single-person households. As reported in CHAS data, there is a gap for households at 0-30% and 30%-50% AMI. Sixty-three percent and 26.39% of households in this income range experience being severely cost-burdened, respectively. These numbers increase when calculating for household size. Large related households are the most likely to be cost burden in Garland, with 75% of households making 0-50% AMI paying more than 30% of their income on housing.

Describe the need for specific types of housing:

The most significant housing issue identified in Garland is cost-burden, defined as spending over 30% of household income on housing costs, such as mortgage and rent payments. Renters have a higher rate of being cost-burden than homeowners. Twenty-two percent of renter households are cost burden, and 20.6% are severely cost burden. Housing for renter households in the Small Related, Other, and Large Related categories is also needed. Of the total LMI renter households experiencing cost burden, 52.9% are Small Related Households, followed by Other Households at 18.9%, and Large Related Households at 15.4%. Of those renters experiencing severe cost burden, 52.2% are Small Related Households, followed by Other Households at 17%.

Housing for owner households in the Small Related, Elderly, and Large Related categories is also needed. Of the total LMI owner households experiencing cost burden, 38% are Small Related Households,

followed by Elderly Households at 27%, and Large Related Households at 21.6%. Of those owners experiencing severe cost burden, 36.9% are Small Related Households, followed by Elderly Households at 31.5%.

Discussion

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

The HUD-provided table below indicates the number of affordable units available to households with various income levels. The 845 rental units identified as affordable to households below 30% of the HUD-adjusted Median Family Income (HAMFI) represent only 3% of the rental housing inventory in the City. Given that CHAS data indicates there are 9,600 households with incomes below 30% of HAMFI, there are more than eleven households that need affordable housing at this income level for each affordable unit available, representing a clear and demanding need for additional affordable housing units.

The Fair Market Rent (FMR) for a two-bedroom unit in Garland is \$1,201 per month. To avoid being cost-burdened, a household needs to earn \$4,003 per month or roughly \$25.02 per hour. A minimum wage worker in Texas earning \$7.25 per hour needs to work in excess of 127 hours per week to afford a two-bedroom unit. The monthly Supplemental Security Income (SSI) payment is \$771. Households for which this is the sole source of income can spend \$231 monthly on housing, which is less than a quarter of the cost of renting a one-bedroom unit.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	117,500	117,400	(0%)
Median Contract Rent	701	766	9%

Table 30 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	2,830	10.2%
\$500-999	19,000	68.6%
\$1,000-1,499	5,125	18.5%
\$1,500-1,999	390	1.4%
\$2,000 or more	345	1.3%
Total	27,690	100.0%

Table 31 - Rent Paid

Data Source: 2011-2015 ACS

	2009	2015	% change
Median Home Value	\$130,056	\$117,400	-9.74%
Median Contract Rent	\$775.91	\$766	-1.28%

Table 32 - Cost of Housing adjusted for inflation

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	845	No Data
50% HAMFI	6,760	6,775
80% HAMFI	20,010	17,319
100% HAMFI	No Data	23,949
Total	27,615	48,043

Table 33 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	836	989	1,201	1,600	2,080
High HOME Rent	836	989	1,193	1,370	1,509
Low HOME Rent	727	779	935	1,080	1,205

Table 34 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

There are only 845 units identified as affordable to households below 30% of the HUD-adjusted Median Family Income (HAMFI) represent only 3% of the rental housing inventory in the City. Given that CHAS data indicates there are 9,600 households with incomes below 30% of HAMFI, there are more than eleven households that need affordable housing at this income level for each affordable unit available.

The majority of the housing stock in Garland is single-family homes with three or more bedrooms. When reviewing CHAS data, small related families in both the renter and owner market are cost burden or severally cost burden. This points to the need for additional smaller units that are affordable.

How is the affordability of housing likely to change considering changes to home values and/or rents?

Reviewing CHAS data of the number of households within an income level, compared to the number of available units at that income level, helps identify a gap in housing for the City of Garland. This analysis shows that there are 6,410 renter households with a household income at or below 30% AMI, and there are only 845 available rental units for households at this income level, indicating 5,565 affordable units needed for those renters earning 30% AMI. The analysis also reveals that it is a surplus of rental housing affordable to persons making 80% AMI, compared to the number of renter households who make

between 80%-100% AMI. These units may be occupied by renters from other income categories, for example, which correlates with the high rates of the cost burden for renter households. With respect to owner households, there is no data for those owners earning 30% AMI, and for owners in the other income categories, there are no deficits as shown in the table. However, it should be kept in mind that this table shows affordable units available to owners and renter making the higher end of the income bracket, it doesn't show whether surplus units may be currently occupied by householders making more than the respective income bracket.

According to the Real Estate Center at Texas A & M University, from 2018 to 2019, the average home price increased by 3.46%. This has been the trend in the home sales market for the past five years. In 2019 32.3% of homes sold between \$200,000-\$249,999. This data was also reflected in stakeholder feedback. Homeownership is becoming increasingly out of reach for lower-income residents of Garland.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

FMR and HOME rents are equal across at 0 and 1-bedroom units. 2 to 4-bedroom units begin to see an increase in FMR over HOME rents. This is likely due to the decreases in median income in Garland, as HOME rents are calculated using 65% of AMI.

Discussion

Affordable housing continues to be a need in the City of Garland.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The section below reviews the condition of housing within the community. The majority of both homeownership units and rental units in Garland were built between 1950 and 1980. Older housing stock typically requires more continual maintenance. In the absence of routine maintenance, older housing can quickly become substandard.

Definitions

Standard Condition: No major structural defects; adequate plumbing and kitchen facilities; the appearance which does not create a blighting influence; and the house meets additional, more stringent, local standards and building codes, including lead-based paint clearance.

Substandard Condition but Suitable for Rehabilitation: The nature of the substandard condition makes rehabilitation both financially and structurally feasible.

Housing Conditions: Condition of units is assessed using the same criteria as in the Needs Assessment. This includes: 1) lacks complete plumbing facilities, 2) lacks complete kitchen facilities, 3) more than one person per room, 4) cost burden (amount of income allocated to housing) is greater than 30%, and 5) complies with applicable building code standards.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	12,965	27%	13,770	50%
With two selected Conditions	715	2%	1,510	5%
With three selected Conditions	20	0%	105	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	33,520	71%	12,305	44%
Total	47,220	100%	27,690	99%

Table 35 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	4,410	9%	3,745	14%
1980-1999	14,520	31%	11,310	41%
1950-1979	26,990	57%	11,880	43%
Before 1950	1,300	3%	755	3%

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total	47,220	100%	27,690	101%

Table 36 – Year Unit Built

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	28,290	60%	12,635	46%
Housing Units built before 1980 with children present	7,170	15%	3,410	12%

Table 37 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 38 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

Older housing typically requires more continual maintenance. In the absence of routine maintenance, older housing can quickly become substandard. A common age threshold used to signal a potential deficiency is approximately 50 years or more. Only 1.18% of the housing units in the City were built prior to 1950. Another 51.8% of all units were built between 1950 and 1979.

Owner- and renter-occupied housing units have different percentages of units built in the four-time periods presented in the table above. Although both owner and rental units likely require rehabilitation from normal wear and tear, the need is slightly greater for owner-occupied units – 57% were built prior to 1950, compared to 43% for renter units. However, the market has significantly more owner units than rental units.

Renter-occupied units have a much higher prevalence (50%) of having at least one selected condition than owner-occupied units (27%). This may indicate that more renter-occupied units than owner-occupied units require rehabilitation, although “selected condition” includes cost burden and

overcrowding, which are not reflections of the physical state of the unit. It is uncommon for both owner- and renter-occupied units to have more than one selected condition.

The City will continue to assist low- and moderate-income homeowners to maintain safe and affordable housing by providing grants or loans to eligible homeowners to undertake minor home repairs and rehabilitation activities. The City's Minor Repair Grant Program provides assistance to low and extremely low-income elderly or disabled homeowners to make essential repairs or add structural accessibility modifications when owner-occupants lack sufficient resources of their own. The grant does not have to be repaid unless the homeowner sells the property prior to the end of the affordability period, which is five years. The Single-Family Rehabilitation Programs provide assistance to homeowners with major repairs, through rehabilitation. The programs are intended to assist low- and moderate-income homeowners who cannot afford to complete the repairs themselves. To cover the cost of repairs, the program is set up to provide a combination of a partial grant and partial repayment loan to eligible homeowners.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Lead-based paint was banned from residential uses in 1978. All houses constructed before 1978 are therefore considered at risk for containing lead-based paint. HUD has made the elimination of housing units containing lead-based paint a priority. The poisoning of children from contact with lead-based paint has been recognized as a major public health problem by the Center for Disease Control (CDC). According to the CDC, lead is the number one environmental health hazard to American children. It is estimated that 10%-15% of all preschoolers in the United States are affected. Lead poisoning causes IQ reductions, reading and learning disabilities, decreased attention span, hyperactivity, and aggressive behavior.

Lead-based paint hazards pose the greatest risk for children, especially those under seven years of age. The HUD IDIS-generated table above provides data on owner-occupied and renter-occupied units built before 1980 with children present. As the table indicates, children in the City's owner-occupied units are more likely to be impacted by lead-based paint hazards than children in owner-occupied units.

Discussion

The City will continue to assist low- and moderate-income homeowners to maintain safe and affordable housing by providing grants or loans to eligible homeowners to undertake minor home repairs and rehabilitation activities.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Housing Agency administers Section 8 Housing Choice Voucher, Family Self-Sufficiency, Disaster Housing Programs, and Housing Inspection. The Garland Housing Agency does not own public housing units. The Housing Choice Voucher Program enables families to obtain decent, safe, and sanitary housing subsidizing a portion of the tenant's monthly rent and paying it directly to the property owner. According to CHAS data and HUD's Inventory Management System (IMS)/PIH Information Center (PIC), the Section 8 inventory consists of 1,525 units in the Section 8 program; however, the Housing Authority reports there are 1,388 currently utilized.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available				1,525			0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 39 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The City of Garland does not have any public housing developments.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 40 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

n/a

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

n/a

Discussion:

The City of Garland does not have any public housing developments.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The City of Garland continues to provide grant funding to departments and non-profits that provide homeless prevention services such as rental assistance and rapid rehousing assistance such as emergency shelter for domestic violence victims and motel vouchers and in cases of inclement weather, emergency food, and counseling services. The City of Garland utilizes services offered through the City of Dallas. Facilities and housing in the City of Dallas include permanent supportive housing, transitional housing, rapid re-housing, emergency shelters, domestic violence shelters, and veteran housing. Non-mainstream supportive services include case management, counseling, referrals, and childcare. Data was collected from the 2019 Housing Inventory Chart on the Housing and Urban Development (HUD) website. The below chart does not include Rapid Rehousing units for homeless households. The Continuum of Care (CoC) reports 291 family beds, 82 adult only beds for a total of 373 Rapid Rehousing beds, of which 16 are veteran-specific and 28 youth-specific.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	409	165	789	538	0
Households with Only Adults	1,415	0	518	1,653	0
Chronically Homeless Households	0	0	0	1,096	0
Veterans	0	0	0	897	0
Unaccompanied Youth	0	0	0	35	0

Table 41 - Facilities and Housing Targeted to Homeless Households

Data Source
Comments:

2019 HIC

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

In the D-ONE strategic plan, Metro Dallas Homeless Alliance (MDHA) states housing people without support services simply does not work. Even the evidence-based practice of Housing First recognizes the limitation of housing only. The plan recognizes additional needs vary from person to person and include street outreach, emergency shelter, case management, financial management, health care, behavioral health (mental health and substance abuse), as well as assistance with identification, transportation, food, and clothing.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals, and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on-screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

According to the 2019 State of Housing report, which reports on the entire geographic area served by the Continuum showed a gap in Short-Term Rapid Rehousing and Long-Term Rapid Rehousing CoC wide. The report also notes that there is a lack of affordable housing in the entire Dallas area for households who no longer need the intensive supportive services provided in Permanent Supportive Housing (PSH), but still, need an ongoing subsidy. As a result, the CoC will be developing a Move On Pilot to Open PSH Units, increasing their Rapid Rehousing Units, and building more mixed-income/mixed-use housing.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

The special needs population includes individuals having mobility impairments, disabilities, or that require supportive services. Typically, this population has a severe or persistent mental illness, development, and/or physical disabilities. Several organizations provide facilities and services for special needs populations in the City of Garland.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Supportive housing is defined as living units that provide a planned services component with access to a wide range of services needed for the resident to achieve personal goals. Various populations with special needs require supportive housing. For some individuals, supportive housing is needed because they are unable to undertake the activities of daily living without assistance. According to the Texas Health and Human Services, the City of Garland has 23 assisted living facilities with 750 beds. These facilities provide individualized health and personal care assistance in a homelike setting with an emphasis on personal dignity, autonomy, independence, and privacy.

Elderly and Frail Elderly

The Independent Living communities include Garland Estates (age 55+), Eastpoint Station (Age 62+), Primrose at Park Place (Age 60+), and Hometowne at Garland (Age 55+). The Garland Volunteers of America Texas (VOA) Elderly Housing also operates 40 units of senior housing. Currently, Garland has one market-rate Active Adult (Age 55+) community – Firewheel, which is under construction, including 154 units. There are four Independent Living facilities in Garland which accept Sec 8 and are Income Restricted. Out of 468 units, only 45 units are market rate (9.6%). Hometowne offers 44 market-rate units, and Garland Estates offers one market-rate unit (currently management occupies the unit).

Montclair Estates has 10 market-rate units and accepts Sec 8. Montclair offers a home health care nurse on-site and meals at an additional cost to residents. The average age of these residents is 70+. This facility would be categorized as a Retirement with Services Community.

Persons with Mental, Physical, and/or Other Developmental Disabilities

According to the Texas Department of Aging and Disability Services, there are six intermediate care facilities with a total of 36 beds in Garland for persons with intellectual disabilities and related conditions. The City of Garland administers the Minor Home Repair Program, which assists in increasing housing supply for persons with disabilities. The program provides home improvement and accessibility modifications for eligible owner-occupied households.

Persons with Alcohol and Other Drug Addictions-

The North Texas Behavioral Health Authority (NTBHA) is the Local Behavioral Health Authority (LBHA) which serves Collin, Dallas, Ellis, Hunt, Kaufman, Navarro, and Rockwall Counties. In a survey conducted by NTBHA staff in July, August, and September 2015, housing (14.2%) was the top services reported as being needed by adult consumers in the past six months that could not be obtained.

Mental Health America of Greater Dallas secures independent living, transitional housing, recovery housing, quality boarding homes, and services for individuals who are homeless. Boarding home quality is of special concern because boarding homes are one of the few housing options available for many low-income people with mental illness and because all too often, the conditions in these facilities are deplorable, and stand as a barrier to recovery. While there are no boarding homes in the City of Garland, there are several in the greater Dallas area.

Persons with HIV/AIDS:-

The Ryan White Planning Council of the Dallas Area (RWPC) prepared the 2013 HIV Comprehensive Needs Assessment, which included a needs assessment and gap analysis. Dental care was ranked the highest need; 64% of respondents reported a need for dental care. HIV outpatient medical care was the second-highest overall ranked need, with 56% of respondents reporting a need for the service. The food bank was ranked the third highest need, with 43% of respondents reporting a need. Emergency long-term rental assistance was ranked the highest unfulfilled need out of all of the services.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

According to the 2019 Dallas City & County/Irving CoC Policy and Procedures, the prioritizations for PSH are those persons with the longest histories residing in places not meant for human habitation, in emergency shelters, and in safe havens and with the most severe service needs.

There are several agencies in the CoC region that provide supportive housing. Lifenet provides permanent supportive housing to persons who qualify for their mental health services. Citysquare operates two supportive housing programs, Community Life at Citywalk and Destination Home. Community Life collaborates with housing organizations, mental health providers, and faith-based organizations to coordinate services. The Housing Crisis Center provides long term and transitional housing and operates the ACE (All Citizens Empowered) Program. ACE is a permanent supportive housing program for families and individuals. All head-of-households must have a co-occurring disorder. Other agencies that provide supportive housing include Family Gateway, Metrocare, Nexus Recovery Center, and Operation Relief Center.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with

respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

During the next five years, Garland will support seniors and the elderly through its housing rehabilitation programs, and through funding partnerships with nonprofit service providers. The City will also continue to fund with CDBG and HOME funding, the creation and preservation of accessible housing for seniors, persons with physical disabilities, and non-homeless special needs populations. CDBG public service dollars will fund grantees that provide programs and services to seniors, persons with physical disabilities and non-homeless special needs populations, including youth aging out of foster care, and persons exiting institutions.

Lastly, the City will use fair housing funding to ensure that landlords, affordable housing developers, and nonprofit partners are aware of fair housing laws protecting people with disabilities.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

See above.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The City of Garland will continue to collaborate with housing partners and other entitlement jurisdictions to review and aggressively implement recommendations of the Analysis of Impediments (AI) to Fair Housing Choice Study. During the most recent AI, several policies were identified that create potential barriers to affordable housing. Garland's Comprehensive Zoning Ordinance was updated in April 2009 and covers key areas that have an impact on affordable housing development, including zoning, building regulations, and other policies and practices.

The City's Zoning Ordinance relating to residential development reveals that there are six residential districts in the City comprised of single-family, duplex, townhouse, and multifamily districts.

The inclusion of multifamily and high-density housing in municipal codes typically encourages the development of affordable housing. In Garland, there are two multifamily districts. These districts provide for low and medium density multifamily developments with no more than 12 units per acre for the MF-12 district and 18 units per acre for the MF-18 district. The districts support single-family dwelling units as well as multifamily developments, including duplexes, triplexes, quadruplexes, apartments, and condominiums. Many stakeholders noted the lack of available land for development in the City. In order to increase the number of units in the City of Garland, density levels could be evaluated and increased.

The City does not permit accessory buildings to be utilized for habitation. The total floor area of an accessory building should not exceed 30 percent of the floor area of the main building and no less than 600 square feet. Accessory dwellings can often be a great tool for affordable housing, particularly in a largely single-family market.

Policies regarding property tax increases and tax relief impact housing affordability. The Texas Property Tax Code allows for property tax exemptions for seniors and persons with disabilities, two groups of people that are generally low income. Each homesteaded household is exempted for \$3,000 for county purposes and \$15,000 of the appraised value from the school district. In addition to these exemptions, disabled persons and seniors also qualify for an exemption of \$10,000 of the appraised value of his or her homesteaded residence. Disabled veterans who are 100% disabled and their surviving spouses are tax exempt.

In addition to property tax exemption for qualified residents, the Texas Property Code also provides tax exemptions to CHDOs, Community Land Trusts, and other developers of affordable housing that is for rent or sale to low- and moderate-income households. Any property that an organization owns for the purpose of building or repairing housing for sale or rental to a low- and moderate-income household without profit may be tax-exempt.

Each form of tax relief is subject to certain specific criteria and must be applied for. These forms of tax relief reduce or eliminate tax liability for owners and reduce housing costs for renters making housing units more affordable.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

According to Envision Garland 2030 Comprehensive Plan, Garland is the fifth-largest city in the Dallas/Fort Worth Region, one of the fastest-growing regions in the country. Projections for the area show continued growth to an estimated 9.1 million residents by the year 2030, with continued growth through the year 2050.

As the City of Garland plans for the next several years, the vision for economic growth encourages new development and redevelopment in a manner that gives Garland the competitive edge in attracting and keeping residents and businesses. As part of the Envision Garland 2030 Comprehensive Plan, the City of Garland notes there is a relatively small office market compared to its sister cities along the U.S. 75 corridor. Going forward, Garland has new opportunities for office space, particularly along the PGBT corridor and adjacent to major transit centers (bus and light rail).

According to the charts below, the unemployment rate is 9.06% for the City of Garland. This is only slightly above the national unemployment rate during the same time frame. The employment base for the City is primarily in the education and health care services and retail sectors. Garland is drawing employees from other communities to fill jobs in the Professional, Scientific, Management Services sector. The majority of workers have some college or Associate's degree in the City of Garland.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	657	82	1	0	-1
Arts, Entertainment, Accommodations	11,977	7,228	14	12	-2
Construction	6,130	6,260	7	11	4
Education and Health Care Services	14,002	12,398	16	21	5
Finance, Insurance, and Real Estate	8,399	2,611	10	4	-6
Information	2,458	348	3	1	-2
Manufacturing	9,436	8,891	11	15	4
Other Services	3,022	1,895	3	3	0
Professional, Scientific, Management Services	8,583	1,984	10	3	-7
Public Administration	0	0	0	0	0
Retail Trade	13,230	11,068	15	19	4
Transportation and Warehousing	3,120	1,596	4	3	-1
Wholesale Trade	6,092	4,807	7	8	1
Total	87,106	59,168	--	--	--

Table 42 - Business Activity

Data 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)
Source:

Labor Force

Total Population in the Civilian Labor Force	122,389
Civilian Employed Population 16 years and over	111,300
Unemployment Rate	9.06
Unemployment Rate for Ages 16-24	26.81
Unemployment Rate for Ages 25-65	5.87

Table 43 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	19,830
Farming, fisheries and forestry occupations	4,785
Service	13,795
Sales and office	28,234
Construction, extraction, maintenance, and repair	13,965
Production, transportation and material moving	8,605

Table 44 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	55,053	52%
30-59 Minutes	42,615	41%
60 or More Minutes	7,500	7%
Total	105,168	100%

Table 45 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	20,635	1,480	7,335

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	21,345	2,125	5,670
Some college or Associate's degree	28,325	2,410	5,595
Bachelor's degree or higher	21,270	1,060	3,355

Table 46 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	575	2,880	4,455	7,685	2,685
9th to 12th grade, no diploma	4,340	4,270	4,710	5,455	2,105
High school graduate, GED, or alternative	7,345	7,945	7,465	13,730	7,090
Some college, no degree	8,095	7,615	7,250	12,795	5,680
Associate's degree	1,015	2,395	1,860	4,420	1,175
Bachelor's degree	1,205	4,605	4,370	9,715	3,680
Graduate or professional degree	117	1,325	1,525	4,165	1,575

Table 47 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,581
High school graduate (includes equivalency)	26,036
Some college or Associate's degree	33,970
Bachelor's degree	153,409
Graduate or professional degree	60,848

Table 48 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The employment base for the City is primarily in education and health care services (14,002 workers) and retail trade (13,230 workers). Both of these categories increased since the previous Consolidated

Plan. Garland is drawing employees from other communities to fill jobs in the Professional, Scientific, and Management Services sector.

Describe the workforce and infrastructure needs of the business community:

CHAS data for Garland shows the total population in the civilian labor force to be 122,389, with an unemployment rate of 9.06.

The economic development plans for the City are best described in the Economic Development Chapter of the City's Comprehensive Plan Envision Garland 2030. One of the goals of the Economic Development Chapter is to develop a world-class workforce by providing accessible opportunities for lifelong learning. Policies outlined in the plan include facilitate businesses obtaining quality workers from Garland, encourage education and business partnership to ensure students are prepared to meet changing labor needs, and develop and promote job training programs and foster the skills of entrepreneurs.

Garland has an expansive public transportation service that connects to downtown and across the City. In the Comprehensive Plan, Garland will continue to expand and enhance local and regional transportation, including a variety of transportation modes, including sidewalks, bicycle lanes, trail connections, and transit, in addition to vehicular access.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support, or infrastructure these changes may create.

In 2019, the citizens of Garland approved a \$46 million bond for economic development in 2019. The proposition included promoting and supporting economic development and revitalization of commercial, industrial, retail, residential, and mixed-use development and neighborhoods throughout the city. The City of Garland's Economic Development (ED) team is tasked with identifying the most "ripe" site(s) for (re)development. Using two data-driven site selection analysis methods, sites will be selected. From both analysis methods, the ED staff developed the final redevelopment site rankings. This process will happen for industrial sites, commercial/retail sites, and multi-family sites over the next several years.

In the Economic Development Chapter of the Comprehensive Plan, the City discusses investment in strategic areas as a way of concentrating limited public resources in areas that will have a positive economic "ripple effect" in the surrounding areas. To this end, two types of geographic areas were identified, and seven key catalyst areas define the important corridors and commercial/residential districts within Garland. These areas have already been identified through planning efforts or codified as planning districts and/or overlay districts. They have important attributes such as historic districts, major

transportation corridors, significant anchors as medical centers, etc. that make them ideal to launch development or redevelopment efforts.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

According to CHAS data above, the employment base for the City is primarily in the education and health care services (14,002 workers) and retail trade (13,230 workers). As noted earlier, the majority of workers in Garland have some college or an Associate's Degree. Jobs in education and health care services often require these higher levels of education and skill set. The second highest employment base is retail, which often does not require higher education and skill sets and often pays lower wages.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges, and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

As part of the City of Garland's Comprehensive Plan, Envision Garland, economic development identifies strategies that should encourage new development and redevelopment in a manner that moves our community forward, giving Garland a competitive edge in attracting and keeping residents and businesses.

One strategy is a focus on workforce development. A competitive workforce strategy follows from defining which desired future growth industries should provide the foundation for Garland's economy over the next decade. Promising growth industries – health care, renewable technology, and wireless communications, for example – as well as Garland's historic bedrock of manufacturing and fabrication, require specialized skills. Garland Independent School District curriculum and the quality of delivering that curriculum to the community's youth will set the foundation of Garland's future growth. Additionally, the Dallas County Community College District's Richland College – Garland Campus, and other post-secondary institutions will play an increasingly critical role in retooling skill sets to meet industry demand.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

n/a

Discussion

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The CHAS data revealed that 38% of households in the 0-80% AMI category have 1 or more of four severe housing problems in Garland. An area of low- and moderate-income concentration was defined as an area where 51% of the population have incomes at or below 80% AMI. An area of concentration of households with multiple housing problems is defined as census tracts with 10% or greater than the regional rate of households with multiple housing problems. There is only one census tract that meets this definition 48113018204.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

According to the 2015 Analysis of Impediments to Fair Housing Choice, the City of Garland uses the definition of a racially/ethnically concentrated area of poverty (R/ECAP) as developed by the HUD Office of Policy Development and Research (OPDR). This requires R/ECAPs census tracts to have a minority population of 50% or more and an individual poverty rate of 40% or more (or an individual poverty rate that is at least 3 times that the tract average for the metropolitan area, whichever is lower). Analyzing the concentration of minorities in high poverty areas assists in the review of access to housing.

Based on the HUD definition, there are no census tracts in Garland that are considered racially/ethnically concentrated areas of poverty. Data used to make this determination was gathered from the Federal Financial Institutions Examination Council (FFIEC) census files. There are 36 census tracts in Garland that have a tract minority percentage of 50% or more, however, and there are no tracts that have an individual poverty rate of 40% or more or an individual poverty rate that is 3 times the tract average for the area.

What are the characteristics of the market in these areas/neighborhoods?

According to the 2015 AI, census tract 48113018204 has one of the lowest income levels in the City of Garland. Using 2011-2013 data, the AI notes this census tract has the highest percentage of minority households.

Are there any community assets in these areas/neighborhoods?

CDBG funds were used to build a Health Clinic. This clinic provides services to children and senior citizens living in the Garland municipality. Some of the services available are education and outreach programs, well-baby exams, tuberculosis and blood lead screening, communicable disease control, and a variety of public health services.

Are there other strategic opportunities in any of these areas?

Census Tracts 188.01, 188.02, and 187 are areas within the Downtown Catalyst Area – a priority area for reinvestment and revitalization. The City has established Catalyst Areas so that limited public sector resources can be concentrated in strategic areas that will create positive “ripple effects” surrounding neighborhoods and commercial districts. This area is surrounded by low- and moderate Census Tract 182.04 will benefit from the “ripple effect”.

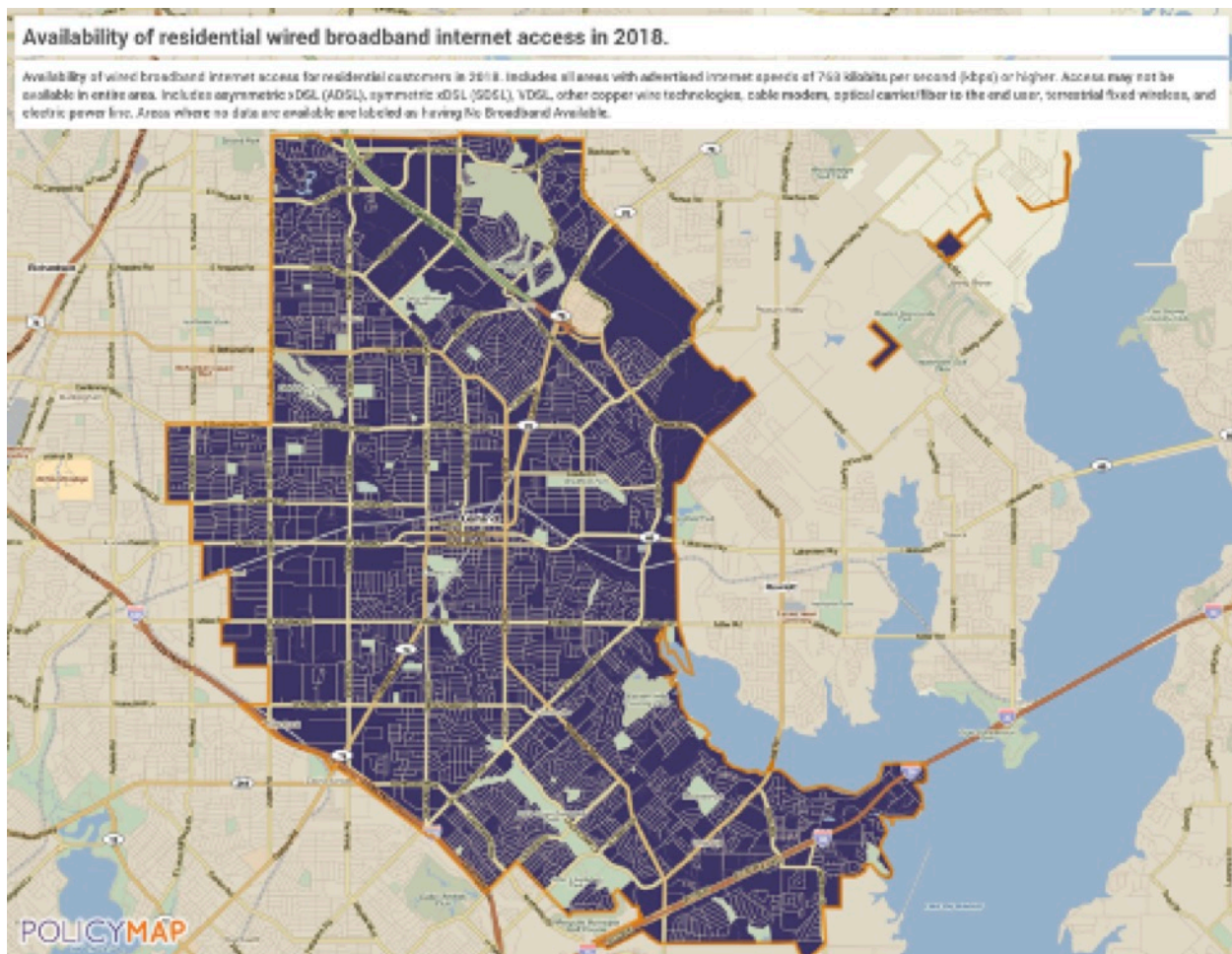
MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

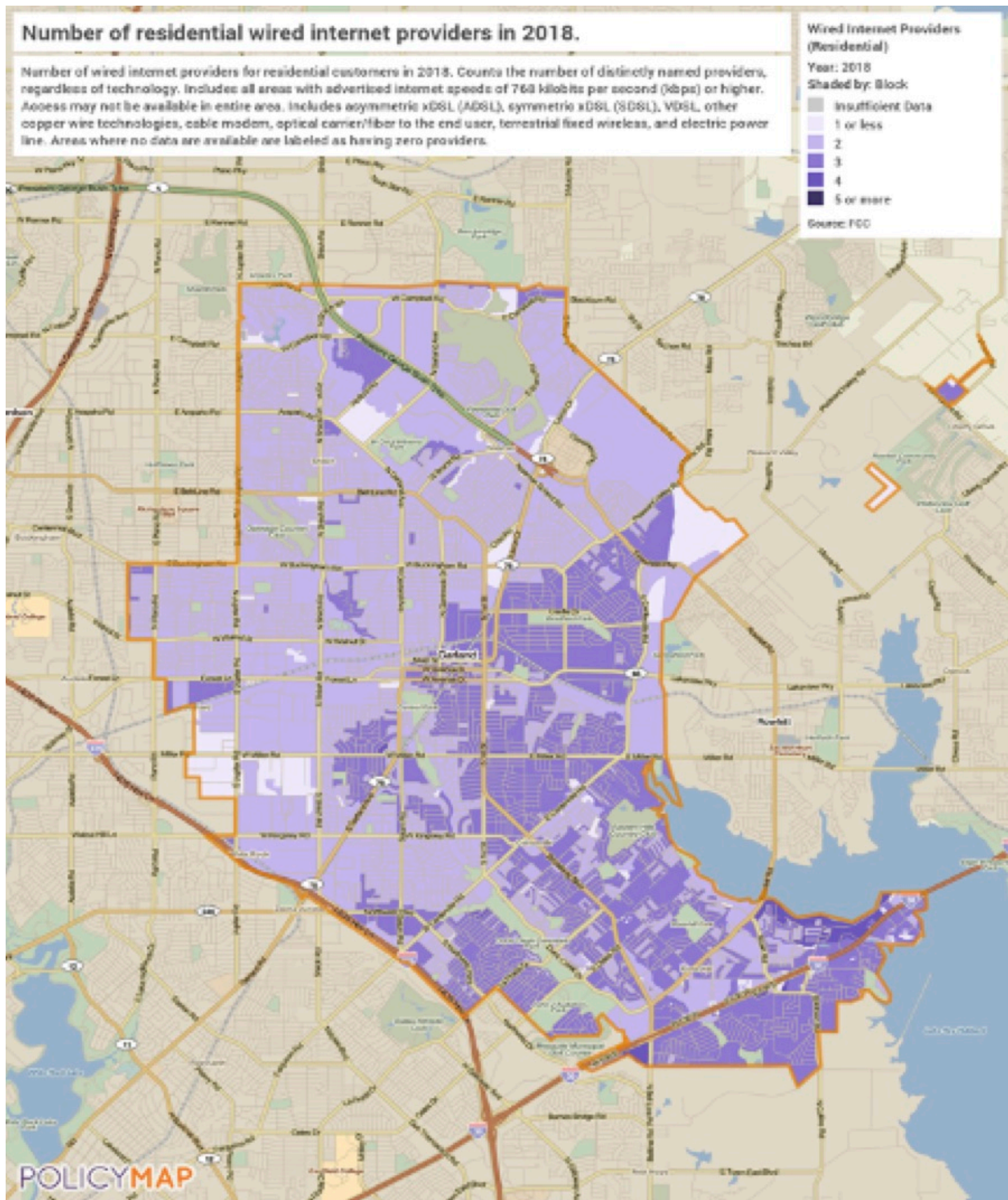
As shown on the following map generated by PolicyMap, the vast majority of the City of Garland has access to broadband service, indicating that there is not a digital divide among lower- and higher-income neighborhoods. As indicated in the map below, a large majority of the City of Garland has access to broadband services.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

As indicated in the map below, the majority of the City has access to more than one provider. Portions of the following census tracts have one or few providers: 181.20, 185.01, 185.06, and 190.27.



Availability of wired broadband internet



Number of internet providers

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The City of Garland Hazard Mitigation Action Plan (HazMAP) is designed to meet the planning requirements set forth by the Texas Division of Emergency Management (TDEM) and the planning requirements set forth by the Federal Emergency Management Agency (FEMA). Local governments are required to develop a hazard mitigation plan as a condition for receiving certain types of non-emergency disaster assistance, including funding for mitigation projects. The Robert T. Stafford Disaster Relief and Emergency Assistance Act (Public Law 93-288), as amended by the Disaster Mitigation Act (DMA) of 2000, provides the legal basis for the state, local, and tribal governments to undertake a risk-based approach to reduce risks from hazards through mitigation planning. The requirements and procedures for State, Tribal, and Local Mitigation Plans are found in the Code of Federal Regulations (CFR) at Title 44, Chapter 1, Part 201 (44 CFR Part 201).

Listed are the ten natural hazards and four technological hazards that were identified from the result of the hazard assessment. These are the hazards that will be addressed in the Hazard Mitigation Action Plan. FEMA "recognizes that a comprehensive strategy to mitigate the nation's hazards cannot address natural hazards alone" and "that natural events can trigger technological disasters." Technological hazards are distinct from natural hazards, primarily in that they originate from human activity.

Tornado
Severe Winter Weather
Flood
Drought
Biological Event
Terrorism/Cyber Attacks
Extreme Heat Power Outages
Earthquake
Communications Failure/ Infrastructure Failure
Severe Thunderstorms/ Wind/Lightning
Hail
Erosion
Expansive Soil

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

According to the United Nations' Department of Economic and Social Affairs paper *Climate Change and Social Inequity* "identifies three main channels through which the inequality-aggravating effect of climate change materializes, namely (a) increase in the exposure of the disadvantaged groups to the

adverse effects of climate change; (b) increase in their susceptibility to damage caused by climate change; and (c) decrease in their ability to cope and recover from the damage suffered.” (Winkel, 2017)

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The purpose of the Strategic Plan is to guide the use of Community Development Block Grant (CDBG) HOME Investment Partnerships Program (HOME) and Emergency Solutions Grant (ESG) funds in the City of Garland over the next five years. The plan is guided by three overarching goals that are applied according to Garland's needs. The goals are:

- To provide decent housing by preserving the affordable housing stock, increasing the availability of affordable housing, reducing discriminatory barriers, increasing the supply of supportive housing for those with special needs, and assisting homeless persons and families into permanent housing.
- To provide a suitable living environment through safer, more livable neighborhoods, greater integration of low- and moderate-income residents throughout the County, increased housing opportunities, and reinvestment in deteriorating neighborhoods.
- To expand economic opportunities through more jobs paying self-sufficient wages, homeownership opportunities, development activities that promote long-term community viability, and the empowerment of low- and moderate-income persons to achieve self-sufficiency.

The priority needs identified for the next five years are as follows:

Increase the Supply of Affordable Housing

- Increase affordable rental housing.
- Increase homeownership.
- Housing rehabilitation.

Decrease Homelessness

- Provide housing and services to the homeless and at risk of homelessness that aligns with Metro Dallas Homeless Alliance.

Provide Healthy and Attractive Neighborhoods

- Blight Removal/Code Enforcement
- Improve public infrastructure.
- Improve public facilities.

Provide Public Services

- Provide public services to low and moderate-income households as well as persons with special needs.

Planning and Administration and Fair Housing

- Provide quality oversight and administration of federal programs.
- Affirmatively Further Fair Housing

Provide Economic Opportunity

- Provide Economic Opportunity to low and moderate-income households

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 49 - Geographic Priority Areas

1	Area Name:	Citywide
	Area Type:	Activities will be carried out to benefit any eligible resident based on income or other criteria
	Other Target Area Description:	Activities will be carried out to benefit any eligible resident based on income or other criteria
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
2	Area Name:	Low- to Moderate-Income Areas
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	Housing and Community Development

Identify the neighborhood boundaries for this target area.	
Include specific housing and commercial characteristics of this target area.	
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
Identify the needs in this target area.	
What are the opportunities for improvement in this target area?	
Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Federal CDBG funds are intended to provide low and moderate-income (LMI) households with viable communities, including decent housing, a suitable living environment, and expanded economic opportunities. The system for establishing the geographic priority for the selection of these projects in the City of Garland is predicated upon the following criteria:

- Meeting the statutory requirements of the CDBG program
- Meeting the needs of LMI residents
- Affirmatively furthering fair housing
- Coordination and leveraging of resources
- Sustainability and/or long-term impact
- The ability to demonstrate measurable progress and success

Priority CDBG funding areas include areas where the percentage of LMI persons is 51% or higher.

CDBG funded public facilities, code enforcement, and infrastructure improvement activities will be located in the City's low- to moderate-income census tracts if they meet an area benefit national objective. The area benefit qualification is an activity of which the benefits are available to the residents

of a particular area where at least 51% of the population are low- to moderate-income. Activities under “public facilities” such as homeless shelters or removal of architectural barriers may meet a “limited clientele” national objective. Limited clientele activities are defined as activities that benefit a limited clientele, at least 51% of whom are low- or moderate-income persons.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 50 – Priority Needs Summary

1	Priority Need Name	Create new housing units
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	Activities will be carried out to benefit any eligible resident based on income or other criteria
	Associated Goals	Increase Affordable Rental Housing Increase Homeownership
	Description	Safe, decent and affordable housing for low- and moderate-income households through providing funding for the new construction of housing for resale to homebuyers by the City or other providers
	Basis for Relative Priority	Providing quality affordable housing remains a high priority for the City and is a demonstrated need based on feedback received during stakeholder outreach, as well as the Needs Assessment and Market Analysis sections of this document.
2	Priority Need Name	Acquisition and Rehabilitation of Units
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	Activities will be carried out to benefit any eligible resident based on income or other criteria

	Associated Goals	Increase Affordable Rental Housing Increase Homeownership Housing Rehabilitation
	Description	The City of Garland will rehabilitate substandard housing units to improve the housing stock through providing funding for the acquisition and rehabilitation of existing housing.
	Basis for Relative Priority	Housing rehabilitation continues to be a high priority for the City.
3	Priority Need Name	Affordable Housing for Special Needs Populations
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	Activities will be carried out to benefit any eligible resident based on income or other criteria
	Associated Goals	Increase Affordable Rental Housing
	Description	Support initiatives to increase permanent affordable rental and housing ownership opportunities. This could include rental housing for people with disabilities and low incomes.
	Basis for Relative Priority	Increasing the number of affordable units continues to be a high priority for the City.
4	Priority Need Name	Financial Assistance to Eligible Home Buyers
	Priority Level	High
	Population	Low Moderate Large Families Families with Children

	Geographic Areas Affected	Activities will be carried out to benefit any eligible resident based on income or other criteria
	Associated Goals	Increase Homeownership
	Description	Direct financial assistance to individuals and families to subsidize the purchase of housing units for homeownership by covering the gap between the prices of houses and the amount of a first mortgage that buyers can afford.
	Basis for Relative Priority	Based on community participation responses and research data that shows that there is inadequate affordable housing in the City and the housing prices are increasing.
5	Priority Need Name	Housing for persons experiencing homelessness
	Priority Level	High
	Population	Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	Activities will be carried out to benefit any eligible resident based on income or other criteria
	Associated Goals	Provide housing and services to the homeless/at ri
	Description	There is a need for housing services for persons experiencing homelessness in Garland, which includes emergency shelter, transitional housing, rapid rehousing, and permanent supportive housing (PSH).
	Basis for Relative Priority	Based on community participation responses and data from homeless needs assessment through the Metro Dallas Alliance as well as funding requests from service providers.
6	Priority Need Name	Homeless Prevention Services
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	Activities will be carried out to benefit any eligible resident based on income or other criteria
	Associated Goals	Provide housing and services to the homeless/at ri
	Description	Need for services and financial assistance for persons at risk of becoming homeless and may have higher housing cost burden putting them at greater risk of missing a housing payment
	Basis for Relative Priority	Addressing the issue of homelessness continues to be a high priority for the City
7	Priority Need Name	Minor Repairs to Existing Units
	Priority Level	High
	Population	Low Moderate Families with Children Elderly
	Geographic Areas Affected	Activities will be carried out to benefit any eligible resident based on income or other criteria
	Associated Goals	Housing Rehabilitation
	Description	Need to address safe, decent, and affordable housing for low- and moderate-income households through minor repairs to owner-occupied houses.
	Basis for Relative Priority	Based on community participation responses and data on cost burden in the City of Garland.
8	Priority Need Name	Code Enforcement
	Priority Level	Low

	Population	Low Moderate Non-housing Community Development
	Geographic Areas Affected	Low- to Moderate-Income Areas
	Associated Goals	Blight Removal/Code Enforcement
	Description	Need for removal of slum and blight on an area basis through the demolition of dilapidated structures and code enforcement activities.
	Basis for Relative Priority	Based on community participation responses, this activity was not viewed as a high priority but was selected by the City to assist in tackling slum and blight in areas with higher low- and moderate-income households.
9	Priority Need Name	Improvements to Public Infrastructure
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	Low- to Moderate-Income Areas
	Associated Goals	Blight Removal/Code Enforcement Improve public infrastructure
	Description	Need for improvements to streets, sidewalks, and other public infrastructure in LMI areas.
	Basis for Relative Priority	Based on community participation responses, this activity was not viewed as a high priority but was selected by the City to assist in addressing these needs in areas with over 51% low- and moderate-income households.
10	Priority Need Name	Improve public facilities
	Priority Level	Low
	Population	Non-housing Community Development
	Geographic Areas Affected	Low- to Moderate-Income Areas
	Associated Goals	Improve public facilities
	Description	Need for improvements to parks and recreational facilities, including providing equipment and accessibility features in LMI areas.

	Basis for Relative Priority	Based on community participation responses, this activity was not viewed as a high priority but was selected by the City to assist in addressing these needs in areas with over 51% low- and moderate-income households.
11	Priority Need Name	Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	Activities will be carried out to benefit any eligible resident based on income or other criteria
	Associated Goals	Provide housing and services to the homeless Provide public services to LMI households/sp needs
	Description	Need for public services for various population groups, including the elderly, youth, persons with disabilities, the homeless, persons with HIV/AIDS, etc. and for particular activities such as mental health, education, and employment training.
	Basis for Relative Priority	Based on community participation responses and historical funding allocation requested from social service organizations through a Request for Proposal process helped determine the need priority.
12	Priority Need Name	Planning/Administration
	Priority Level	High
	Population	Other
	Geographic Areas Affected	Activities will be carried out to benefit any eligible resident based on income or other criteria
	Associated Goals	Provide quality oversight/admin fed. programs
	Description	Administrative and planning costs to operate the CDBG, ESG, and HOME Programs.

	Basis for Relative Priority	Continued need to properly administer and operate the CDBG, ESG and HOME Programs.
13	Priority Need Name	Fair Housing Services
	Priority Level	Low
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Non-housing Community Development
	Geographic Areas Affected	Activities will be carried out to benefit any eligible resident based on income or other criteria
	Associated Goals	Further Fair Housing
	Description	Need for awareness and education on fair housing issues and housing discrimination, as well as enforcement of fair housing laws in the City.
	Basis for Relative Priority	Priority was based on the community participation responses and the City's Analysis of Impediments to Fair Housing Choice, which identified the need for fair housing education and awareness.
14	Priority Need Name	Economic Development
	Priority Level	High
	Population	Low Moderate Large Families Families with Children Non-housing Community Development
	Geographic Areas Affected	Activities will be carried out to benefit any eligible resident based on income or other criteria
	Associated Goals	Expand Economic Opportunity

	Description	Need for the creation and/or retention of jobs for low- and moderate-income persons and economic opportunities through financial and technical assistance to small businesses and microenterprises where the owner's job will be counted
	Basis for Relative Priority	Priority was based on community participation responses. While a high priority, it did not rank as high as other activities

Narrative (Optional)

The following is a framework for priorities, needs, and goals to address the City's identified needs during the next five years. The final determination on funded activities will occur during the review process for the prioritization of projects.

The priorities presented were developed by:

- Weighing the severity of the need among all groups and sub-groups
- Analyzing current social, housing, and economic conditions
- Analyzing the relative needs of low- and moderate-income families
- Assessing the resources likely to be available over the next five years, and
- Evaluating input from stakeholder sessions, interviews, service provider surveys, City department staff, and public hearings.

Priorities were established using the following definitions:

- **High** priorities are those activities that will be considered first for funding with CDBG resources.
- **Low** priorities are those activities that will be considered after high-priority projects if CDBG resources are available.

Low priority activities are still important and are not meant to be understood as being unnecessary in the City. The City has identified a limited number of priorities to provide a focus for activities that will be funded in the next five years. If additional funding becomes available, low priority activities will be considered.

For projects that address a high priority need, the City will base funding decisions on the capacity and past-performance of the sub-recipient, the type of project, the potential to leverage federal funds with other resources, the anticipated impact of the project and the reasonableness of the proposed budget and timeline for completion. Once projects that address high priorities are acted upon, the City will then review projects and activities to meet low priorities.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant-Based Rental Assistance (TBRA)	Extremely low-income and very low-income households in need of temporary assistance to be housed or prevent homelessness. City of Garland does not administer TBRA funding.
TBRA for Non-Homeless Special Needs	Extremely low-income and very low-income households in need of temporary assistance to be housed or prevent homelessness. The City of Garland does not administer TBRA funding.
New Unit Production	There is a substantial need for affordable housing in the City of Garland. The housing stock is old, and there are few new developments in general, and specifically, that can meet the needs of low- and moderate-income households and households with a person with a disability. The City will continue to support efforts to increase the supply of single-family and multi-family affordable housing units by both private sector and public sector entities.
Rehabilitation	Owner-occupied rehabilitation assistance is an effective way to preserve the City's affordable housing inventory, particularly if the market value of the home is such that the cost and extent of rehabilitation does not exceed the value that can be achieved. The housing stock in the City is deteriorating/deteriorated. Rehabilitation efforts should also include the ability to make upgrades to the home to allow for aging in place as well as provide for lead/asbestos abatement.
Acquisition, including preservation	Structures for adaptive use and infill sites in convenient locations near transportation and services, support historic preservation, create housing for cost-burdened extremely and very low-income households, households with special needs, homeless persons, and expand ownership opportunities for working households at or below 80% of AMI.

Table 51 – Influence of Market Conditions

2009	2015	% change
\$56,762.30	\$51,970	-8.44%

Table 52 - Median Income (adjusted for inflation)

Housing Cost Table (SUPPLEMENTAL)

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	\$117,500 \$130,056 in 2015 dollars	\$117,400	(0%) -9.74% adjusted
Median Contract Rent	\$701 \$775.91 in 2015 dollars	\$766	9% -1.28% adjusted

Housing Costs (supplemental)

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2) - Introduction

The estimated amounts of CDBG, HOME, and ESG funds were calculated using the FY 2020 allocation and projected for the five years of the Consolidated Plan period. This estimate will change as the City receives its annual allocation based on Congressional appropriations to HUD. The expected amount available for the remainder of the Con Plan does not include in program income and reprogrammed funds for the period.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,270,608	0	468,351	2,738,959	9,082,432	Funds for housing and non-housing community development needs
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	736,708	0	674,457	1,411,165	2,946,832	Funds for housing development.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	188,199	0	0	188,199	752,796	Funds for homelessness activities.

Table 53 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City will continue to make funding decisions that maintain program income, partner with non-profit and private organizations that have ample funding resources. In addition, The City and its subrecipient or developer partners anticipate receiving funding from sources including, lenders, local donors, foundations, the business community, developer equity, and funding received by the City of Garland Office of Fair Housing for fair housing education and enforcement activities to carry out the Consolidated Plan objectives and goals. In addition to the funding above, such funding may also include:

- Section 8 Housing Choice Vouchers
- McKinney-Vento funds under the HEARTH Act
- Low-Income Housing Tax Credits
- Department of Veteran Affairs
- State and Local Government Funds
- Private Donations;
- Other Federal Funding

HOME Match: The HOME regulations require that the City matches its annual HOME allocation with contributions to housing that are at least 25% of the HOME allocation less 10% for administration. The City proposes to meet its match through the use of excess match from previous years, bond proceeds, developer equity, and other cash contributions, general funds, tax abatements, permit, and fee waivers, donated construction materials and labor.

ESG Match: The ESG regulations require that the City matches its annual ESG allocation on a dollar for dollar basis in the provisions of eligible services under the grant. The City has generally passed on the ESG match requirements to its subrecipients. The match will be provided and adequately documented in the form of non-ESG grants, cash donations, and in-kind contributions such as the use of office space, payments of utilities, telephone services, computer services, and related salary costs not paid with ESG funds. The City will also provide match in the form of in-kind occupancy expenses, computer equipment, and grant support services. The excess match provided by ESG subrecipients will be used to provide the match required for the required Homeless Management Information System (HMIS) services.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

If the City receives vacant residential land through donations, foreclosures, or other means, these will be considered for sale or donation to non-profit or for-profit developers for assisting the City in meetings its housing goals and objectives under the Consolidated Plan.

Discussion

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Garland Housing and Community Services Dept.	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
METRO DALLAS HOMELESS ALLIANCE	Continuum of care	Homelessness Planning	Region
GARLAND HOUSING FINANCE CORP	Departments and agencies	Ownership Rental	Jurisdiction
Garland Housing Agency	PHA	Public Housing Rental	Jurisdiction
Habitat for Humanity of Greater Garland	CHDO	Ownership	Region

Table 54 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The Garland Housing and Community Services Department (HCS) is responsible for the administration of CDBG, HOME, and ESG grant funds. HCS partners with numerous non-profit organizations, city departments, public agencies, and private industry, to effectively carry out the strategies identified in the Consolidated Plan. The City encourages partnerships with subrecipients that have similar goals as the City, whose programs and services are consistent with the City's strategy, and who have the organizational capacity to perform satisfactorily.

The City and its partners have been successful in assisting low- and moderate-income persons utilizing federal funding through HUD by leveraging funding from other Federal, state, local, and private sources. In recent years, HCS has been restructured in order to coordinate the efforts of City departments that have similar objectives, and the City regularly communicates with agencies that implement programs and services funded by the City and monitors subrecipients and other partners to ensure proper use of funds, timeliness, and effectiveness in reaching and benefitting target populations.

To address any gaps in the institutional delivery system, HCS provides training and technical assistance to its partners to ensure that any performance issues are addressed in a timely manner and conduct monitoring and tracking of activities to prevent and address any systematic concerns.

The City also is involved with several boards and committees in an effort to streamline planning and encourage coordination between housing and social service agencies in the City. One such group is the Garland Area Service Providers (GASP), an organization that connects once a month and brings service providers, businesses, cities, and agencies together with the goal of meeting unmet service needs. Providers that participate in GASP include Achievement Center of Texas, First United Methodist Church Garland, Five Stone Community Church, HI DIVA PEI Education Program, The Counseling Institute of Texas, The Senior Source, Unite Greater Dallas, City of Garland Neighborhood Vitality, Childcare Group Anderson Centers Head Start, Garland Multicultural Commission, Garland Opportunity and Development Center, Richland College Garland Campus Workforce Training, TX Workforce Solutions Vocational Rehab Services, Salvation Army, Good Samaritans of Garland, City of Garland Fair Housing Services, Hope's Door New Beginning Center, and Hope Clinic.

The City remains committed to coordinating the efforts of the various City departments involved in Consolidated Plan programs, public agencies, and subrecipients and non-profits organizations in order to promote cohesiveness in the delivery of services to its residents.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X	X	X
Rental Assistance	X	X	X
Utility Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services		X	
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X

HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation			
Other			

Table 55 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The Metro Dallas Homeless Alliance (MDHA) is the lead agency for the Continuum of Care (CoC) in Dallas and Collin Counties. According to the Dallas Metro Homeless Alliance D-ONE Plan, support is one of the five priorities. Support is seen as an essential component to permanently housing people experiencing homelessness. Services are seen as individualized, varying from person to person. These include street outreach, emergency shelter, case management, financial management, health care, behavioral health (mental health and substance abuse), as well as assistance with identification, transportation, food, and clothing. With the appropriate wrap-around supports, individuals and families can reach a level of stability to maintain housing long-term. MDHA's role in refining the continuum of care includes coordinating regular membership meetings, providing training and technical assistance, supporting communication between service providers and informing agencies of training and networking opportunities and other activities within the implementation of the D-ONE Plan. MDHA has also established committees to address issues affecting the homeless. These committees focus on adult services, children and families, veterans, youth, education and employment, and System Performance.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

One of the main strengths of the service delivery system in Garland is the regional effort to provide support services to homeless persons and special needs populations. The CoC includes the City of Dallas, Dallas County, Collin County, and the Cities of Irving and Garland. By coordinating services and plans to address homelessness, each participant in the CoC is able to access more resources and leverage an even greater amount of funding. The CoC is able to target funding as well as training and technical assistance to programs that are needed based on needs assessments and strategic planning.

Some of the challenges in service delivery, as identified in the MDHA State of Homelessness 2019 report, includes a lack of safe, affordable, and accessible housing, causing people in supportive housing to remain "stuck." The report also noted in 2019, overall homelessness in the area increased, including veteran, chronic, and homelessness among people aged 25-44. MDHA notes rapid rehousing is underutilized in the community as a tool to end homelessness.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

MDHA is comprised of approximately 62 agencies that make up the CoC. The CoC meets on a regular basis to collaborate and coordinate efforts to address homelessness, including the provision of housing and supportive services. In order to support the work of MDHA, the organization has challenged municipalities within its service areas to financially support MDHA to meet its long-term goal of making homelessness rare, brief, and nonrecurring.

The CoC outlined in the 2019 State of Homelessness report the following strategies to address gaps in the coming years. Develop a Move On Pilot program to address the issue with people being “stuck” in supportive housing, increasing rapid rehousing units, and building more mixed-income/mixed-use housing. MDHA also notes the need to increase the integration of behavioral and medical health into housing and improve diversion and outreach efforts.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase Affordable Rental Housing	2020	2024	Affordable Housing	Citywide	Create new housing units Acquisition and Rehabilitation of Units Affordable Housing for Special Needs Populations		Rental units rehabilitated: 1 Household Housing Unit
2	Increase Homeownership	2020	2024	Affordable Housing	Citywide	Create new housing units Acquisition and Rehabilitation of Units Financial Assistance to Eligible Home Buyers	HOME: \$3,989,642	Homeowner Housing Added: 7 Household Housing Unit
3	Housing Rehabilitation	2020	2024	Affordable Housing	Citywide	Acquisition and Rehabilitation of Units Minor Repairs to Existing Units	CDBG: \$4,954,539	Homeowner Housing Rehabilitated: 34 Household Housing Unit
4	Provide housing and services to the homeless	2020	2024	Homeless	Citywide	Housing for persons experiencing homelessness Homeless Prevention Services Public Services	ESG: \$870,420	Tenant-based rental assistance / Rapid Rehousing: 21 Households Assisted Homeless Person Overnight Shelter: 290 Persons Assisted
5	Blight Removal/Code Enforcement	2020	2024	Non-Housing Community Development	Low- to Moderate-Income Areas	Code Enforcement Improvements to Public Infrastructure	CDBG: \$1,000,000	Housing Code Enforcement/Foreclosed Property Care: 20000 Household Housing Unit
6	Improve public facilities	2020	2024	Non-Housing Community Development	Citywide	Improve public facilities	CDBG: \$2,500,000	Facade treatment/business building rehabilitation: 1 Business
7	Improve public infrastructure	2020	2024	Non-Housing Community Development	Low- to Moderate-Income Areas	Improvements to Public Infrastructure	CDBG: \$200,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1 Persons Assisted
8	Provide public services to LMI households/sp needs	2020	2024	Non-Homeless Special Needs	Citywide	Public Services	CDBG: \$1,362,364	Public service activities other than Low/Moderate Income Housing Benefit: 2284 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 13 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Provide quality oversight/admin fed. programs	2020	2024	Admin	Citywide	Planning/Administration	CDBG: \$1,804,488 HOME: \$368,355 ESG: \$70,575	Other: 3 Other
10	Further Fair Housing	2020	2024	Non-Housing Community Development	Citywide	Fair Housing Services		Other: 1 Other
11	Expand Economic Opportunity	2020	2024	Non-Housing Community Development	Citywide	Economic Development		Businesses assisted: 1 Businesses Assisted

Table 56 – Goals Summary

Goal Descriptions

1	Goal Name	Increase Affordable Rental Housing
	Goal Description	Fund activities that expand the supply and improve the condition of housing affordable to lower-income households. Fund activities that leverage other public and private resources such as Low-Income Housing Tax Credit Projects. Support incentives to increase permanent affordable multifamily rental housing as well as direct assistance to low-income households . Fund projects that increase the supply of permanent supportive housing and housing for extremely low-income populations. Fund activities that are expanding the supply of rental housing through the new construction and/or acquisition and rehabilitation of existing units through assisting for-profit and non-profit developers
2	Goal Name	Increase Homeownership
	Goal Description	Increase the supply of decent, affordable housing and/or accessible for-sale housing opportunities available for the City's lowest-income households; support households who own their own home. Fund activities through the construction of new infill housing on vacant lots , which is administered by Community Housing Development Organizations (CHDOs) as part of the City's HOME CHDO set-aside and by the City's Housing and Community Services Department. Providing safe, decent, and affordable housing for low- and moderate-income households by expanding the supply of owner-occupied housing through financial assistance to eligible homebuyers , which is administered by the City's Housing and Community Services Department. Expand the supply of safe, affordable housing by expanding the supply of owner-occupied housing through the acquisition and rehabilitation of existing units , which is administered by the City's Housing and Community Services Department.

3	Goal Name	Housing Rehabilitation
	Goal Description	Extend the useful life of existing affordable housing through accessibility, weatherization, repair, and rehabilitation programs . Rehabilitate substandard housing units. Expand housing through the acquisition and rehabilitation of existing units , which is administered by the City's Housing and Community Services Department. Assist low-to moderate-income existing owner-occupants of single-family housing through the minor repairs for basic systems such as HVAC, water heaters, plumbing, and roof repairs as well as more substantial rehabilitation which is administered by the City's Housing and Community Services Department.
4	Goal Name	Provide housing and services to the homeless
	Goal Description	Provide funds to support shelter operations, transitional housing for special populations, rapid rehousing, coordinated entry, homeless diversion, and homeless prevention programs . Provide funding to activities aligned with and meet the goals of the Metro Dallas Homeless Alliance Continuum of Care.
5	Goal Name	Blight Removal/Code Enforcement
	Goal Description	The City intends to create suitable living environments and foster healthy, stable, and attractive neighborhoods through blight removal by funding neighborhood code enforcement and demolition activities in primarily low- and moderate-income (LMI) areas.
6	Goal Name	Improve public facilities
	Goal Description	The City intends to create suitable living environments and foster healthy, stable, and attractive neighborhoods through access to quality public facilities , neighborhood public infrastructure, and improvements, including water, sewer, drainage, and sidewalks, and general neighborhood recreational facilities and improvements including ADA improvements .
7	Goal Name	Improve public infrastructure
	Goal Description	Fund non-housing community development proposals to expand affordable housing development to include water/sewer projects, drainage projects . The City intends to create suitable living environments and foster healthy, stable, and attractive neighborhoods through access to quality public facilities, neighborhood public infrastructure, and improvements, including water, sewer, drainage, and sidewalks , and general neighborhood recreational facilities and improvements including ADA improvements.
8	Goal Name	Provide public services to LMI households/sp needs
	Goal Description	Promote public services activities for seniors, persons with disabilities, at-risk youth, victims of domestic violence, ex-offenders, substance use, and mental health services, and non-homeless special needs.

9	Goal Name	Provide quality oversight/admin fed. programs
	Goal Description	Planning and administrative activities to efficiently and successfully manage the CDBG and HOME program.
10	Goal Name	Further Fair Housing
	Goal Description	Education and outreach to the public , real estate professionals, landlords, and property managers regarding fair housing laws and activities related to the Analysis of Impediments to Fair Housing Choice and other plans and documents.
11	Goal Name	Expand Economic Opportunity
	Goal Description	Promote programs that create, maintain, or expand economic opportunities through the creation or retention of jobs for low- to moderate-income persons and provide job skills training and through assistance to existing small businesses and microenterprises that create job opportunities for low- and moderate-income persons.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City estimates that 34 households will be assisted with housing rehabilitation. In addition, 7 new construction, acquisition and rehabilitation, and down payment assistance for homeownership housing using HOME funds. These programs will assist low-income and moderate-income homeowners.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The City administers Housing Choice Vouchers (HCV). Section 504 of the Rehabilitation Act of 1973 prohibits discrimination on the basis of disability in any program or activity that receives financial assistance from any federal agency. According to HUD's Sec 504 FAQ, a private landlord who accepts HCV tenant-based vouchers in payment for rent from a low-income individual is not a recipient of federal financial assistance, and thus is not subject to Section 504's requirements. Nonetheless, the City is committed to undertaking affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of the unit size required.

Activities to Increase Resident Involvements

The Garland Housing Agency does not operate any public housing. However, GHA seeks to increase resident involvement under the homeownership program. The program provides homeownership opportunities to first time home buyers through a Homeownership Housing Choice Voucher program. The program is voluntary and helps families in becoming self-sufficient and economically independent.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The City of Garland will continue to collaborate with housing partners and other entitlement jurisdictions to review and aggressively implement recommendations of the Analysis of Impediments (AI) to Fair Housing Choice Study. During the most recent AI, several policies were identified that create potential barriers to affordable housing. Garland's Comprehensive Zoning Ordinance was updated in April 2009 and covers key areas that have an impact on affordable housing development, including zoning, building regulations, and other policies and practices.

The City's Zoning Ordinance relating to residential development reveals that there are six residential districts in the City comprised of single-family, duplex, townhouse, and multifamily districts.

The inclusion of multifamily and high-density housing in municipal codes typically encourages the development of affordable housing. In Garland, there are two multifamily districts. These districts provide for low and medium density multifamily developments with no more than 12 units per acre for the MF-12 district and 18 units per acre for the MF-18 district. The districts support single-family dwelling units as well as multifamily developments, including duplexes, triplexes, quadruplexes, apartments, and condominiums. Many stakeholders noted the lack of available land for development in the City. In order to increase the number of units in the City of Garland, density levels could be evaluated and increased.

The City does not permit accessory buildings to be utilized for habitation. The total floor area of an accessory building should not exceed 30 percent of the floor area of the main building and no less than 600 square feet. Accessory dwellings can often be a great tool for affordable housing, particularly in a largely single-family market.

Policies regarding property tax increases and tax relief impact housing affordability. The Texas Property Tax Code allows for property tax exemptions for seniors and persons with disabilities, two groups of people that are generally low income. Each homesteaded household is exempted for \$3,000 for county purposes and \$15,000 of the appraised value from the school district. In addition to these exemptions, disabled persons and seniors also qualify for an exemption of \$10,000 of the appraised value of his or her homesteaded residence. Disabled veterans who are 100% disabled and their surviving spouses are tax exempt.

In addition to property tax exemption for qualified residents, the Texas Property Code also provides tax exemptions to CHDOs, Community Land Trusts, and other developers of affordable housing that is for rent or sale to low- and moderate-income households. Any property that an organization owns for the purpose of building or repairing housing for sale or rental to a low- and moderate-income household without profit may be tax-exempt.

Each form of tax relief is subject to certain specific criteria and must be applied for. These forms of tax relief reduce or eliminate tax liability for owners and reduce housing costs for renters making housing units more affordable.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City took action and increased the supply of affordable housing by using CDBG funds to operate housing programs that benefited low- and moderate-income persons.

HOME funding was used to develop affordable housing units through the City's HOME Infill Program and affordable housing thru the City's CHDO. The City provided affordable housing developers incentives such as fee waivers, expedited site plan reviews, and technical assistance.

The City will continue to assess zoning and building codes and other policies to determine if they unintentionally restrict affordable housing production.

To address the impediments of inadequate affordable housing for the general population as well as seniors and disabled persons, the City supported the development of low-income affordable housing rental units through a partnership with a local developer utilizing the Low-Income Housing Tax Credit program.

The City has also allocated CDBG funding for fair housing, including the provision of education and outreach, investigation of cases, and conciliation and resolution services.

In addition to the above, the following are some recommendations from the 2015 Analysis of Impediments to Fair Housing Choice:

- The City will increase the supply of affordable housing for renters by supporting the development of inclusive housing projects leveraging federal, state, and private sector funding with a preference for projects with accessible units.
- HOME non-profit developers and community housing development organizations (CHDOs) will be encouraged to use resources such as the National Community Stabilization Trust (NCST) to access REO properties.
- Facilitate relationships between non-profit developers and banks for disposition of REO properties.
- Increase the provision of services including housing, credit, and foreclosure prevention counseling and financial assistance to minorities and low- and moderate-income households.
- The City should determine the need for accessible units and seek additional resources to fill the gap.
- The City should review public awareness, staff capacity, and use of the benefits related to its reasonable accommodation ordinance and coordinate outreach and education on the relief

from some of the City's zoning and land use requirements and standards for persons with disabilities.

- The City should coordinate with lenders and banking associations to ensure that any discriminatory lending practices are eliminated and to educate the public on loan scams.
- The City should work with its partners to promote education and awareness about mental disabilities and make reasonable accommodation for persons with mental disabilities to ensure that they do not lose housing because of their disability.
- Through the preparation of fact sheets and adding NIMBYism in fair housing training, provide residents an opportunity to learn more about affordable housing and help negative perceptions.
- Work with partners throughout the region to raise awareness of the concepts of "housing affordability" and "affordable financing" to counter NIMBYism.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Garland is part of the Metro Dallas Homeless Alliance (MDHA), which leads the development of an effective homeless response system that will make the experience of homelessness in Dallas and Collin Counties rare, brief, and non-recurring. MDHA brings together more than 85 shelter, housing, and supportive services programs in retooling homeless services into a crisis response system.

According to MDHA, the CoC saw a 3% increase in the number of unsheltered homelessness in 2019. Garland specifically saw 67 more unsheltered individuals on the night of the Point in Time Count. The majority of individuals who were unsheltered were White males (78%) ages 25-44. On average, the length of time homeless for persons who are unsheltered is almost three and a half years.

The City of Garland Code Compliance and Police Department began actively engaging with people experiencing homelessness in the City. Through progressive engagement, this team is able to work with clients to access necessary documentation, such as Government IDs and birth certificates. Since September 2019, over 14 clients have been assisted through this outreach effort. Stakeholders noted the need for this type of service has increased over the last several years. The City of Garland has allocated \$9,283 of its ESG funding to Metro Dallas Homeless Alliance (MDHA) for the operation and maintenance of the HMIS database and for outreach activities. MDHA utilizes data from the HMIS system for Dallas and Collin Counties to coordinate care, store client information on service needs, manage operations, and to plan and measure outcomes of homeless programs.

In addition, as a CoC member, the City participates in the annual point-in-time survey to identify the number of homeless persons in the city and region.

Addressing the emergency and transitional housing needs of homeless persons

As noted in MA-30 of the Consolidated Plan, the City of Garland utilizes services offered through the City of Dallas. In order to address emergency shelter and transitional shelter needs of homeless persons locally, the City has provided financial support to agencies that operate shelter facilities utilizing CDBG and ESG funding.

Under the CDBG program, projects include the provision of motel vouchers to persons experiencing homelessness in need of emergency shelter. The City also utilizes federal funds to provide rapid re-housing to persons experiencing homelessness.

Hopes Door/New Beginning Center, which is the only domestic violence center located in Garland, will receive the majority of ESG funding for shelter operations, essential services, and rapid rehousing. Hope's Door also receives CDBG funds for the provision of case management and counseling

services. The agency offers victim services, including counseling, case management, legal advocacy, education, crisis intervention, and provides emergency shelter and transitional housing.

The City of Garland Fair Housing Department has been allocated funds to provide homeless prevention services to persons at risk of homelessness in Garland. Case management is also provided as part of this activity.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

MDHA counted 1,025 persons in families experiencing homelessness on the night of the Point in Time count. The majority of those families were in a sheltered situation such as an emergency shelter, transitional housing project, or safe haven. Around 10% were unsheltered on the night of the count. According to the Coordinated Entry data outlined in the 2019 State of Homelessness report, the majority of families were prioritized as Moderate & Low Severity. The type of housing needs and assistance needs identified for this group includes Rapid Rehousing, Transitional Housing, and Housing Search/Placement, along with employment and childcare subsidy assistance.

The Continuum of Care (CoC) also saw an increase in the percentage of the homeless population who are veterans since the 2018 count. In 2019, 11.3% of the homeless population was veterans, compared to 8% in 2018. In 2019, 19.4% of homeless veterans were chronically homeless.

As part of MHDA's D-One Strategic Plan, there are several goals associated with housing that addresses of persons experiencing homelessness, making the transition to permanent housing. One of these goals includes:

- 1) Increase Affordable Housing Supply
 - a) Create a comprehensive housing policy. It must include Needs, Types, Current Inventory, Rental Costs, Policy Recommendations, Housing Trust Fund, and Land Trust recommendations.
 - b) Maximize development opportunities set forth in the bond issue proposition passed in November 2017 to fund economic development and housing.
 - c) Expand housing policy preferences for homeless individuals.

- d) Work with public and community partners, including the Dallas Department of Housing and Neighborhood Revitalization and the Texas Department of Housing and Community Affairs to prioritize the development of new affordable housing opportunities.
- e) Evaluate alternate housing options to address limited housing inventory. This could include tiny homes, motel or apartment conversion, home-sharing, host home programs, roommate matching, and shared housing.
- f) Increase the number of rapid rehousing units for non-disabled households with income.
- g) Convert up to 20 percent of a Housing Authority's Section 8 Tenant-based assistance to project-based assistance.

The City is very involved mainly in contributing to the development of new affordable housing units utilizing CDBG, HOME, and ESG funding for housing rehabilitation, minor home repair, down payment assistance, rapid re-housing, and shelter operations and essential services. The City will continue to participate in the CoC by assisting with planning and developing resources for increasing the supply of affordable housing.

In addition to the above-mentioned contributions, The Hopes Door/New Beginning Center Housing Program operates a transitional program where clients reside in scattered sites in the Garland area while they continue to receive case management and social services. The program works with the Victim Outreach Program and the Emergency Shelter Program. While in the Housing Program, clients establish a savings account with the agency to help with the transition from the Housing Program to independent living. The agency follows up with clients for 3-6 months after exiting the Housing Program to assess housing stability.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Several providers in the City of Garland receive federal funding for the operation of rapid re-housing and an emergency rental assistance program that is expected to benefit persons at risk of becoming homeless. The program provides one month's rent or mortgage or utility payment for families in crisis situations. These programs are aimed to help low-income families and individuals avoid becoming homeless.

SP-65 Lead-based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City addressed lead-based paint hazards with the implementation of the Single-Family Rehabilitation Program and the Minor Home Repair Program. HUD regulations at 24 CFR Part 35 requires that lead-based paint hazards be controlled before the rehabilitation of housing units, particularly if children under the age of 6 occupy the units. The City conducted the required LBP assessment based on the level of federal funds invested in the rehabilitation of units constructed prior to 1978.

How are the actions listed above related to the extent of lead poisoning and hazards?

The City orders a full risk assessment and the lead inspection to be conducted on projects exceeding the \$5,000 limit, but less than \$25,000, if the home was built prior to 1978. Based on the findings in the report, the City may choose to “do no harm” or not disturb painted surfaces above the “de minimums” levels, or to exercise the interim controls utilizing lead-safe practices and certified contractors. If lead levels are found to be above the EPA levels for paint/and or dust on a property, then a lead clearance is ordered on the project, and the project is not completed until the clearance is obtained.

How are the actions listed above integrated into housing policies and procedures?

The City assigns CDBG funds for lead-based paint hazard reduction. The City will continue to provide required notices and testing to all program participants of the hazards posed by lead-based paint. These lead-based paint requirements are incorporated into the City's housing program policies and procedures.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs, and Policies for reducing the number of Poverty-Level Families

As part of the City of Garland's Comprehensive Plan, Envision Garland, economic development identifies strategies that should encourage new development and redevelopment in a manner that moves our community forward, giving Garland a competitive edge in attracting and keeping residents and businesses.

One strategy is a focus on workforce development. A competitive workforce strategy follows from defining which desired future growth industries should provide the foundation for Garland's economy over the next decade. Promising growth industries – health care, renewable technology, and wireless communications, for example – as well as Garland's historic bedrock of manufacturing and fabrication, require specialized skills. Garland Independent School District curriculum and the quality of delivering that curriculum to the community's youth will set the foundation of Garland's future growth. Additionally, the Dallas County Community College District's Richland College – Garland Campus, and other post-secondary institutions will play an increasingly critical role in retooling skill sets to meet industry demand. How the educational community positions its workforce development resources will, therefore, depend on Garland development leadership coming to consensus on the types of industries to support.

How are the Jurisdiction poverty-reducing goals, programs, and policies coordinated with this affordable housing plan?

The City will utilize ESG and CDBG funding for homeless prevention and rapid re-housing programs along with services that lead to self-sufficiency. Also, the City required that its subrecipients collect, maintain, and report data with regards to the need of clients in order to prioritize actions and resources to address the greatest needs of families below the poverty level.

The Garland Housing Agency operated the Family Self-Sufficiency Program, which provides employment assistance and training and also provides educational opportunities through Eastfield and Richland College.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The Garland Housing and Community Services – Grants Management implements monitoring procedures for all organizations and agencies that receive CPD funding, including subrecipients, non-profit organizations, City departments and divisions, contractors, and individuals that receive assistance to purchase rehabilitated homes. Projects administered by the City and its subrecipients are also monitored by the City's regular auditing procedures.

Subrecipient Compliance: With respect to the CDBG, HOME, and ESG programs, The City conducts desk audits, and on-site monitoring visits after funding is awarded. On-site monitoring visits are conducted at least bi-annually. Subrecipients are also monitored on a monthly basis throughout the year with the submission of monthly invoices and with required reports.

Construction and Rehabilitation Projects: Garland's Affordable Housing Services Division is responsible for monitoring construction and rehabilitation projects. There is on-going monitoring of activities as pay requests from contractors or developers are processed. There is on-site monitoring conducted once per year, where properties are randomly selected.

The monitoring process for projects is as follows:

- a) Notification: The City sends a letter to each subrecipient, which includes the date of the monitoring visit and the scope of the monitoring. The letter also identifies the information that the City will review during the visit, the staff that will be conducting the monitoring, and the members of the subrecipient's staff that will be required to participate in the monitoring.
- b) Entrance Conference: City staff will hold an initial meeting with the agency's Executive Director or appropriate staff. The entrance conference will review the items in the notification letter as well as express that the City's purpose is to monitor the CDBG and HOME funded activities and ensure that the funds were used appropriately.
- c) Documentation and Data Acquisition: Staff will review project files, interview agency staff, and make notes on particular cases and areas of concern. The City's monitoring staff will also complete the monitoring forms.
- d) Exit Conference: This is the final meeting with the agency's Executive Director and key staff members to discuss the preliminary conclusions on the monitoring. The agency is provided with an opportunity to provide additional documentation to address any areas of concern or findings and to correct any misunderstandings.

e) Monitoring Letter: The City will submit a monitoring letter to the subrecipient within 30 days of an on-site visit. If the monitoring has resulted in findings or concerns, the letter will include the corrective action that must be taken and a deadline to address each item.

Consolidated Annual Performance Evaluation Report (CAPER)-The City monitors its overall accomplishments annually when it prepares the CAPER. The CAPER reports on progress towards meeting the goals and objectives of the Five-Year Consolidated Plan and Annual Action Plans.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The estimated amounts of CDBG, HOME, and ESG funds were calculated using the FY 2020 allocation and projected for the five years of the Consolidated Plan period. This estimate will change as the City receives its annual allocation based on Congressional appropriations to HUD. The expected amount available for the remainder of the Con Plan does not include in program income and reprogrammed funds for the period.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,270,608	0	468,351	2,738,959	9,082,432	Funds for housing and non-housing community development needs
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	736,708	0	674,457	1,411,165	2,946,832	Funds for housing development.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	188,199	0	0	188,199	752,796	Funds for homelessness activities.

Table 57 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City will continue to make funding decisions that maintain program income, partner with non-profit and private organizations that have ample funding resources. In addition, The City and its subrecipient or developer partners anticipate receiving funding from sources including, lenders, local donors, foundations, the business community, developer equity, and funding received by the City of Garland Office of Fair Housing for fair housing education and enforcement activities to carry out the Consolidated Plan objectives and goals. In addition to the funding above, such funding may also include:

- Section 8 Housing Choice Vouchers
- McKinney-Vento funds under the HEARTH Act
- Low-Income Housing Tax Credits
- Department of Veteran Affairs
- State and Local Government Funds
- Private Donations;
- Other Federal Funding

HOME Match: The HOME regulations require that the City matches its annual HOME allocation with contributions to housing that are at least 25% of the HOME allocation less 10% for administration. The City proposes to meet its match through the use of excess match from previous years, bond proceeds, developer equity, and other cash contributions, general funds, tax abatements, permit, and fee waivers,

donated construction materials and labor.

ESG Match: The ESG regulations require that the City matches its annual ESG allocation on a dollar for dollar basis in the provisions of eligible services under the grant. The City has generally passed on the ESG match requirements to its subrecipients. Match will be provided and adequately documented in the form of non-ESG grants, cash donations, and in-kind contributions such as the use of office space, payments of utilities, telephone services, computer services, and related salary costs not paid with ESG funds. The City will also provide match in the form of in-kind occupancy expenses, computer equipment, and grant support services. Excess match provided by ESG subrecipients will be used to provide the match required for the required Homeless Management Information System (HMIS) services.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

If the City receives vacant residential land through donations, foreclosures, or other means, these will be considered for sale or donation to non-profit or for-profit developers for assisting the City in meeting its housing goals and objectives under the Consolidated Plan.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase Homeownership	2020	2024	Affordable Housing	Citywide	Create new housing units Acquisition and Rehabilitation of Units Financial Assistance to Eligible Home Buyers	HOME: \$1,337,494	Homeowner Housing Added: 7 Household Housing Unit
2	Housing Rehabilitation	2020	2024	Affordable Housing	Citywide	Acquisition and Rehabilitation of Units Minor Repairs to Existing Units	CDBG: \$1,147,246	Homeowner Housing Rehabilitated: 34 Household Housing Unit
3	Provide housing and services to the homeless	2020	2024	Homeless	Citywide	Housing for persons experiencing homelessness Homeless Prevention Services Public Services	ESG: \$174,084	Tenant-based rental assistance / Rapid Rehousing: 21 Households Assisted Homeless Person Overnight Shelter: 290 Persons Assisted
4	Blight Removal/Code Enforcement	2020	2024	Non-Housing Community Development	Low- to Moderate-Income Areas	Improvements to Public Infrastructure	CDBG: \$250,000	Housing Code Enforcement/Foreclosed Property Care: 20000 Household Housing Unit
5	Improve public facilities	2020	2024	Non-Housing Community Development	Citywide	Improve public facilities	CDBG: \$500,000	Facade treatment/business building rehabilitation: 1 Business
6	Improve public infrastructure	2020	2024	Non-Housing Community Development	Low- to Moderate-Income Areas	Improvements to Public Infrastructure	CDBG: \$50,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 25 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Provide public services to LMI households/sp needs	2020	2024	Non-Homeless Special Needs	Citywide	Public Services	CDBG: \$340,591	Public service activities other than Low/Moderate Income Housing Benefit: 2284 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 13 Households Assisted
8	Provide quality oversight/admin fed. programs	2020	2024	Admin	Citywide	Planning/Administration	CDBG: \$451,122 HOME: \$73,671 ESG: \$14,115	Other: 3 Other

Table 58 – Goals Summary

Goal Descriptions

1	Goal Name	Increase Homeownership
	Goal Description	
2	Goal Name	Housing Rehabilitation
	Goal Description	
3	Goal Name	Provide housing and services to the homeless
	Goal Description	
4	Goal Name	Code Enforcement
	Goal Description	
5	Goal Name	Improve public facilities
	Goal Description	
6	Goal Name	Improve public infrastructure
	Goal Description	
7	Goal Name	Provide public services to LMI households/sp needs
	Goal Description	
8	Goal Name	Provide quality oversight/admin fed. programs
	Goal Description	

Projects

AP-35 Projects – 91.220(d)

Introduction

The following are the descriptions for the proposed program activities and related regulatory citations for the FY 2019-2020 Action Plan:

Community Development Block Grant Program

1. Code Enforcement \$250,000
2. Minor Home Repair \$200,000
3. Single-Family Rehabilitation Program \$400,000
4. Sidewalk Repair Partnership Program \$50,000
5. Housing Initiative Program \$547,246
6. Parkland Health Clinic Program \$500,000
7. Public Services \$340,591
8. CDBG Program Administration/Planning \$454,122

HOME Investment Partnership (HOME) Program

1. Habitat for Humanity \$110,506
2. HOME Infill Program \$1,226,988
3. HOME Program Administration \$73,671

Emergency Solutions Grant (ESG) Program

1. Shelter Operations \$62,106
2. Street Outreach \$50,813
3. Rapid Re-Housing \$52,665
4. Data Collection \$8,500
5. ESG Administration \$14,115

Projects

#	Project Name
1	Code Enforcement
2	Minor Home Repair Grant
3	Single-Family Rehabilitation Program
4	Sidewalk Repair Partnership Program
5	Housing Initiatives Program
6	Parkland Health Clinic Program
7	CDBG Administration
8	The Counseling Institute of Texas
9	Achievement Center of Texas Inc.
10	The Visiting Nurses Association Meals on Wheels Program
11	Senior Citizens of Greater Dallas Inc. Garland Ombudsman Program
12	Garland Elderly Yard Care Program
13	Salvation Army Rental Assistance Program
14	Hope Door/New Beginning Center
15	The Hope Clinic
16	Garland Police Boxing Program
17	Garland Parks S.T.A.R.S Program
18	Habitat for Humanity
19	HOME Infill Program - City of Garland Housing and Community Services
20	HOME Administration
21	CV-ESG-Homeless Prevention

Table 59 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

AP-38 Project Summary

Project Summary Information

1	Project Name	Code Enforcement
	Target Area	Low- to Moderate-Income Areas
	Goals Supported	Code Enforcement
	Needs Addressed	Improvements to Public Infrastructure
	Funding	CDBG: \$250,000
	Description	Funding will be used to provide proactive code enforcement in low-income neighborhoods to protect the health and safety of the residents.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	20,000 inspections-- 90,175 low to moderate-income people are expected to benefit from this program.
	Location Description	The program will be administered by the City of Garland Code Enforcement located at 210 Carver, Garland TX 75040
2	Planned Activities	3 FTE officer salaries will be funded. The program will target low-income areas and will provide over 20,000 property inspections and nuisance abatements on a proactive and reactive basis.
	Project Name	Minor Home Repair Grant
	Target Area	Citywide
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Minor Repairs to Existing Units
	Funding	CDBG: \$200,000
	Description	Funding will be used to provide up to \$5,000 in emergency health and safety repairs for low-income elderly or disabled homeowners in Garland. Staff costs are also included as eligible project delivery costs for the program.
	Target Date	9/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	17 The program will provide approximately 17 elderly or disabled homeowners with emergency funding for minor home repair.
	Location Description	The program is administered by the Housing and Community Services Department located at 800 Main Street, Garland TX 75040.
	Planned Activities	Provide up to \$5,000 in emergency health and safety repairs for low-income elderly or disabled homeowners in Garland. Staff costs are also included as eligible project delivery costs for the program
3	Project Name	Single-Family Rehabilitation Program
	Target Area	Citywide
	Goals Supported	Increase Homeownership Housing Rehabilitation
	Needs Addressed	Acquisition and Rehabilitation of Units
	Funding	CDBG: \$400,000
	Description	The program will provide funding to low-income homeowners in Garland, Texas, to address major repairs to their homes. Funding will be used to provide up to \$40,000 in major repairs for low-income homeowners in Garland. Staff costs are also included as eligible project delivery costs for the program.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	12 The program is estimated to provide services to 12 low-income homeowners
	Location Description	The program is administered by the Housing and Community Services Department located at 800 Main Street, Garland TX 75040.
	Planned Activities	Provide up to \$40,000 in major repairs for low-income homeowners in Garland. Staff costs are also included as eligible project delivery costs for the program.
4	Project Name	Sidewalk Repair Partnership Program
	Target Area	Low- to Moderate-Income Areas
	Goals Supported	Improve public infrastructure

	Needs Addressed	Improvements to Public Infrastructure
	Funding	CDBG: \$50,000
	Description	The program will provide funding to replace or repair hazardous sidewalks in low-income neighborhoods in Garland, Texas.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	25 Sidewalks
	Location Description	The program is administered by the Housing and Community Services Department located at 800 Main Street, Garland TX 75040.
	Planned Activities	The program will work in partnership with the Garland Sidewalk Program to provide low-income persons with funding to repair individual sidewalks.
5	Project Name	Housing Initiatives Program
	Target Area	Citywide
	Goals Supported	Increase Homeownership Housing Rehabilitation
	Needs Addressed	Create new housing units Acquisition and Rehabilitation of Units Affordable Housing for Special Needs Populations
	Funding	CDBG: \$547,246
	Description	Funding may be used to acquire, renovate, resell any single-family home or rental complex in the City of Garland to be used to benefit low-income residents.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The program is estimated to create housing for 5 low-income households
	Location Description	The program is administered by the Housing and Community Services Department located at 800 Main Street, Garland TX 75040.

	Planned Activities	Acquire, renovate, resell any single-family home or rental complex in the City of Garland to be used to benefit low-income residents.
6	Project Name	Parkland Health Clinic Program
	Target Area	Low- to Moderate-Income Areas
	Goals Supported	Improve public facilities
	Needs Addressed	Improve public facilities
	Funding	CDBG: \$500,000
	Description	The program will provide funding for renovations of a medical clinic serving low-income clients and located in a low-income census tract in Garland. The majority of clients will have no other access to insurance or payment for medical treatments.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The clinic is located in Census Tract 018204. It is expected to serve at least 1365 low to moderate-income people
	Location Description	802 Hopkins St, Garland, TX 75040
	Planned Activities	Renovations of a medical clinic serving low-income clients and located in a low-income census tract in Garland.
7	Project Name	CDBG Administration
	Target Area	Citywide
	Goals Supported	Provide quality oversight/admin fed. programs
	Needs Addressed	Planning/Administration
	Funding	CDBG: \$454,122
	Description	The program will provide funding for the administration of the CDBG and HOME grant programs. Funding will also be provided to the City's Fair Housing Department to further the mission of fair housing in Garland.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	None-Administration

	Location Description	800 Main Street, Garland TX 75040
	Planned Activities	Program Administration
8	Project Name	The Counseling Institute of Texas
	Target Area	Citywide
	Goals Supported	Provide public services to LMI households/sp needs
	Needs Addressed	Public Services
	Funding	CDBG: \$18,514
	Description	Funding will be used to assist low-income families within the City of Garland by providing counseling services.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The project is estimated to serve 23 low-income persons with Counseling Services
	Location Description	The facility is located at 3200 Southern Drive Ste 100, Garland, TX 75043.
	Planned Activities	Public service providing counseling services to low-income families.
9	Project Name	Achievement Center of Texas Inc.
	Target Area	Citywide
	Goals Supported	Provide public services to LMI households/sp needs
	Needs Addressed	Public Services
	Funding	CDBG: \$59,128
	Description	The program will provide funding for life skills training for low-income families with children and adults that have special needs. Center hours are Monday through Friday from 7 AM to 6 PM.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The program will provide life skills training and day habitation services to 20 low-income persons in Garland, Texas.
	Location Description	The physical location of the building is located at 2950 N. Shiloh Rd, Garland TX 75044.

	Planned Activities	Life skills training for low-income families with children and adults that have special needs.
10	Project Name	The Visiting Nurses Association Meals on Wheels Program
	Target Area	Citywide
	Goals Supported	Provide public services to LMI households/sp needs
	Needs Addressed	Public Services
	Funding	CDBG: \$10,305
	Description	The program will provide nutritious meals to low-income seniors or disabled persons that are homebound.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	6 low-income elderly or disabled homebound persons will benefit from the activity
	Location Description	The program is administered by the Visiting Nurses Association, and the physical location of the building is 1600 Viceroy Dr. Suite 400, Dallas TX
	Planned Activities	Provides nutritious meals to low-income seniors or disabled persons that are homebound.
11	Project Name	Senior Citizens of Greater Dallas Inc. Garland Ombudsman Program
	Target Area	Citywide
	Goals Supported	Provide public services to LMI households/sp needs
	Needs Addressed	Public Services
	Funding	CDBG: \$17,761
	Description	The program will provide funding for a partial salary for a staff person serving all Garland nursing home residents. The staff person will work to resolve complaints to the satisfaction of the resident. Activities include visitation and advocacy for unduplicated low-income residents.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	-- Approximately 839 low-income elderly persons in nursing facilities will benefit from the activity.

	Location Description	The location of the administration facility is 3910 Harry Hines Blvd, Dallas, TX 75219. Services will be provided to all Garland area nursing homes.
	Planned Activities	Partial salary for staff serving all Garland nursing home residents.
12	Project Name	Garland Elderly Yard Care Program
	Target Area	Citywide
	Goals Supported	Provide public services to LMI households/sp needs
	Needs Addressed	Public Services
	Funding	CDBG: \$22,957
	Description	The seasonal program will provide lawn care services to low-income elderly or disabled homeowners in Garland.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The program is expected to provide lawn care services to 64 low-income elderly or disabled homeowners in Garland.
	Location Description	There will be various addresses located in Garland, Texas. The Code Enforcement Department will administer the program, and the physical location is 210 Carver, Garland, TX 75040.
13	Planned Activities	Provide lawn care services to low-income elderly or disabled homeowners.
	Project Name	Salvation Army Rental Assistance Program
	Target Area	Citywide
	Goals Supported	Provide public services to LMI households/sp needs
	Needs Addressed	Public Services
	Funding	CDBG: \$32,625
	Description	The program will provide funding for 90 days of rental assistance along with case management services for up to 6 months.
	Target Date	9/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 13 low-income households in Garland will benefit from the proposed activity
	Location Description	The facility is located at 451 W. Avenue D, Garland, TX 75040. It's centrally located in downtown Garland.
	Planned Activities	90 days of rental assistance and case management services
14	Project Name	Hope Door/New Beginning Center
	Target Area	Citywide
	Goals Supported	Provide public services to LMI households/sp needs
	Needs Addressed	Public Services
	Funding	CDBG: \$37,722
	Description	The program will be provided for a dedicated staff person to provide case management and group counseling services for victims of domestic violence.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The program will assist approximately 126 persons that are low-income and victims of domestic violence.
	Location Description	The administration office is located at 800 Avenue F Ste 100, Plano TX 75074.
	Planned Activities	Case Management and group counseling services for victims of domestic violence
15	Project Name	The Hope Clinic
	Target Area	Citywide
	Goals Supported	Provide public services to LMI households/sp needs
	Needs Addressed	Public Services
	Funding	CDBG: \$82,313
	Description	Funding will be used to provide free medical services for low-income uninsured residents of Garland.
	Target Date	9/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	-- Approximately 988 low-income persons will be provided with services.
	Location Description	The facility is located in downtown Garland at 800 S. 6th Street, Garland TX 75040.
	Planned Activities	Free medical service to low-income uninsured residents
16	Project Name	Garland Police Boxing Program
	Target Area	Citywide
	Goals Supported	Provide public services to LMI households/sp needs
	Needs Addressed	Public Services
	Funding	CDBG: \$28,663
	Description	Funding will be used to provide salaries for 3 boxing coaches for the program. The program targets low-income at-risk students and provides boxing training, karate training, and a tutoring program. The program is open 5 days a week for 2 hours throughout the school year.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The program will provide services to approximately 161 low-income children in Garland, Texas.
	Location Description	101 S 9th St, Garland, TX 75040
	Planned Activities	Salaries for 3 boxing coaches for the program.
17	Project Name	Garland Parks S.T.A.R.S Program
	Target Area	Citywide
	Goals Supported	Provide public services to LMI households/sp needs
	Needs Addressed	Public Services
	Funding	CDBG: \$30,603
	Description	The program will provide funding for scholarships to allow low-income youth ages 6-12 to participate in a Summer Camp.
	Target Date	9/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	The program is expected to provide 57 low-income children summer camp opportunities
	Location Description	The Garland Parks Department will administer the program. The physical location where the program will be administered is 1701 Dairy Rd, Garland, TX 75040.
	Planned Activities	Scholarships for low-income youth for Summer Camp. Summer camp activities include organized sports, swimming, games and free lunch or snack
18	Project Name	Habitat for Humanity
	Target Area	Citywide
	Goals Supported	Increase Homeownership
	Needs Addressed	Create new housing units
	Funding	HOME: \$110,506
	Description	CHDO Set Aside funding of 15% to be used to provide a single-family home for a low-income family through Habitat for Humanity of Greater Garland.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	One low-income household will benefit from this activity
	Location Description	Habitat for Humanity of Greater Garland will be the developer for the program. Program administration will be done at the City of Garland, located at 800 Main Street, Garland TX 75040.
	Planned Activities	Provide a single-family home for a low-income family through Habitat for Humanity of Greater Garland.
19	Project Name	HOME Infill Program - City of Garland Housing and Community Services
	Target Area	Citywide
	Goals Supported	Increase Homeownership Housing Rehabilitation

	Needs Addressed	Create new housing units Acquisition and Rehabilitation of Units Financial Assistance to Eligible Home Buyers
	Funding	HOME: \$1,226,988
	Description	The program will provide funding to acquire, redevelop or renovate, and resell and provide down payment assistance for single-family homes available to low-income families.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The program will provide funding for 6 single-family homes to be acquired and redeveloped for affordable housing
	Location Description	Citywide
	Planned Activities	Acquire, redevelop or renovate, and resell and provide down payment assistance for single-family homes available to low-income families.
20	Project Name	HOME Administration
	Target Area	Citywide
	Goals Supported	Provide quality oversight/admin fed. programs
	Needs Addressed	Planning/Administration
	Funding	HOME: \$73,671
	Description	The program will provide funding to administer the HOME Infill Program in Garland, Texas.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	None-Administration
	Location Description	800 Main Street, Garland TX 75040
	Planned Activities	Administration of HOME program.
21	Project Name	CV-ESG-Homeless Prevention
	Target Area	Citywide
	Goals Supported	Provide housing and services to the homeless

	Needs Addressed	Housing for persons experiencing homelessness Homeless Prevention Services
	Funding	ESG: \$188,199
	Description	The City of Garland will receive ESG-CV funding to prevent, prepare for, and respond to the Coronavirus. The Garland Housing Agency will provide rental assistance to low-income eligible clients affected by COVID-19 (\$400,000). Assistance will be providing up to 90 days. Hopes Door New Beginning Center will provide domestic violence victims and their children rental assistance under Rapid Rehousing (\$184,065) Administration funding will be used by Garland Housing and Community Services (\$64,896) Shelter Services: The program operated by Hopes Door/New Beginning Center will provide funding to operate an emergency domestic violence shelter for low-income women and children in Garland. (\$62,106) Street Outreach: The program, operated by Metro Relief Street Outreach, will provide funding to decrease the number of unsheltered homeless and chronically homeless individuals in Garland with case management and to provide supplies such as food, water, first aid materials, and document replacement. Funding will include a partial salary. (\$50,813) Rapid Rehousing: Program will provide funding for emergency rental assistance up to 12 months and funding for a case manager, at Hopes Door/New Beginning Center. (\$52,665) HMIS: Funding will pay for HMIS services through Metro Dallas Homeless Alliance for homeless data collection. (\$8,500) ESG Admin: Funding will pay for the administration of the ESG program. (\$14,115)
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Shelter Services: 245 people Street Outreach: 45 people Rapid Rehousing: 21 households HMIS/Admin: Other
	Location Description	The program will be administered by the City of Garland Housing and Community Services Department located at 800 Main Street, Garland, TX 75040.

	Planned Activities	Shelter Services: The program operated by Hopes Door/New Beginning Center, will provide funding to operate an emergency domestic violence shelter for low-income women and children in Garland. (\$62,106) Street Outreach: The program, operated by Metro Relief Street Outreach, will provide funding to decrease the number of unsheltered homeless and chronically homeless individuals in Garland with case management and to provide supplies such as food, water, first aid materials, and document replacement. Funding will include a partial salary. (\$50,813) Rapid Rehousing: Program will provide funding for emergency rental assistance up to 12 months and funding for a case manager, at Hopes Door/New Beginning Center. (\$52,665) HMIS: Funding will pay for HMIS services through Metro Dallas Homeless Alliance for homeless data collection. (\$8,500) ESG Admin: Funding will pay for the administration of the ESG program. (\$14,115)
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AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The use of funds is directed to a specific area in the City on a very limited basis. The majority of assistance will be used in areas of the City that are defined as Low to Moderate Income (LMI).

Geographic Distribution

Target Area	Percentage of Funds
Citywide	87
Low- to Moderate-Income Areas	13

Table 60 - Geographic Distribution

The rationale for the priorities for allocating investments geographically

The basis of allocating resources geographically within the City is based on both the income of individual households and low- to moderate-income target areas but primarily the former. For the 2020-2021 Annual Action Plan, the City will allocate about 51% of its available CDBG budget on code enforcement and infrastructure improvements in eligible low- or moderate-income areas. Allocations are based on a ranking of needs in the eligible areas.

Discussion

The use of funds is directed to a specific area in the City on a very limited basis. The majority of assistance will be used in areas of the City that are defined as Low to Moderate Income (LMI).

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	324
Non-Homeless	2,287
Special-Needs	0
Total	2,611

Table 61 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	34
The Production of New Units	7
Rehab of Existing Units	29
Acquisition of Existing Units	5
Total	75

Table 62 - One Year Goals for Affordable Housing by Support Type
Discussion

Emergency rental assistance will also be provided to 34 homeless persons or persons at risk of becoming homeless by the Salvation Army and New Beginning/Hope's Door.

The City will utilize HOME funding to develop six (6) housing units under the Infill Housing Program. In addition, the City's CHDO, Habitat for Humanity will construct one (1) new housing unit.

The City operates two (2) rehabilitation programs, the Minor Home Repair Program, and the Single-Family Housing Rehabilitation Program. Twelve (12) units will be assisted under the Minor Home Repair Program and seventeen (17) units under the SF Housing Rehabilitation Program.

The City will utilize CDBG funds to acquire, renovate, and resell any single-family home or rental complex. Five (5) units will be assisted under the Housing Initiatives Program. The City anticipates that special needs persons may be assisted under each housing activity and will report special needs persons assisted in its CAPER.

AP-60 Public Housing – 91.220(h)

Introduction

The Housing Agency administers Section 8 Housing Choice Voucher, Family Self-Sufficiency, Disaster Housing Programs, and Housing Inspection. The Garland Housing Agency does not own public housing units. The Housing Choice Voucher Program enables families to obtain decent, safe, and sanitary housing subsidizing a portion of the tenant's monthly rent and paying it directly to the property owner.

Actions planned during the next year to address the needs of public housing

The GHA does not own or manage public housing units, but it does administer several programs that assist low- and moderate-income families, including the Section 8 Housing Choice Voucher program. In addition to operating the Section 8 Voucher Program, the GHA also provides vouchers for first-time homebuyers, operates the Family Self-Sufficiency Program, and conducts housing inspections. The City of Garland will not be utilizing CPD funds for any programs offered by the GHA.

Actions to encourage public housing residents to become more involved in the management and participate in homeownership

The Garland Housing Agency does not operate any public housing. However, GHA seeks to increase resident involvement under the homeownership program. The program provides homeownership opportunities to first time home buyers through a Homeownership Housing Choice Voucher program. The program is voluntary and helps families in becoming self-sufficient and economically independent.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The Garland Housing Authority is not designated as troubled.

Discussion

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

During FY 2020-2021, the City will utilize CDBG public service funds and ESG funds to address the housing and supportive service needs of homeless individuals and families as well as supportive services for non-homeless members of special needs groups. The City made available \$340,591 of its CDBG allocation for public service activities and received requests from non-profit organizations. The available funds were allocated across the following categories: counseling services: \$18,514; disabled/special needs programs - \$59,128; elderly programs - \$51,023; homeless assistance/prevention programs - \$70,347; medical/dental programs - \$82,313; and youth programs - \$59,266.

The City will receive an ESG allocation of \$188,199. The City will utilize the ESG fund for shelter operation and essential services, rapid re-housing, and street outreach/HMIS. In regard to assistance for special needs populations, the City is providing funding to the Achievement Center, which is a non-profit that provide scholarships for day habilitation and daycare services for 16 developmentally or physically disabled persons.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Garland has allocated \$8,500 of its ESG funding to Metro Dallas Homeless Alliance (MDHA) for the operation and maintenance of the Homeless Management Information System (HMIS) database and for outreach activities. MDHA utilizes data from the HMIS system for Dallas and Collin Counties to coordinate care, store client information on service needs, manage operations, and to plan and measure outcomes of homeless programs.

The City of Garland Code Compliance and Police Department began actively engaging with people experiencing homelessness in the City. Through progressive engagement, this team is able to work with clients to access necessary documentation, such as Government IDs and birth certificates. This service will continue in FY 2020-2021.

Addressing the emergency shelter and transitional housing needs of homeless persons

In order to address the emergency shelter needs of homeless persons, the City will continue to provide financial support to agencies that operate shelter facilities utilizing CDBG and ESG funding. Hopes Door/New Beginning Center, which is the only domestic violence center located in Garland, will receive the majority of the ESG funding and \$37,722 of CDBG funds. The CDBG funds will be used for the provision of case management and counseling services. Under the ESG program, Hopes Door/New Beginning Center has been allocated \$62,106 for shelter operations and essential services and \$52,665

for rapid re-housing. The agency offers victim services, including counseling, case management, legal advocacy, education, crisis intervention, and provides emergency shelter and transitional housing. Metro Relief Street Outreach will receive \$50,813 of ESG funds for street outreach. The service will provide case management and supplies such as water and food to literally homeless individuals.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The Hopes Door/New Beginning Center Housing Program is a transitional program where clients reside in scattered sites in the Garland area while they continue to receive case management and social services. The program works with the Victim Outreach Program and the Emergency Shelter Program. While in the Housing Program, clients establish a savings account with the agency to help with the transition from the Housing Program to independent living. The agency follows up with clients for 3-6 months after exiting the Housing Program to assess housing stability

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care, and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

During the program year, the City will provide CDBG and ESG funding for homeless prevention activities that include emergency rental/utility assistance payments and Rapid Re-housing services. Hopes Door/New Beginnings Center will receive \$52,665 of ESG funding for rapid re-housing, and the Salvation Army will receive \$32,625 of CDBG funds to operate an emergency rental assistance program that is expected to benefit 13 persons. The program provides one month's rent or mortgage or utility payment for families in crisis situations.

Discussion

The Metro Dallas notes in the 2020 State of Homelessness report the Continuum of Care is recommending local governments to focus on the following during the next fiscal year.

- Develop a way to build more affordable housing in all areas of our counties.
- Remove barriers for landlords and property owners to be able to work with homeless service

providers.

- Be strategic about how government funding is spent. Align it with the goals of the homeless response system.
- Require that anyone who uses government funds share information with the Homeless Management Information System.
- Model collaboration and community first approaches.
- Educate yourselves, your colleagues, and your community about homelessness.
- Listen to the experts and give them the opportunity to help make good decisions.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City of Garland will implement strategies to remove barriers to affordable housing caused by public policies and local housing market conditions. The strategies being employed are designed to increase the supply of affordable housing, reduce the cost of housing development, close affordability gaps that exist for renters and owners, and increase access to affordable housing.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

During FY 2020-2021, the City will continue to utilize CDBG and HOME funding for the rehabilitation and production of affordable housing as well as for financial assistance to eligible homebuyers. The City will use CDBG funds to operate housing programs that benefit low- and moderate-income persons. The programs are Minor Home Repair and Single-Family Housing Rehabilitation. During FY 2020-2021, the Minor Home Repair program is expected to benefit 17 households, and the housing rehabilitation activity will benefit 12 households. Funding for both programs totals \$600,000 (this includes anticipated program income). HOME funding will be used to develop one affordable housing unit through the City's CHDO, Habitat for Humanity. The City will utilize the prior year's Infill Housing Program and provide down payment assistance through the Infill Housing Program.

Discussion:

The following impediments to fair housing choice were identified in the City's 2015 Analysis of Impediments to Fair Housing Choice:

1. Impediment: Inadequate affordable housing for Garland residents especially for racial and ethnic minorities.
2. Impediment: Inadequate accessible housing limiting housing choices for seniors and persons with disabilities.
3. Impediment: Housing rehabilitation resources available to the City are not distributed between owner and renter households.
4. Impediment: Lending practices may be disproportionately impacting minority and ethnic populations based on loan denial rates and incidences of scamming.
5. Impediment: Lack of awareness of a reasonable accommodation procedure to provide relief from codes that may limit housing opportunities to individuals with disabilities.
6. Impediment: Lending practices may be disproportionately impacting minority and ethnic populations based on loan denial rates and incidences of scamming.
7. Impediment: Increase in the potential for persons with mental disabilities to be restricted in housing choices due to cuts in case management and support services.

8. Impediment: Inadequate fair housing education and awareness in the community, especially for underrepresented and minority populations with Limited English Proficiency (LEP)
9. Impediment: “Not in my Backyard” (NIMBYism) sentiment is an impediment to fair housing choice.
10. Impediment: A disproportionate number of Section 8 voucher recipients are minority which contributes to segregated housing patterns.

AP-85 Other Actions – 91.220(k)

Introduction:

The following is the City of Garland's planned actions to meeting underserved needs, fostering and maintaining affordable housing, reducing lead-based paint hazards, reducing the number of poverty-level families, and developing institutional structure. The City plans to fund and/or implement a number of projects that foster and maintain affordable housing with the primary activities being owner-occupied rehabilitation, new housing construction, and down payment assistance. Actions to reduce lead-based paint hazards are addressed through the housing rehabilitation programs which follow the lead-based paint requirements for units constructed prior to 1978. The City will pursue closer relationships with other City departments and non-profit and for-profit partners to develop a stronger institutional structure and improved coordination of projects.

Actions planned to address obstacles to meeting underserved needs

The City of Garland carries out and supports activities and projects that will serve the needs of low- and moderate-income persons, such as the provision of affordable housing, homeless assistance, and supportive services. During FY 2019-2020, the City plans to undertake the following actions to address obstacles to meeting underserved needs:

- Provide matching funds for the HOME and ESG program to serve more persons than could be reached by CPD funding and thus increase the impact of projects;
- Provide support in terms of funding and technical assistance for agencies that serve LMI, homeless individuals and families, and persons at risk of homelessness;
- Benefit low- and moderate-income neighborhoods by addressing aging infrastructure, street improvements, and code enforcement;
- Continue to participate in regional efforts such as the Metro Dallas Homeless Alliance to coordinate services and address the needs of homeless persons and families;
- Commit to addressing any gaps in institutional structure between City departments, non-profit providers, and other area agencies and service providers.

Actions planned to foster and maintain affordable housing

During FY 2020-2021, the City of Garland will preserve affordable housing, increase the affordable housing stock for households with income between 0-80 percent AMI, and support the provision of rental assistance by implementing or funding the following activities:

- Utilize HOME funding for the development of 5 affordable housing units;
- Support Habitat for Humanity in the development of 1 new affordable housing units;
- Utilize CDBG funding for the Single-Family Rehabilitation and Minor Home Repair Programs that

will rehabilitation a total of 29 housing units with 20/21 funding.

- Provide emergency financial assistance to households at risk of homelessness through the Salvation Army and New Beginning Center.

Actions planned to reduce lead-based paint hazards

The City will address lead-based paint hazards with the implementation of the Single-Family Rehabilitation Program and the Minor Home Repair Program. HUD regulations at 24 CFR Part 35 requires that lead-based paint hazards be controlled before the rehabilitation of housing units, particularly if children under the age of 6 occupy the units. The City will conduct the required LBP assessment based on the level of federal funds invested in the rehabilitation of units constructed prior to 1978.

Actions planned to reduce the number of poverty-level families

The City of Garland will continue to support the efforts of local workforce development programs and services that work to increase self-sufficiency.

The Garland Housing Agency will continue to operate the Family Self-Sufficiency Program, which provides employment assistance and training and also provides educational opportunities through Eastfield and Richland College.

Actions planned to develop an institutional structure

The Housing and Community Services Department currently coordinates with several City departments, non-profit organizations, and other public entities to meet the goals and objectives of the Consolidated Plan. In order to continue improving the institutional structure, the City will continue to participate in regional committees or activities, provide and/or support training for staff and providers in the areas of affordable housing, fair housing, economic development, and community development, and pursue closer relations with non-profit housing and service providers. The City will also collaborate with and assist affordable housing developers in navigating the development process.

Actions planned to enhance coordination between public and private housing and social service agencies

During PY 2020-2021, the City will utilize CDBG, HOME, and ESG funding to support both public and private housing programs, including programs operated by social service agencies. The City will provide technical assistance to its subrecipients and developers and coordinate efforts of both housing and social service providers by being involved in local and area-wide planning activities.

Discussion:

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

- | | |
|--|----------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | 0 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan | 0 |
| 5. The amount of income from float-funded activities | 0 |
| Total Program Income: | 0 |

Other CDBG Requirements

- | | |
|---|---------|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds will be used for activities that benefit persons of low and moderate-income. Overall Benefit - A consecutive period of one, two, or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate-income. Specify the years covered that include this Annual Action Plan. | 100.00% |

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

During FY 2019-2020, the City of Garland will be utilizing HOME funds for the City's Housing Infill Program, down payment assistance, and to fund the construction of new affordable housing in partnership with Green Extreme Homes CDC. The City will not be utilizing HOME funds for

investments that are beyond those identified in 24 CFR 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Recapture: The City will use the “Recapture” provision of the HOME program for controlling the resale of the homebuyer property during the affordability period. Recapture seeks to recover all or a portion of the direct subsidy provided to a homebuyer if they sell the property during the affordability period. All funding will become due in cases such as if the recipient rents or leases the home, fails to occupy the home as a principal residence, transfers the property or interest in the property, misrepresents eligibility, or defaults on the senior/first mortgage loan. The homebuyer assistance is secured by means of a note and a deed of trust by the recipient. Payments toward the principal are deferred under the provisions of the Note, and the lien will be forgiven after the affordability period as long as the homebuyer does not default on the note. The amount of HOME funds subject to recapture is the outstanding balance of the direct subsidy received by the homebuyer. The direct subsidy will consist of 1) any HOME funds provided to the buyer at the time of purchase (down payment, closing cost) to assist with the purchase; or 2) any reduction in the purchase price from fair market value to an affordable purchase price, or the difference in purchase prices and the first mortgage and buyer contributions (affordability gap). The amount for recapture will be based on “shared net sales proceeds,” as described below. The homeowner’s investment will be reimbursed before any HOME funding. The following are the recapture provisions by program:

HOME CHDO Infill – Habitat for Humanity “Recapture” will be used to recover all or a portion of the direct subsidy provided by the CHDO to households that purchase CHDO-developed homes. The subsidy will be in the form of any purchase price reduction or affordability gap, as noted above. The recapture amount is subject to shared net proceeds and the outstanding HOME balance. Any funds recaptured by the CHDO will be remitted to the City.

HOME Infill Housing: Land Acquisition/Improvements/New Construction: “Recapture” will be used to recover all or a portion of the direct subsidy provided to a household to purchase a City developed home. The subsidy will be in the form of any purchase price reduction or affordability gap, as noted above. The recapture amount is subject to shared net proceeds and the outstanding HOME balance.

Calculation of Shared Net Sales Proceeds: Shared net sales proceeds are defined as the sales price minus the first mortgage lien, and seller paid closing costs and includes only the following items to the extent actually incurred: brokers commission, reasonable attorney fees, and any transfer tax or recording fee payable by the seller. If there are insufficient net proceeds from the sale of the foreclosed property, the City has the option to forgive the difference.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired

with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Recapture: Garland follows the HOME affordability requirements outlined at 24 CFR 92.254(a)(4) & (5). The minimum period of affordability is dependent on the amount of direct homeownership assistance. The affordability requirements are as follows: Under \$15,000 – 5 years; \$15,000 - \$40,000 – 10 years; and over \$40,000 – 15 years. The affordability period identifies a specified period the homebuyer must occupy the unit. When homebuyer closes on a loan assisted with the FIRST TIME HOMEBUYERS assistance, a lien is placed on the home for the period of affordability and secured by a Note and Deed of Trust. Payments toward the principal are deferred under the provisions of the Note, and the lien will be forgiven after the period of affordability as long as the homebuyer does not default on the agreement. In the event of any of the following actions, the full amount of HOME funding will be repaid: the Note is considered to be in default and subject to recapture if any of the following conditions exist during the period of affordability: 1) Owner rents or leases the property; 2) Owner fails to occupy the property as a principal residence; 3) Any transfer of the property or any interest in the property; 4) Any default or misrepresentation by the homebuyer relating to his or her eligibility for the Program, and 5) Any default under the instruments or loan documents of the senior lienholder.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City of Garland does not use HOME funds to refinance existing debt.

**Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as an attachment)

The City of Garland administers the ESG program in collaboration with MDHA. ESG funding is used for homeless prevention and assists individuals and families who are at risk of homelessness. Participants can enter the program through self-referral or referral from another agency. All households applying for ESG assistance must have a gross income at or below 30% AMI. Rental assistance is provided for a maximum of 3 months and cannot exceed \$2,000 per household with certain exceptions.

Preference is given to applicants, in the order below:

- Families who are able to maintain housing without continued rental assistance and requiring limited or no stabilization/case management services.
- Individuals who are able to maintain housing without continued rental assistance and requiring limited or no stabilization/case management services.
- Families with a commitment from a partner agency to provide rental assistance and/or case management as may be determined necessary to achieve housing stability. Individuals with a commitment from a partner agency to provide rental assistance and/or case management as may be determined necessary to achieve housing stability.
- Veterans and families with a member who is a veteran.
- Families with children.
- Households who are anticipated to be receiving a Section 8 or VASH voucher within 6 months

2. If the Continuum of Care has established a centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The TX 600 Dallas City & County, Irving Continuum of Care (CoC) has established and operates a coordinated assessment system that provides an initial, comprehensive assessment of needs, and that can be easily accessed by persons at imminent risk of or experiencing homelessness. The Coordinated Access System (CAS) expands beyond the scope of Continuum of Care (CoC) Program Grant-funded or Emergency Solutions Grant (ESG)-funded programs, but the policies herein relate directly to the programs funded through the CoC Program Grant and ESG programs. These policies were developed in coordination with CoC General Assembly committees, CoC lead agency staff, and direct grantees of Emergency Solution Grant funds.

The Coordinated Assessment System will use comprehensive and standardized assessment tools based on the level of engagement. This includes: • Telephone access points will utilize an Information and Referral script. This script will include a diversion assessment • Access Point

locations (including CoC-coordinated street outreach) will utilize the standardized Coordinated Entry Initial Triage tool • The Homeless Management Information System (HMIS) entry assessment will be performed at street outreach and shelter enrollment • The population-appropriate VI-SPDAT will be used consistently by all trained assessors for the determination of the severity of service needs Assessors will submit a Documentation of Priority Status request or prioritization and placement on the Housing Priority List to the CoC lead agency. Once prioritization has been completed, the CoC lead agency will provide the assessing agency/outreach worker with written confirmation.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The City's Housing and Community Services Department prepares a calendar identifying key dates in the funding process and provides the calendar to neighborhood organizations, homeowner organizations, past subrecipients, and other groups or individuals on the City's mailing list.

- The City publishes an article including the potential uses of the funds and the calendar described above, in the "Garland City Press," a newspaper that is distributed with the City's water bill.
- A notice of funding availability (NOFA) is published in the Dallas Morning News.
- The City accepts competitive applications from non-profit social service organizations that carry out activities and implement programs that are eligible for ESG funding. The City consults with the CoC and funding recommendations are subject to approval by the City Council and become part of the City's Annual Action Plan.
- Agreements are then developed with the selected subrecipients.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The regulations at 24 CFR 576.405(b) states that if the recipient is unable to meet the requirement under paragraph (a), it must instead develop and implement a plan to consult with homeless or formerly homeless individuals in considering and making policies and decisions regarding any facilities, services, or other assistance that receive funding under Emergency Solutions Grant (ESG). The plan must be included in the annual action plan required under 24 CFR 91.220.

The City of Garland does not have a homeless or formerly homeless person on its City Council or other policy-making body. However, the City is a participant in the CoC. MDHA, the lead agency for the CoC, implemented the Alliance Homeless Forum (AHF), which "empowers the homeless and formerly homeless to meet monthly and discuss issues related to their situations, survey and report

their needs, and plan strategically around the resolution of problems they encounter.” (CoC Year-End Report 2014).

A review of the CoC's policies and procedures manual (PPM) shows that the CoC has a plan for consulting with homeless or formerly homeless individuals in considering and making policies and decisions, and its governance structure includes formerly homeless or homeless persons. The City of Garland meets these requirements through the CoC. See the following link to the CoC's PPM: <https://mdhadallas.org/wp-content/uploads/2019/03/TX-600-CoC-Policies-and-Procedures-approved-3-29-19.pdf>

5. Describe performance standards for evaluating ESG.

The CoC lead agency, in its role as the HMIS Administrator, will provide all necessary ESG reports to ESG recipients and sub-recipients such as monthly service reports, Annual Performance Reports, and CAPER reports. During the development of annual or biannual ESG allocations or notices of funding availability by ESG recipients, the CoC lead agency will report on progress and performance during ESG consultations. The CoC lead agency will include ESG projects in the HMIS quarterly Data Quality Reports that will include reporting on Timeliness, Accuracy, and Completeness.

ESG program performance measures will be developed from HMIS ESG Program Specific data elements. However, through an ongoing collaborative effort, ESG recipients may establish numerical goals for these performance measures, as well as implement additional performance or outcome measures for ESG projects within their jurisdiction. The minimum performance measurement standards are listed below.

Street Outreach Street Outreach will be measured through the following data elements:

- Unduplicated number of persons contacted, engaged and enrolled in case management
- Unduplicated number of persons successfully referred for other essential services such as mental health, substance abuse treatment, and/or medical care
- Unduplicated number of persons exiting unsheltered homelessness into temporary or permanent housing destinations

Emergency Shelter Emergency Shelter Services will be measured through the following data elements:

- Total unduplicated number of persons served (for Operations activities, a total of all persons that accessed the emergency shelter/day shelter)
- Unduplicated number of persons receiving case management
- Unduplicated number of persons receiving overnight shelter
- Unduplicated number of persons receiving essential services
- Unduplicated number of persons exiting shelter to transitional housing destinations

- Unduplicated number of persons exiting shelter to permanent housing destinations

Homeless Prevention Homeless Prevention programs will be measured through the following data elements:

- Unduplicated number of persons served with Homeless Prevention funds Unduplicated number of persons receiving case management
- Unduplicated number of persons receiving financial services
- Unduplicated number of persons exiting to permanent housing destination
- Unduplicated number of adults with more non-cash, cash, or employment income at exit than at program entry

Rapid Re-housing Rapid Re-Housing programs will be measured through the following data elements:

- Unduplicated number of persons served with RRH funds
- Unduplicated number of persons receiving housing search and placement services
- Unduplicated number of persons receiving case management
- Unduplicated number of persons receiving financial assistance
- Unduplicated number of persons exiting to permanent housing destination
- Unduplicated number of adults with more non-cash, cash, or employment income at exit than at program entry

Attachments

Remit Payments (with Acct Number) to:
The Dallas Morning News, P.O. BOX 660040, DALLAS, TX 75266-0040

Customer:	CITY OF GARLAND	Customer Account:	100004666		
Ad Order #:	0001767809	PO Number:	CPN 6641		
Sales Rep:	Max (Mert) Tezkol	Order Taker:	Max (Mert) Tezkol		
Net Amount:	\$663.28	Tax Amount:	\$0.00	Total Amount:	\$663.28
Payment Method:	Check/Money Order	Payment Amount:	\$0.00	Amount Due:	\$663.28
Ad Order #:	0001767809				
Ad Number:	0001767809-01				
Color:	Ad Size: 3 X 74.00 Li				

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Run Dates	Product	Placement/Classification - Position
Publish Date: 06/22/2020 Stop Date: 06/22/2020	Dallas Morning News	Legals Bids Notices - LN Legal Notices
Publish Date: 06/22/2020 Stop Date: 06/28/2020	DallasNews.com	Legals Bids Notices - LN Legal Notices



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Customer: CITY OF GARLAND
Ad Order #: 0001753860
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Customer Account: 100004666
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Net Amount:	\$360.58	Tax Amount:	\$0.00	Total Amount:	\$360.58
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Ad Number: 0001753860-01

Color:

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Ad Content

FEDERAL GRANT PROGRAMS - PUBLIC MEETING FOR 2020-2021 FEDERAL GRANT ALLOCATIONS, CONSOLIDATED PLAN AND ANNUAL ACTION PLAN DEVELOPMENT

The City of Garland is undertaking the development of important planning documents to determine how to invest its HUD funds over the next five years. These documents are a five-year Consolidated Plan for 2020-2025 and an Annual Action Plan.

The Consolidated Plan documents are required by the U.S. Department of Housing and Urban Development (HUD) in order for the city to continue receiving approximately \$555.1M annually in Community Development Block Grant (CDBG), HOME, and Emergency Solutions Grant (ESG) funding. These resources finance affordable housing and community development activities primarily for low- and moderate-income residents in Garland.

The five-year Consolidated Plan is a flexible and ongoing housing and community needs assessment that determines Garland's priority needs for affordable housing and community development benefiting primarily low- and moderate-income residents.

One element of this planning process involves outreach to residents, business owners, and community leaders for input on affordable housing and community development needs throughout the city and the county. Please make plans to attend this important meeting listed below:

• **Public Grants Meeting - January 22, 2020 - 6:00 PM - 7:00 PM**
800 Main Street, Garland TX 75042 - Boardroom Meeting Room

For reservations or other accommodations, please contact the City of Garland Housing and Community Services Department at 972-845-7131 by email or by email: cmccord@cityofgarland.com.

CPN: 000175386000

Run Dates

Publish Date: 01/09/2020 Stop Date: 01/09/2020
Publish Date: 01/09/2020 Stop Date: 01/15/2020

Product

Dallas Morning News
DallasNews.com

Placement/Classification - Position

Legals Bids Notices - LN Legal Notices
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Customer Account: 100004666
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Net Amount:	\$365.58	Tax Amount:	\$0.00	Total Amount:	\$365.58
Payment Method:	Check/Money Order	Payment Amount:	\$0.00	Amount Due:	\$365.58

Ad Order #: 0001754525

Ad Number: 0001754525-01

Color:

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Ad Content

Notice of Funding Availability
All Interested Groups and Agencies
Community Development Block Grant, HUD06, and Emergency Solutions Grant
Applications

Grant Application Availability
The City of Garland will be accepting applications from interested individuals in applying for the Community Development Block Grant, HUD06, Emergency Solutions Grant and Emergency Solutions Grant on February 14, 2021. Applications must be picked up at the Housing and Community Services Department located at 300 West Street, Garland, TX 75041. Applications may also be obtained by email by submitting a request to maecol@garlandtx.gov.

Technical Assistance Meeting Dates
All agencies interested in applying for grant funding for the period of October 1, 2020, through September 30, 2021, must attend one of two technical assistance meetings being held on Fridays, February 14, 2021, at 1:00 pm and Saturday, February 15, 2021, at 1:00 pm. Both sessions will be conducted in the Housing and Community Services Department at 1:00 pm.

Applications Due Date
Applications with all attachments are due back to the Housing and Community Services Department no later than 5:00 pm on March 5, 2021.

Public Hearing Notice
A formal Public Hearing will be held on April 7, 2021, as part of the Regular City Council meeting that is held at 7:30 pm in Council Chambers located at 200 N. Fifth Street, Garland, TX 75040. Persons wishing to comment in regard to Housing Grant Programs will have an opportunity.

All meetings are accessible to all persons. If you require special accommodations, please call 972-263-3048 for a form to the meeting. Reasonable accommodations will be available upon request. For further information contact Jane Woodard at 972-263-2155 or jwoodard@garlandtx.gov.
CPN and Public Hearing

Run Dates	Product	Placement/Classification - Position
Publish Date: 01/30/2020 Stop Date: 01/30/2020	Dallas Morning News	Legals Bids Notices - LN Legal Notices
Publish Date: 01/30/2020 Stop Date: 02/05/2020	DallasNews.com	Legals Bids Notices - LN Legal Notices



GARLAND, TEXAS

CONSOLIDATED PLAN & 2020 ANNUAL PLAN

**Stakeholder and Public Meetings
City of Garland Municipal Building, 800 Main Street
Blue Bonnet Room**

JANUARY 21, 2020

9:00 AM - 10:15 AM | AFFORDABLE HOUSING

10:30 AM - 11:45 AM | COMMUNITY SERVICES

2:00 PM - 3:15 PM | HOMELESSNESS

3:45 PM - 5:00 PM | COMMUNITY & PUBLIC FACILITIES

JANUARY 22, 2020

6:00 PM - 7:00 PM | PUBLIC MEETING

Contact us for more information: Mona Woodard, City of Garland
Housing & Community Service, mwoodard@garlandtx.gov

Appendix - Alternate/Local Data Sources



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

10.

Meeting Date: 08/04/2020

Item Title: Presentation of the 2020-21 Proposed Budget

Submitted By: Ron Young, Budget Director

Summary of Request/Problem

In accordance with the City Charter and state law, the City Manager shall submit to the City Council a Proposed Budget for the coming fiscal year. The City Manager will formally present his Proposed Budget for FY 2020-21. Following the presentation to Council, copies of the Proposed Budget will be placed in each City Library, in the Office of the City Secretary, and on the City's website for public review and inspection.

Recommendation/Action Requested and Justification

City Manager's presentation of the FY 2020-21 Proposed Budget.



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

11.

Meeting Date: 08/04/2020

Item Title: Submission of Appraisal Roll and Rates for FY 2020-2021

Submitted By: Corey Worsham, Tax Administrator

Summary of Request/Problem

State law mandates an explicit, detailed and complex process for the adoption of municipal budgets and the setting of the tax rates by local governments. Those laws (as well as the City Charter) require a series of notices to the public and at least one public hearing for the adoption of the budget and tax rate. The tax rate setting and budget approval processes (the two being both legally and practically intertwined) are triggered by the receipt of appraisal rolls from County Central Appraisal Districts.

There are two key deadlines involved in the tax rate process: August 1 for the submission of the appraisal roll and August 7 for the submission of the rates. The appraisal rolls, together with a certification of a collection rate and a calculation of the "no new tax rate" and "voter approval rate" have been submitted to the City Council (notice of tax rates attached). After the process has been initiated by those events, the City Council must establish dates for public hearings on those matters. Notices of the public hearing must be published and posted in the manner and form required by law and within certain windows of time. It is critical that the dates of the events match the timeframes provided by law and are properly noticed (including publication).

New legislation and a current pandemic has brought many unforeseen challenges to this process. As a result, appraisal districts have provided certified estimates of appraised value rather than what we used to receive as a "final" certified appraisal roll. The estimates of value have been presented with approximately 24% of the appraisal roll under protest as of July 17, 2020. A significant portion of the protested values will be available after August 20, 2020, at which time a proposed tax rate and a date for a public hearing at which a tax rate will be set may be chosen by Council.

Recommendation/Action Requested and Justification

The City Council is provided the attached tax rate notice as required by law. A supplemental value and rate assessment will be provided at a later date after which Council may schedule a public hearing to set a tax rate.

Attachments

2020 Tax Rate Calculation Worksheet (1)

Taxing Units Other Than School Districts or Water Districts

2020 Tax Rate Calculation Worksheet

Date: 07/31/2020 09:41 AM

2020 City of Garland

972-205-2829

Taxing Unit Name

Phone (area code and number)

217 N Fifth St. Garland, TX 75040, Garland, TX,

www.garlandtx.gov

Taxing Unit Address, City, State, ZIP Code

Taxing Unit's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue (NNR) tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per \$100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller For 50-859 *Tax Rate Calculation Worksheet for School Districts*.

Water districts as defined under Water Code Section 49.001(1) should use Comptroller Form 50-858 Water District Rollback Tax Rate Worksheet. All other taxing units should use Comptroller Form 50-856 Tax Rate Calculation, Taxing Units Other Than School Districts.

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

STEP 1: No-New-Revenue Tax Rate

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both year.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operation taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

Line	No-New-Revenue Rate Activity	Amount/Rate
1.	2019 total taxable value. Enter the amount of 2019 taxable value on the 2019 tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (will deduct taxes in Line 17).	\$16,188,594,548
2.	2019 tax ceilings. Counties, cities and junior college districts. Enter 2019 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in 2019 or a prior year for homeowners age 65 or older or disabled, use this step	\$0
3.	Preliminary 2019 adjusted taxable value. Subtract Line 2 from Line 1.	\$16,188,594,548
4.	2019 total adopted tax rate	\$.769600
5.	2019 taxable value lost because court appeals of ARB decisions reduced 2019 appraised value:	
	A. Original 2019 ARB values:	\$720,181,330
	B. 2019 values resulting from final court decisions:	\$637,991,410
	C. 2019 value loss. Subtract B from A.[3]	\$82,189,920
6.	2019 taxable value subject to appear under Chapter 42, as of July 25.	
	A. 2019 ARB certified value	

Line	No-New-Revenue Rate Activity	Amount/Rate
		408,692,480
	B. 2019 disputed value:	207,547,277
	C. 2019 undisputed value Subtract B from A	201,145,203
7.	2019 Chapter 42-related adjusted values. Add Line 5 and 6	283,335,123
8.	2019 taxable value, adjusted for court-ordered reductions. Add Line 3 and Line 7	\$16,471,929,671
9.	2019 taxable value of property in territory the taxing unit deannexed after Jan. 1, 2019. Enter the 2019 value of property in deannexed territory.[4]	\$0
10.	2019 taxable value lost because property first qualified for an exemption in 2020. If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in 2020 does not create a new exemption or reduce taxable value.	
	A. Absolute exemptions. Use 2019 market value:	\$13,406,016
	B. Partial exemptions. 2020 exemption amount or 2020 percentage exemption times 2019 value:	\$51,242,904
	C. Value loss. Add A and B.⁶	\$64,648,920
11.	2019 taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in 2020. Use only properties that qualified in 2020 for the first time; do not use properties that qualified in 2019.	
	A. Use 2019 market value:	\$15,950
	B. 2020 productivity or special appraised value:	\$138
	C. Value loss. Subtract B from A.	\$15,812
12.	Total adjustments for lost value. Add Lines 9, 10C and 11C.	\$64,664,732
13.	Adjusted 2019 taxable value. Subtract Line 12 from Line 8	\$16,407,264,939
14.	Adjusted 2019 taxes. Multiply Line 4 by Line 13 and divide by \$100	\$126,270,310
15.	Taxes refunded for years preceding tax year 2019. Enter the amount of taxes refunded by the district for tax years preceding tax year 2019. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2019. This line applies only to tax years preceding tax year 2019. [8]	\$911,226
16.	Taxes in tax increment financing (TIF) for tax year 2019 Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2020 captured appraised value in Line 18D, enter 0.[9]	\$1,379,064
17.	Adjusted 2019 levy with refunds and TIF adjustment. Add Lines 14, and 15, subtract Line 16.	\$125,802,472
18.	Total 2020 taxable value on the 2020 certified appraisal roll today. This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled.[11]	
	A. Certified values	\$13,713,523,521
	B. Counties Include railroad rolling stock values certified by the Comptroller's office	\$0
	C. Pollution control and energy storage system exemption Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property	\$0
	D. Tax increment financing Deduct the 2020 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the 2020 taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 23 below.[12]	\$233,475,297

Line	No-New-Revenue Rate Activity	Amount/Rate
	E. Total 2020 value Add A and B, then subtract C and D	\$13,480,048,224
19.	Total value of properties under protest or not included on certified appraisal roll. [13]	
	A. 2020 taxable value of properties under protest The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest [14]	\$2,165,103,864
	B. 2020 value of properties not under protest or included on certified appraisal roll. The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll.[15]	\$0
	C. Total value under protest or not certified. Add A and B.	\$2,165,103,864
20.	2020 tax ceilings. Counties, cities and junior colleges enter 2020 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in 2019 or a prior year for homeowners age 65 or older or disabled, use this step.	\$0
21.	2020 total taxable value. Add Lines 18E and 19C. Subtract Line 20C.	\$15,645,152,088
22.	Total 2020 taxable value of properties in territory annexed after Jan. 1, 2019. Include both real and personal property. Enter the 2020 value of property in territory annexed. [18]	\$0
23.	Total 2020 taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in 2019. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, 2019 and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for 2020. [19]	\$347,937,524
24.	Total adjustments to the 2020 taxable value. Add Lines 22 and 23.	\$347,937,524
25.	Adjusted 2020 taxable value. Subtract Line 24 from Line 21.	\$15,297,214,564
26.	2020 NNR tax rate. Divide Line 17 by Line 25 and multiply by \$100.	\$.822388 /\$100
27.	COUNTIES ONLY. Add together the NNR tax rates for each type of tax the county levies. The total is the 2020 county NNR tax rate	

[1]Tex. Tax Code Section

[2]Tex. Tax Code Section

[3]Tex. Tax Code Section

[4]Tex. Tax Code Section

[5]Tex. Tax Code Section

[6]Tex. Tax Code Section

[7]Tex. Tax Code Section

[8]Tex. Tax Code Section

[9]Tex. Tax Code Section

[10]Tex. Tax Code Section

[11]Tex. Tax Code Section

[12]Tex. Tax Code Section

[13]Tex. Tax Code Section

[14]Tex. Tax Code Section

[15]Tex. Tax Code Section

[16]Tex. Tax Code Section

[17]Tex. Tax Code Section

[18]Tex. Tax Code Section

[19]Tex. Tax Code Section

[20]Tex. Tax Code Section

[21]Tex. Tax Code Section

STEP 2: Voter-Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the rate. The voter-approval tax rate is split into two separate rates:

1. Maintenance and Operations (M&O) Tax Rate: The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.

2. Debt Rate: The debt rate includes the debt service necessary to pay the taxing unit's debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

The voter-approval tax rate for a county is the sum of the voter-approval tax rates calculated for each type of tax the county levies. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

Line	Voter Approval Tax Rate Activity	Amount/Rate
28.	2019 M&O tax rate. Enter the 2019 M&O tax rate.	\$.394000
29.	2019 taxable value, adjusted for actual and potential court-ordered adjustments. Enter the amount in Line 8 of the No-New-Revenue Tax Rate Worksheet.	16,471,929,671
30.	Total 2019 M&O levy. Multiply Line 28 by Line 29 and divide by \$100	64,899,402
31.	Adjusted 2019 levy for calculating NNR M&O rate. Add Line 31E to Line 30.	64,337,068
	A. 2019 sales tax specifically to reduce property taxes. For cities, counties and hospital districts, enter the amount of additional sales tax collected and spent on M&O expenses in 2019, if any. Other taxing units, enter 0. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent	0
	B. M&O taxes refunded for years preceding tax year 2019. Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2019. This line applies only to tax years preceding tax year 2019	466,506
	C. 2019 taxes in TIF: Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2020 captured appraised value in Line 18D, enter 0	1,028,840
	D. 2019 transferred function: If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in E below. The taxing unit receiving the function will add this amount in E below. Other taxing units enter 0.	0
	E. 2019 M&O levy adjustments. Add A and B, then subtract C. For taxing unit with D, subtract if discontinuing function and add if receiving function	-562,334
32.	Adjusted 2020 taxable value. Enter the amount in Line 25 of the No-New-Revenue Tax Rate Worksheet.	15,297,214,564
33.	2020 NNR M&O rate (unadjusted) Divide Line 31 by Line 32 and multiply by \$100.	0.420580
34.	Rate adjustment for state criminal justice mandate. Enter the rate calculated in C. If not applicable, enter 0.	0.000000
	A. 2020 state criminal justice mandate. Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose.	0
	B. 2019 state criminal justice mandate Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies	0

Line	Voter Approval Tax Rate Activity	Amount/Rate
	C. Subtract B from A and divide by Line 32 and multiply by \$100	0.000000
35.	Rate adjustment for indigent health care expenditures Enter the rate calculated in C. If not applicable, enter 0	0.000000
	A. 2020 indigent health care expenditures Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2019 and ending on June 30, 2020, less any state assistance received for the same purpose	0
	B. 2019 indigent health care expenditures Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2018 and ending on June 30, 2019, less any state assistance received for the same purpose	0
	C. Subtract B from A and divide by Line 32 and multiply by \$100	0.000000
36.	Rate adjustment for county indigent defense compensation Enter the lessor of C and D. If not applicable, enter 0	0.000000
	A. 2020 indigent defense compensation expenditures Enter the amount paid by a county to provide appointed counsel for indigent individuals for the period beginning on July 1, 2019 and ending on June 30, 2020, less any state grants received by the county for the same purpose	0
	B. 2019 indigent defense compensation expenditures Enter the amount paid by a county to provide appointed counsel for indigent individuals for the period beginning on July 1, 2018 and ending on June 30, 2019, less any state grants received by the county for the same purpose	0
	C. Subtract B from A and divide by Line 32 and multiply by \$100	0.000000
	D. Multiply B by 0.05 and divide by Line 32 and multiply by \$100	0.000000
37.	Rate adjustment for county hospital expenditures. Enter the lessor of C and D, if applicable. If not applicable, enter 0.	0
	A. 2020 eligible county hospital expenditures Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2019 and ending on June 30, 2020	0
	B. 2019 eligible county hospital expenditures Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2018 and ending on June 30, 2019	0
	C. Subtract B from A and divide by Line 32 and multiply by \$100	0.000000
	D. Multiply B by 0.08 and divide by Line 32 and multiply by \$100	0.000000
38.	Adjusted 2020 NNR M&O rate. Add Lines 33, 34, 35, 36, and 37	0.420580
39.	2020 voter-approval M&O rate. Enter the rate as calculated by the appropriate scenario below. Special Taxing Unit If the taxing unit qualifies as a special taxing unit, multiply Line 38 by 1.08 -or- Other Taxing Unit If the taxing unit does not qualify as a special taxing unit, multiply Line 38 by 1.035. -or- Taxing unit affected by disaster declaration If the taxing unit is located in an area declared as disaster area, the governing body may direct the person calculating the voter-approval rate to calculate in the manner provided for a special taxing unit. The taxing unit shall continue to calculate the voter-approval rate in this manner until the earlier of 1) the second year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred, and 2) the third tax year after the tax year in which the disaster occurred. If the taxing unit qualifies under this scenario, multiply Line 38 by 1.08. [27]	0.454226
40.	Total 2020 debt to be paid with property taxes and additional sales tax revenue. Debt means the interest and principal that will be paid on debts that: (1) are paid by property taxes, (2) are secured by property taxes, (3) are scheduled for payment over a period longer than one year, and (4) are not classified in the taxing unit's budget as M&O expenses.	

Line	Voter Approval Tax Rate Activity	Amount/Rate
	A. Debt also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. Enter debt amount	59,379,163
	B. Subtract unencumbered fund amount used to reduce total debt.	615,875
	C. Subtract certified amount spent from sales tax to reduce debt (enter zero if none)	0
	D. Subtract amount paid from other resource	0
	E. Adjusted debt Subtract B, C and D from A	58,763,288
41.	Certified 2019 excess debt collections Enter the amount certified by the collector.	0
42.	Adjusted 2020 debt Subtract Line 41 from Line 40E	58,763,288
43.	2020 anticipated collection rate. . If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%	100.00
	A. Enter the 2020 anticipated collection rate certified by the collector	100.00
	B. Enter the 2019 actual collection rate	100.00
	C. Enter the 2018 actual collection rate	100.00
	D. Enter the 2017 actual collection rate	100.00
44.	2020 debt adjusted for collections. Divide Line 42 by Line 43.	58,763,288
45.	2020 total taxable value. Enter the amount on Line 21 of the No-New-Revenue Tax Rate Worksheet.	15,645,152,088
46.	2020 debt rate Divide Line 44 by Line 45 and multiply by \$100.	0.375600
47.	2020 voter-approval tax rate	0.829826
48.	COUNTIES ONLY	
STEP 3 NNR Tax Rate and Voter-Approval Tax Rate Adjustments for Additional Sales tAx to Reduce Property Taxes		

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
49.	Taxable sales. For taxing units that adopted the sales tax in November 2019 or May 2020, enter the Comptroller's estimate of taxable sales for the previous four quarters. Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November 2019, skip this line.	0
50.	Estimated sales tax revenue. Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. Taxing units that adopted the sales tax in November 2019 or in May 2020. Multiply the amount on Line 49 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95[3] -or- Taxing units that adopted the sales tax before November 2019. Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	0
51.	2020 total taxable value. Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	15,645,152,088
52.	Sales tax adjustment rate. Divide Line 50 by Line 51 and multiply by \$100.	0.000000
53.	2020 NNR tax rate, unadjusted for sales tax.[35] Enter the rate from Line 26 or 27, as applicable, on the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$.822388
54.	2020 NNR tax rate, adjusted for sales tax. Subtract Line 52 from Line 53.	\$.822388
55.	2020 voter-approval tax rate, unadjusted for sales tax.[36] Enter the rate from	0.829826

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
	Line 47 or Line 48 as applicable, of the <i>Voter-Approval Tax Rate Worksheet</i>	
56.	2020 voter-approval tax rate, adjusted for sales tax. Subtract Line 52 from Line 55.	0.829826

[37]Tex. Tax Code Section [38]Tex. Tax Code Section

STEP 4: Additional Rollback Protection for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Line	Activity	Amount/Rate
57.	Certified expenses from the Texas Commission on Environmental Quality (TCEQ). [6] Enter the amount certified in the determination letter from TCEQ. The taxing unit shall provide its tax assessor collector with a copy of the letter.[7]	\$0
58.	2020 total taxable value. Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i>	\$15,645,152,088
59.	Additional rate for pollution control. Divide Line 57 by Line 58 and multiply by \$100.	0.000000
60.	2020 voter-approval tax rate, adjusted for pollution control. Add Line 59 to one of the following lines (as applicable): Line 47, Line 48 (counties) or Line 56 (taxing units with the additional sales tax).	0.829826

[37]Tex. Tax Code Section

[38]Tex. Tax Code Section

STEP 5: Voter-Voter-Approval Tax Rate Adjustment for Unused Increment Rate

The unused increment rate is the rate equal to the difference between the adopted tax rate and voter-approval tax rate before the unused increment rate for the prior three years.[39] In a year where a special taxing unit adopts a rate above the voter-approval tax rate by applying any portion of the unused increment rate, the unused increment rate for that year would be zero. Consult with legal counsel to ensure appropriate calculation of the unused increment rate.

For each tax year before 2020, the difference between the adopted tax rate and voter-approval rate is considered zero, therefore the unused increment rate for 2020 is zero.[40]

This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit. [41]

Line	Activity	Amount/Rate
61.	2019 unused increment rate. Subtract the 2019 actual tax rate and the 2019 unused increment rate from the 2019 voter-approval tax rate. If the number is less than zero, enter zero. If the year is prior to 2020, enter zero.	0.000000
62.	2018 unused increment rate. Subtract the 2018 actual tax rate and the 2018 unused increment rate from the 2018 voter-approval tax rate. If the number is less than zero, enter zero. If the year is prior to 2020, enter zero.	0.000000
63.	2017 unused increment rate. Subtract the 2017 actual tax rate and the 2017 unused increment rate from the 2017 voter-approval tax rate. If the number is less than zero, enter zero. If the year is prior to 2020, enter zero.	0.000000
64.	2020 unused increment rate. Add Lines 61, 62 and 63.	0.000000
65.	2020 voter-approval tax rate, adjusted for unused increment rate. Add Line 64 to one of the following lines (as applicable): Line 47, Line 48 (counties), Line 56 (taxing units with the additional sales tax) or Line 60 (taxing units with pollution control).	0.000000

STEP 6: De Minimis Rate

The de minimis rate is the rate equal to the sum of the no=new-revenue maintenance and operations rate, the rate that will raise \$500,000, and the current debt rate for a taxing unit.[42]

This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit. [41]

Line	Activity	Amount/Rate
66.	Adjusted 2020 NNR M&O tax rate. Enter the rate from Line 38 of the <i>Voter-Approval Tax Rate Worksheet</i>	0.000000
67.	2020 total taxable value Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i>	0
68.	Rate necessary to impose \$500,000 in taxes. Divide \$500,000 by Line 67 and multiply by \$100.	0.000000
69.	2020 debt rate Enter the rate from Line 46 of the <i>Voter- Approval Tax Rate Worksheet</i>	0.000000
70.	De minimis rate Add Lines 66, 68 and 69.	0.000000

STEP 7: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

No-new-revenue tax rate 0.822388

Voter-Approval Tax Rate 0.829826

De minimis rate 0.000000

STEP 8: Taxing Unit Representative Name and Signature

print here Cory Worsham
Printed Name of Taxing Unit Representative

sign here [Signature]
Taxing Unit Representative

7-31-2020
Date

NOTICE OF TAX RATES

Property Tax Rates in City of Garland

This notice concerns the 2020 property tax rates for City of Garland. This notice provides information about two tax rates. The no-new-revenue tax rate would impose the same amount of taxes as last year if you compare properties taxed in both years. The voter-approval tax rate is the highest tax rate a taxing unit can adopt without holding an election. In each case, these rates are calculated by dividing the total amount of taxes by the current taxable value with adjustments as required by state law. The rates are given per \$100 of property value. .

This year's no new revenue tax rate:

Last year's adjusted taxes (after subtracting taxes on lost property):	125,802,472
Last year's adjusted taxable value (after subtracting the value of new property):	15,297,214,564
= This year's no-new-revenue tax rate:	0.822388
+ This year's adjustments to the no new revenue tax rate:	0.000000
= This year's adjusted no-new-revenue tax rate:	0.822388
This is the maximum rate the taxing unit can propose unless it publishes a notice and holds a hearing.	

This year's voter approval tax rate:

Last year's adjusted operating taxes (after adjusting as required by law):	64,337,068
Last year's adjusted taxable value (after subtracting the value of new property):	15,297,224,785
=This year's voter-approval operating tax rate:	0.420580
x (1.035 or 1.08 as applicable)= this year's maximum operating rate	0.454226
+ This year's debt rate:	0.375600
+ This year's unused increment rate, if applicable:	0.000000
= This year's total voter-approval tax rate:	0.829826
This is the maximum rate the taxing unit can adopt without an election for voter approval.	

Unencumbered Fund Balances

The following estimated balances will be left in the taxing unit's accounts at the end of the fiscal year. These balances are not encumbered by corresponding debt obligation.

Interest and Sinking Fund

Balance

Current Year Debt Service

The unit plans to pay the following amounts for long-term debts that are secured by property taxes. These amounts will be paid from property tax revenues (or additional sales tax revenues, if applicable).

Go Debt	19,340,000	5,351,627	50,000	24,741,627
Co Debt	9,880,000	4,158,028	-608,169	13,429,859
Commercial Paper	0	235,000	0	235,000
Tax Note	20,855,000	117,677	0	20,972,677

Total required for 2020 debt service	59,379,163
- Amount (if any) paid from Schedule A	615,875
- Amount (if any) paid from other resources	0
- Excess collections last year	0
= Total to be paid from taxes in 2020	58,763,288
collect only 100% of its taxes in 2020	0
=Total debt levy	58,763,288

This notice contains a summary of the no-new-revenue and voter-approval calculations as certified by Corey Worsham RTA, You can inspect a copy of the full calculations on the taxing unit's website at : www.garlandtx.gov .



GARLAND PLANNING REPORT

City Council Regular Session Agenda

12. a.

Meeting Date: 08/04/2020

Item Title: Z 20-15 Tilson Custom Homes (District 1)

Submitted By: Kimberly Hopkins, Development Planner

REQUEST

Approval of a Specific Use Provision for a Guest House on a property zoned Agriculture (AG) District.

LOCATION

1620 Pleasant Valley Road

OWNER

Robert Fishbein and Doug Michel

PLAN COMMISSION RECOMMENDATION

On July 13, 2020 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of a Specific Use Provision for a Guest House on a property zoned Agriculture (AG) District for an unlimited time period.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for a Guest House on a property zoned Agriculture (AG) District as requested by the applicant.

BACKGROUND

This site is zoned Agriculture (AG) District and is unimproved, except for one existing building which will remain on the site according to the applicant. The applicant intends to build a single-family dwelling (primary house) on the site and also desires to build a Guest House. The Guest House, if approved, would be located behind the primary house. The proposed Guest House requires a Specific Use Provision.

SITE DATA

The site contains approximately 1.797 acres with approximately one hundred and one (101) lineal feet of frontage along Pleasant Valley Road. The property has access from Pleasant Valley Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Agriculture (AG) District which allows single-family residential use. The Agricultural (AG) District is intended for vacant land which is not yet ready for development, land which is used for agricultural or open space purposes, land which due to its topography or location within a floodplain or other undevelopable area is not anticipated to be developed for more intense use, and land which has been newly annexed into the City of Garland. Land that has been newly annexed into the City is initially zoned Agricultural until it is zoned another more permanent zoning classification in the future. Single-family uses on large lots are appropriate in this district.

CONSIDERATIONS

Specific Use Provision

1. The applicant proposes a 906-square foot Guest House, to be located behind the proposed primary house. The primary house will be approximately 3,000 square feet.
2. The GDC defines Guest House as an incidental, on-site dwelling unit that is either attached or detached from the primary residential structure, is used for temporary occupancy by guests or relatives of the owners of the property, is not for rent, is incidental to the main structure (the building area does not exceed thirty percent of the floor area of the main structure), and is not involved in the conduct of a business.
3. The Garland Development Code (GDC) establishes a parking ratio of one (1) space for the Guest House and two (2) enclosed spaces for the proposed single-family home. The proposal complies with this requirement.
4. The design of the building complies with the applicable building design regulations of GDC.
5. The applicant requests a Specific Use Provision for an unlimited time period. A twenty (20) year time period was previously requested; however, the Plan Commission recommended an unlimited time period, and the applicant requests an unlimited time period accordingly.

COMPREHENSIVE PLAN

The Future Land Use Plan of the Envision Garland 2030 Comprehensive Plan designates this site for Traditional Neighborhoods. Traditional Neighborhoods are currently found throughout Garland and provide areas for low to moderate density single-family detached residential housing.

Traditional Neighborhoods also accommodate convenience retail (goods and services), office space, and public services. Non-residential structures are compatible in architectural style and scale with adjacent residential development. Non-residential uses are typically located at the intersection of local streets or at local and secondary arterial streets. Non-residential uses are within walking distance of the neighborhoods they serve and include minimal on-site parking.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The surrounding properties are primarily developed with Planned Developments and Single-Family-7 (SF-7) District. The site to the north is zoned Planned Development (PD) 94-53 District for retail, restaurants, and commercial service; this is currently undeveloped. The property to the south is zoned Single-Family-7 (SF-7) District and is developed with single-family homes. The property to the immediate west is zoned Agriculture (AG) District and has a single-family residence. Further west is zoned Planned Development (PD) 00-52 District and is developed with single-family homes. The property to the east is zoned Planned Development (PD) 07-42 District for Office use; this is currently undeveloped.

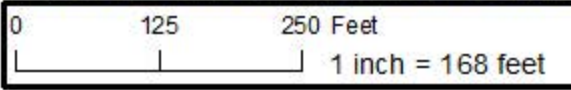
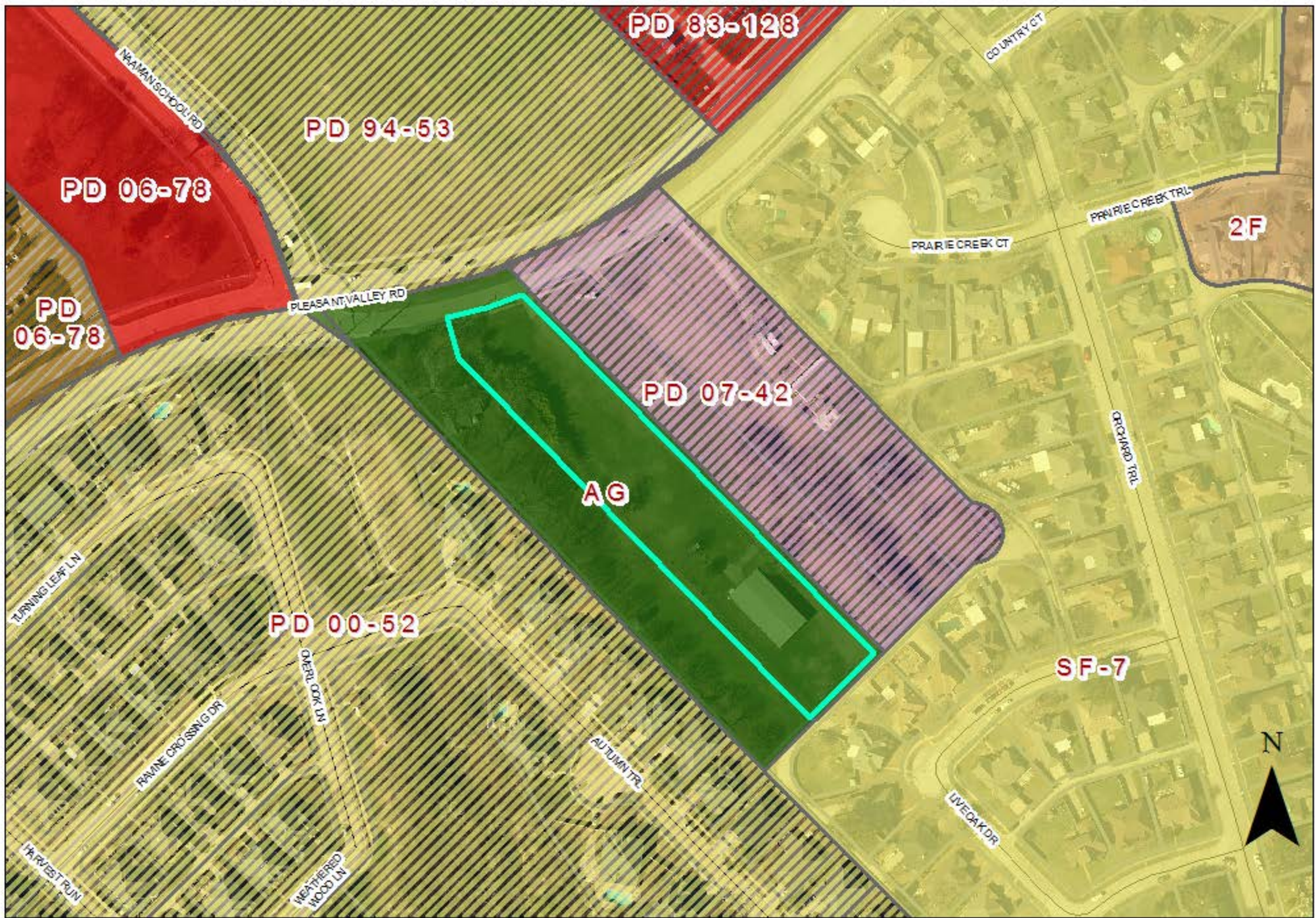
Additionally, the applicant has provided a design that is contextually compatible and complimentary to the site and general area.

Attachments

Z 20-15 Tilson Custom Homes Attachments and Exhibits

Z 20-15 Tilson Custom Homes Responses

Z 20-15 Staff Presentation



Zoning Map Z 20-15

 INDICATES AREA OF REQUEST

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 20-15

1620 Pleasant Valley Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Guest House.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulations found in the Garland Development Code, Ordinance No. 6773, as amended prior to the adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Agriculture (AG) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.

III. Development Plans:

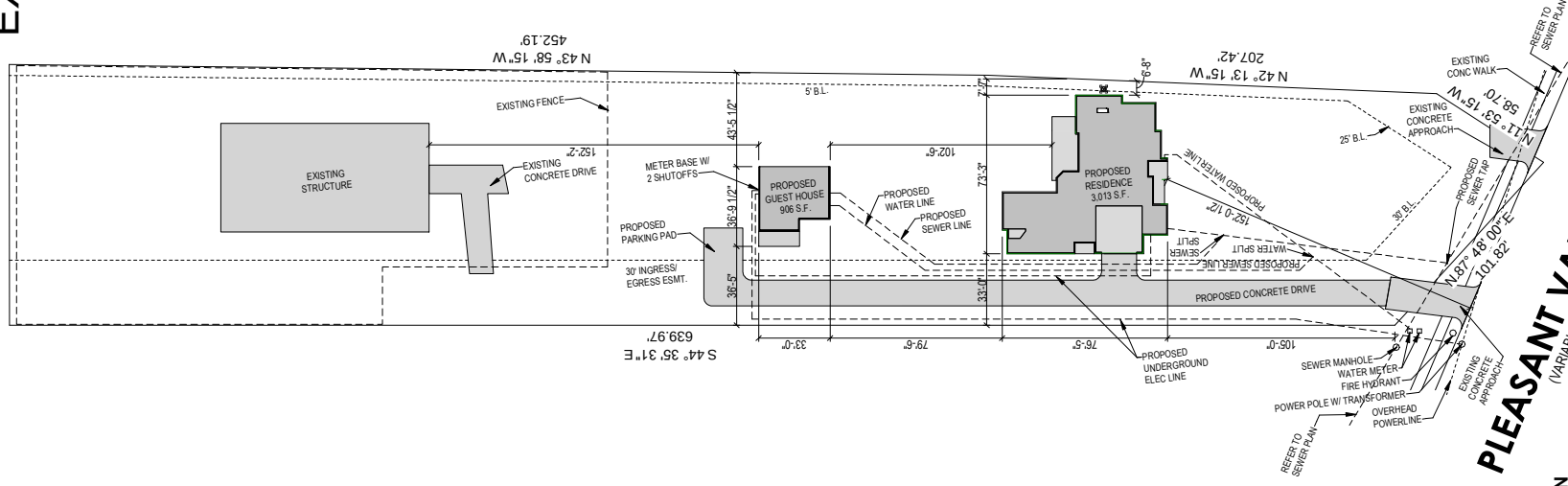
Site Layout: The site shall be in general conformance with the approved Site Plan labeled Exhibit C. In the event of conflict between the conditions and the site plan, the written conditions listed below are to apply.

IV. Specific Use Provision:

- A. SUP Time Period: The Specific Use Provision for a Guest House shall be in effect for an unlimited time period.

S 45° 19' 18" W
120.40'

EXHIBIT C



PLEASANT VALLEY RD
(VARIABLE WIDTH ROW)



1 SITE PLAN
1"=50'-0"

CASE #191105-2
CASE #190917-2

A-SITE
MR. & MRS. ROBERT FISHBIEN & MR. DOUG MICHEL
Job #1201150
Dallas County

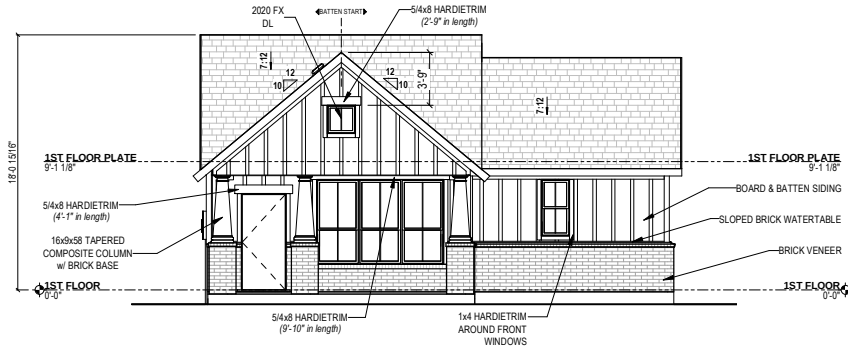
TILSON
CUSTOM HOME BUILDERS

The measures, dimensions, and other specifications shown on this document are guidelines for construction use only. The actual specifications and dimensions of any structure or improvement may not be relied on as a representation of what the completed structure will look like.

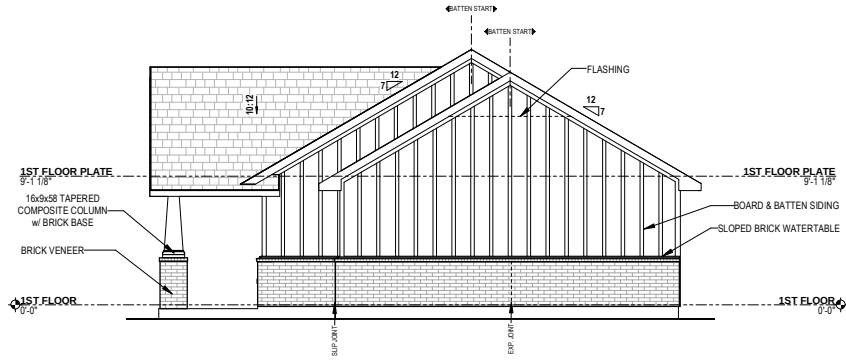
EC-2542020.GPJ
RD-4770202.GPJ
PERMIT-3542020.GPJ
C:\PROJECTS-3542020.GPJ

FINAL PLANS
1033
ROCKWALL, TX

EXHIBIT D



1 WEST ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

CASE #190917-2

MR. & MRS. ROBERT FISHBEIN & MR. DOUG MICHEL
Job #1201151
Dallas County

A2.0

TILSON
CUSTOM HOME BUILDERS

The measurements, dimensions, and other specifications shown on this document are guidelines for construction only. The actual specifications of materials and construction may vary from those shown on this document. The completed structure will look like.

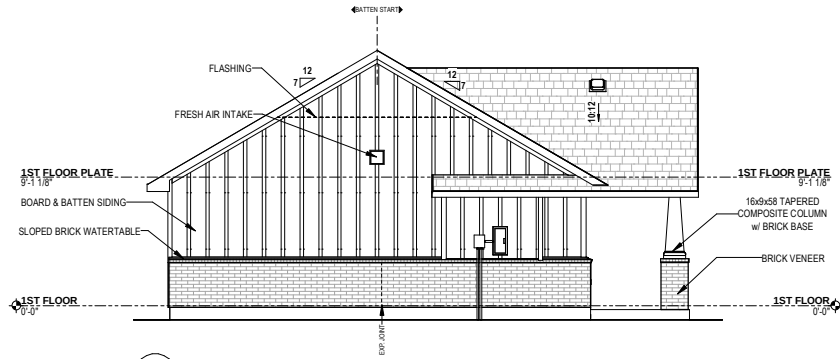
FINAL PLANS
4124
SAN ANTONIO D

PC: 03/05/2020, BH
PERMIT: 03/05/2020, ZO
CHECKOUT: 03/05/2020, ZO

EXHIBIT D



1 SOUTH ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"

CASE #190917-2

MR. & MRS. ROBERT FISHBEIN & MR. DOUG MICHEL
Job #1201151
Dallas County

TILSON
CUSTOM HOME BUILDERS

The measurements, dimensions, and other specifications shown on this document are guidelines for construction use only. The actual specifications of materials and construction may vary from those shown and may not be relied on as representation of what the completed structure will look like.

FINAL PLANS
4124
SAN ANTONIO D

P.C. 00052020.BH
PERMIT - 03052020.ZO
CHECKOUT - 05052020.ZO

A2.1

REPORT & MINUTES

P.C. Meeting, July 13, 2020

Consideration of the application of **Tilson Custom Homes**, requesting approval of a Specific Use Provision for a Guest House on a property zoned Agriculture (AG) District. This property is located at 1620 Pleasant Valley Road. (District 1) (Z 20-15)

Kimberly Hopkins, Development Planner, presented the staff report.

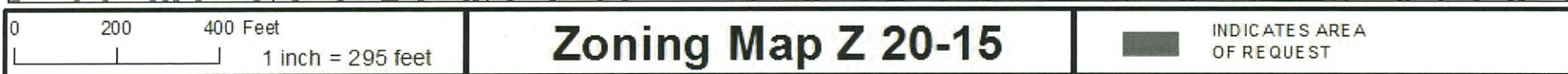
There was discussion between the Commission and Staff regarding the need to request a time length for a Guest House on a property zoned Agriculture (AG).

The applicant, Robert Fishbein, 208 Mistletoe Drive, Richardson, TX 75081 provided a brief overview of the request and remained available for questions.

Commissioner Rose asked staff what would happen if the applicant decided to sell either property separate from the other.

Staff stated the property would have to be replatted in order to sell the properties separately.

Motion was made by Commissioner Dalton to close the public hearing and **approve** the Specific Use Provision for an unlimited time period, seconded by Commissioner Rose. **Motion carried: 8 Ayes, 0 Nays**



INDICATES AREA
OF REQUEST

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.

(Please complete the following information)

2141 LIVE OAK DRIVE
Your Property Address

GEORGE TOPPER
Printed Name

2141 LIVE OAK DR. GARLAND, TX 75040
Address City, State Zip

The above statements reflect my (our) opinion regarding the proposed request(s).

George Topper
Signature Title

Date: 07-06-2020

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.

There's plenty of space + it will enhance the property's value -

(Please complete the following information)

2153 Live Oak
Your Property Address

Ruby Dacon
Printed Name

2153 Live Oak Garland TX 75040
Address City, State Zip

The above statements reflect my (our) opinion regarding the proposed request(s).

Ruby M Dacon Mrs
Signature Title

Date: 7-7-20

Received 7-6-20
Outside the
notification area

July 1, 2020
Z 20-15
Page 2 of 2

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.

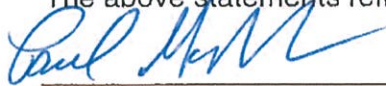
(Please complete the following information)

GISD Natatorium, 2585 Firewheel Parkway, Garland, TX 75040
Your Property Address

Paul Gonzales
Printed Name

<u>701 N. First Street</u>	<u>Garland, TX</u>	<u>75040</u>
Address	City, State	Zip

The above statements reflect my (our) opinion regarding the proposed request(s).



Paul Gonzales, GISD Executive Director of Facilities & Maintenance
Signature Title

Date: 7/6/20

Z 20-15

Approval of a Specific Use Provision for a Guest House on a property zoned Agriculture (AG) District.

**City Council Meeting
August 4, 2020**



GARLAND

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Case Information

Location: 1620 Pleasant Valley Road

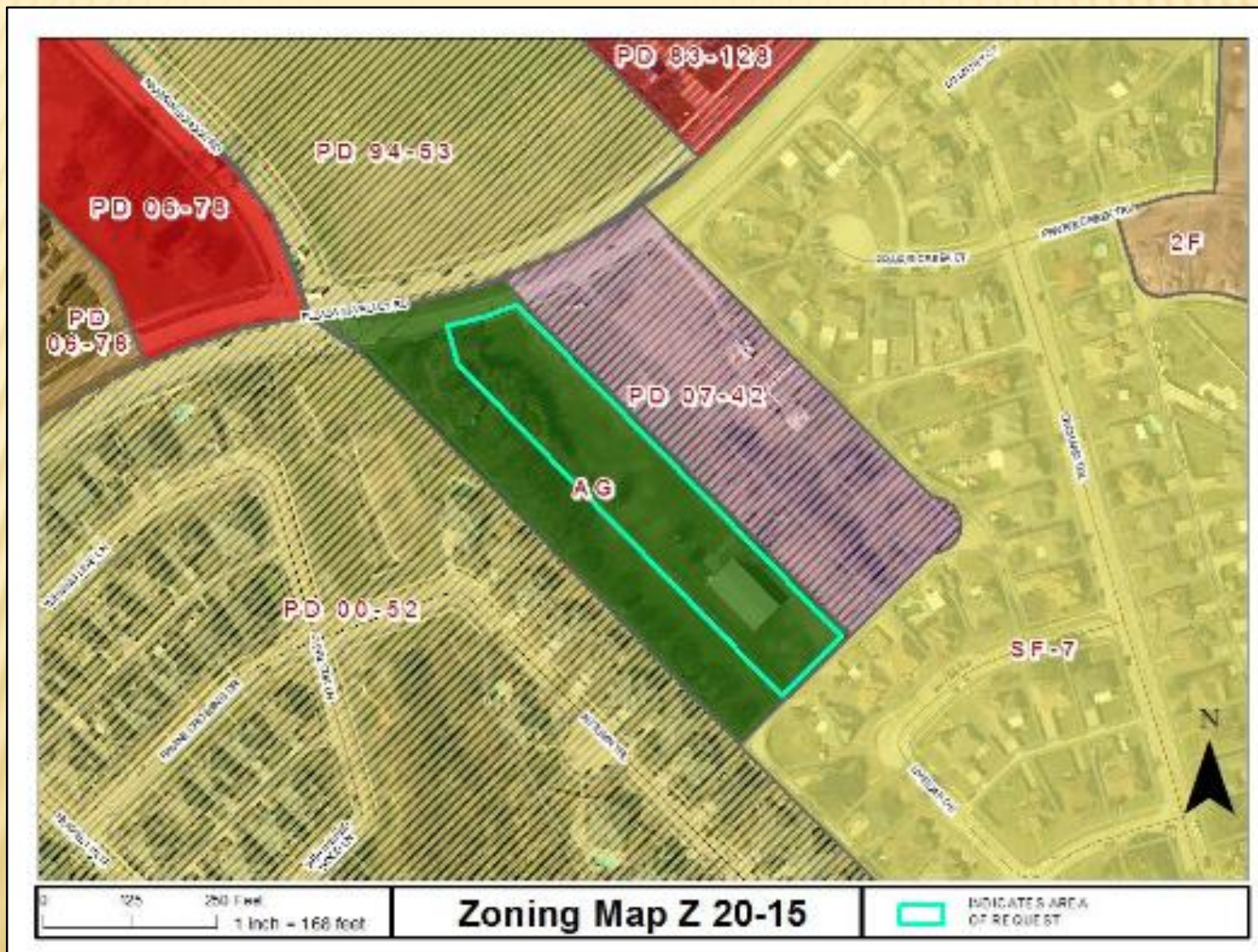
Applicant: Tilson Custom Homes

Owner: Robert Fishbein and Doug Michel

Acreage: 1.797

Zoning: Agriculture (AG) District

Location Map



Photos

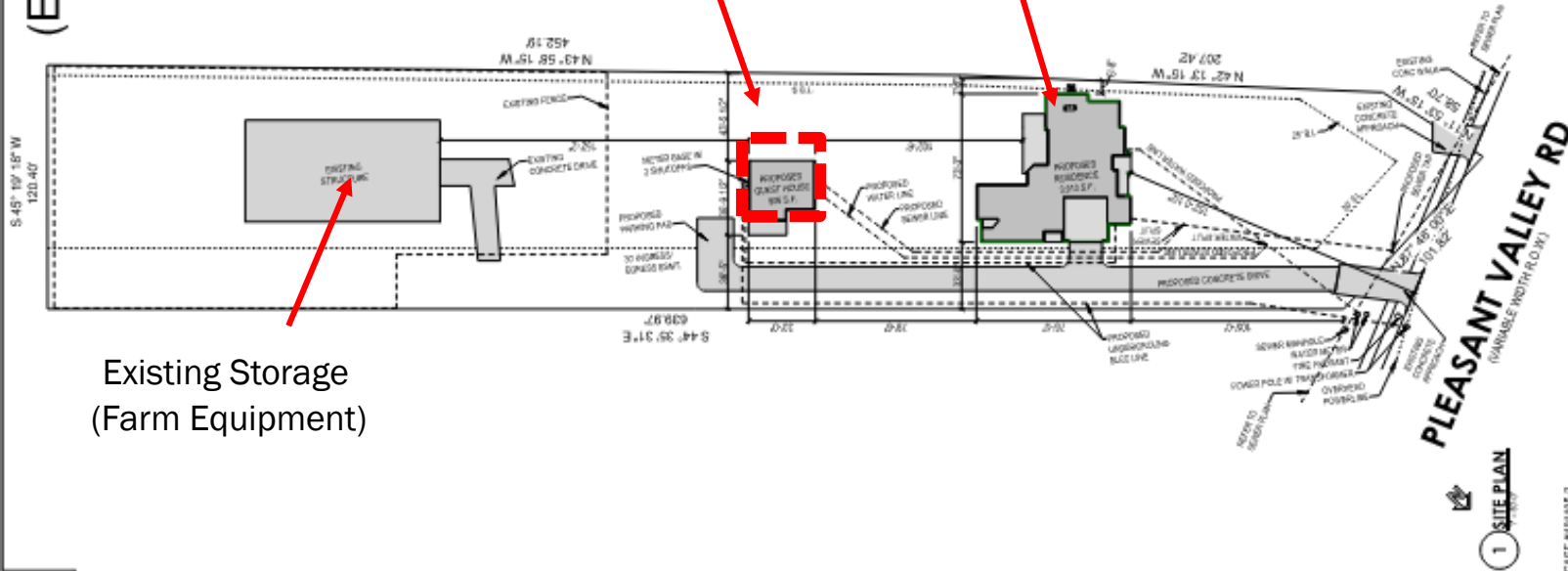




GARLAND
TEXAS MADE HERE

Site Plan

(EXHIBIT C)



CASE #181195-2
CASE #180517-2

A-SITE
MR. & MRS. ROBERT FISHBIEN & MR. DOUG MICHEL
Job #1201150
Dallas County

TILSON
C U R A T O R S H O M E B U I L D I N G S

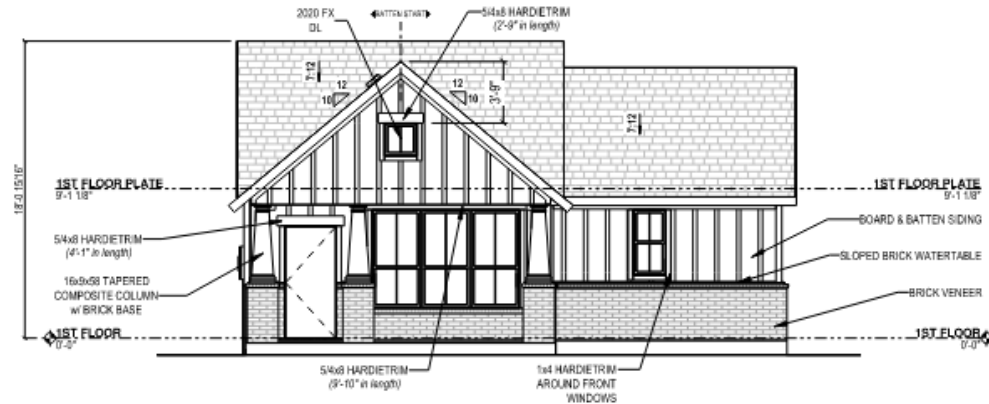
These documents, including all maps, are prepared by the engineer and are to be used for the project only. The engineer does not assume any liability for the use of these documents for any other project or for any other purpose.

FINAL PLANS
103
ROCKWALL, TX

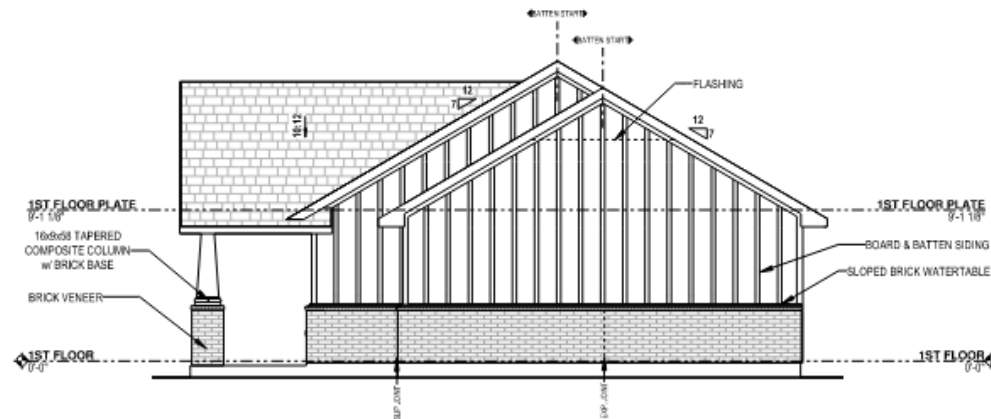


GARLAND
TEXAS MADE HERE

Elevation Plan

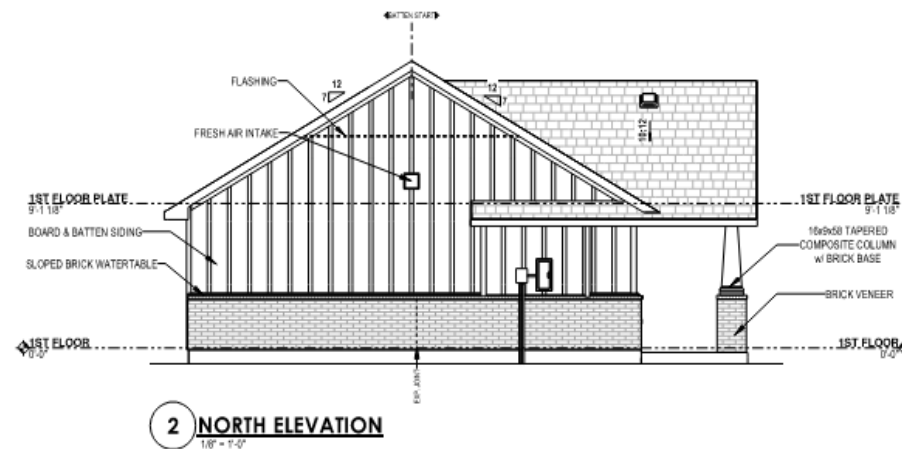


1 WEST ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

Elevation Plan

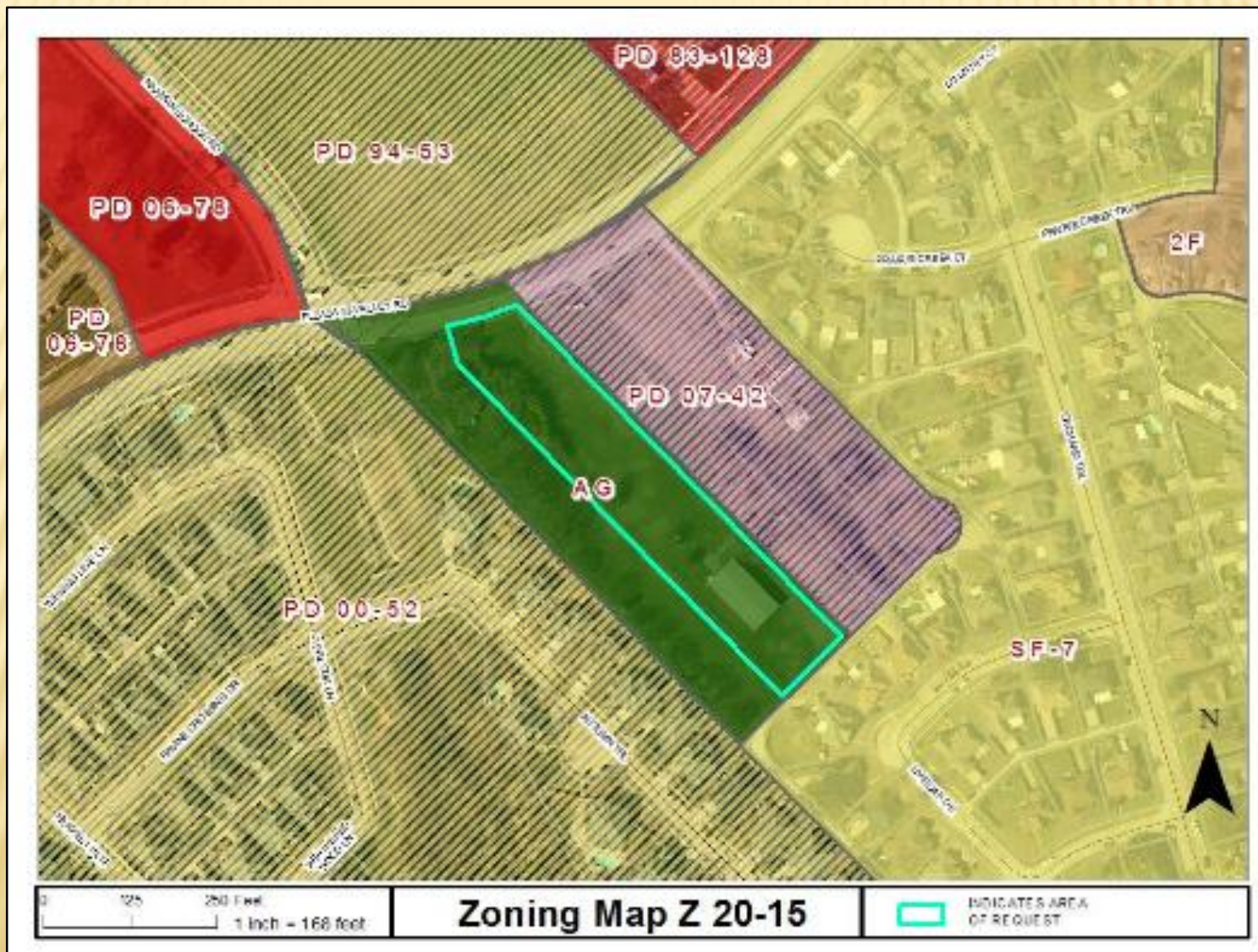


Consideration

The applicant requests the Specific Use Provision (SUP) to be in effect for an unlimited time period.

The applicant's request is an SUP only. No GDC deviations are being requested by the applicant.

Location Map





GARLAND PLANNING REPORT

City Council Regular Session Agenda

12. b.

Meeting Date: 08/04/2020

Item Title: Z 20-17 City of Garland (District 1)

Submitted By: Kira Wauwie, Principal Development Planner

REQUEST

Approval to amend Planned Development (PD) District 17-35 for Mixed Use to 1) Amend Table 5-1 (Schedule of Uses) to remove Dwelling, Multi-Family Use and Elder Care - Independent Living Use from several Character Zones; and 2) Change the Character Zones of certain properties.

LOCATION

Generally northeast of President George Bush Turnpike, west of Holford Road, and south of the city limits line

OWNER

Multiple Owners

PLAN COMMISSION RECOMMENDATION

On July 13, 2020 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval to amend Planned Development (PD) District 17-35 for Mixed Use to 1) Amend Table 5-1 (Schedule of Uses) to remove Dwelling, Multi-Family Use and Elder Care - Independent Living Use from several Character Zones; and 2) Change the Character Zones of certain properties.

Additionally, the Plan Commission recommended that certain properties along President George Bush Turnpike, west of Campbell Road, be removed from this amendment and continue with the existing PD 17-35 uses. The Plan Commission further recommended that future Detail Plan applications for properties located within this Planned Development (PD) District be considered through a public hearing process rather than the current administrative process allowance, excluding the tracts excluded from this amendment.

STAFF RECOMMENDATION

Approval to amend Planned Development (PD) District 17-35 for Mixed Use to 1) Amend Table 5-1 (Schedule of Uses) to remove Dwelling, Multi-Family Use and Elder Care - Independent Living Use from several Character Zones; and 2) Change the Character Zones of certain properties as revised following the Plan Commission meeting and recommendation, excluding the tracts excluded from this amendment.

In addition, should the City Council consider modifying the process for Detail Plan applications staff suggests that the existing PD language be modified to remove the requirement for submitting Concept Plans.

BACKGROUND

Planned Development (PD) District 15-20 was approved by City Council in June 2015. The Change in Zoning effort brought together multiple owners to unify a vision and implementation plan through PD 15-20 for approximately 300 acres and 10 land owners. The resulting approved PD 15-20 consists of a conceptual development plan for a mixture of compatible uses that support an employment-generating center along with residential uses.

Within the 300-acre area, PD 15-20 established unique zoning districts specific to the Planned Development. These zoning districts (which are called “zones” in the PD documents) included: Employment Mixed Use, Retail Mixed Use, Mixed Use/Mixed Residential; Transition; and Mixed Residential. At the time of the PD 15-20 approval these unique zoning districts were geographically assigned to properties shown on a Zoning Framework Plan (a map within PD 15-20).

In 2017, the City Council approved an amendment to the PD 15-20 Zoning Framework Plan map, to change the zoning designation at the southwest corner of Lookout Drive and West Campbell Road to remove the Transition Zone west of Campbell Road to expand data center use allowance.

Several development projects have been implemented through administration of the PD 15-20 and PD 17-35. This proposal is a Zoning Framework Plan map amendment and amendment to the Use Table in order to further the goals of the initial plan.

SITE DATA

The subject property has an area of 300 acres with frontage along President George Bush Turnpike, Telecom Parkway, Lookout Drive, and Campbell Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 17-35 for Mixed Uses. The Planned Development (PD) 17-35 includes its own controlling uses and development standards as well as conceptual plan. Proposed development projects are implemented through the PD 17-35 regulations with either administrative review or through public hearings (Plan Commission and City Council).

CONSIDERATIONS

1. The intent of the proposed Planned Development amendment is to amend Table 5-1 (Schedule of Uses) to remove Dwelling, Multi-Family Use and Elder Care - Independent Living Use from several Character Zones: Employment Mixed-Use, Retail Mixed-Use and Transition. The proposal would also change the Character Zones of certain properties, described further in Consideration 2 below. Dwelling, Multi-Family Use and Elder Care – Independent Living Use would continue to be allowed in Mixed-Use/Mixed-Residential, but would be limited only to this Character Zone. It should be noted that the three existing apartment complexes (one under construction) abutting the west side of Campbell Road would remain in the Mixed-Use/Mixed-Residential Character Zone. As mentioned above in the Plan Commission recommendation section, this proposal would remove portions along President George Bush Turnpike, west of Campbell Road, from this PD amendment.
2. The specific changes include:
 - a. Remove Mixed-Use/Mixed Residential east of Telecom Road, south of Lookout Drive, extending to the areas proposed to be removed from this amendment and the existing apartment complex properties (generally the west half of the large block between Campbell Road and Telecom Parkway). In this location add Retail Mixed-Use.
 - b. Remove Mixed-Use/Mixed Residential north of Lookout Road at its intersection with Campbell Road. In this location add Employment Mixed-Use.
 - c. Remove Mixed-Use/Mixed Residential between Holford Road and Campbell Road north of Ferris Road. Replace that area with Retail Mixed-Use.
 - d. Remove Dwelling, Multi-Family and Elder Care – Independent Living use shown in the Use Table from Employment Mixed-Use, Retail Mixed-Use, and Transition.

Multi-family and Independent Living uses would remain permitted in the Mixed-Use/Mixed Residential Land Use Category included in this PD amendment. In addition, Independent Living is allowed in Mixed Residential (MR) but only in a single-family (detached or attached) or duplex, triplex, quadplex setting.
3. The proposal would allow existing developed uses to remain legal conforming. The remaining Mixed-Use Mixed-Residential Character Zone would be limited to the above mentioned apartment complex properties abutting the west side of Campbell Road, and existing properties being removed from this PD amendment per Plan Commission and staff recommendation would remain in their existing PD 17-35 zoning with Detail Plan applications continuing to be eligible for administrative approvals.
4. The subject property is zoned Planned Development (PD) District 17-35 for Mixed Uses. The Planned Development (PD) 17-35 includes its own controlling uses and development standards as well as conceptual plan. Proposed development projects are implemented through the PD 17-35 regulations with either administrative review or through public hearings (Plan Commission and City Council).

COMPREHENSIVE PLAN

The Future Land Use Map for Envision Garland identifies this area as appropriate for Business Centers. Business Centers represent clusters of business offices and/or low-impact industry whose development and operations result in minimal negative effects to adjacent development types. This includes supporting land uses (retail, services, restaurants, meeting facilities, and entertainment) and may include residential components within a coordinated development.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The PD 17-35 has been implemented with several projects following its establishment in 2015 with its preceding PD 15-20. Newer development in the Planned Development includes a mix of employment, public and private electrical facilities, data centers, offices, retail/entertainment, and a variety of residential projects.

Attachments

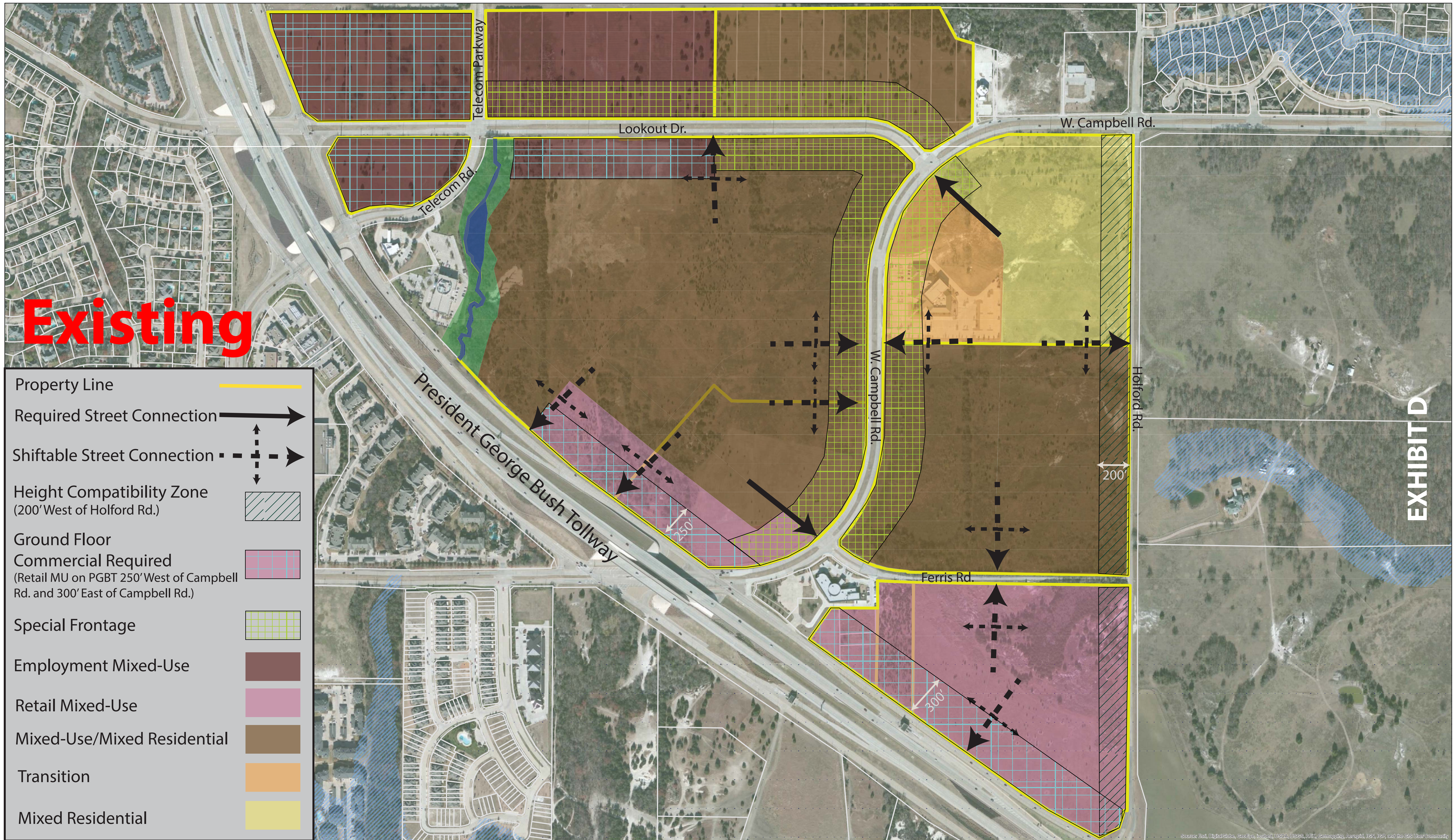
Z 20-17 City of Garland Attachments and Exhibits
Z 20-17 City of Garland Responses
Z 20-17 Staff Presentation

PLANNED DEVELOPMENT CONDITIONS

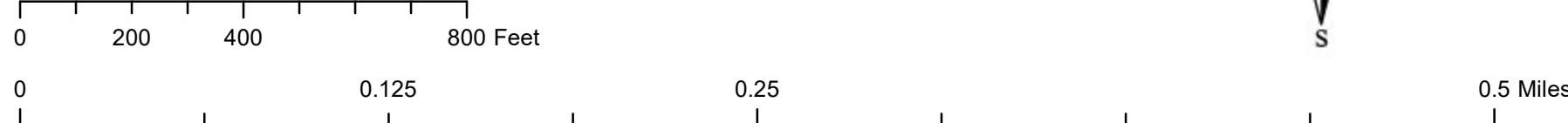
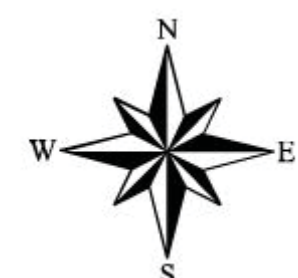
ZONING FILE 20-17

**Northeast of PGBT/SH 190, west of Holford Road, and south of
the City Limits line**

- I. Statement of Purpose:** The purpose of this Planned Development District is to allow for a mix of uses subject to conditions.
- II. Statement of Effect:** This Planned Development District shall not affect any regulation found in the Garland Development Code (GDC), Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations in Ordinance 6773 Garland Development Code (GDC), are included by reference and shall apply, except as otherwise specified by this ordinance.
- V. Specific Regulations:**
 - A. Regulating Plan:** All uses, conditions, processes and standards shall be as provided within Exhibit C.



9/19/17



SH 190/Campbell Rd. Mixed Use Center Zoning Framework Plan



Recommended by Plan Commission

-  Shiftable Street Connection
-  Shiftable Street Connection
-  Height Compatibility Zone
-  Special Frontage
-  Ground Floor Commercial Required
-  PD_17_35
-  Mixed-Use/Mixed Residential
-  Mixed Residential
-  Transition
-  Retail Mixed Use
-  Employment Mixed Use

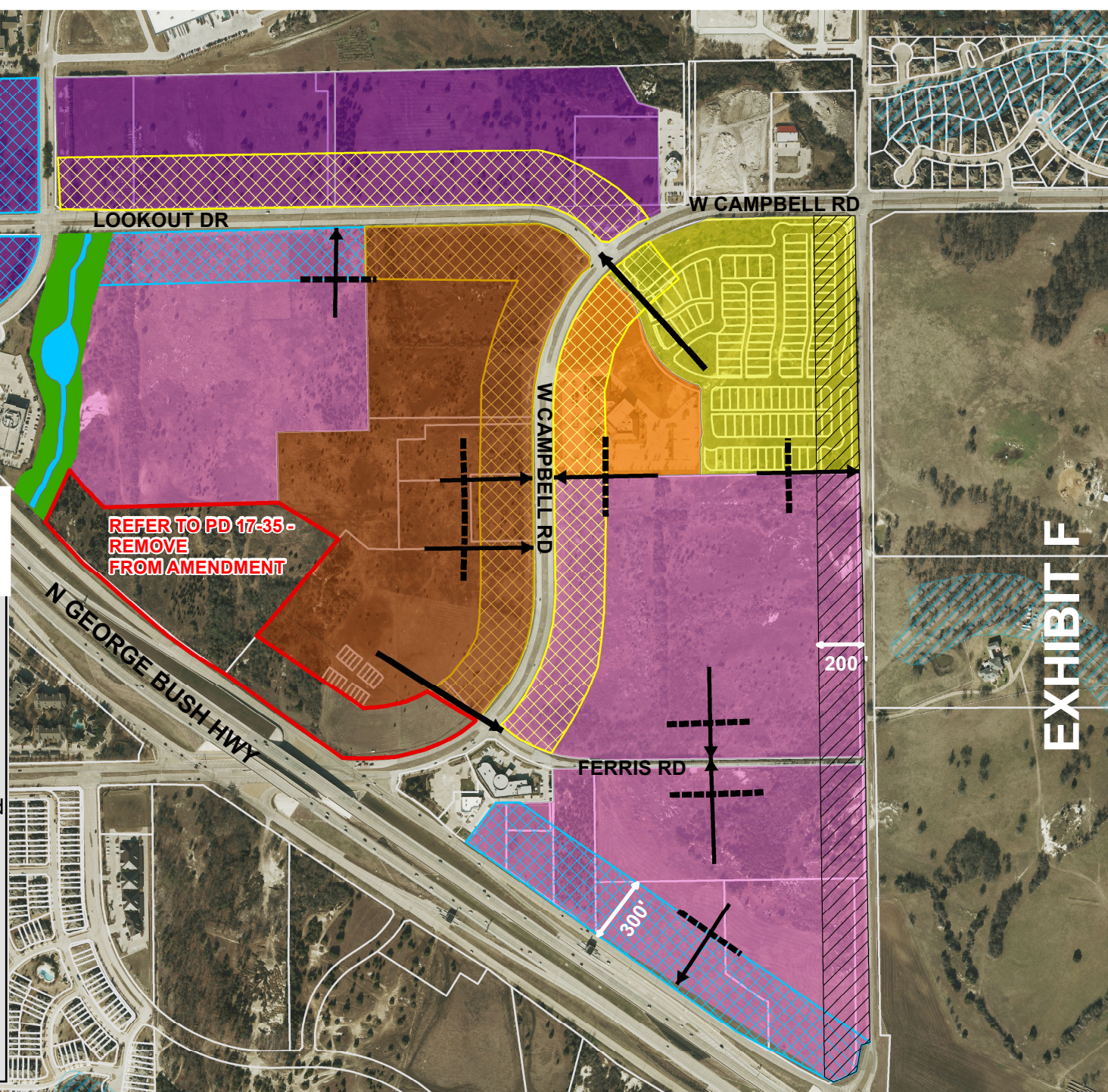
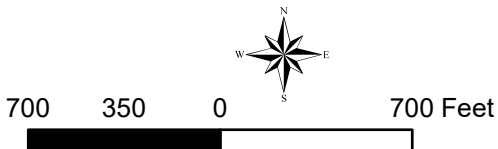


EXHIBIT F

SH 190/CAMPBELL RD MIXED USE CENTER ZONING FRAMEWORK PLAN



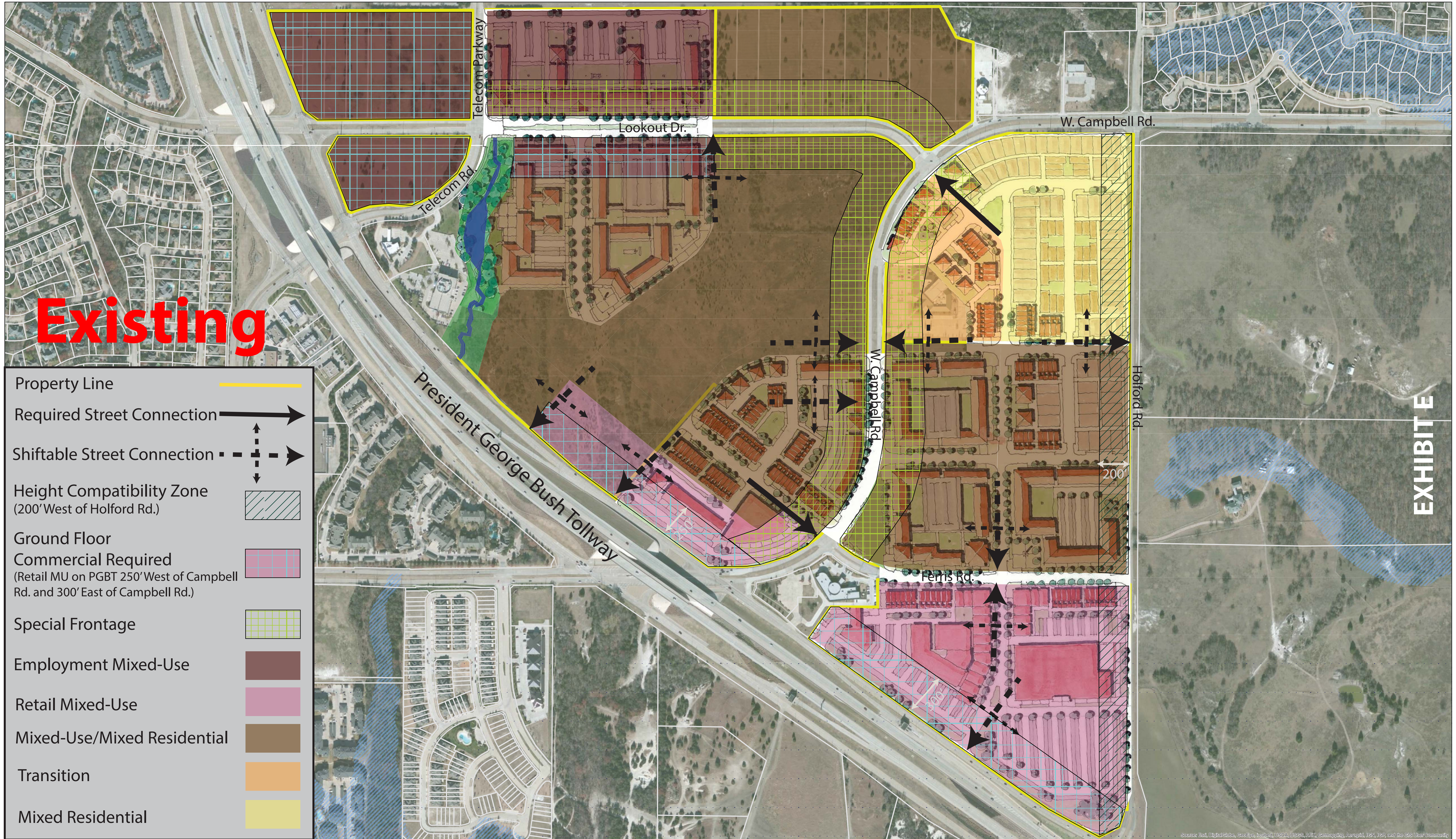
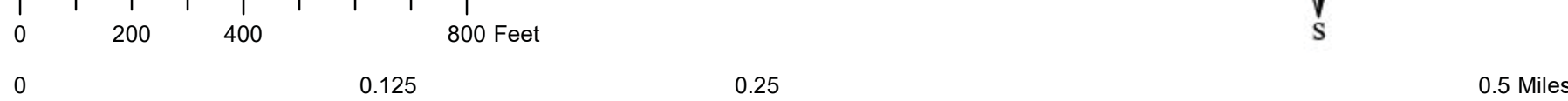
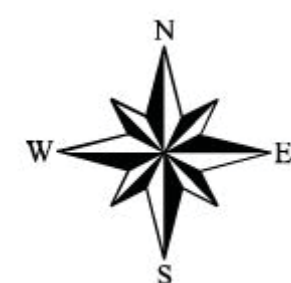


EXHIBIT E

9/19/17



SH 190/Campbell Rd. Mixed Use Center Sample Illustrative Plan



**GATEWAY
PLANNING**
A VIALTA GROUP PARTNER

Recommended by Plan Commission

- Shiftable Street Connection
- ⊕ Shiftable Street Connection
- ▨ Height Compatibility Zone
- ▨ Ground Floor Commercial Required
- ▨ Special Frontage
- ▨ PD_17_35
- ▨ Employment Mixed Use
- ▨ Retail Mixed Use
- ▨ Mixed-Use/Mixed Residential
- ▨ Transition
- ▨ Mixed Residential

LOOKOUT DR

W CAMPBELL RD

W CAMPBELL RD

N GEORGE BUSH HWY

FERRIS RD

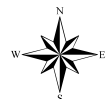
REFER TO PD 17-35 -
REMOVE
FROM AMENDMENT

200'

250'

300'

EXHIBIT G



700 350 0 700 Feet

SH 190/CAMPBELL RD MIXED USE CENTER

Sample Illustrative Plan



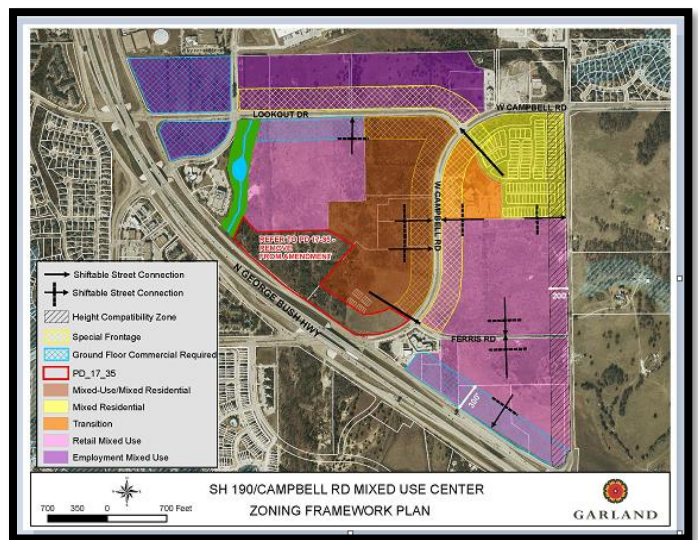
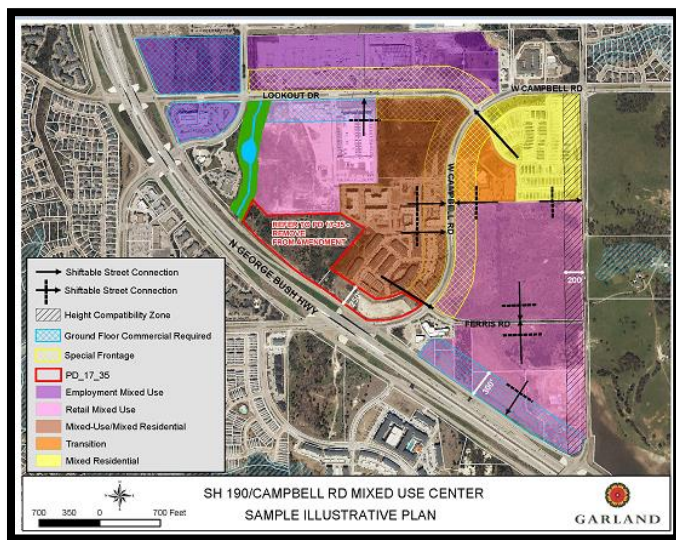
GARLAND

City of Garland SH 190/Campbell Mixed Use Center Planned Development District

June 8, 2015 -- Z 15-20

AMENDED September 19, 2017 -- Z 17-35

(**ADD CITY COUNCIL ORDINANCE DATE FOR Z 20-17**)



Created for



GARLAND

TEXAS MADE HERE

By:

GATEWAYPLANNING
A VIALTA GROUP PARTNER

UPDATES BY CITY OF GARLAND, AS INDICATED ABOVE

EXHIBIT C

City of Garland SH 190/Campbell Mixed Use Center Planned Development District

Table of Contents

- I. Purpose and Intent
- II. Applicability
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- B. Sample Illustrative Plans
- C. SH 190/Campbell MUC-PD District Structure and Review Process Flow Chart
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SH 190/Campbell Mixed Use Center Planned Development District

I. Purpose and Intent

The purpose and intent of the SH 190/Campbell Mixed Use Center Planned Development District (here after known as “MUC-PD”) is to implement the City’s vision for a vibrant and sustainable approach to the development of SH 190 Corridor and to encourage the continuation of the Telecom Corridor® through Garland by becoming a center for major employment office, technology, healthcare and support services, while encouraging, where feasible, a mix of complementary uses including housing, retail, offices, commercial services, and civic uses, supporting long term attractiveness for both employment uses and neighborhood uses. Specifically, the MUC-PD is intended to:

- A. Create short-term development momentum while allowing for long-term market opportunities for larger-scale employment uses;
- B. Establish a high level of development standards to create development of exemplary and enduring quality that fits into the City’s vision including Envision Garland 2030 as amended;
- C. Encourage the development of vertical and horizontal mixed-use areas that are safe, comfortable and attractive to pedestrians while protecting significant environmentally sensitive areas;
- D. Provide flexibility on the site and with design of new development to anticipate changes in the marketplace while establishing human-scaled buildings;
- E. Leverage the frontage and access to SH 190 and other regional corridors while preserving environmentally significant areas as “features” and not constraints, encouraging destination retail and other uses along the SH 190 Corridor with adjacent transitions to sustainable mixed use development patterns so that destination uses directly along the corridor are accessible internally by walking, cycling and driving;
- F. Create a variety of connected community gathering places and passive open spaces with trails to make walking and biking easy from one place to another and connect to off-site trails;
- G. Include a range of residential options that reflect changing lifestyles considering both market demand and City preferences;
- H. Provide appropriate transitions to protect adjacent neighborhoods and to promote sustained value;
- I. Encourage efficient uses of land; and
- J. Utilize existing and future transportation and parking assets efficiently in order to optimize both auto traffic on surrounding streets and on-site parking demand through design strategies and policy incentives that support use of multiple modes of transportation.

II. Applicability

- A. The MUC-PD District (this Code) applies to the property shown as the PD 15-20 on the Zoning Map and the boundaries are as established in the Zoning Framework Plan in Appendix A.
- B. The provisions of the MUC-PD District (this Code), when in conflict, shall take precedence over those in the Garland Development Code (GDC) as amended except as noted herein. Development standards not addressed in this Code shall be governed by the GDC to the extent they are not in conflict with the intent of the MUC-PD District standards.

III. SH 190/Campbell MUC-PD District Structure

A. MUC-PD District Structure: The following plans establish the structure within which the details of the PD District are calibrated to a specific Master Concept Plan (MCP) at the time of development. The Sample Illustrative Plans are included to provide an overall guidance on the desired pattern and character of development envisioned under this code while the Zoning Framework Plan establishes the major street network and character zone allocations within the PD District.

1. Sample Illustrative Plans – are conceptual plans generated for different areas of the MUC-PD District that provide guidance on the intended character and layout of development based on the context and vision for the different character zones. These are to be used as prototypical development scenarios that would inform the ultimate Master Concept Plan by the individual developers/property owners. The Sample Illustrative Plans illustrate important principles of planning a mixed use, walkable neighborhood.
2. Zoning Framework Plan – is the plan that is adopted at the time of creation of this PD and associated rezoning and establishes the different Character Zones and the major street network envisioned for MUC-PD District. Using the Zoning Framework Plan (ZFP) (Appendix A) and this Code, an applicant shall specify certain details of the development and may refine ZFP elements at the time of MCP per the criteria established in this Code.

Five (5) Character Zones are established within the MUC-PD, each of which implements specific aspects of the vision for a regional mixed use destination with significant employment and residential uses. Prior to any new development within these areas, a Master Concept Plan (MCP) consistent with the adopted ZFP (Appendix A) and this PD shall be developed by the applicant/property owner or developer.

- i. Employment Mixed Use Zone (EMU): This is the Character Zone the area adjacent to the SH 190 frontage and along Lookout Drive. This zone is appropriate for the long-term development of large-scale regional employment and office uses due to its proximity to the Telecom Corridor®. The direct access to regional roadways including SH 190 offers adequate capacity for such an employment hub. The major roadway frontages along SH 190, Lookout Drive, and Telecom Parkway are not appropriate for ground floor residential uses. The vision for this zone is mid-to high-rise office buildings with structured parking.
- ii. Retail Mixed Use Zone (RMU): This is the area adjacent to SH 190 with access conducive to destination and regional retail uses. This area shall contain design and development standards that allow for retail and office uses; but that also encourage connections and transitional uses with the adjacent development.
- iii. Mixed Use-Mixed Residential Zone (MU-MR): This area is the core mixed use development opportunity for the area, linking the other areas together and encouraging development standards and uses that create a variety of higher density residential types as well as office and retail uses that do not require visibility from SH 190, but in a walkable development context.

- iv. Transition Zone (T): This area is located to provide opportunities for residential and neighborhood serving smaller scale professional office and retail within a design context that respects the scale of the adjacent Mixed Residential Zone (MR).
 - v. Mixed Residential Zone (MR): This area is primarily residential in character and intended to provide a transition to the single family neighborhoods to the northeast. This area shall provide a variety of lower density attached and detached housing types within a walkable context including integrated small open spaces.
3. Master Concept Plan – A Master Concept Plan shall establish the exact location of Character Zones, land uses and open spaces, blocks, lots, building and street layout, treatment of transition areas to adjacent uses and any other appropriate information required by this PD. The Master Concept Plan shall illustrate the design direction of the site with dimensional standards that provide substantial certainty about the development outcomes, intensity, and phasing of the proposed development. It shall be created and submitted by the applicant/developer prior to any new development within the MUC- PD in conformance with Type 1 or Type 2 MCP applications as established in Section IV.B.2 of this Code. A Master Concept Plan shall meet the standards established in the Zoning Framework Plan and this PD and shall be developed for a minimum acreage even if the actual development is phased.
- i. Minimum Acreage Required: The minimum acreage required for any initial Master Concept Plan shall be no smaller than any one of the following: (1) all the contiguous property under one single ownership; or (2) all property under one Character Zone as established in the adopted Zoning Framework Plan; or (3) all property circumscribed by any proposed new or existing streets per the Zoning Framework Plan.
 - ii. Amendments to Approved Master Concept Plans: After the initial Master Concept Plan approval, subsequent amendments to approved MCPs shall include the entire area of the initial Master Concept Plan approval regardless of the standards in III.A.3.i. above.
4. Detail Plan: Detail plans shall be the lot and buildings level plans and shall be required for individual lots and/or buildings prior to Site Permit and/or Building Permit approval for all development. The approval process for detail plans shall be based on the process established for Type 1 or 2 applications in Section IV.B.3 of this PD and as outlined within Section 2.12 of the GDC.

IV. Administration

- A. General: No building or structure may be erected or moved unless in conformity with this MUC-PD.
- B. Authority for Approval (See Appendix C for a flow chart illustrating the Application Process):
 - 1. Zoning Framework Plans: may only be approved by City Council after recommendation by the Plan Commission. The process for Zoning Change applications in Chapter 2, Article 2, Division 1 of the GDC shall be followed. Modifications to adopted ZFPs may also be processed in conjunction with MCP applications per IV.B.2 below.

2. Master Concept Plans: Master Concept Plans may be classified into Type 1 and Type 2 MCP applications.
 - i. Type 1 MCP Applications:
 - a. Shall include any new or revised MCP applications consistent with the adopted ZFP, requirements of this PD, and applicable sections of the GDC. They may include minor modifications to ZFP elements per Table 4-1.
 - b. May be approved administratively by the Director.
 - c. Appeals to the Director's decision shall be heard by the City Council after a recommendation from the Plan Commission. In reviewing such appeals, the Plan Commission and City Council shall only consider the items identified by the Director as not meeting this PD.
 - ii. Type 2 MCP Applications:
 - a. Shall include any new or revised MCP applications that are NOT consistent with the adopted ZFP, requirements of this PD, or applicable sections of the GDC or propose alternative standards to the standards in this PD or an approved ZFP beyond the standards established under Table 4-1 for minor modifications to Zoning Framework Plan elements.
 - b. May only be approved by City Council after recommendation by the Plan Commission.
 - c. The process for Type 2 MCP Applications shall follow the process for Concept Plan Review under Section 2.12 of the GDC. In considering Type 2 MCP Applications, the Plan Commission and the City Council may use any of the following criteria:
 - 1) The extent to which the proposed modifications to street layout and/or character zones impact adjoining properties with respect to continuity and adjacency predictability;
 - 2) The overall purpose and intent of the regional Mixed Use Center;
 - 3) The extent to which the proposal fits the adjoining design context by providing appropriate building scale and use transitions;
 - 4) The extent to which the proposal provides public benefits such as usable civic and open spaces, livable streets, affordable housing, structured and/or shared parking, and linkages to transit; and
 - 5) The extent to which the proposal does not hinder future opportunities for higher intensity development.
3. Detail Plans: Detail Plans may be classified into Type 1 and Type 2 applications.
 - i. Type 1 Detail Plan Applications:
 - a. Shall include any new or revised Detail Plans consistent with the requirements of this PD, an approved MCP, and applicable sections of the GDC.
 - b. May be approved administratively by the Director.
 - ii. Type 2 Detail Plan Applications:
 - a. Shall include any new or revised Detail Plans that are NOT consistent with the requirements of this PD, an approved MCP, or applicable sections of the GDC

- or propose alternative standards to the standards in this PD or an approved MCP.
 - b. May only be approved by City Council after recommendation by the Plan Commission.
 - c. The process for Type 2 Applications shall follow Section 2.12 of the GDC. In considering Type 2 Applications, the Plan Commission and the City Council may use any of the following criteria:
 - 1) The extent to which the proposed application impacts adjoining properties with respect to continuity and adjacency predictability;
 - 2) The extent to which the application meets the overall purpose and intent of the regional Mixed Use Center;
 - 3) The extent to which the proposal fits the adjoining design context by providing appropriate building scale and use transitions;
 - 4) The extent to which the application provides public benefits such as usable civic and open spaces, livable streets, affordable housing, structured and/or shared parking, and linkages to transit; and
 - 5) The extent to which the application does not hinder future opportunities for higher intensity development.
- C. Master Concept Plan Requirements: The Master Concept Plan is intended to illustrate the building and block level development pattern of the MUC-PD District consistent with the purpose and intent of the Section and establish the detailed standards and rules for any new development within the MUC-PD District and the corresponding Character Zones.
- 1. The applicant shall submit a Master Concept Plan for the minimum acreage as established in Section III.A.3.i. The Master Concept Plan application shall be made prior to detail plan application for any new development.
 - i. Each MCP application shall:
 - a. demonstrate compliance with this PD's purpose, intent, and development standards;
 - b. include exhibits meeting all the informational requirements for a Concept Plan under Section 2.11 of the GDC, and meeting the standards of this PD and adopted ZFP including:
 - 1) Delineation of the Character Zones per the adopted ZFP (including any modifications to adopted ZFP elements);
 - 2) The layout of proposed blocks, major and minor streets, bikeways, sidewalks, and trails;
 - 3) the location and acreage of open space areas and whether each will be privately owned, a common area for residents only or dedicated to public use;
 - 4) Type "A" and "B" Development Frontage designations based on the standards in this PD.
 - 5) A conceptual level plan for the accommodation of stormwater drainage and detention and other major water and sewer infrastructure elements for the overall area included in the MCP;

- 6) the location and area of retail, office, industrial, residential, civic, and open space uses;
- 7) the approximate shape, size, and placement of buildings;
- 8) the general parking location relative to streets and buildings and approximate parking count, with indication of parking lot landscape areas; and
- 9) any minor modifications to adopted ZFP elements per Table 4-1 below.

Table 4-1: Minor Modifications Table		
Framework Plan Element	Extent of Minor Modification Permitted	Criteria
a. Area/boundary of a Character Zone	Area/boundary of a specific Character Zone may be adjusted no more or less than 30%.	i. Shall not eliminate any character zone ii. Modified area shall be contiguous with the corresponding character zone that is changed iii. Boundary modifications may be due to physical constraints on the property, or shifting of internal roadways or to better align with ownership boundaries.
b. Location of any Required Street	Location may be shifted no more than 150' in any direction	i. Shall maintain the connectivity intended by the Framework Plan ii. Shall maintain the continuation and/or connectivity with any existing streets or driveways where possible
c. Area of any Required Civic/Open Space	May be reduced by no more than 25%	i. Shall maintain the frontages required by the Framework Plan ii. Area may be adjusted to accommodate shifting of any new Required Streets or any required easements only

- c. Include a Street Classification Master Plan with associated with cross-sections and street classifications for the proposed MCP area (or for each phase, if it is to be developed in phases) specifying right-of-way width, minimum pavement width, on-street parking, approximate location of street trees, bikeways and sidewalks (Appendix D, Institute of Transportation Engineers' Designing Walkable Urban Thoroughfares manual or NACTO's Urban Street Design Guide shall be used to guide the development of the proposed cross sections in lieu of the street standards in the GDC. See Definitions for complete citation).
- d. Include a report in the form of text, statistical information, tables, guidelines, and graphics that includes:
 - 1) a statement of the purpose and intent of the proposed development consistent with the vision and ZFP for the MUC-PD District and its Character Zones;
 - 2) a description of the mix of land uses and the factors which ensure compatibility both within the development site, with adjacent land uses, and compliance with the recommendations of all the adopted elements of the Comprehensive Plan;
 - 3) any special standards for signage in the form of a Master Sign Plan application that provides a design palette addressing the location, size,

type, lighting, colors, and materials for all signage in the proposed development unless meeting the Sign Regulations in Chapter 4, Article 5 of the GDC;

- 4) statistical information including:
 - a) gross acreage of the site, and net acreage of the site excluding jurisdictional wetlands, regulatory floodplains, and slopes over 20%;
 - b) the amount of land devoted to open space, both in acres and as a percentage of the gross acreage of the site;
 - c) the amount of land devoted to retail, office, industrial, residential, and civic uses;
 - d) a plan for pedestrian, bicycle, and vehicular circulation describing the general design capacity of the system as well as access points to any regional trail system;
 - e) a daily and peak hour trip generation and directional distribution report by use unless the Director of Transportation finds that the traffic to be generated by the proposed development does not warrant the preparation and submission of a study;
 - f) the maximum allowable building coverage and height; and
 - g) the minimum and maximum building setbacks.
- e. Development standards for the proposed development that meet Section VI.B of this PD and specifying standards for all the “flexible” elements by each Character Zone within the specific MCP area in the form of a table (see Table 6-3 in Section VI for criteria and format);
- f. Compliance with frontage and housing mix and type standards in Section VI.A.4 for the specific Character Zones and locations to be included with the MCP;
- g. Building design and general architectural design standards that meet Sections VI.A.8 and VI.A.9 of this PD for the proposed development specifying general materials and configurations permitted for facades, roofs, and openings;
- h. a landscape concept plan that includes the design direction and general for streetscapes and public/open spaces types; and
- i. a non-binding schedule for the entire development (or for each phase, if it is to be developed by phases), which shall show generally how the applicant will complete the project containing the following information:
 - 1) The proposed order of construction by section delineated on the Master Concept Plan;
 - 2) The proposed schedule for construction of improvements to open space areas; and
 - 3) The proposed schedule for the installation of required public streets, utilities improvements and the dedication of public rights-of-way and/or easements.

D. Detail Plans and Minor Amendments to Approved MCPs:

1. **Detail Plan Requirements:** A Detail Plan shall be required for all development. Detail Plans within the MUC-PD District shall meet the submittal requirements for Detail Plans established under the Section 2.12 of the GDC. Additional information that adequately illustrates the detail plan's compliance with this PD and the applicable MCP shall also be required. The process for approval of Detail Plans is established in Section IV.B.3 of this PD and within Chapter 2, Article 2, Division 2 of the GDC.
2. The Director of Planning may approve minor changes to a previously approved MCP or detail plan with the applicant's written justification for such changes. Any significant changes to and deviations from approved plans shall be regarded as an amendment to that particular plan and may be reviewed by the Director of Planning and processed per the standards established in this PD. The Director of Planning shall make the determination as to whether a proposed change is minor or significant, based upon consideration of the following facts:
 - i. whether the proposed change substantially alters the arrangement of component zones, buildings or changes the use of building space designated on the original plan;
 - ii. whether there is an increase of greater than 10% in the number of residential dwelling units beyond the threshold established in the approved MCP;
 - iii. whether the proposed change substantially alters vehicular circulation or the placement/ arrangement of parking areas; or
 - iv. whether the proposed change will reduce or lessen the effectiveness of open space, landscape buffers, and edges.

V. Schedule of Uses

- A. No permit may be issued for a use that is not allowed by this MUC-PD.
- B. **Use Categories:** In order to regulate use, categories of uses have been established. Use categories provide a systematic basis for assigning land uses to appropriate categories with other, similar uses. Use categories classify land uses and activities based on common functional, product, or physical characteristics. Characteristics include the type and amount of activity, the hours of operation, the type of customers or residents, how goods or services are sold or delivered, likely impact on surrounding properties, and site conditions.
- C. **Principal Uses:** Allowed principal uses by MUC-PD District and Character Zones are listed in Table 5.1 Permitted Use Table. Principal uses are grouped into categories of uses (see Definitions for description of land use categories). The example uses listed are not an exhaustive list. The Director of Planning has the responsibility for categorizing all uses.
- D. **Accessory Uses:** The following standards shall apply to Accessory Uses:
 1. Unless otherwise expressly stated, accessory uses are permitted in conjunction with allowed principal uses. Accessory uses shall be accessory and customarily incidental and subordinate to a permitted principal use.
 2. No accessory use may be established on a site prior to the establishment of a permitted principal use.

3. The Director of Planning is authorized to determine when a structure or use meets the definition of an accessory use. In order to classify a structure or use as accessory, the Director of Planning must determine that the use:
 - i. Is subordinate to the principal use in terms of area, extent and purpose;
 - ii. Contributes to the comfort, convenience or necessity of occupants of the principal use served;
 - iii. Is located on the same lot as the principal structure or use, or on a contiguous lot in the same ownership;
 - iv. Does not involve operations not in keeping with the character of the principal use served; and
 - v. Is not of a nature likely to attract visitors in larger numbers than would normally be expected for the principal structure or use.
 4. Home Occupations: Standards in Section 2.61 of the GDC shall apply.
 5. Live-Work Uses and Structures: Live-work uses and structures are permitted per Section V of this PD. A live-work structure is a mixed use building type with a dwelling unit that is also used for work purposes, provided that the 'work' component is (1) restricted to the uses of professional office, personal service, cottage industrial, artist's workshop, studio, or other similar uses, (2) is located on the street level and ground floors constructed to Commercial Ready standards, and (3) is constructed as separate units under a condominium regime or as a single unit. The 'live' component may be located on the street level (adjacent to the work component) or any other level of the building. Live-work dwelling is distinguished from a home occupation otherwise defined by this Section in that the "work" component is not required to be incidental and secondary to the "live" component. The business owner or a full-time employee may reside in the residential unit associated with the commercial use.
- E. Accessory Structures: All accessory structures shall be clearly subordinate to the principal structure on the lot. All accessory structures shall meet the applicable principal structure standards per the Character Zone unless alternative standards are proposed by the applicant and adopted as part of the MCP approval.



The land use is allowed by right in the zoning district indicated.



The land use is prohibited in the zoning district indicated.



The land use is allowed only upon approval of a Specific Use Provision (SUP) in the zoning district indicated.

Table 5-1 Schedule of Uses

	EMU – Employment Mixed Use	RMU – Retail Mixed Use	MU-MR – Mixed Use – Mixed Residential	T – Transition	MR – Mixed Residential	Cross-Reference(s) for Special Standards
AGRICULTURE USES						
Farm, Ranch, Orchard						-
Feed Store						-
Stable, Commercial						-
Stable, Private						-
Stockyards, Livestock Auction, Livestock Hauling						-
RESIDENTIAL USES						
Accessory Dwellings:	-	-	-	-	-	-
Dwelling, Accessory – Guard/Manager/Caretaker					P	Sec. 2.58
Dwelling, Accessory – Guest House					P	Sec. 2.58
Dwelling, Accessory – Rental Unit					P	Sec. 2.58
Congregate Adult Living Facilities:	-	-	-	-	-	-
Rehabilitation Facility, In Home/Residential		S	S	S	S	-
Rehabilitation Facility, Institutionalized						-
Elder Care Facilities:	-	-	-	-	-	-
Elder Care – Assisted Living	S	S	S	S		Sec. 2.52(A)12
Elder Care – Continuing Care (combination)	S	S	S	S		Sec. 2.52(A)12



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	EMU – Employment Mixed Use	RMU – Retail Mixed Use	MU-MR – Mixed Use – Mixed Residential	T – Transition	MR – Mixed Residential	Cross-Reference(s) for Special Standards
Elder Care – Independent Living	P	P	P	P	P*	Sec. 2.52(A)12 P* = Permitted in duplex, triplex, quadplex, and single-family (attached and detached) building types only
Elder Care – Nursing/Convalescent Care	S	S	S	S		Sec. 2.52(A)12
Household Living Units:	-	-	-	-	-	-
Dwelling, Two-Family (duplex)			P	P	P	Sec. 2.38
Dwelling, Industrialized Housing Unit						Sec. 2.36
Dwelling, Manufactured/HUD-Code Home						-
Dwelling, Mobile Home						-
Dwelling, Multi-Family	P	P	P	P		Sec. 2.39 (see exception below) The GDC requirement for 2 swimming pools for MF Developments over 250 units may be reduced to 1 swimming pool in addition to any reduction of required Clubhouse area with the Planning Director's approval through the MCP or Detail Plan process.
Dwelling, Live/Work	P	P	P	P		-



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	EMU – Employment Mixed Use	RMU – Retail Mixed Use	MU-MR – Mixed Use – Mixed Residential	T – Transition	MR – Mixed Residential	Cross-Reference(s) for Special Standards
Dwelling, Single-Family Detached			P*		P*	Sec. 2.36 P* implies Section VI.A.4.i and Section VI.A.4.ii applies P implies only Section VI.A.4.i applies
Dwelling, Single-Family Attached (Townhouse)		P	P	P	P	Sec. 2.37
Manufactured/Mobile Home Park or Subdivision						-
ACCESSORY & TEMPORARY USES						
Accessory Structure			P	P	P	Sec. 2.58
Convenience Facilities:	-	-	-	-	-	-
Drive-Through Service		S				Sec. 4.20 Standards in Section 7 of this PD also apply
Walk-Up Service	P	P	P	P		-
Fuel Pumps, Retail		S				Sec. 2.52(A)3 Standards in Section 7 of this PD also apply
Kiosks, Self-Service:	-	-	-	-	-	-
Automated Teller Machine (ATM) – Drive-Up	P	P	S	S		Sec. 2.52(A)7, Sec. 4.20
Automated Teller Machine (ATM) – Walk-Up	P	P	P	P		Sec. 2.52(A)7
Retail (ice, water, etc.)		S				Sec. 2.52(A)7, Sec. 4.20
Recycled Materials Collection						
Outside Display, New Materials		S				Sec. 2.52(A)14
Outside Display, Used Materials						
Outside Storage, New Materials		S				Sec. 2.52(A)14



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	EMU – Employment Mixed Use	RMU – Retail Mixed Use	MU-MR – Mixed Use – Mixed Residential	T – Transition	MR – Mixed Residential	Cross-Reference(s) for Special Standards
Outside Storage, Used Materials						
Outside Storage Unit, Portable (POD)						
Seasonal Sales	*	*	*	*		Art. VIII, Ch. 30, City Code
Shelter Tent						-
Shipping Container						Sec. 2.52(A)15, Art. XII, Ch. 30, City Code
Temporary Building/Office (field office, construction office, subdivision sales office, etc.)	*	*	*	*	*	Sec. 2.52(A)19
INSTITUTIONAL AND EDUCATIONAL						
College or University	P	P				-
Convention Facility	P	S	S			-
Day Care Facilities:	-	-	-	-	-	-
Day Care Center, Adult	S	P	S	S	S	Sec. 2.52(A)13
Day Care, Youth – Licensed Child-Care Center	P	P	S	S	S	Sec. 2.52(A)2
Day Care, Youth – Registered Child-Care Home			S	S	S	Sec. 2.61
Church or Place of Worship	P	P	P	P	P	-
Learning Center, Specialized	P	P	S	S		-
School, Business	P	P	P			-
School, Retail/Personal Services Training	P	P	P			-
School, Trade						-
School, Private, Religious or Charter			S	S	S	-
School, Public			P	P	P	-



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	EMU – Employment Mixed Use	RMU – Retail Mixed Use	MU-MR – Mixed Use – Mixed Residential	T – Transition	MR – Mixed Residential	Cross-Reference(s) for Special Standards
GOVERNMENT & HUMAN SERVICES USES						
Charitable Boarding						-
Garden, Charitable						-
Garden, Civic			P	P	P	-
Post Office	P	P	P	P		-
Social Service Facility/Agency		P	P	P		-
MEDICAL & HEALTH SERVICES USES						
Cemetery						
Hospital	S	S				-
Medical and Dental Office/Clinic	P	P	P	P		-
Mortuary/Funeral Home						
RECREATIONAL, SOCIAL AND ENTERTAINMENT USES						
Athletic Events Facility, Indoor		P	P			-
Athletic Events Facility, Outdoor						-
Athletic Field, Stadium, Arena	S	S				-
Civic Club/Fraternal Lodge		P	P	S		-
Commercial Amusement, Indoor		P	S			-
Commercial Amusement, Outdoor						-



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	EMU – Employment Mixed Use	RMU - Retail Mixed Use	MU-MR - Mixed Use – Mixed Residential	T - Transition	MR – Mixed Residential	Cross-Reference(s) for Special Standards
Commercial Amusement, Indoor		P	S			-
Commercial Amusement, Outdoor						-
Cultural Facility	P	P	P	P		-
Day Camp, Private						-
Dry Boat Storage						-
Equestrian Camp, Private						-
Golf Course/Country Club						-
Health & Fitness Gym (indoor)	P	P	P	P		-
Marina						-
Public Amusement, Temporary	*	*	*	*		Art. VIII, Ch. 30, City Code.
Racing Track						-
Reception Facility		S				Sec. 2.52(A)20
Recreational Vehicle Park (short-term stays only)						-
Shooting Range, Indoor						-
Shooting Range, Outdoor						-
Theater, Large Scale		P				-
Theater, Small Scale	S	P	P			-
Zoo						-
OFFICE, RETAIL & SERVICE USES						
Alternative Financial Establishment						-



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	EMU – Employment Mixed Use	RMU – Retail Mixed Use	MU-MR – Mixed Use – Mixed Residential	T – Transition	MR – Mixed Residential	Cross-Reference(s) for Special Standards
Antique Shop (indoors only)		P	P	P		-
Bait Sales, Live						-
Bakery, Retail	P	P	P	P		-
Bed and Breakfast						Sec. 2.52(A)11
Business & Media Service	P	P	P	P		-
Call Center	P	P	P			-
Commercial Blood, Plasma, Tissue and Cell Collection Center						Sec. 2.52(A)26
Convenience Store (1,000-5,000sf)	P	P	P	S		Sec. 2.52(A)1
Financial Institution	P	P	P	P		Sec. 4.20
Flea Market, Indoor						-
Flea Market, Outdoor						-
Furniture, Household Furnishings and Appliance Sales/Rental		P	P			-
Grocery/Supermarket (>5,000sf)	S	P	P			-
Home Improvement Center (>50,000sf)		S				-
Hotel/Motel, Extended Stay	S	S	S			Sec. 2.52(A)11
Hotel/Motel, Full Service	P	P	P			Sec. 2.52(A)11
Hotel/Motel, Limited Service	S	S	S			Sec. 2.52(A)11
Indoor Shopping Mall						-



The land use is allowed by right in the zoning district indicated.



The land use is prohibited in the zoning district indicated.



The land use is allowed only upon approval of a Specific Use Provision (SUP) in the zoning district indicated.

	EMU – Employment Mixed Use	RMU – Retail Mixed Use	MU-MR – Mixed Use – Mixed Residential	T – Transition	MR – Mixed Residential	Cross-Reference(s) for Special Standards
Kiosk, Trailer or Mini-Structure (attended):	-	-	-	-	-	-
Retail/Service	S	P	P			Sec. 2.52(A)7, Sec. 4.20
Recycled Materials Collection						
Landscape Nursery (retail)		S				-
Landscape Nursery/Tree Farm (wholesale)						Sec. 2.52(A)17
Laundry, Drop-Off (with drive-through or window)	S	P	S			Sec. 4.20
Laundry, Drop-Off (without drive-through or window)	P	P	P	P		-
Laundry, Self-Serve (Laundromat)						-
Office, General	P	P	P	P		-
Pawn Shop						-
Personal Services	P	P	P	P		-
Pet Store (indoors only)	P	P	P			-
Pharmacy (with drive-through or window)	S	P	S			Sec. 4.20
Pharmacy (without drive-through or window)	P	P	P	P		-
Produce Stand/Outdoor Farmers Market		P	P	S		-
Restaurant (No Drive-Through)	P	P	P	P		-
Restaurant, Drive-Through		P	S			Sec. 4.20
Retail Store	P	P	P	P		-



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	EMU – Employment Mixed Use	RMU – Retail Mixed Use	MU-MR – Mixed Use – Mixed Residential	T – Transition	MR – Mixed Residential	Cross-Reference(s) for Special Standards
Sexually Oriented Business						
Smoke Shop						-
Studio, Arts/Crafts	P	P	P	P		-
Studio, Fitness or Performing Arts	P	P	P	P		-
Tattooing/Body Piercing Establishment						Sec. 2.52(A)6
Used Goods, Retail Sales (Indoors)		S				-
COMMERCIAL USES						
Bakery, Commercial						-
Building/Garden Materials Sales & Storage (wholesale)						Sec. 2.52(A)23
Bulk Material Sales & Storage (retail or wholesale)						Sec. 2.52(A)18
Contractor's Office/Storage Yard (outdoor storage)						Sec. 2.52(A)24
Contractor's Office/Warehouse (indoors only)						-
Custom Products Manufacturing	P					-
Equipment Leasing/Rental, Indoor						-
Equipment Leasing/Rental, Outdoor						Sec. 2.52(A)25
Feed/Grain Mill						-
Furniture and Appliance Cleaning/Repair						-
Garden, Commercial						-

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S	The land use is allowed only upon approval of a Specific Use Provision (SUP) in the zoning district indicated.

	EMU – Employment Mixed Use	RMU – Retail Mixed Use	MU-MR – Mixed Use – Mixed Residential	T – Transition	MR – Mixed Residential	Cross-Reference(s) for Special Standards
Laundry Plant, Commercial						-
Meat and Game Processing						-
Pet Care/Play Facility (indoor)	P	P	P	P		Sec. 2.52(A)9
Pet Care/Play Facility (outdoor)						Sec. 2.52(A)9
Portable Building Sales/Leasing						-
Printing/Publishing House		S	S			-
Recording Studio/Media Production	P	P	P			-
Recycling Collection Center (no outdoor storage)						Sec. 2.52(A)8
Recycling Salvage Yard (unlimited outdoor storage)						Sec. 2.52(A)8
Self-Storage Facility (mini-warehouse)		S				Sec. 2.52(A)16
Small Engine/Lawn Equipment Rental & Repair (indoors)						-
Taxidermist						-
Vehicle Dispatch & Storage						-
Veterinary Clinic, Large Animal (outdoor pens)						-
Veterinary Clinic, Small Animal (indoors only)	P	P	P	P		-
Veterinary Clinic, Small Animal (outdoor kennels, runs)						-
MOTOR VEHICLE & RELATED USES						
Automobile Leasing/Rental						-



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The land use is prohibited in the zoning district indicated.



The land use is allowed only upon approval of a Specific Use Provision (SUP) in the zoning district indicated.

	EMU – Employment Mixed Use	RMU – Retail Mixed Use	MU-MR – Mixed Use – Mixed Residential	T – Transition	MR – Mixed Residential	Cross-Reference(s) for Special Standards
Automobile Repair, Major						
Automobile Repair, Minor						
Automobile Sales, New or Used						-
Boat Sales, Leasing & Repair (outdoor storage)						
Car Wash, Automated/Rollover						
Car Wash, Full-Service/Detail		S				
Car Wash, Self-Service/Wand						
Impoundment Lot (commercial/private)						-
Motorcycle/ATV Sales, Leasing & Repair (new and used – indoors only)						-
Parking Lot or Garage, Commercial	P	P	P			-
Personal Watercraft Sales, Leasing & Repair (new and used)						-
Recreational Vehicle/Trailer Sales, Leasing & Repair						-
Salvage Yard, Automotive						-
Travel Center						-
Truck/Bus Repair						-
Truck/Bus Sales & Leasing/Rental						-
Truck/Bus Storage						-
Truck/Bus Wash						



The land use is allowed by right in the zoning district indicated.



The land use is prohibited in the zoning district indicated.



The land use is allowed only upon approval of a Specific Use Provision (SUP) in the zoning district indicated.

	EMU – Employment Mixed Use	RMU – Retail Mixed Use	MU-MR – Mixed Use – Mixed Residential	T – Transition	MR – Mixed Residential	Cross-Reference(s) for Special Standards
Wrecker/Towing Service						-
TRANSPORTATION USES						
Airport/Heliport						-
Bus Stop	P	P	P	P		-
Helipad	S					-
Motor Freight Terminal/Railroad Switching Yard						-
Transit Station, Public	P	P	P			-
Transportation Depot, Passenger (commercial)						
Transportation Terminal, Passenger (commercial)						-
INDUSTRIAL USES						
Animal Feed Processing & Storage						-
Batching Plant						-
Batching Plant, Temporary	P	P	P	P	P	-
Data Center	P	P	P			Design standards in Section VI.A.10 shall apply
Distribution Center, Large (indoors only)						-
Distribution Center, Small (indoors only)	S					-
Food Processing & Storage						-

P	The land use is allowed by right in the zoning district indicated.
	The land use is prohibited in the zoning district indicated.
S	The land use is allowed only upon approval of a Specific Use Provision (SUP) in the zoning district indicated.

	EMU – Employment Mixed Use	RMU – Retail Mixed Use	MU-MR – Mixed Use – Mixed Residential	T – Transition	MR – Mixed Residential	Cross-Reference(s) for Special Standards
Gas or Petroleum Drilling or Pipeline						
Heavy Machinery Sales, Rental, Storage & Repair						-
High Risk Use						-
Industrial or Manufacturing, Heavy						-
Industrial or Manufacturing, Light						-
Laboratory, Analytical or Research (indoor)	P					-
Leather & Allied Products Manufacturing						-
Mining/Mineral Extraction						-
Warehouse, Office/Showroom (indoors only)	S					-
UTILITY & SERVICE USES						
Antenna, Commercial	*	*	*	*	*	Div. 5, Art. 5, Ch. 2
Antenna, Private	*	*	*	*	*	Div. 5, Div. 6, Art. 5, Ch. 2
Electric Generating Plant						-
Electric Substation	S	S	S			-
Gas Regulating Station						-
Telecommunications Switching Station	S	S				-
Wind Energy Conversion System	S	S	S	S	S	Div. 7, Art. 5, Ch.2

VI. Development Standards: This section shall establish the overarching development standards for walkable, mixed-use development within the MUC-PD and all its Character Zones. Standards in this Section shall be applied during the development of a Master Concept Plan. Some standards apply to all the Character Zones within the MUC-PD District and other standards are specific to specific Character Zones.

A. General to the MUC-PD:

1. Intent: Standards in this PD are intended to facilitate the development of market responsive and pedestrian-friendly environments while discouraging monotonous and single use projects. To this end, design and development standards are intended to be tailored to create such an environment based on market-driven projects over a long- term development horizon. In order to provide flexibility in use and design with prescription of performance standards for specific building form outcomes, applicable development standards for each Character Zone shall be established through the Master Concept Plan for each proposed development.
2. Requirements for Site Development Standards by Character Zone: At the time of Master Concept Plan application, each applicant shall establish specific Site Development Standards for each Character Zone included in the MCP area. These standards shall be based on Section VI.A and the criteria in the Site Development Standards Table 6-3 and shall be developed at the time of MCP by the applicant.
3. General Layout Principles: All Master Concept Plans shall meet the following general principles:
 - i. Buildings and urban design shall contribute to the physical definition of Thoroughfares as Civic places.
 - ii. Development shall adequately accommodate automobiles while providing supportive design and programs/incentives to increase the use of other modes of transportation and respecting the spatial form of public areas.
 - iii. Buildings shall provide their inhabitants with a clear sense of geography and climate through energy efficient methods.
 - iv. Civic Buildings and public gathering places shall be provided as locations that reinforce community identity.
 - v. The plan should anticipate a harmonious and orderly evolution of the district based on market changes and reinvestment over time.
4. Frontage and Housing Mix Standards: In order to ensure that the PD implements the community's vision for a regional mixed use center with supporting mix of retail and mixed residential uses while providing for short term development opportunities that can be appropriately transitioned into higher intensity non-residential uses, Special Frontage and Housing Mix Standards are established in this MUC-PD District.
 - i. Frontage Standards: This section establishes the Frontage Standards for development within the primarily commercial zones of Employment Mixed Use, Retail Mixed Use, and Transition Zones and along certain street frontages as established in the ZFP.
 - a. Retail Mixed Use Zone (see Appendix A – Zoning Framework Plan for location of this requirement):
 - 1) Required Ground Floor Commercial Uses (see definition) along PGBT frontage road:
 - i. West of Campbell Road shall be within 250' deep as measured from the PGBT frontage road.
 - ii. East of Campbell Road shall be 300' deep as measured from the PGBT frontage road

- 2) No ground floor residential permitted within the area designated for Ground Floor Commercial uses.
 - 3) Upper floor residential allowed anywhere within this zone.
 - 4) No limitation on surface parking along the PGBT frontage. Along Campbell Road frontage, surface parking shall be limited to no more than one double loaded aisle of parking (parallel, angled, or head-in).
- b. Employment Mixed Use Zone (applies to the blocks on both sides of Lookout Drive west of Telecom Drive and EMU area south of Lookout Drive and east of Telecom Drive ; see Appendix A – Zoning Framework Plan for location of this requirement):
- 1) Required Ground Floor Commercial Uses for the entire zone.
 - 2) No ground floor residential uses permitted.
 - 3) Upper floor residential allowed anywhere within this zone with structured parking only.
 - 4) No limitation on surface parking along the PGBT frontage. Along Lookout Road and Telecom Road frontage, surface parking shall be limited to no more than one double loaded aisle of parking (parallel, angled, or head-in).
- c. The following standards shall apply to frontages designated as “Special Frontage” along Lookout Road and Campbell Road (regardless of the specific character zone):
- 1) For ground floor commercial and commercial ready uses (w/ upper floor residential uses) the following frontage standards shall apply–
 - No more than one double loaded aisle of parking (parallel, angled, or head-in) shall be permitted between the building and the street.
 - Any such parking shall be screened along the sidewalk/street frontage to maintain a well-defined pedestrian edge with street trees and connections to building entrances.
 - Street intersections shall be anchored by building front façade design that turns the corner
 - No large parking lots at street intersections (beyond the one double-loaded aisle) and
 - Special façade design, articulation standards, 12’ min. ground floor height, shall apply (see Section VI.A.8).
 - 2) For ground floor residential uses, including SF and townhomes (attached or detached-- by no more than 5 feet) the following frontage standards shall apply (note: SF detached residential uses more than 5’ shall not be permitted with direct frontage along Campbell and Lookout Road)–
 - No off-street parking permitted between the building fronts and street along Campbell Road/Lookout Road.
 - All off-street parking in the rear (tuck-under, parking structure, or surface parking);
 - Parking shall be set behind buildings along Campbell and Lookout Roads;
 - Ground floor building height min of 12’ finished floor to finished floor;

- No blank walls or opaque residential fences (open fences allowed - wrought iron, picket, and similar fences not taller than 3').
- Fronts of residential buildings to address the street (stoops, patios, porches, bay windows, doors, etc.).
- No large parking lots at street intersections (beyond the one double-loaded aisle) or anchor street intersections with building facades that turn the corner.
- Street trees and sidewalks required.
- Minimum façade design, articulation shall apply for residential building types (see Section VI.A.8).
- Landscaped and divided entry roadways into the neighborhood are permitted along Campbell and Lookout Roads

- ii. Housing Mix and Type Standards: Table 6-1 establishes the different categories of Housing Types and Table 6-2 establishes the minimum mix of housing types for each MCP within the predominantly residential Character Zones of Mixed Use- Mixed Residential and Mixed Residential Zones.

Table 6-1 Housing Type Standards

Category/ Common Name		Lot Widths (min. – max.)	Garage or Primary Parking Location
Category 1	Type 1A	70' +	Any
	Type 1B	60' – 69'	Any
	Type 1C	50' – 59'	Any
Category 2	Type 2A	40' – 49'	Side or Rear
	Type 2B	25' – 39'	Side or Rear
Category 3	Type 3A on pedestrian mews, court, green, eyebrow, square, or other similar public space	40' – 49'	Rear
	Type 3B on pedestrian mews, court, green, eyebrow, square, or other similar public space	25' – 39'	Rear
	Multi-unit home	no min or max	Rear
	Townhome or Single Family Detached (if separated by 3' or less)	20' – 35'	Rear/tuck under
Category 4	Multi-family Residential	60' – no max	Rear/tuck under

Table 6-2 Housing Mix Requirements

Character Zone	Housing Mix Required	Notes
Mixed Use – Mixed Residential Zone	Minimum of 1 from Category 3 and minimum of 1 from either Category 2 or Category 4	Minimum number of units in each category included in each Master Concept Plan shall be either one block face or 10 units (whichever is less)
Mixed Residential	Minimum of 1 from Category 1 and minimum	Minimum number of units in each category

	of 1 from either Category 2 or Category 3	included in each Master Concept Plan shall be either one block face or 10 lots (whichever is less)
--	---	--

5. Street Design Standards: Street cross sections in Appendix D, ITE's Designing Walkable Urban Thoroughfares manual or NACTO's Urban Street Design Guide shall be used to develop the streets within the MUC-PD. Generally, they shall:
 - i. Create a localized grid of pedestrian and vehicular travel ways.
 - ii. Be designed to create a pleasant walking environment with on-street parking and streetscape treatments.
 - iii. Discourage the use of cul-de-sacs unless natural features such as topography, floodplains or stream corridors, or practical site layout constraints make a street connection impractical or inefficient. In such cases, a trail or pedestrian pathway shall be utilized where a street cannot be constructed due to natural constraints or drainage elements. When such pedestrian pathways or trails are used as block edges, they shall be limited to no more than two edges of a block and the pathway or pedestrian facility shall be a minimum of 8' in width. They shall provide connectivity to adjoining neighborhoods or shopping and shall be within public access easements. Such block faces may be considered as Type A frontages only if they meet the building frontage requirement in that character zone along that block face.
 - iv. Blocks may be square, elongated or irregular. Block shape and size should respond to topography, existing vegetation, hydrology, and design intentions.
 - v. Average blocks widths shall be between 400 feet and 600 feet. Blocks should vary in size based on the Sample Illustrative Plans and character zone standards.
 - vi. Blocks that are longer than 1,000 feet should be bisected by a walking path, paseo or other similar pedestrian cut-through.
 - vii. Blocks may be bounded by streets or drainage features.
 - viii. Appendix D shall establish the cross section standards for the different street types in the MUC-PD.
 - ix. The MCP shall establish the Type "A" and Type "B" development frontage designations per the character zone standards within the Development Standards Table 6-3 of this PD.
 - x. Porte-cochers may be used along Type "A" frontages but shall maintain the pedestrian streetscape along the edge of the street within minimal encroachments of driveways and with the utilization of street walls along the sidewalk/street frontage to help define the pedestrian and public realms.
6. Open Space Standards: The provision of adequate and appropriate open space areas shall be integral to all development in MUC-PD. The minimum requirement for open space in the district is 10% of the gross area of the site which shall be based on the locations identified in the Zoning Framework Plan (if any) and dedicated as open space in the Master Concept Plan. The design of open spaces within the development shall be integrated with the design of stormwater improvements. However, no more than 50% of any required open space shall be used solely for stormwater improvements such as retention ponds and creeks. The remaining 50% of the open space may be utilized for

stormwater improvements only if amenitized and designed to also be usable open space per the criteria below. In addition to the following standards for the design, location, and orientation of open space, site specific standards shall also apply based on the Character Zone context:

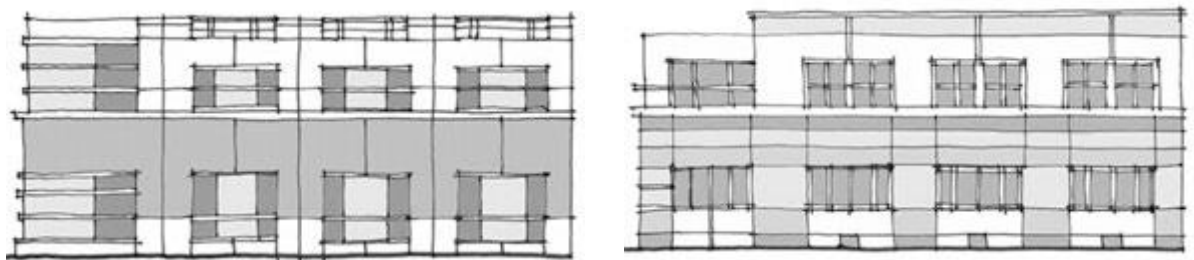
- i. The open space provided shall be appropriately distributed, designed and scaled in each of the character zones.
 - ii. The following criteria shall be used to evaluate the merits of proposed open spaces in the MUC-PD Master Concept Plan:
 - a. The extent to which environmental elements preserved are considered as “features” or “focal points” and integrated into and prominently featured as “front yards” in the development; adding value to the development;
 - b. The extent to which emphasis has been placed on preservation of existing wooded areas, view sheds, water bodies, topography, and stream corridors in a natural and contiguous state;
 - c. The extent to which pedestrian connectivity in the form of sidewalks, natural walking paths along stream and creek corridors has been accommodated; and
 - d. The extent to which a range of open spaces have been provided to be contiguous with existing open spaces and to invite passive recreational uses from plazas and squares to playgrounds, parks and environmental preserves, appropriately organized within the respective component zone.
 - iii. Open spaces may be in the form of plazas, pocket parks, children’s play areas, squares, linear greens, parks, and environmental preserves as outlined within Section 7.21 (Table 2.9.1) of the GDC. Active sports fields and structured recreational activities shall be limited to less than 10% of any required open space located in any character zone.
 - iv. Plazas and squares shall be permitted only in the Employment Mixed Use, Retail Mixed Use, and Mixed Use-Mixed Residential character zones. A plaza which is intended to serve as open space may be located at a street intersection or a focal point and shall generally be small in scale (under ¼ acre in size). A square which is intended to serve as open space may also be located at a street intersection or as a focal point of a development.
7. Special Designations: The following Special Designations are optional (unless required per Section VI.A.4 and Section VI.A.5), but if used, shall be designated on the MCP:
- i. Mandatory and/or Recommended Commercial Ready/Active Edge Requirement: Shall be designated frontages requiring active ground floor uses for a minimum depth of 30’ (no residential units, lodging rooms, parking (except as permitted in Section VI.A.4) , or service uses permitted) and with the ground floor façade being no less than 60% glazed (VT higher than 0.6). Such frontage designations are permitted in the following character zones: Employment Mixed Use, Retail Mixed Use, Mixed Use-Mixed Residential, and Transition.
 - ii. Designations for Mandatory and/or Recommended Gallery or Colonnade Frontage: requiring or advising that a building provide a permanent cover over

the sidewalk, either cantilevered or supported by columns. The Gallery or Colonnade Frontage designation may be combined with a Commercial Ready or Commercial Required Frontage designation.

8. Building Design Standards: Building design standards shall be established at the time of the MCP and shall be based on the following standards and criteria.
 - i. Building Orientation:
 - a. Primary Façade Orientation: For EMU and MU-MR Character Zones, primary building facades for all non-residential and mixed use buildings shall be oriented towards a Type “A” frontage designation or toward a focal point such as a landscaped street, plaza, similar formal open space or an environmental feature (which shall be considered as a Type “A” frontage as long as a sidewalk or trail is located along that frontage and links the buildings to the open space/environmental feature). For Mixed Residential at least 50% of the lots shall be oriented to a Type “A” frontage designation or toward a focal point such as a landscaped street, plaza, similar formal open space or an environmental feature (which shall be considered as a Type “A” frontage as long as a sidewalk or trail is located along that frontage and links the buildings to the open space/environmental feature). For MU-MR Category 3 lots, at least 50% of the lots shall be oriented to a Type “A” frontage designation or toward a focal point such as a landscaped street, plaza, similar formal open space or an environmental feature (which shall be considered as a Type “A” frontage as long as a sidewalk or trail is located along that frontage and links the buildings to the open space/environmental feature).
 - b. Building Frontage: Lots and blocks along Type “A” frontages shall establish a minimum standard for building frontage per the Development Standards Table for each character zone. Lots and blocks along Type “B” frontages need not specify a minimum building frontage requirement. (see illustration in the Definitions section on how building frontage is to be calculated).
 - c. Building Setbacks and Build-to Zones: Buildings shall be built at or close to the sidewalk along Type “A” frontages to better define the pedestrian realm. Any off-street surface parking along Type “A” frontages shall be minimized, be located in the middle of the block, and screened by a minimum 3’ high vegetative screen. The specific minimum and maximum building setbacks shall be established by the applicant at the time of MCP application per the criteria Development Standards Table for each character zone. .
 - ii. Building Façade Standards:
 - a. Primary facades along Type “A” frontages shall contain the main entrance of any principal building located along that street.
 - b. All principal buildings located on a Type “A” frontage shall also have doors, windows, and other architectural features facing that street/frontage. Non-residential or mixed use corner buildings shall have at least one customer entrance facing each street or a corner entrance instead of two entrances.

- c. The minimum ground floor height as measured from the finished sidewalk to the bottom of the second floor structural member for all Required and/or Recommended Commercial Ready frontages shall be 12 feet.
 - d. The ground floor elevation of all residential buildings along a designated Type “A” frontage (attached, detached, and stacked) located less than 10’ from the front property line or sidewalk shall be raised a minimum of 18” above the finished level of the public sidewalk/trail in front of the residential structures. This standard does not apply to frontages where Commercial Ready ground floors are required.
 - e. All development shall provide ground floor windows on the building façade facing and adjacent to a street (with the exception of alleys) or facing onto a park, plaza, or other civic space. The required area of windows and doors on each street façade along a Type “A” frontage, park, square, green, plaza, or other civic space as a percentage of that façade shall be established by the applicant at the time of MCP based on the character zone criteria. The required minimum area of windows and doors on all other street facades (Type “B” frontages with the exception of alleys) may be reduced by 20% of the corresponding requirement along a Type “A” frontage façade. Darkly tinted windows and mirrored windows that block two-way visibility shall not be permitted along ground floor facades along Type “A” frontages.
9. Architectural Design Standards: To ensure compatibility of building types and to relate new buildings to the building traditions of the region, architectural design shall be regulated, governed, and enforced through architectural design standards proposed by the applicant at the time of MCP. The applicant shall submit the proposed standards as a part of the MCP application for all development in the proposed MCP. The architectural design standards shall comply with Chapter 4, Article 6 of the GDC as the basis and may be varied as necessary. The Director of Planning shall review the proposed standards for compliance with this section and the GDC and shall be a part of the approval of the MCP. Architectural design standards for any proposed development in the MUC-PD shall:
- i. specify the materials and configurations permitted for walls, roofs, openings, street furniture, and other elements;
 - ii. be based on traditional/historical building precedents from the region;
 - iii. include the following:
 - a. architectural compatibility among structures within the different building types included in the different character zones;
 - b. human scale design;
 - c. pedestrian use of the entire PD;
 - d. relationship to the street, to surrounding buildings, and appropriate transitions to adjoining land uses (including existing neighborhoods); and
 - e. special architectural treatment of gateways/civic buildings.
 - iv. All building frontages along public and private streets (with the exception of alleys) shall break any flat, monolithic facades by including architectural elements such as bay windows, recessed entrances, or other articulations so as to provide pedestrian interest along the street level façade including discernible and

- architecturally appropriate features such as, but not limited to, porches, cornices, bases, fenestration, fluted masonry, bays, recesses, arcades, display windows, unique entry areas, plazas, courts, or other treatments to create visual interest, community character, and promote a sense of pedestrian scale.
- v. All buildings in the MUC-PD character zones shall be constructed with exterior building materials and finishes of a quality to convey an impression of permanence and durability. Materials such as masonry (stone, brick, 3-step stucco) and similar durable architectural materials are allowed as primary building materials and shall be approved with an MCP.
 - vi. Non-residential buildings and sites shall be organized to group the utilitarian functions away from the public view of any street (with the exception of alleys). Delivery and loading operations, HVAC equipment, trash compacting and collection, and other utility and service functions shall be incorporated into the overall design of the buildings and landscaping. The visual and acoustic impacts of all mechanical, electrical, and communications equipment (ground and roof-mounted) shall not be visible from adjacent properties and public streets, and screening materials and landscape screens shall be architecturally compatible with and similar to the building materials of the principal structures on the lot.
10. Design Standards for Data Centers: The following standards shall apply to any street facing facades of data centers in the MUC-PD. If data centers are located along Campbell Road or Lookout Drive, then the Special Frontage standards in Section VI.A.4.i.c shall supersede the standards below.
- i. Flat, blank walls shall not be allowed. If no windows and doors are provided along street facing façades, a minimum of one of the following treatments shall be required:
 - a. Color and textured panels to imitate the look of windows;
 - b. Horizontal or vertical articulations of the building façade; or
 - c. Changes in color, texture, or materials to provide horizontal and/or vertical rhythms



Desired street façade treatment for Data Centers

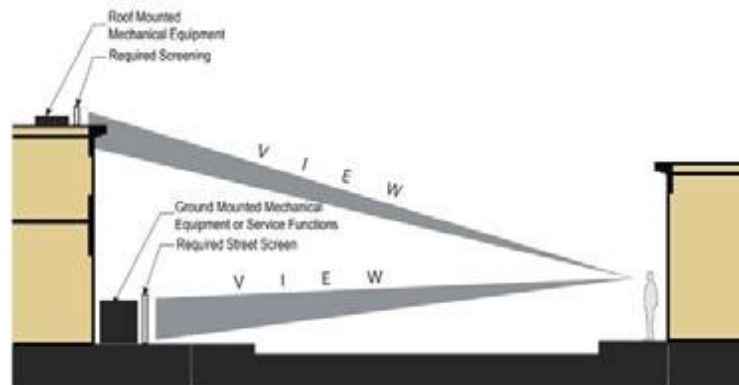
- ii. Any screening wall or security fence along a street shall meet the following standards:
 - a. Screening walls shall not be completely opaque.
 - b. They may be transparent or semi-opaque with architectural metal, wrought iron, galvanized steel or similar material or a combination of masonry columns and wrought iron with landscaping.

- c. Screening walls along sidewalks shall be set back a minimum of 3' to allow for landscaping.
- d. Screening wall height shall not exceed 10'
- e. To the extent possible, any frontage of such screening walls shall be minimized along Type "A" streets.



Images of desired screening/security fence design for data centers

- iii. In cases where a building may have to be setback more than the maximum setback allowed along a particular street for security or functional purposes, a screening wall or fence may be established within the build-to zone to provide for street wall definition. In such cases, the building shall be exempt from any maximum setback requirement in that character zone.
- iv. Any roof or ground mounted mechanical equipment shall be screened from view as shown in the illustration below. Design of such screening shall be architecturally integrated with the design of the building and use the same material as the primary façade material of the building.



Required screening of roof and ground mounted mechanical equipment

- v. In lieu of the above standards, the applicant may provide and request approval of alternative design standards for building facades and screening fences along street frontages. Such requests shall be reviewed by the Director of Planning and approved if the alternative standards submitted provide the same or greater level of design treatment as it relates to the street and adjoining neighborhood context and meets the intent of the standards in this section.
11. Location and Design of Parking and Service Areas: The number of off-street parking spaces provided shall be as set forth within Section 2.51 of the GDC unless the applicant provides alternative standards for the quantity of off-street parking proposed (both automobile and bicycle parking) for the MUC-PD character zones based on an analysis of the parking demand and a transportation management study for the mix of uses proposed and availability of on-street parking in the PD at the time of MCP application. The MCP shall establish the parking standards based on documented parking demand and transportation management study provided by the applicant. The standards set forth in the GDC shall be used if the applicant does not specifically provide alternative standards. Every effort should be made to incorporate shared parking as outlined within Chapter 4, Article 2 of the GDC. In addition, the location of surface parking on individual lots shall be regulated as follows:
- i. Except as described in Section VI.A.4, surface parking lots for non-residential uses shall be located at the side or rear of a building. Specifically, the frontage of off-street surface parking lots shall be minimized along Type “A” frontage designations. If located adjacent to a Type “B” frontage or a residential use, screening shall be provided in the form of a landscaped/vegetative or combination fence which is at least 3 feet in height.
 - ii. A surface parking lot may not be adjacent to a street intersection with a Type “A” frontage or civic space such as a plaza or square, or occupy a lot that terminates a street vista.
 - iii. Shared parking facilities are encouraged for uses in the Employment Mixed Use, Retail Mixed Use, Mixed Use-Mixed Residential, and Transition character zones.
 - iv. Bicycle parking shall be provided for non-residential uses, multi-family uses, and especially for schools, parks, trails, and other recreational facilities. Bicycle parking shall be provided at a rate of 2.5% of all off-street automobile parking spaces provided for all non-single-family residential uses (attached and detached) unless an alternative standard is established in conjunction with a parking study for specific MCP. Bicycle parking may be shared between uses and should be centrally located, easily accessible, covered/protected from the elements, lit at night, and visible from streets or parking lots. They may be located between the roadway and the building facades as long as their location does not impede pedestrian walkways.
 - v. Any off-street parking provided for residential uses shall be located in such a manner as to minimize the impact of garages and driveways along the residential street. All residential lots that are 49 feet or less in width shall have off-street parking and/or garages accessed from alleys. All lots 50’ or wider may have

front loaded garages, but in no case shall the width of the garage exceed 50% of the front façade width of the entire building. In addition, the garage shall be set back at least five (5) feet from the front façade of the home and at least twenty (20) feet from the front property line. J-swing garages may be permitted if they meet the standards above on lots 50' or wider. Shared driveways on adjoining lots are permitted on lots 50' or wider.

- vi. Front facing garage doors must employ at least four (4) architectural elements which may include balconies or other decorative overhangs above doors, columns flanking doors, decorative banding or moldings, multiple panel door designs or other architectural detailing with larger decorative brackets, windows/openings on garage doors, arches, decorative vent covers on gable just above garage, or sconce lighting flanking the garage doors.

12. Design of Automobile Related Site Elements (Drive Throughs, service bays, etc.)

- i. Drive-through lanes, drive up windows, service bays, and other auto-related site elements shall not be located along or be visible from any Type "A" Frontages.
- ii. Along Type "B" Frontages, no more than 60% of the lot's frontage along a Type "B" Frontage shall be dedicated to auto-related site elements such as driveways, surface parking lots, or drive through/service bays).
- iii. Drive-through lanes shall be hidden behind a screening device (min. 3' in height) along the Type "B" frontage. There shall be no limit to the number or frontage of drive-through lanes located along alleys or internal driveways.
- iv. All off-street loading, unloading, and trash pick-up areas shall be located along alleys only. Such uses may be located along Type "B" Frontages only if the lot has no access to an alley. Any off-street loading, unloading, or trash pick-up areas shall be screened in accordance with Section VI.A.10.
- v. Driveways shall be located along Type "B" Frontages unless the site has no access to a Type "B" Frontage or alley. Two lane driveway widths shall be a maximum of 24' unless providing service access in which case they shall be no wider than 30'. Three lane driveways shall have maximum width of 36 feet and may only be located off Type "B" frontages or alleys. Driveways shall maintain a continuous and level sidewalk across the curb cut. Driveway spacing shall be per the GDC or as approved by the Director of Transportation. Driveways along PGBT access road are under the purview of Texas Department of Transportation (TxDOT) and shall meet TxDOT standards.
- vi. Driveways and streets shall meet the city's sight distance standards in the GDC.

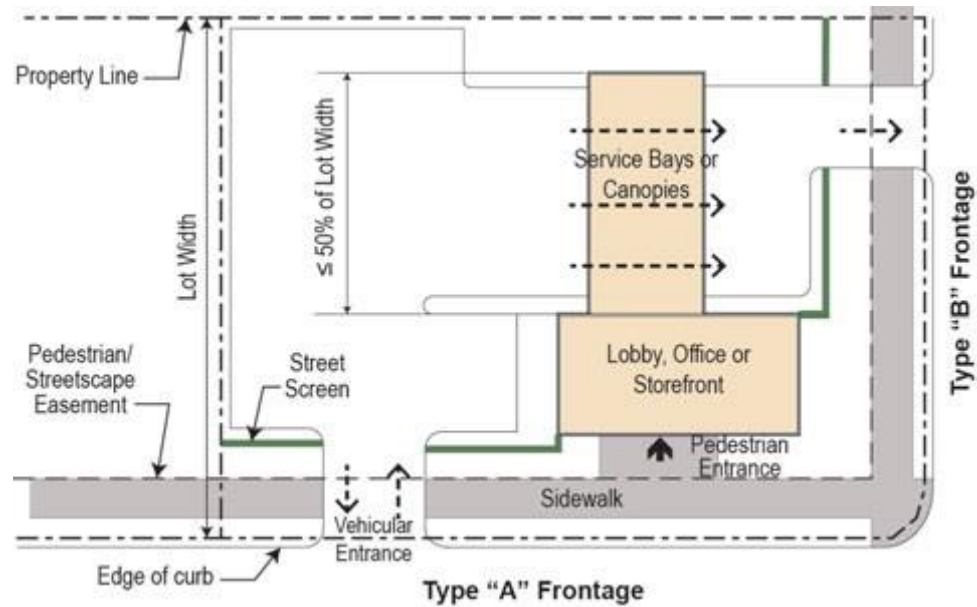


Image showing appropriate design of auto-related site elements

13. Design of Parking Structures

- i. All frontages of parking structures located on Type "A" frontages shall be lined by active edges or commercial ready frontages on the ground floor to a minimum depth of 30 feet.
- ii. Parking structure facades on all public streets (except alleys) shall be designed with both vertical (façade rhythm of 20' – 30') and horizontal (aligning with horizontal elements in the block) articulation.
- iii. All above-grade parking structures shall be designed with a distinguishable first floor, upper façades and roofs. Parking garage first floors shall be designed at human scale with pedestrian-scale elements such as awnings, canopies, window breaks and door openings. Above-grade parking garages may be designed using decorative metal elements such as ornate meshes, screens and the like, but shall not be allowed to have non-decorative steel guard cables that are visible to the public or to adjacent properties.
- iv. Where above ground structured parking is located at the perimeter of a building, it shall be screened in such a way that the majority of cars on all parking levels are not visible from adjacent buildings or a Type "A" street. Parking garage ramps shall, generally, be oriented so they are not visible from any Type "A" street. Ramps shall not be located along the perimeter of the parking structure with frontage along a Type "A" designation. Architectural screens shall be used to articulate the façade, screen parked vehicles, and shield car bumpers and headlights.



Images showing appropriate design of parking structures

14. Landscaping Standards

- i. The purpose of landscaping in the MUC-PD is to enhance pedestrian and open space areas, to help delineate active areas from passive areas, to provide a screening buffer between pedestrians and vehicular circulation, utility functions, and incompatible adjacent developments.
- ii. The applicant shall submit a landscape concept plan in conjunction with the MCP application. The landscape concept plan establishes the design direction and general schematics for all proposed landscaping including all major aspects of the public realm such as street trees, plant/tree palette, streetscape treatments, pavement treatments, front yards, and medians; proposals for required parking lot landscaping, screening, design concepts for all open spaces, and lighting concepts.
- iii. Proposed landscaping shall meet the following standards:
 - a. Be pedestrian oriented.
 - b. Designed in such a way to not create a security or physical hazard to pedestrians, bicyclists or motorists.
 - c. Enhance or complement the architectural design of the mixed-use development.
 - d. Provide visual interest year-round. Utilize water conservation methods and drought tolerant planting where possible.
 - e. Shall be provided between parking lots and all adjacent sidewalks.
 - f. Meet the standards for Installation and Maintenance in the GDC Section 4.32.
 - g. Propose a plant/tree palette that mostly includes indigenous species. (Plant list in Section 4.48 of the GDC shall be used for the vegetation palette)

B. Site Development Standards by Character Zone

Standards in the MUC-PD are intended to facilitate the development of unique and pedestrian-friendly environments within the different character zones. To this end, design and development standards are intended to be tailored to create such an environment. In order to provide flexibility in use with prescription of the building form, some development standards for each MCP in the PD shall be established via the Master Concept Plan consistent with the requirements in this PD.

The following standards shall apply to development in the MUC-PD. Most standards have a numerical range and few have a specific numerical value. Due to the inapplicability of one development standard across all character zones and to encourage a diversity of development proposals, the developer shall propose the standards indicated as “Flexible” or “Permitted/Flexible” on the following table (Table 6-3) for the proposed development at the time of Master Concept Plan application submittal. But the proposed standards shall be based on the Zoning Framework Plan and standards in this PD.

SH 190 FBC Zoning District					
TABLE 6-3: DEVELOPMENT STANDARDS TABLE					
Character Zone Development Standard	Employment Mixed Use	Retail Mixed use	Mixed Use – Mixed Residential	Transition	Mixed Residential
1.0 Building and Site Standards					
a. Principal Building Height*	No maximum	No maximum	10 stories or 65' by right	5 stories or 40' (maximum)	3 stories or 40' (maximum)
* Building height shall be measured in number of stories. Habitable attics and mezzanines shall be excluded from the height calculation as long as they do not exceed 50% of the floor area of a typical floor in the same building. Height Compatibility Zone Along Holford Road (applies to all character zones): All development within 200 feet of Holford Road (as measured from the western edge of Holford Road ROW) shall be limited to no more than 3 stories. (see Zoning Framework Plan for location)					
b. Setbacks and build-to zones**	Note about measuring setbacks: In cases where the ROW is established at or behind the curb line of streets, setbacks shall be measured from the edge of the pedestrian easement or parkway /streetscape zone or utility easement closest to the building face along that street.				
Front – Type “A” frontages^	Min. setback = Flexible; Max. setback = 25'	Min. setback = 5' - 15'; Max. setback = 25'	Min. setback = 5' - 20'; Max. setback = 30'	Min. setback = 5' - 20'; Max. setback = 30'	Min. setback = 5' - 20'; Max. setback = 40'
Front – SH 190	Min. setback = 20'; Max. setback = Flexible	Min. setback = 20'; Max. setback = Flexible			
Type “B” Frontage	Min. setback = 5'; Max. setback = Flexible	Min. setback = 5'; Max. setback = Flexible	Min. setback = 10'; Max. setback = Flexible	Min. setback = 10'; Max. setback = Flexible	Min. setback = 10'; Max. setback = Flexible
Side	Flexible	Flexible	Flexible	Flexible	Flexible
Rear	Flexible	Flexible	Flexible	Flexible	Flexible
**Minimum and/or maximum setback standards shall be proposed by the applicant for each character zone based on the above criteria and Development Standards established in this PD. **Specific standards for curvilinear streets may be proposed. ^ Maximum setbacks along Type “A” frontages that are along improved public space (park, plaza or other civic feature) between the street/sidewalk and building face may exceed the standards established in this table.					
c. Minimum Building Frontage [€]					
Type “A” Frontages	60%	60%	60%	60%	60%
All other Frontages	None required	None required	None required	None required	None required
[€] Corner building facades at street intersections shall be built to the build-to-zone for a minimum of 30' from the corner along both streets or the width of the corner lot, whichever is less. This standard shall apply to any street intersection with a Type “A” Development Frontage designation (even if the cross street has a Type “B” Frontage designation).					
d. Accessory buildings	Permitted/Flexible	Permitted/Flexible	Permitted/Flexible	Permitted/Flexible	Permitted/Flexible
Standards for accessory uses and structures shall be provided by the applicant. The standards shall result in accessory buildings being subordinate in size and scale to the principal building. Standards in Division 4, Article 5, Chapter 2 of the GDC shall apply if the applicant does not specifically provide regulations for accessory uses and structures.					
e. Principal building orientation	Buildings shall be oriented to a Type “A” frontage or toward another focal point such as a park, plaza, square, other open space or environmental feature.				
f. Building façade & architectural design standards	The applicant shall propose appropriate building façade and architectural design standards for all the character zones in the development with the application for Master Concept Plan. They shall be based on the criteria established in this PD.				
2. Block and Lot Standards					

SH 190 FBC Zoning District					
TABLE 6-3: DEVELOPMENT STANDARDS TABLE					
Character Zone Development Standard	Employment Mixed Use	Retail Mixed use	Mixed Use – Mixed Residential	Transition	Mixed Residential
a. Block Type	Regular (square or rectangular) Irregular blocks may be permitted only if natural topography, existing roadways, and/or vegetation prevents a rectilinear grid			Regular or irregular (square, rectangular, or curvilinear based on topography, existing roadways and vegetation)	
b. Block Perimeter	Max. block perimeter = 2,500	Max. block perimeter = 3,000'	Max. block perimeter = 3,000' (unless limited by unique site conditions such as topography and vegetation)	Max. block perimeter = 2,000' (unless limited by unique site conditions such as topography and vegetation)	Max. block perimeter = 2,000' (unless limited by unique site conditions such as topography and vegetation)
c. Type "A" Development Frontage (Frontages along civic/open spaces shall be considered Type "A" development frontage)#	Minimum of 25% of all new block frontages to be designated as Type "A" Development Frontage	Minimum of 25% of all new block frontages to be designated as Type "A" Development Frontage	Minimum of 50% of all new block frontages to be designated as Type "A" Development Frontage	Minimum of 25% of all new block frontages to be designated as Type "A" Development Frontage	Minimum of 50% of all new block frontages to be designated as Type "A" Development Frontage
d. Lot Area	Flexible	Flexible	Flexible	Flexible	Flexible
e. Lot Width and Depth	Flexible	Flexible	Flexible	Flexible	Flexible
f. Minimum Lot Mix. Required	No	No	Yes (To be established to get a mix of residential building types)	No	Yes (To be established to get a mix of residential building types)
g. Maximum Lot Coverage	Flexible	Flexible	Flexible	Flexible	Flexible
# Blocks w/ more than 40% frontage along PGBT and Campbell need not meet minimum Type "A" block designation standards so long as they provide the following (i) continuous pedestrian path/trails on the major non-PGBT block faces at least 8 feet in width and shaded by trees; (ii) improved pedestrian crossings at all intersections from adjoining blocks even if private service drives; and (iii) utilize at least 5% of the 10% open space requirement for improved pedestrian gathering spaces connected through a continuous walkable environment to any adjoining development within the MUC-PD.					
3. Street Design Standards (This standard applies to all new streets, public and private, located in the SH 190 FBC Zoning District)					
Street design standards in the SH190 EC-PD shall be based upon creating a safe and inviting walking environment through an interconnected network of roads with sidewalks, street trees, street furniture, and amenities. Cul-de-sacs are prohibited unless natural features such as topography or stream corridors prevent a street connection. The right-of-way widths for streets in the SH 190 FBC shall be based on the palette of street types established in Appendix D. They are based on the ITE's Designing Walkable Urban Thoroughfares manual and NACTO's Urban Street Guide. They may be adjusted based on the specific Master Concept Plan with the approval of the City Engineer. Bicycle facility widths may be modified based on the City's adopted Master Thoroughfare Plan standards.					
a. Design speed	≤30 mph	< 25 mph	< 25 mph	< 25 mph	< 25 mph
b. Street types allowed	i. Boulevards: 4-lane divided) ii. Avenues: 3-lane divided iii. Main streets iv. Residential streets: 2-lane undivided v. Commercial Alleys	i. Boulevards: 4-lane divided) ii. Avenues: 3-lane divided iii. Main streets iv. Residential streets: 2-lane undivided v. Commercial Alleys	i. Boulevards: 4-lane divided) ii. Avenues: 3-lane divided iii. Residential streets: 2-lane undivided iv. Commercial and Residential Alleys	i. Boulevards: 4-lane divided) ii. Avenues: 3-lane divided iii. Residential streets: 2-lane undivided iv. Residential Alleys	i. Boulevards: 4-lane divided) ii. Avenues: 3-lane divided iii. Residential streets: 2-lane undivided iv. Residential Alleys
c. Travel lane widths	Appendix D, ITE's Designing Walkable Urban Thoroughfares manual or NACTO's Urban Street Design Guide shall guide the development of street design standards and shall be established as part of the MCP with the approval of the City Engineer.				
d. Turning radii					
e. On-street Parking (along all internal streets except alleys) • Parallel	Permitted	Permitted	Permitted	Permitted	Permitted

SH 190 FBC Zoning District TABLE 6-3: DEVELOPMENT STANDARDS TABLE					
Character Zone Development Standard	Employment Mixed Use	Retail Mixed use	Mixed Use – Mixed Residential	Transition	Mixed Residential
• Angled (head-in or reverse angled).	Permitted	Permitted	Permitted	Permitted	Permitted
• Head in perpendicular	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted
f. Parking lane width • Parallel • Angled	8 feet 18-20 feet	8 feet 18-20 feet	8 feet 18-20 feet	8 feet 18-20 feet	8 feet 18-20 feet
g. Alleys*	Permitted/Flexible	Permitted/Flexible	Permitted/Flexible	Permitted/Flexible	Permitted/Flexible
4. Streetscape Standards					
a. Sidewalks/Trails/ Walkways	10 feet (min. along Type “A” Frontages) 6 feet (minimum along all other streets except alleys)	6 feet (minimum)	6 feet (minimum)	6 feet (minimum)	5 feet (minimum)
b. Planter/Planting Strip Type	Required - Tree wells or Planters	Required - Tree wells or Planters	Required - Tree wells or Planters	Required - Tree wells or Planters	Required - Planters
c. Planter/Planting Strip width	6 feet (min.) wide tree well or planting strip	6 feet (min.) wide tree well or planting strip	6 feet (min.) wide tree well or planting strip	6 feet (min.) wide tree well or planting strip	6 feet (min.) wide planting strip
d. Street trees	Required/Flexible	Required/Flexible	Required/Flexible	Required/Flexible	Required/Flexible
The applicant shall submit a proposed street tree planting plan, including a tree palette and spacing as a part of the Landscape Concept Plan, which shall be reviewed as part of the Master Concept Plan and must be approved at time of Master Concept Plan. The requirements for the landscape concept plan are outlined in Section VI.A.14 of this PD.					
5. Open/Civic Space Standards					
a. Open/Civic Space	Required/Flexible Squares and plazas are appropriate	Required/Flexible Squares and plazas are appropriate	Required/Flexible, Squares and greens are appropriate	Required/Flexible, Squares and greens are appropriate	Required/Flexible, Squares and greens are appropriate
*Overall open/civic space allocations in the MUC-PD shall be a minimum of 10% of the gross area of the entire site included in the Master Concept Plan and shall be distributed appropriately between the character zones. The location and design of appropriate open spaces shall be based on Section VI.A.6 of this PD.					
6. Parking & Screening Standards					
a. Off-street parking	The number of off-street parking spaces provided shall be as set forth within Section 2.51 of the GDC. The applicant may provide alternative standards for the quantity of off-street parking proposed (both automobile and bicycle parking) for the MUC-PD character zones based on an analysis of the parking demand and a transportation management study for the mix of uses proposed and availability of on-street parking in the PD at the time of MCP application. The PD shall regulate the location and design of all proposed off-street parking including any structured parking proposed per Section VI.A.12 and VI.A.13.				
Parking standards in the FBC Zoning District are intended to be flexible due to the mixed use nature, shared parking opportunities, and availability of on-street parking.					
b. Off-street loading	Section 4.22 of the GDC applies unless alternative standards are provided				N/A

* Alleys shall be required for all residential development with lots 50 feet or less in width.

SH 190 FBC Zoning District					
TABLE 6-3: DEVELOPMENT STANDARDS TABLE					
Character Zone Development Standard	Employment Mixed Use	Retail Mixed use	Mixed Use – Mixed Residential	Transition	Mixed Residential
c. Screening 1. Trash/recycling receptacles	Required/Flexible	Required for non-residential uses Flexible for residential uses (along alleys if alleys are provided)	Required for non-residential uses Flexible for residential uses (along alleys if alleys are provided)	Required for non-residential uses Flexible for residential uses (along alleys if alleys are provided)	Flexible for residential uses (along alleys if alleys are provided)
2. Other utility equipment	See Sec. VI.A.11				
3. Loading spaces	Screening required for non-residential uses. Section 4.41 and Section 4.42 of the GDC applies for non-residential uses only unless alternative standards are provided				
4. Surface parking areas	Required/Flexible (Standards in Section 4.35 and Section 4.44 of the GDC shall apply to any surface parking located along any public street with the exception of alleys unless the applicant proposes alternative screening standards at the time of Master Concept Plan.)				
7. Landscape and Streetscape					
a. Landscaping# 1. Landscape buffer between surface parking and sidewalks/trails and streets (except alleys)	Required/Flexible	Required only for non-residential uses	Required only for non-residential uses	Required only for non-residential uses	N/A
2. Parking lot minimum interior landscaping	Flexible	Flexible	Flexible	Flexible	N/A
#The applicant shall provide a landscape concept plan with the Master Concept Plan application that identifies landscape themes and general design approach addressing street tree planting, streetscape treatments, any required screening, parking lot landscaping, and landscaping proposed in all the identified open space areas. Information provided at the Master Concept Plan phase may be schematic meeting the design intent of the proposed development. Detailed landscaping plans shall be required at the site plan stage for all non-residential development. The requirements for the landscape concept plan are outlined in Section VI.A.14 of this Code.					
b. Lighting 1. Street Lighting 2. Building entrances 3. Parking areas, trails, and streets	Required/Flexible (As a part of the Master Concept Plan application, the applicant shall propose lighting standards that includes street light standards and other amenities as a part of the streetscape treatment plan. The landscape concept plan may be combined with a concept plan for lighting.)				
8. Signs					
Flexible (Flexible signage in the SH 190 MUC-PD may be proposed by the applicant and approved by the Plan Commission as part of the Master Concept Plan application or as a separate Master Sign Plan. Signage in the SH 190 MUC-PD shall integrate the streetscape and architectural design of the district through a palette of signs that enhance the pedestrian environment and create a unique identity. If no standards are proposed by the applicant, standards in Chapter 4, Article 5 of the GDC shall apply.)					
9. Stormwater Drainage: Detention of storm water runoff is only required for drainage areas abutting the Spring Creek Forest Preserve Ecological Boundary an approximately 450 to 550-foot wide strip of property north of the SH 190 service road between Campbell and Holford Roads and / or when the development generates a runoff greater than the downstream storm sewer system is designed for.					

VII. Definitions

Many terms used in this Section are defined in GDC. Definitions are only included here if not defined in Chapter 6 of the GDC, or if the definition for this PD differs from Chapter 6 of the GDC. In case of a conflict between the definitions under this Section and the GDC, the definitions in this section shall supersede.

Block Perimeter

Is the sum total of all block face dimensions circumscribed by public or private streets and pedestrian facilities with public access easements per the requirements in this PD.

Build-to Zone (BTZ)

Is the area between the minimum and maximum front setbacks from the edge of the pedestrian easement closest to the building facade. The principal building façade line shall be located within this area.

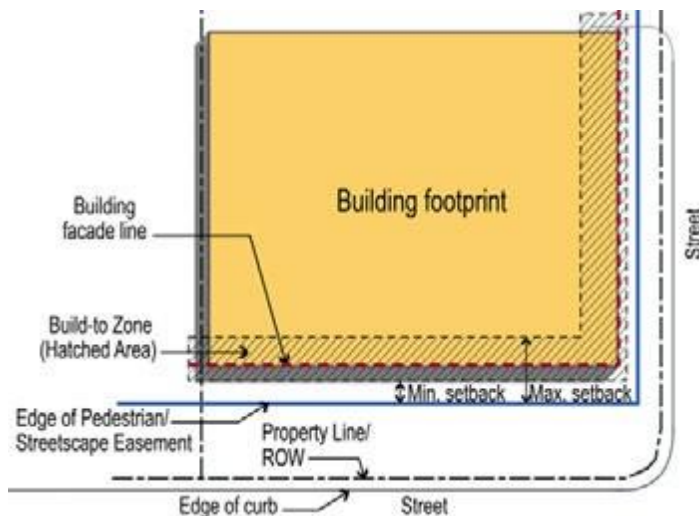
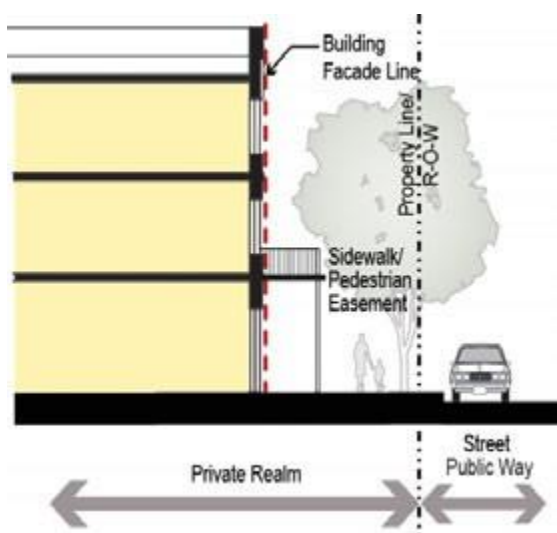


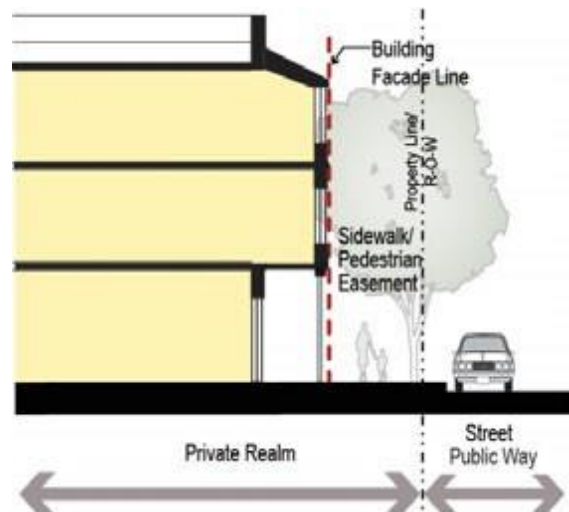
Illustration indicating the location of the build-to zone relative to the minimum and maximum setbacks and the building façade line

Building Façade Line

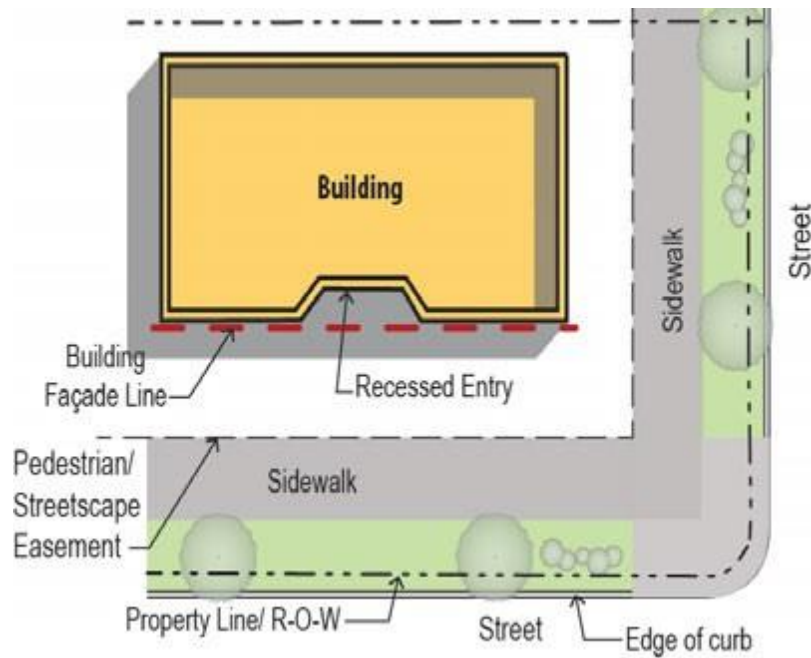
Is the location of the vertical plane of a building along a street frontage.



Section View – Gallery Building



Section View – Arcade Building



Plan View
Building Façade Line Illustrations

Building Frontage

Is the percentage of a building's façade line that is required to be located within the Build-to Zone (BTZ) as a proportion of the lot's width along the fronting public street. Required driveways, stairs to access entrances, parks, plazas, squares, improved forecourts, and pedestrian breezeway frontages shall count towards the required building frontage.

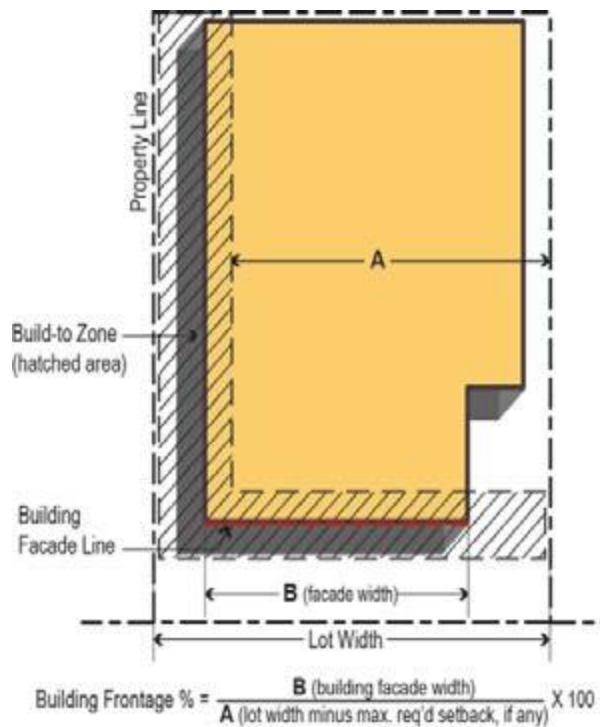


Image showing Building Frontage calculation

Building Step-back

Building step-back is the setting back of the building façade line away from the street at a specific floor or height.

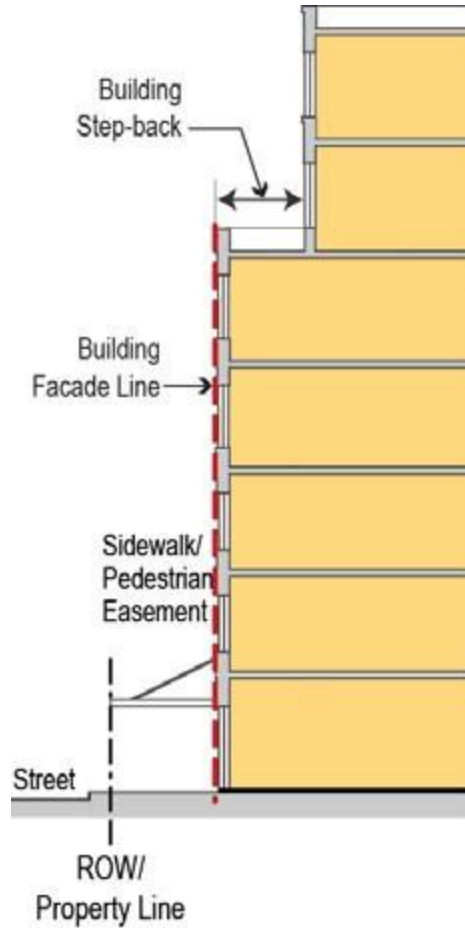


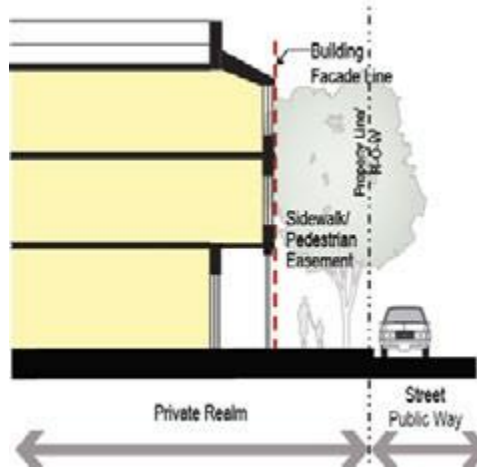
Illustration of a Building Step-back

Colonnade

Is a portion of the main façade of the building that is at or near the property line and a colonnade supports the upper floors of the building. Colonnades are intended for buildings with ground floor commercial or retail uses. The ground floor area within the colonnade may be conditioned or non-conditioned space.



Images of colonnade buildings



Images of colonnade buildings

Character Zone

Means an area within any SH 190 MUC-PD District that is intended to preserve and/or create an urban form that is distinct from other areas. Arrangement and allocation of the Character Zones are in the Zoning Framework Plan.

Commercial Use or Mixed Use Building

Means a building in which at least the ground floor of the building is built to Commercial Ready standards and any of the floors are occupied by non-residential or residential uses.

Commercial Ready or Commercial Required

Means a ground floor space constructed with appropriate building orientation, entrance and window treatment and floor-to-floor height in order to accommodate ground floor retail/commercial uses (including but not limited to commercial, retail, restaurant, entertainment, and lobbies for civic, OR hotel, or multi-family uses). Standards for Commercial Ready or Active Edge frontages are to be established based on the requirements of this PD. Prior to the issuance of a certificate of occupancy for a retail/commercial use in a Commercial Ready space, the space must comply with all building and construction Sections for commercial uses. The intent of Commercial Ready or Commercial Required space is to provide the flexibility of occupying a space in accordance with market demand and allowing the use in such space to change to retail/commercial uses accordingly.

Comprehensive Plan:

Is Envision Garland, the City of Garland's comprehensive framework for informed decision making and establishes the blueprint for the long-term growth and development of the City.

Data Center:

Is a facility used to house computer systems and associated components, such as telecommunications and storage systems. It generally includes redundant or backup power supplies, redundant data communications connections, environmental controls (e.g., air conditioning, fire suppression) and various security devices.

Director of Planning

Shall be the City of Garland Director of Planning or his/her designee.

Dwelling, Single-Family Attached (Townhouse)

One of a group of no less than three nor more than six attached dwelling units, separated from each other by fire-rated walls in compliance with the City's building codes or separated from each other by no more than 5 feet. Each dwelling unit occupies its own separately platted lot and may be two or more stories in height. Does not include Dwelling, Multi-Family or Dwelling, Single-Family Detached.

Encroachment

Means any structural or non-structural element such as a sign, awning, canopy, terrace, or balcony that breaks the plane of a vertical or horizontal regulatory limit, extending into a setback, into the public right-of-way, or above a height limit.

Façade Area

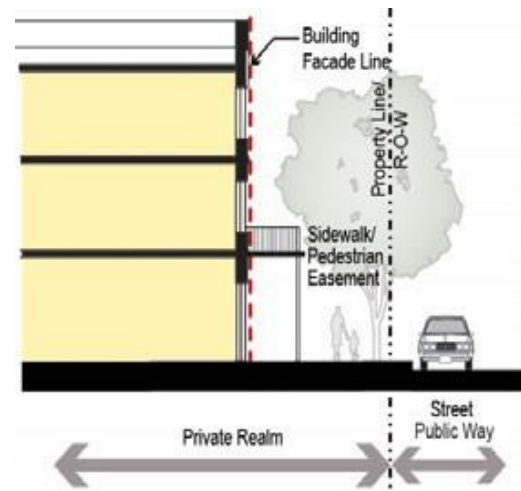
Means the surface area of a building's elevation (including all floors) not counting minor indentations fronting a particular street. Ground floor façade area is the surface area of a building's ground floor elevation not counting minor indentations fronting a particular street. Upper floor façade area is the surface area of a building's upper floor elevations not counting minor indentations fronting a particular street.

Frontage Designation

As identified on the approved Master Concept Plan, future streets in the SH 190 MUC-PD Districts are designated as Type "A" or Type "B". Each frontage designation establishes a certain development context in order to improve walkability and pedestrian orientation within the district.

Gallery

Is a roofed promenade or canopy, especially one extending along the wall of a building and supported by arches or columns on the outer side. The gallery space is unenclosed (non-conditioned) space and may be 2 or more stories tall.



Images of Galleries

ITE's Designing Walkable Urban Thoroughfares Manual

Daisa, James M., *Designing walkable urban thoroughfares: a context sensitive approach*. Washington, DC: Institute of Transportation Engineers. (most recent edition)

Live-Work Unit

Means a dwelling unit that is also used for work purposes, provided that the 'work' component is restricted to the uses of professional office, artist's workshop, studio, or other similar uses and is

located on the street level and constructed as separate units under a condominium regime or as a single unit. The 'live' component may be located on the street level (behind the work component) or any other level of the building. Live-work unit is distinguished from a home occupation otherwise defined by the TDS in that the work use is not required to be incidental to the dwelling unit, non-resident employees may be present on the premises and customers may be served on site.

Master Concept Plan (MCP):

A Master Concept Plan is a detailed plan for development that establishes the standards and specifications for all the critical elements of the built environment based on a specific development vision per all the requirements of this Section.

Minor Amendments

Means a requested amendment to an approved plan (site plan or MCP) per Table 4-1. The Director of Planning shall have the authority to approve or approve with conditions or deny a minor amendment to an approved plan.

Multi-Unit home

Means a Residential building containing between 2 and 6 units either as leasable units or individually owned. Architecturally, multi-unit homes are designed to appear similar to single-family homes with only one or two primary entrances per street frontage. Additional entrances are permitted along other non-street facing facades.

NACTO's Urban Street Design Guide

Urban Street Design Guide. New York City: National Association of City Transportation Officials. (most recent edition)

Open Space

Is publicly accessible open space in the form of parks, courtyards, forecourts, plazas, greens, playgrounds, squares, etc. provided to meet the standards in of this PD. Open space may be privately or publicly owned and/or maintained.

Primary Entrance

Means the public entrance located along the front of a building facing a street or sidewalk and provides access from the public sidewalk to the building. It is different from a secondary entrance which may be located at the side or rear of a building providing private controlled access into the building from a sidewalk, parking or service area.

Residential Use Building

Means a building that is built to accommodate only residential uses on all floors of the building such as a detached single family home, attached single family home (i.e. townhome), two family home (i.e. duplex), multiple family (3 or more), apartment building (under single ownership or under multiple owners within a condominium regime).

Sample Illustrative Plan

Is to provide guidance on how to translate the Zoning Framework Plan into a Master Concept Plan that establishes the details required to develop under this PD including, but not limited to, the allocation of component zones, layout of streets and open spaces, and mix and intensity of uses. These Sample Illustrative Plans will then be the basis to create final Master Concept Plan by property owners/developers at the time of new development.

Service-related site functions

Means all uses that support the principal use on the site including parking access, garbage/trash collection, utility meters and equipment, loading/unloading areas, and similar uses.

Street Screen

Is a freestanding wall or living fence or combination fence built along the frontage line or in line with the building façade along the street. It may mask a parking lot or a loading/service area from view or provide privacy to a side yard and/or strengthen the spatial definition of the public realm.



Image of a combination masonry and living street screen

Street Wall

Indicates the creation of a “wall” or a sense of enclosure along the street with buildings placed immediately adjacent to the street/sidewalk. A street wall has a “void” if there is a surface parking lot or service area adjacent to the sidewalk/street.

Type 1 – 2 Applications:

Are the different types of applications with specific review and approval processes tailored to the scope of proposed development within the SH 190 MUC-PD. The application and development review flow charts in Appendix C summarizes the different application types and their respective processes.

Type “A” Frontage

Means the block frontages identified as such on the adopted MCP. Type “A” frontages are the primary pedestrian frontages and buildings along Type “A” frontages shall be held to the highest standard of pedestrian-oriented design. If Type “A” frontages are facing Type “B” frontages along the same street, the Type “B” frontages shall utilize enhanced streetscaping and/or landscaping to complement the streetscaping or landscaping utilized by the facing Type “A” Frontage including the screening of surface parking lots along the Type “B” Frontage in order to minimize the interruption to the quality of pedestrian experience along such frontage.

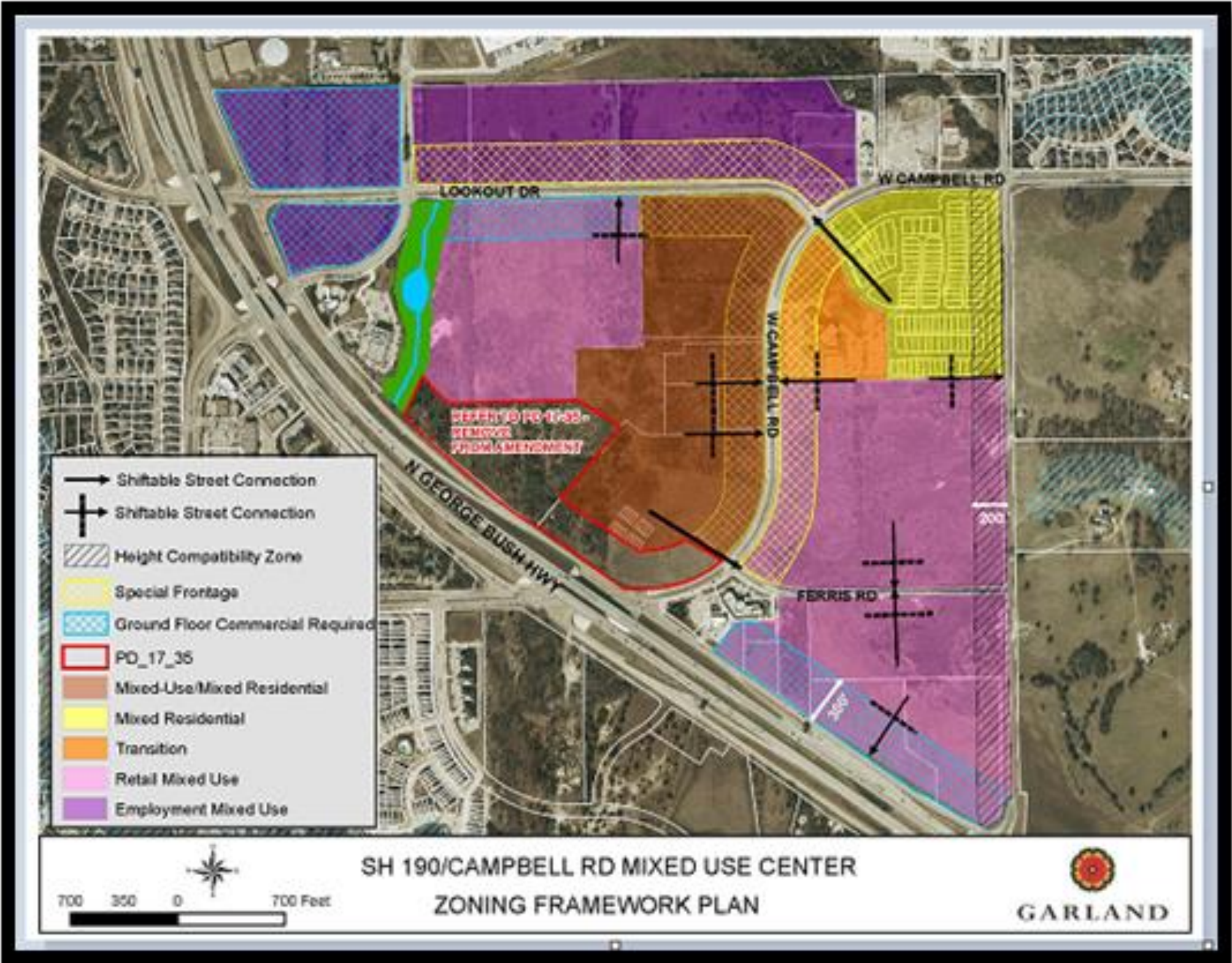
Type “B” Frontage

Means the block frontages identified as such on the adopted MCP. Type “B” frontages are intended to primarily accommodate access to parking, service, utility, and other auto-related functions. See above requirement when Type “B” Frontages are located facing Type “A” Frontages along the same street

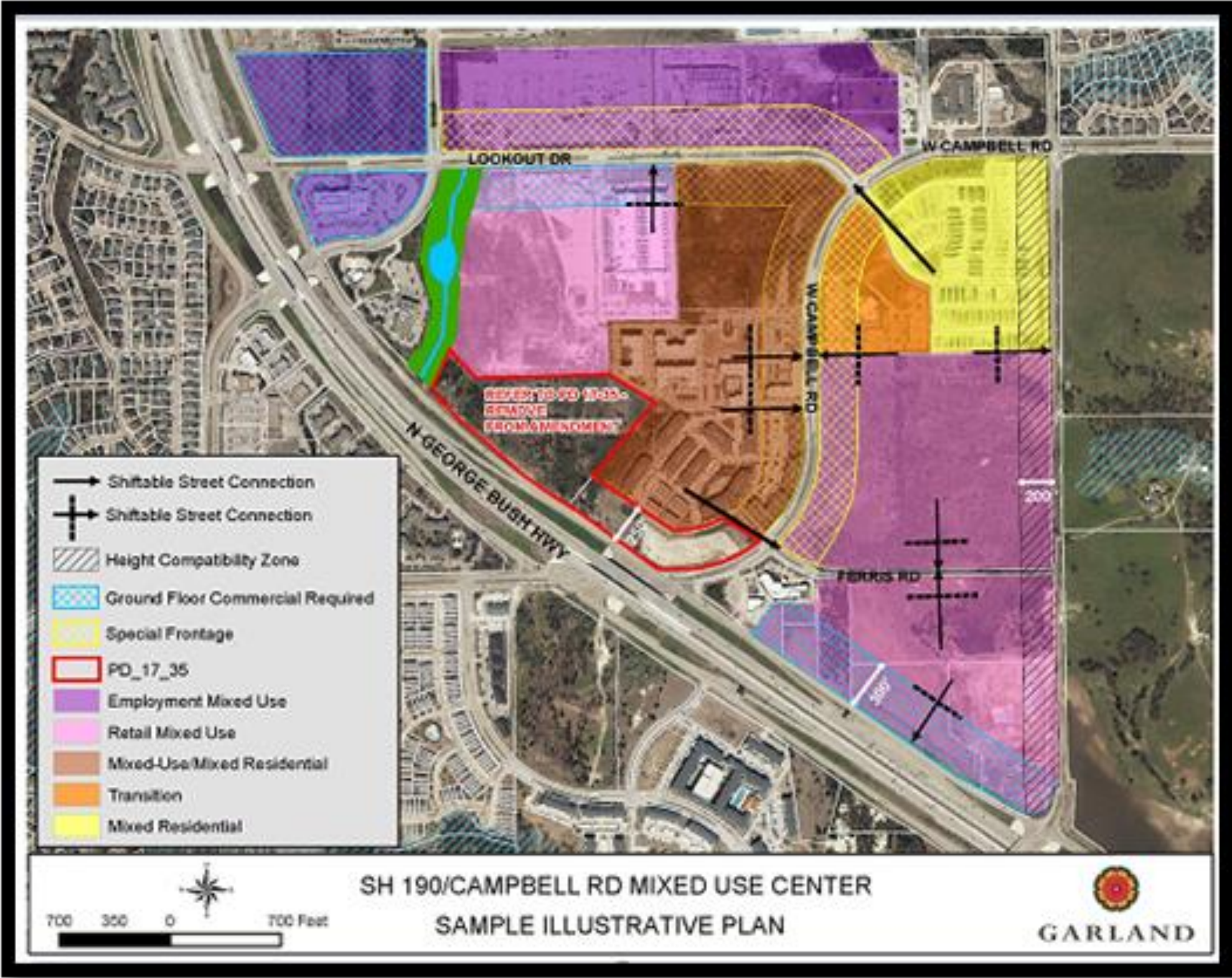
Zoning Framework Plan

Shall be the Zoning Map for the SH 190 MUC-PD which shall establish the boundaries of the different character zones, major roadway network, and open space locations.

Appendix A
Zoning Framework Plan

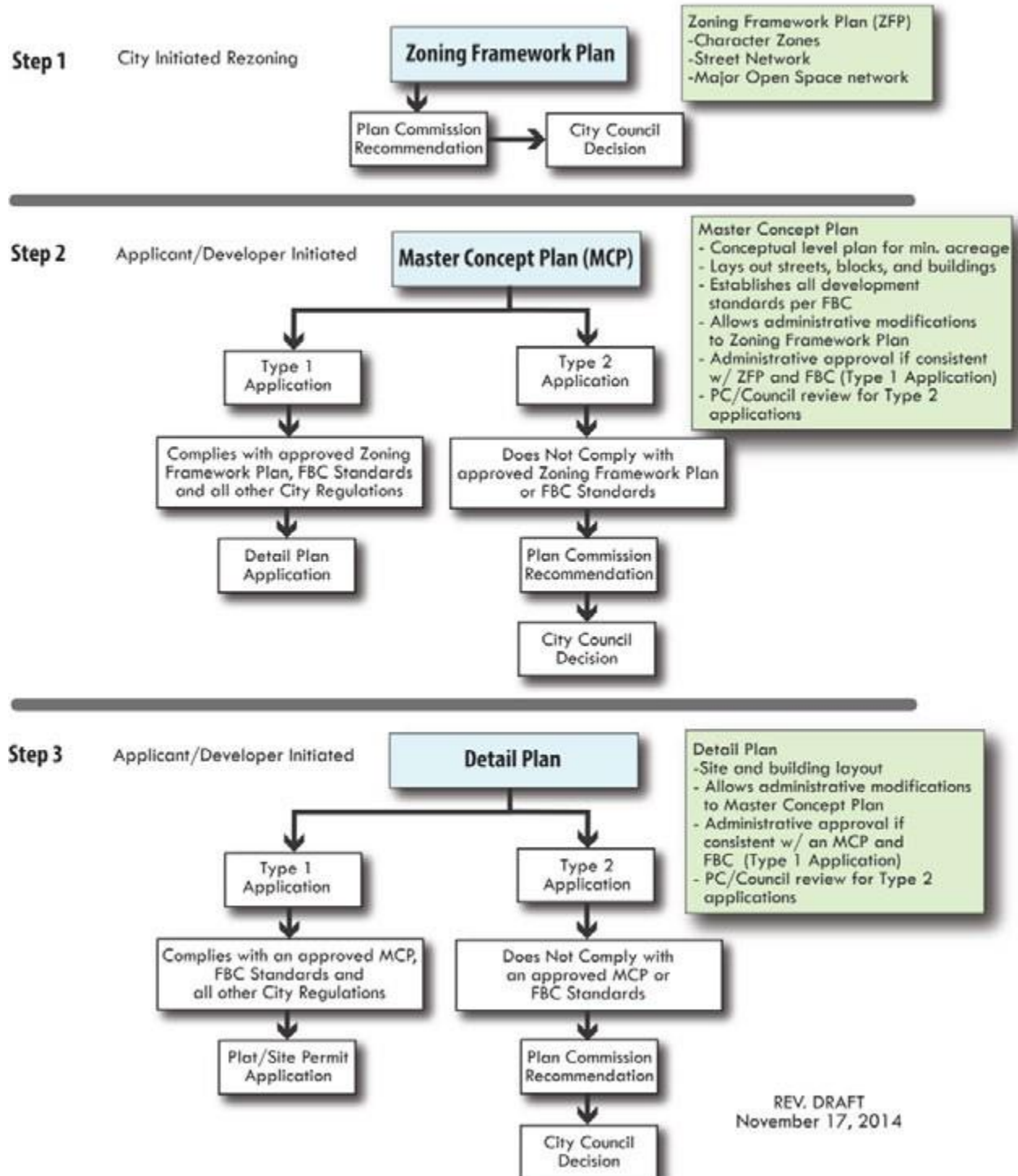


Appendix B
Sample Illustrative Plans



Appendix C
Flow Chart

SH 190 FBC Structure and Review Process



Appendix D

Street Design Standards and Typical Cross Sections

190 Campbell Road - Mixed Use Center

Street Type	Residential Alley (20' ROW)	Commercial Alley (20'-35' ROW)		Residential Street (50'-60' ROW)		Commercial Street (35'-70' ROW)					Avenue (50'-80' ROW)					Boulevard (70'-110' ROW)					Parkway (100'- 110' ROW)			
Number of Lanes	1	1	2	2	2	2	2	2	2	2	2-3	2-3	2-3	2-3	2-3	4	4	4	4	4	4-6	4-6	4-6	4-6
Lane Width (ft.)	10	12	12	13	18	13	13	13	13	13	12	12	12	12	12	12	12	12	12	12	11	11	11	11
Two Way (ft.)	-	-	24	26	36	26	26	26	26	26	36	36	36	36	36	48	48	48	48	48	66	66	66	66
Median (Y/N)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y
Width (Ft.)																14	14	14	14	14	14	14	14	14
On Street Parking?	N	N	N	N	N	N	N	Y	Y	Y	N	N	Y	Y	Y	N	N	Y	Y	N	N	N	N	N
Parallel (8'x22') (ft.)								16					16					16						
Angled (19') (ft.)									36					36					36					
Head-In (18') (ft.)										36					36									
Parkway (from face of curb to ROW) each side	5	4	5.5	12	12	4.5	4	4	4	4	7	4	4	4	4	4	6	6	6	9	10	10	10	10
On Street Bike Lanes #	N	N	N	N	N	N	Y	N	N	N	N	Y	N	N	N	N	Y	N	N	N	N	N	N	N
Width (Ft.) (Total ROW Req'd)							16					16					16							
ROW (ft.) (minimum)	20	20	35	50	60	35	50	50	70	70	50	60	60	80	80	70	90	90	110	80	100	100	100	100
Design Speed	<20mph (10mph)	<20mph (10mph)	<20mph (10mph)	20 mph	20 mph	25 mph	25 mph	25 mph	25 mph	25 mph	30-35 mph	30-35 mph	30-35 mph	30-35 mph	30-35 mph	35-40 mph	35-40 mph	35-40 mph	35-40 mph	35-40 mph	40-45 mph	40-45 mph	40-45 mph	40-45 mph
Right Turn Lane? *	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y
Width (Ft.)																10	10	10	10	10	10	10	10	10
ROW (ft.) with right turn lane *																80	100	100	120	90	110	110	110	110
Landscape/Furnishing Zone (ft.)	3-5	5	5																					
Sidewalk (ft.) (minimum)	-	-	-	4	4	8-12	8-12	8-12	8-12	8-12	6	6	6	6	6	6	6	6	6	6	6	6	6	6

*Fire Lane Exception
Bicycle facility widths may be modified based on the City’s adopted Master Thoroughfare Plan standards and adopted design standards.

REPORT & MINUTES

P.C. Meeting, July 13, 2020

Consideration of the application of the **City of Garland**, requesting approval to amend Planned Development (PD) District 17-35 for Mixed Use to 1) Amend Table 5-1 (Schedule of Uses) to remove Dwelling, Multi-Family Use and Elder Care - Independent Living Use from several Character Zones; and 2) Change the Character Zones of certain properties. This area is generally located northeast of President George Bush Turnpike, west of Holford Road, and south of the city limits line. (District 1) (Z 20-17)

Kira Wauwie, Principal Planner presented the staff report.

Ben Knaus, 410 Kirkland Road, Garland, Texas 75044 had questions regarding zoning of the property between Ferris Road and the residential subdivision.

Chairman Roberts provided information regarding the zoning history of the property.

Sammy Jibrin, 1625 Ferris Road, Garland, Texas 75044 raised concerns regarding the ownership of his property included in the amendment and the removal of certain uses.

Mabel Simpson, 1755 North Collins Boulevard Suite 105, Richardson, Texas 75080, representing Sammy Jibrin, provided an overview of the properties owned by Mr. Jibrin and the concerns regarding the removal of currently allowed uses. Ms. Simpson further provided steps taken by Mr. Jibrin to work with the City for allowable uses and the infrastructure that is being completed to support these uses. Ms. Simpson further requested her client's properties (1805, 1815, and 1825 Campbell Road; and 6600, 6610, and 6620 President George Bush Turnpike, also referred to as "A" and "B") be excluded from this amendment request.

Scott Huffman, 18800 Preston Road, Suite 100, Dallas, Texas 75252, represented the property owner of 6600 President George Bush Turnpike and 1825 Campbell Road, stated their request to develop commercial/retail uses with multifamily on the upper floors and their opposition with this request.

Chairman Roberts called for a recess at 8:11 p.m.

Chairman Roberts reconvened the meeting at 8:21 p.m.

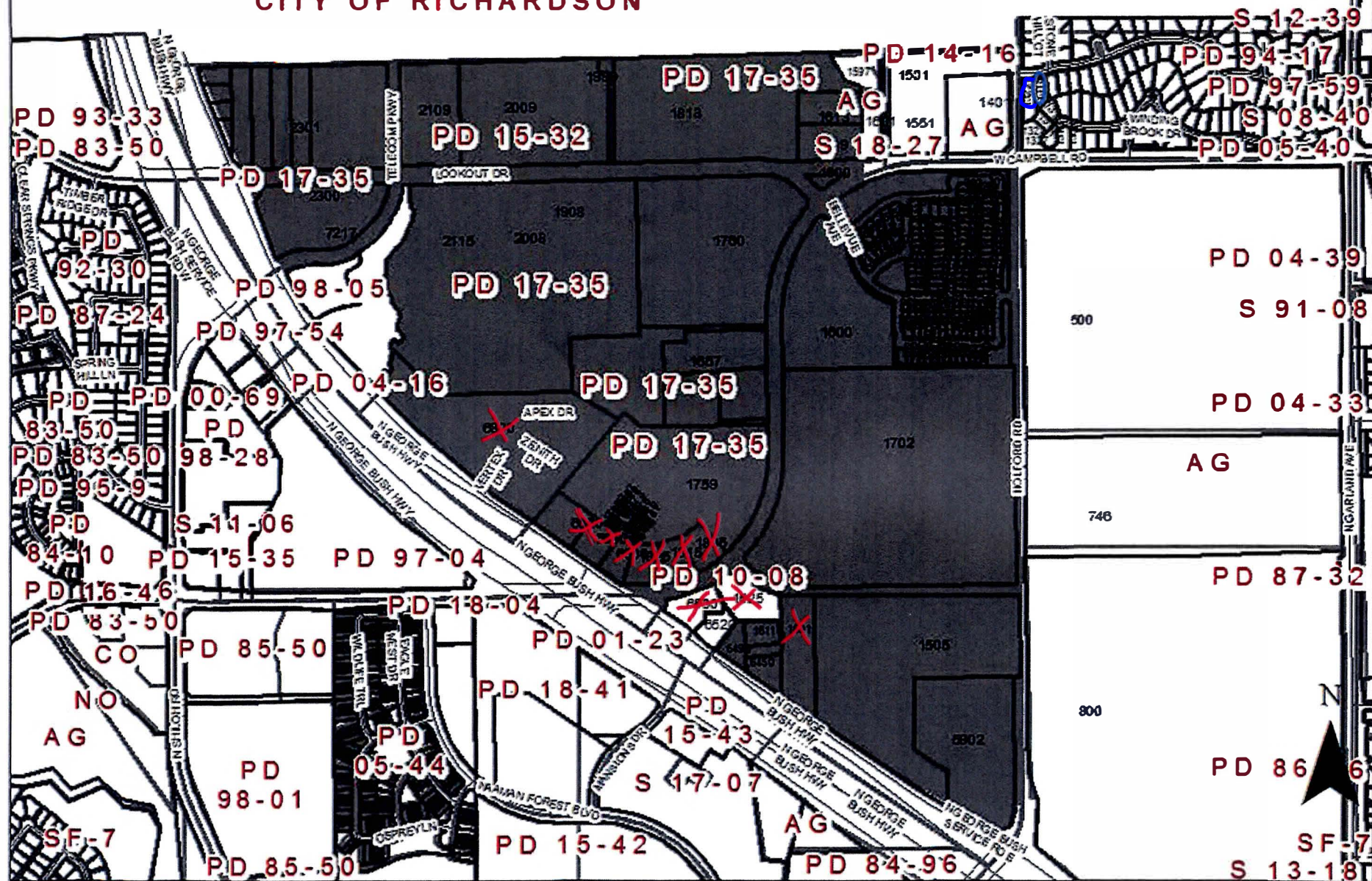
Motion was made by Commissioner Dalton to close the public hearing and open for discussion, seconded by Commissioner Williams. **Motion carried: 8 Ayes, 0 Nays**

Chairman Roberts suggested to the Commission to exclude 1805, 1815, and 1825 Campbell Road; and 6600, 6610, and 6620 President George Bush Turnpike from the request.

Chairman Roberts discussed and further explained the intent of the existing Planned Development (PD).

Motion was made by Commissioner Dalton to **approve** the request with the exclusion of sections "A" and "B" as presented by the speaker (1805, 1815, and 1825 Campbell Road and 6600, 6610, and 6620 President George Bush Turnpike) and the suggestion that Detail Plan review is required with the approval by Plan Commission and City Council, seconded by Commissioner Williams. **Motion carried: 8 Ayes, 0 Nays**

CITY OF RICHARDSON



0 600 1,200 Feet
1 inch = 833 feet

Zoning Map Z 20-17

INDICATES AREA
OF REQUEST

July 1, 2020

Z 20-17

Page 2 of 2

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return that section using any of the following methods: mail to City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002; fax to 972-205-2474; deliver to the to the Planning Department c/o City Marshall at the William E. Dollar Municipal Building (City Hall), 200 North Fifth Street, Garland TX or email Planning@Garlandtx.gov. It is important that your response include your property address, your name, and mailing address. Should you have any questions, please contact Kira Wauwie at 972-205-2456.

Para Español, por favor contactar a Josue De La Vega 972-205-2833.

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.

We need more business/retail/restaurant/ in this area. We have too many multi-family dwellings. Enough apartments!

(Please complete the following information)

1322 Creekwood Drive
Your Property Address

Camber Hayman
Printed Name

1322 Creekwood Dr. Garland, TX 75044
Address City, State Zip

The above statements reflect my (our) opinion regarding the proposed request(s).

Camber Hayman
Signature Title

Date: 7/19/20

July 1, 2020

Z 20-17

Page 2 of 2

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Para Español, por favor contactar a Josue De La Vega 972-205-2833.

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.

Enough apartments!! Our area is over-built
with them.

(Please complete the following information)

1318 Creekwood Drive Garland 75044
Your Property Address

Bob & Carole Kilduff
Printed Name

Same as above
Address City, State Zip

The above statements reflect my (our) opinion regarding the proposed request(s).

Carole C. Kilduff Mrs.
Signature Title

Date: 7-8-2020

July 1, 2020

Z 20-17

Page 2 of 2

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Para Español, por favor contactar a Josue De La Vega 972-205-2833.

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.

(Please complete the following information)

6530 GEORGE BUSH TURNPIKE

Your Property Address

TENYSON L.P. - JAMES K. TONICK

Printed Name

9305 TIMBERHOLLOW CR DALLAS, TX 75231

Address

City, State

Zip

The above statements reflect my (our) opinion regarding the proposed request(s).

[Signature]

Signature

OWNER

Title

Date: 7/8/2020

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Para Español, por favor contactar a Josue De La Vega 972-205-2833.

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.

(Please complete the following information)

6800 George Bush Hwy Lot 1-7 Block 1 Striker Marquis Addition - Commercial 7.5AC
6800 George Bush Hwy Lot 1-68 Block 1 Striker Marquis Addition - Residential 8.55AC
Your Property Address

Sammy Jibrin / SAMOE LLC
Printed Name

1625 Ferris Rd	Garland, TX	75044
Address	City, State	Zip

The above statements reflect my (our) opinion regarding the proposed request(s).

Signature _____ Title _____

Date: 7-8-2020

July 1, 2020

Z 20-17

Page 2 of 2

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Para Español, por favor contactar a Josue De La Vega 972-205-2833.

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.

(Please complete the following information)

Heights at Campfire Crossing Lots 1-6
Your Property Address

Sammy Jibrin / Campfire Crossing LTD
Printed Name

1625 Ferris Rd Garland, TX 75044
Address City, State Zip

The above statements reflect my (our) opinion regarding the proposed request(s).

Signature Title

Date: 7-8-2020

July 1, 2020

Z 20-17

Page 2 of 2

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Para Español, por favor contactar a Josue De La Vega 972-205-2833.

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.

The current zoning is vital to retail and I purchased these properties with the expectations of having the zoning AS it is.

(Please complete the following information)

6600 George Bush Hwy - Heights @ Campfire Crossing

Your Property Address

Ciconest Development LLC

Printed Name

1913 Cottonwood Valley Circle S. Irving, TX 75083

Address

City, State

Zip

The above statements reflect my (our) opinion regarding the proposed request(s).

Signature

Title

Date: 7-8-20

July 1, 2020

Z 20-17

Page 2 of 2

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Para Español, por favor contactar a Josue De La Vega 972-205-2833.

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.

We are actively marketing these properties w/ existing zoning. We also
have offers to purchase these properties w/ current zoning. Removing the current
zoning negates my sales. This diminishes my financial investments
in these properties and create economic hardship for me.

(Please complete the following information)

6800 George Bush Hwy Lot 1-7 Block 1 Striker Marquis Addition - Commercial / 75AC
6800 George Bush Hwy Lot 1-68 Block 1 Striker Marquis Addition - Residential / 8.55AC
Your Property Address

Sammy Librin / SAMOE LLC
Printed Name

1625 Ferris Rd Garland, TX 75044
Address City, State Zip

The above statements reflect my (our) opinion regarding the proposed request(s).

[Signature] Title

Date: 7-8-2020

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Para Español, por favor contactar a Josue De La Vega 972-205-2833.

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.

We have had several meetings w/ the city for multi-family on lots 1 & 2
and have significant investment in development costs, architectural and intellectual
property. Removing these entitlements causes me material financial
losses. For lot 6, multi-family drives retail, we need MF for this
retail to be successful.

(Please complete the following information)

Heights at Campfire Crossing Lots 1-6 *
Your Property Address

Sammy Jibrin / Campfire Crossing LTD
Printed Name

1625 Ferris Rd Garland TX 75044
Address City, State Zip

The above statements reflect my (our) opinion regarding the proposed request(s).

[Signature] Title

Date: 7-8-2020

* Lot 1 - 6620 George Bush Hwy
Lot 2 - 6610 George Bush Hwy
Lot 3 - 6600 George Bush Hwy

Lot 4 - 1825 W Campbell Rd
Lot 5 - 1815 W Campbell Rd
Lot 6 - 1805 W Campbell Rd

July 1, 2020

Z 20-17

Page 2 of 2

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Para Español, por favor contactar a Josue De La Vega 972-205-2833.

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.

These zoning removals will jeopardize the success of the retail. Residential drives retail sales. My investment in the retail was predicated on the residential zoning. Removing devalues my retail.

(Please complete the following information)

1815 W. Campbell Rd - Heights @ Campfire Crossing

Your Property Address

Mercy Realty LLC

Printed Name

3224 Robert Dr Richardson, TX

Address

City, State

75082

Zip

The above statements reflect my (our) opinion regarding the proposed request(s).

Signature

Title

Date: 7-8-20

July 1, 2020

Z 20-17

Page 2 of 2

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Para Español, por favor contactar a Josue De La Vega 972-205-2833.

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.

The current zoning is vital to retail and I purchased these properties with the expectations of having the zoning as is.

(Please complete the following information)

1625 W. Campbell Rd - Heights @ Campfire Crossing
Your Property Address

Ciconest Development LLC
Printed Name

113 Cottonwood Valley Circle S. Irving, TX 75083
Address City, State Zip

The above statements reflect my (our) opinion regarding the proposed request(s).

Signature Title

Date: 7-8-20

July 1, 2020

Z 20-17

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(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.

(Please complete the following information)

1601 Ferris Rd
Your Property Address

Sammy Lebrin / FEL LLP
Printed Name

<u>1625 Ferris Rd</u>	<u>Garland, TX</u>	<u>75044</u>
Address	City, State	Zip

The above statements reflect my (our) opinion regarding the proposed request(s).

Signature	Title
-----------	-------

Date: 7-8-2020

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Para Español, por favor contactar a Josue De La Vega 972-205-2833.

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.

multi-family residences drives enrollment for the school
and not allowing anymore multi-family reduces my enrollment
which dilutes my business.

(Please complete the following information)

1625 Ferris Rd

Your Property Address

Sammy Jibrin / New Century Montessori Academy

Printed Name

1625 Ferris Rd

Address

Garland, TX

City, State

75044

Zip

The above statements reflect my (our) opinion regarding the proposed request(s).

Signature

Title

Date: 7-8-20

July 1, 2020

Z 20-17

Page 2 of 2

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Para Español, por favor contactar a Josue De La Vega 972-205-2833.

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.

(Please complete the following information)

1625 Ferris Rd
Your Property Address

Sammy Jibrin / New Century Montessori Academy
Printed Name

<u>1625 Ferris Rd</u>	<u>Garland, TX</u>	<u>75044</u>
Address	City, State	Zip

The above statements reflect my (our) opinion regarding the proposed request(s).

Signature _____ Title _____

Date: 7-8-20

July 1, 2020

Z 20-17

Page 2 of 2

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return that section using any of the following methods: mail to City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002; fax to 972-205-2474; deliver to the to the Planning Department c/o City Marshall at the William E. Dollar Municipal Building (City Hall), 200 North Fifth Street, Garland TX or email Planning@Garlandtx.gov. It is important that your response include your property address, your name, and mailing address. Should you have any questions, please contact Kira Wauwie at 972-205-2456.

Para Español, por favor contactar a Josue De La Vega 972-205-2833.

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.

(Please complete the following information)

Abbett ES, 730 W. Muirfield Rd, Garland, 75044; GRCTC, 4885 N. PGB Hwy, Garland, 75040;
Naaman Forest HS, 4843 Naaman Forest Blvd, Garland, 75040

Your Property Address

Paul Gonzales

Printed Name

701 N. First Street

Garland, TX

75040

Address

City, State

Zip

The above statements reflect my (our) opinion regarding the proposed request(s).

Signature

D Executive Director of Facilities & Maintenance

Title

Date: 7/6/20

Z 20-17

Approval to amend Planned Development (PD) District 17-35 for Mixed Use to 1) Amend Table 5-1 (Schedule of Uses) to remove Dwelling, Multi-Family Use and Elder Care - Independent Living Use from several Character Zones; and 2) Change the Character Zones of certain properties.

**City Council Meeting
August 4, 2020**



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Case Information

Location: Generally south of the City limits, west of Holford Road and north of President George Bush Turnpike

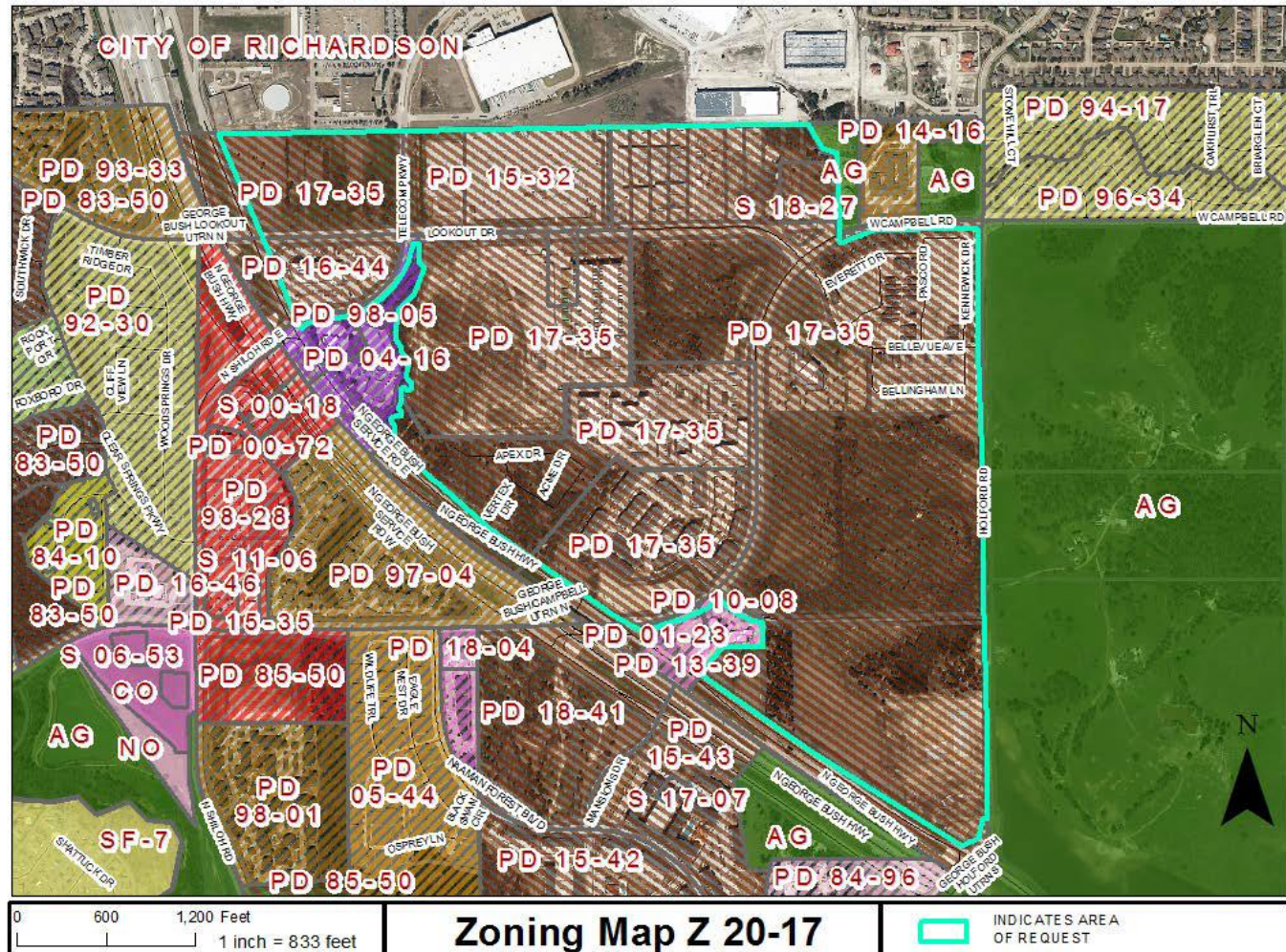
Applicant: City of Garland

Owner: Multiple Owners

Acreage: Approximately 300 acres



Z 20-17



Background

PD Characteristics

- ❖ Unique zoning districts specific to the PD and geographically mapped:
 - ☐ Employment Mixed Use
 - ☐ Retail Mixed Use
 - ☐ Mixed Use – Mixed Residential
 - ☐ Transition
 - ☐ Mixed Residential

- ❖ Zoning Framework Plan
 - ☐ Shows the unique zoning districts

- ❖ Illustrative Plan
 - ☐ Overlays the Zoning Framework Plan
 - ☐ A guide for buildings and street placement

Considerations

1. **Amend Use Table – remove Dwelling, Multi-Family Use and Elder Care – Independent Living Use from:**
 - a. Employment Mixed-Use
 - b. Retail Mixed-Use
 - c. Transition

Multi-Family and Independent Living Uses would continue to be allowed in Mixed-Use/Mixed-Residential. Limited to three existing apartment complexes (one under construction) abutting the west side of Campbell Road.

Certain areas removed from amendment per PC and staff recommendation.

Considerations

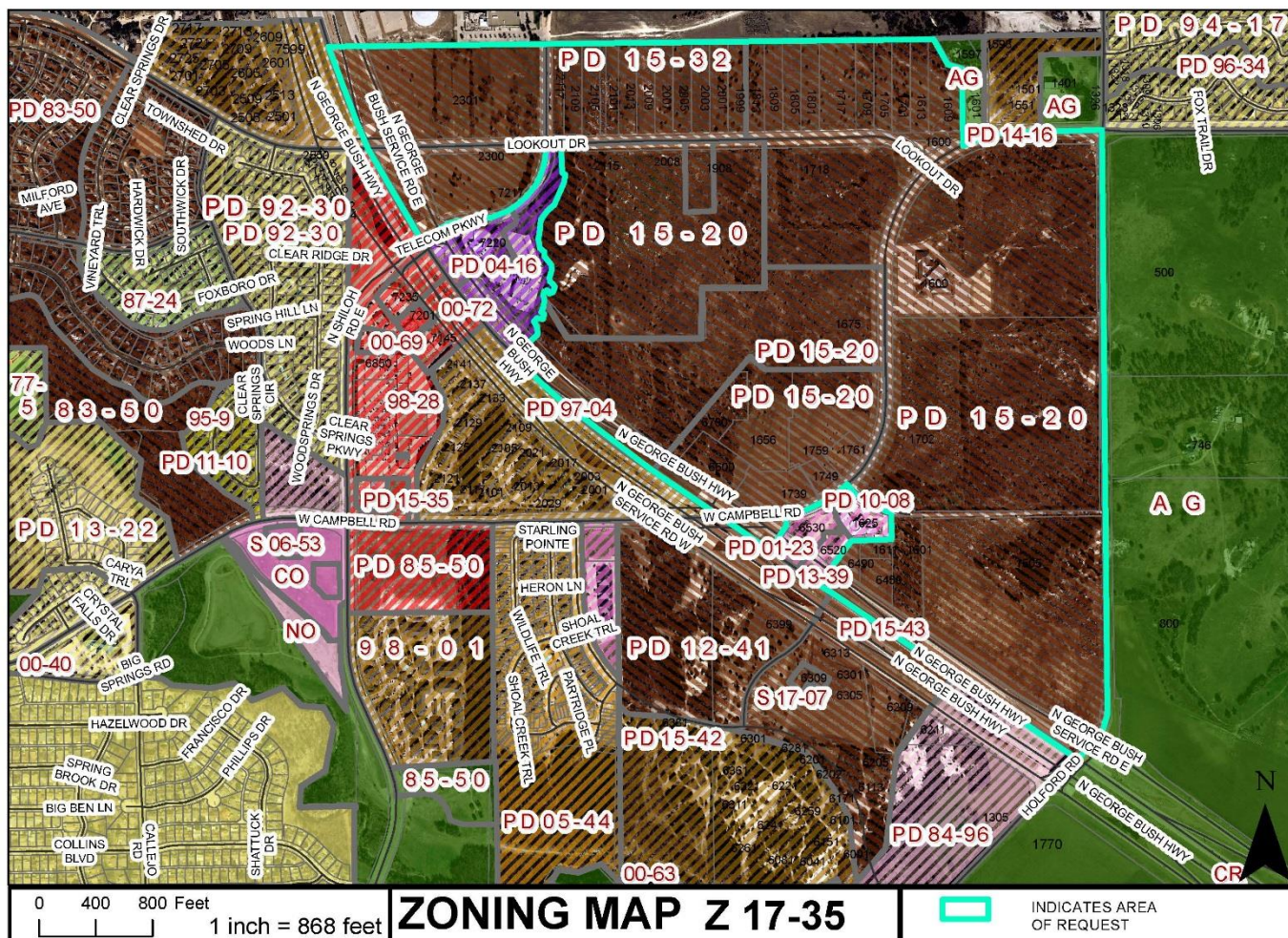
2. Change Zoning Framework Plan (PD Zoning Map)

- a. North of Lookout Rd, northwest of Campbell Rd:
 - Remove Mixed-Use/Mixed Residential
 - Replace with Employment Mixed-Use
- b. West half of block between Campbell Rd and Telecom Pkwy:
 - Remove Mixed-Use/Mixed Residential
 - Replace with Retail Mixed-Use

[Revised in accordance with PC and staff recommendation]
- c. Between Holford Rd and Campbell Rd, north of Ferris Rd:
 - Remove Mixed-Use/Mixed Residential
 - Replace with Retail Mixed-Use

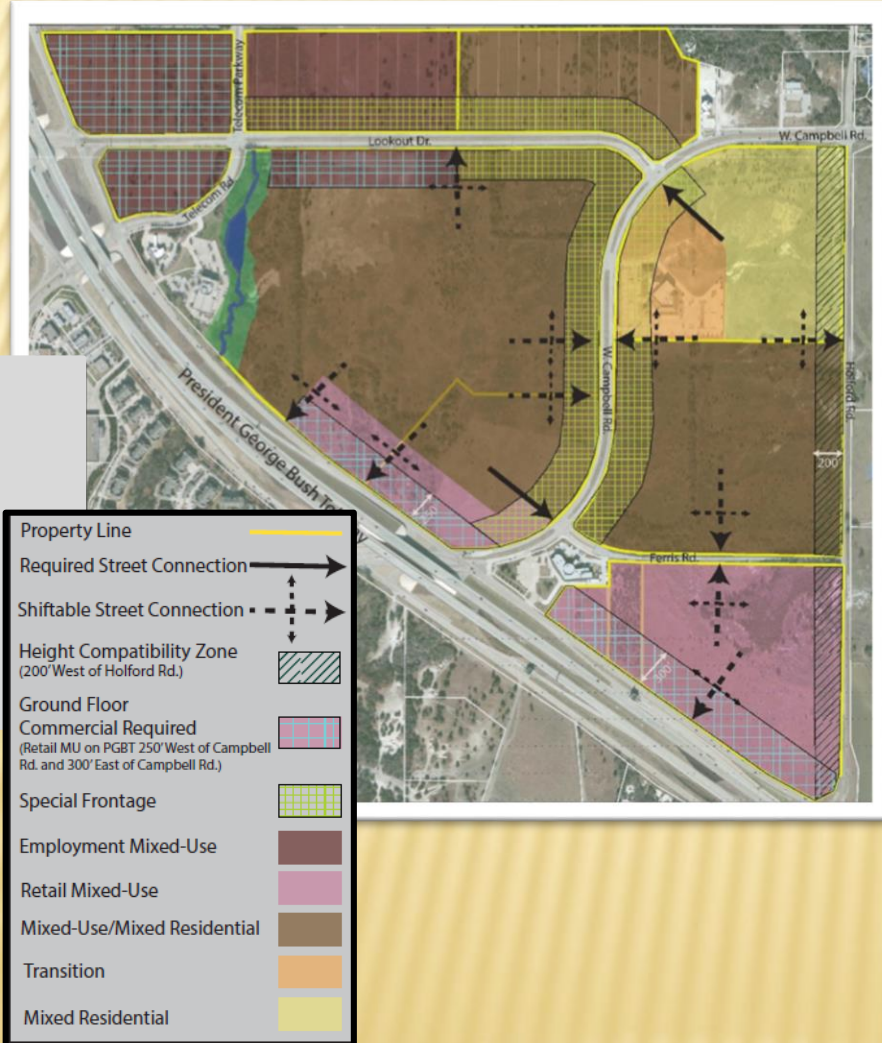


Z 20-17

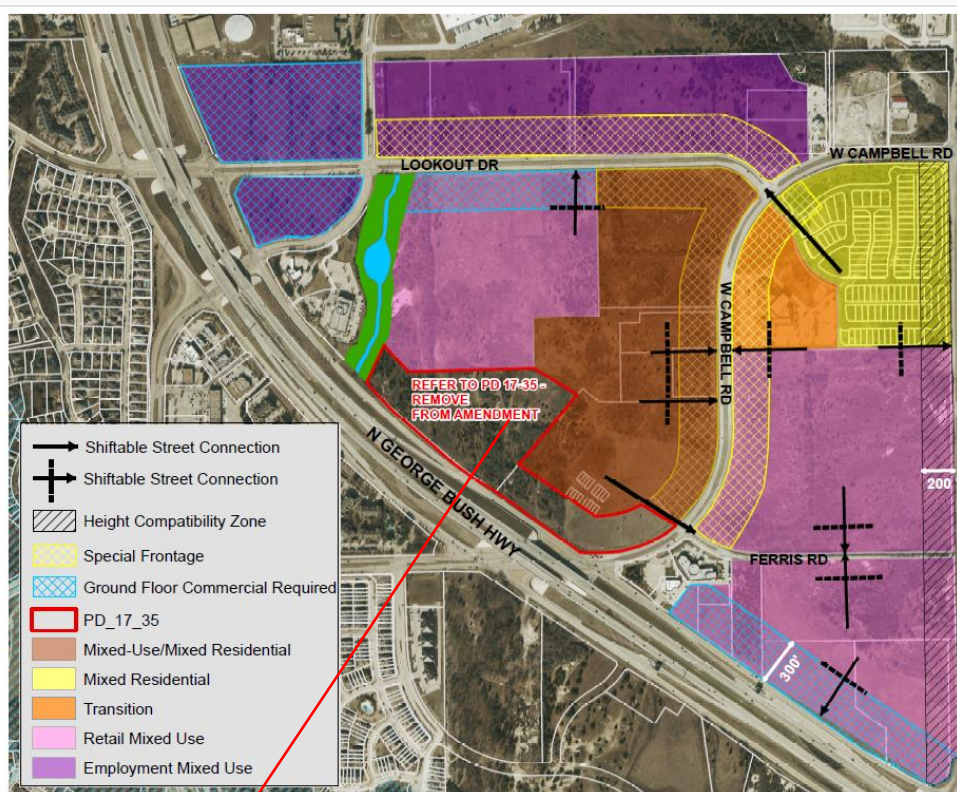


Zoning Framework Plan

Existing



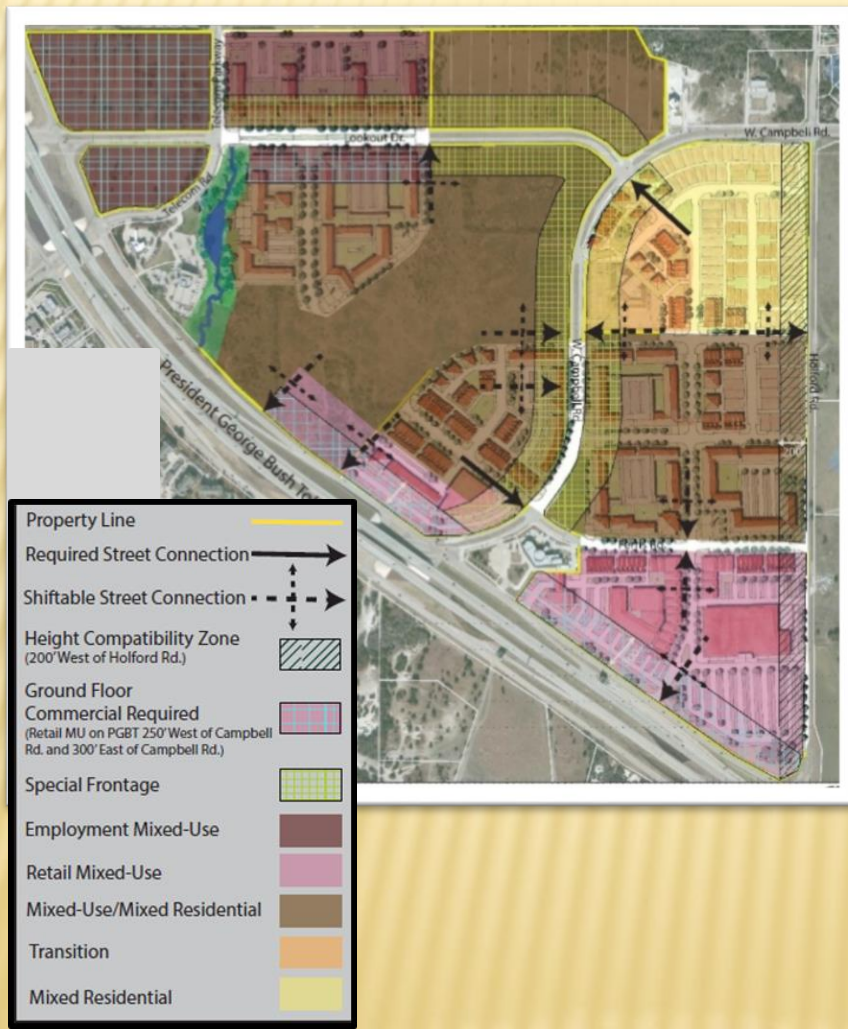
PC Recommended*



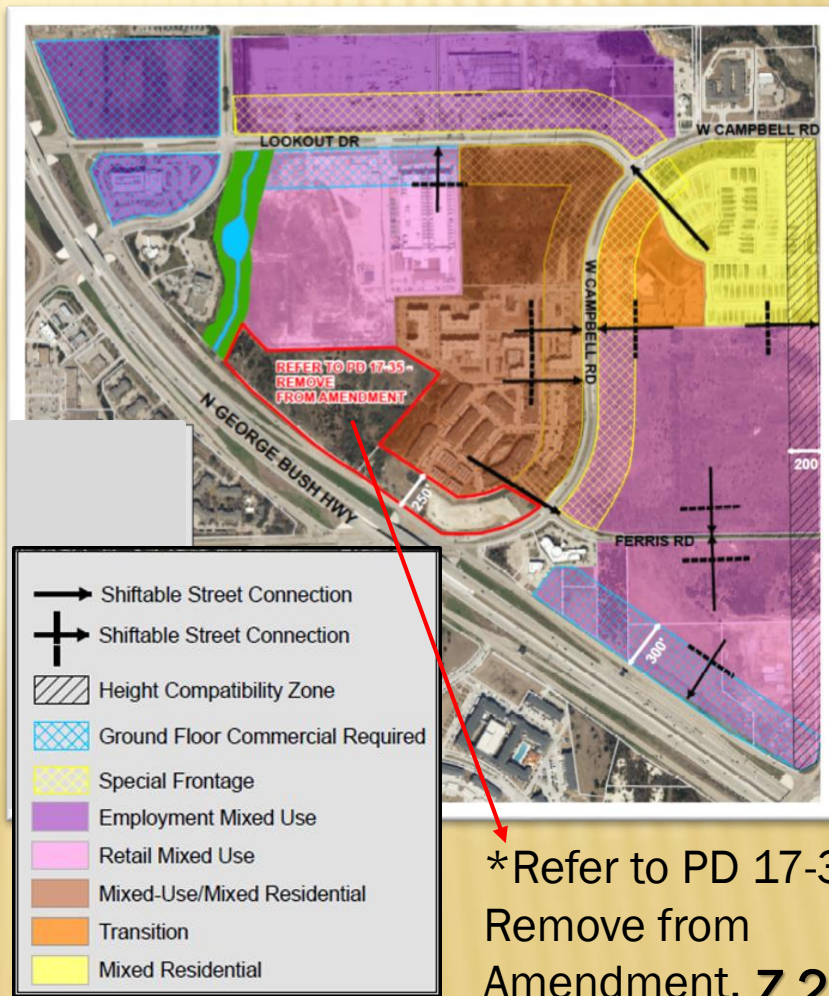
*Refer to PD 17-35. Remove from Amendment.

Sample Illustrative Plan

Existing



PC Recommended*



*Refer to PD 17-35.
Remove from
Amendment. **Z 20-17**



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Backup slides follow

Background

Zone History

- Planned Development (PD) District 15-20
- Planned Development (PD) District 17-35
 - ❑ Reduced Transition Area.

Comprehensive Plan

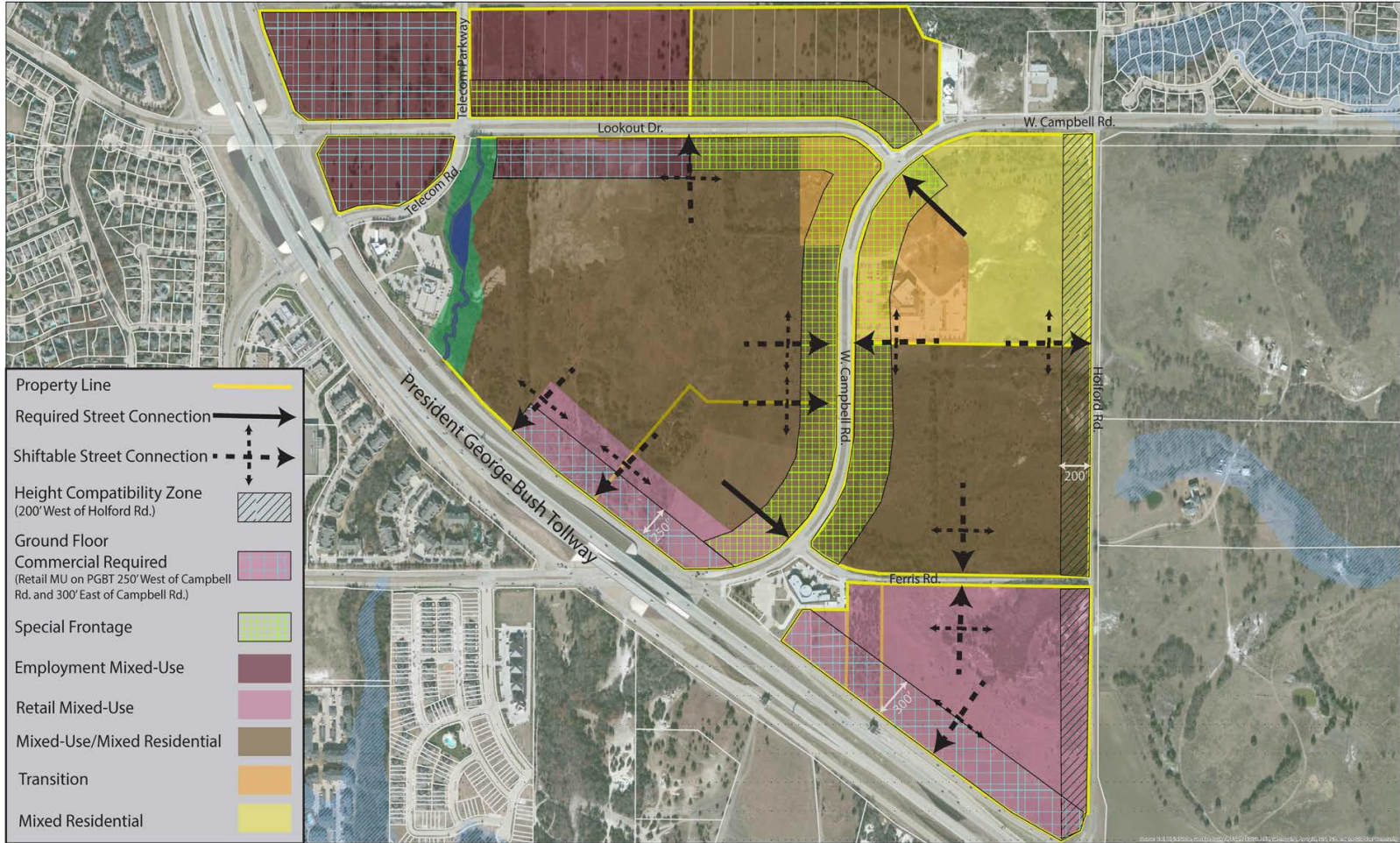
The Future Land Use Map for Envision Garland identifies this area as appropriate for Business Centers. Business Centers represent clusters of business offices and/or low-impact industry whose development and operations result in minimal negative effects to adjacent development types. This includes supporting land uses (retail, services, restaurants, meeting facilities, and entertainment) and may include residential components within a coordinated development. The proposed Planned Development amendment would expand the areas that Data Center may be implemented while maintaining the Planned Development's allowance for a mixture of residential and non-residential uses that are mutually beneficial and are conducive to a live-work environment.



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PD 15-20

Zoning Framework Plan



DRAFT 5.12.15



SH 190/Campbell Rd. Mixed Use Center
Zoning Framework Plan



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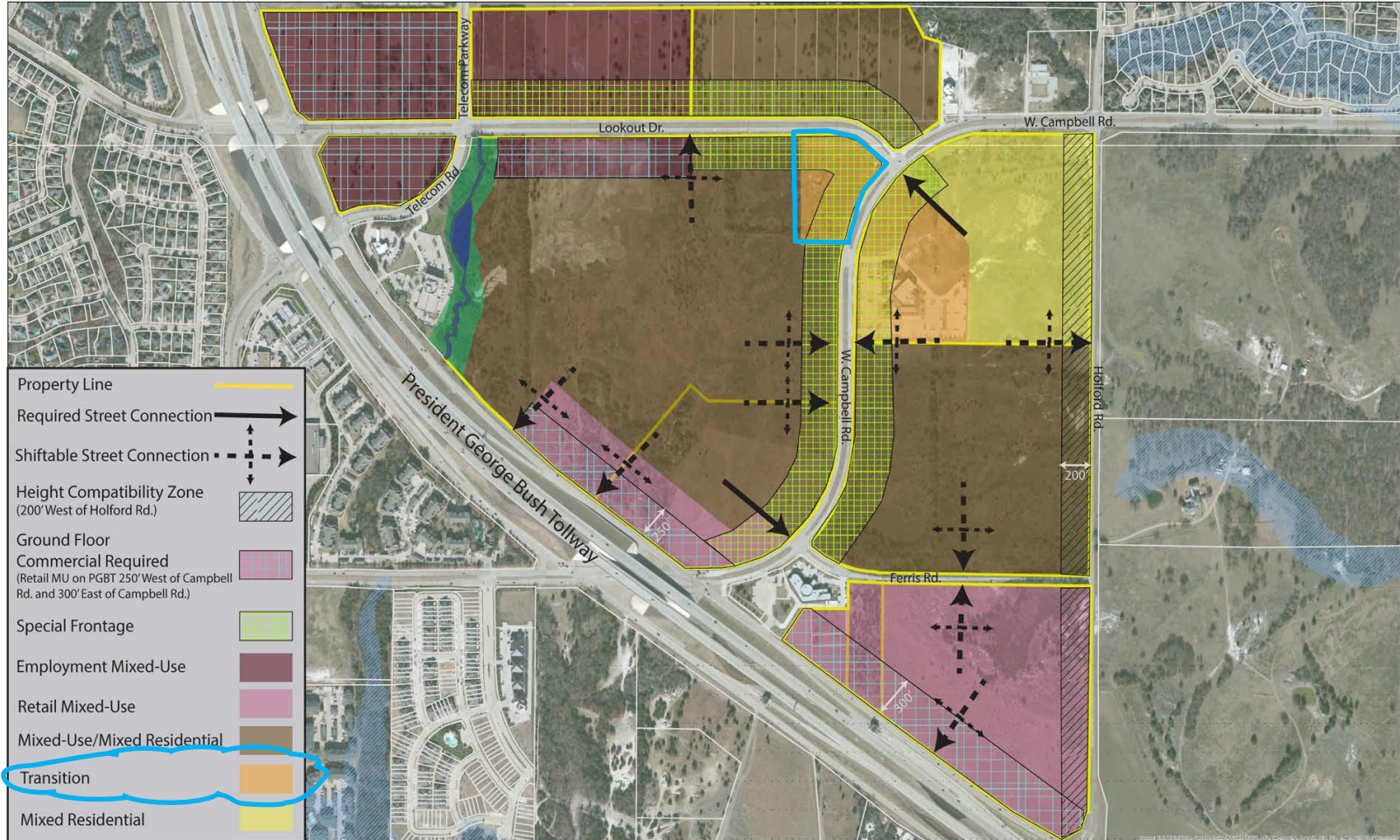
**GATEWAY
PLANNING**
A VIALTA GROUP PARTNER



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PD 15-20

Zoning Framework Plan Amendment



DRAFT 5.12.15



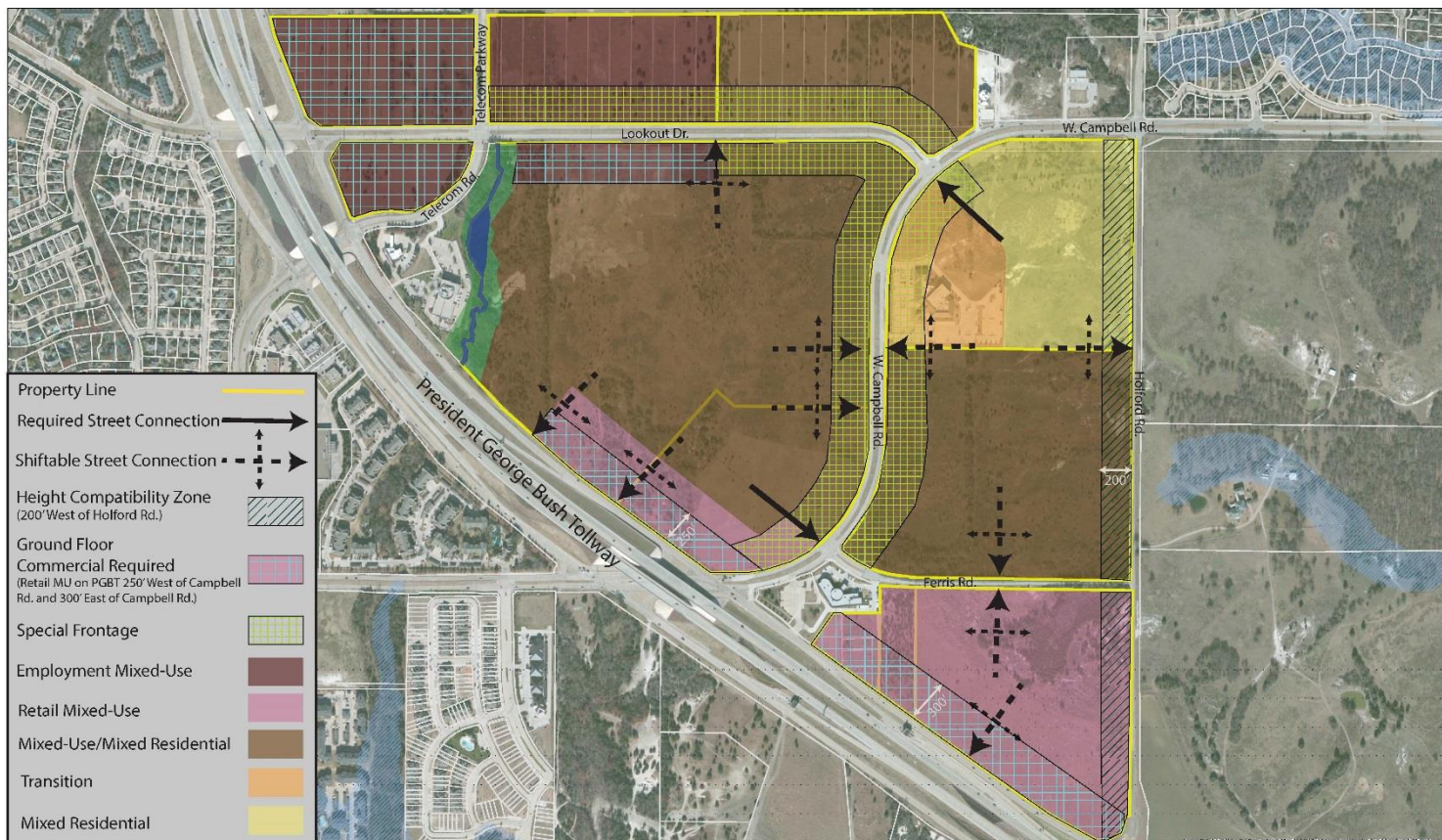
SH 190/Campbell Rd. Mixed Use Center
Zoning Framework Plan



GATEWAY
PLANNING
A VIALTA GROUP PARTNER

PD 17-35

Zoning Framework Plan



9/1/17



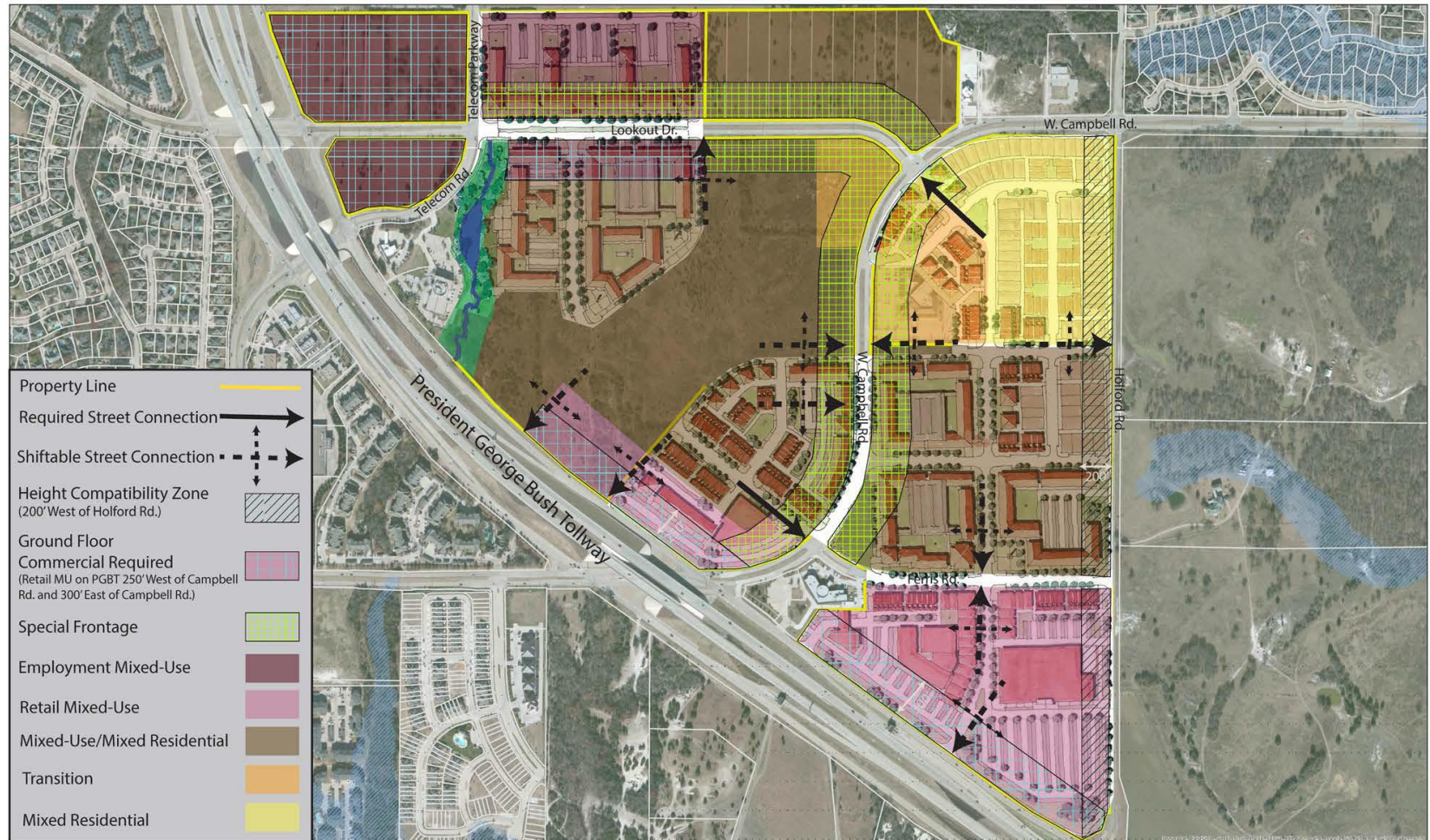
SH 190/Campbell Rd. Mixed Use Center
Zoning Framework Plan



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PD 15-20

Sample Illustrative Plan



DRAFT 5.14.15



SH 190/Campbell Rd. Mixed Use Center
Zoning Framework Plan



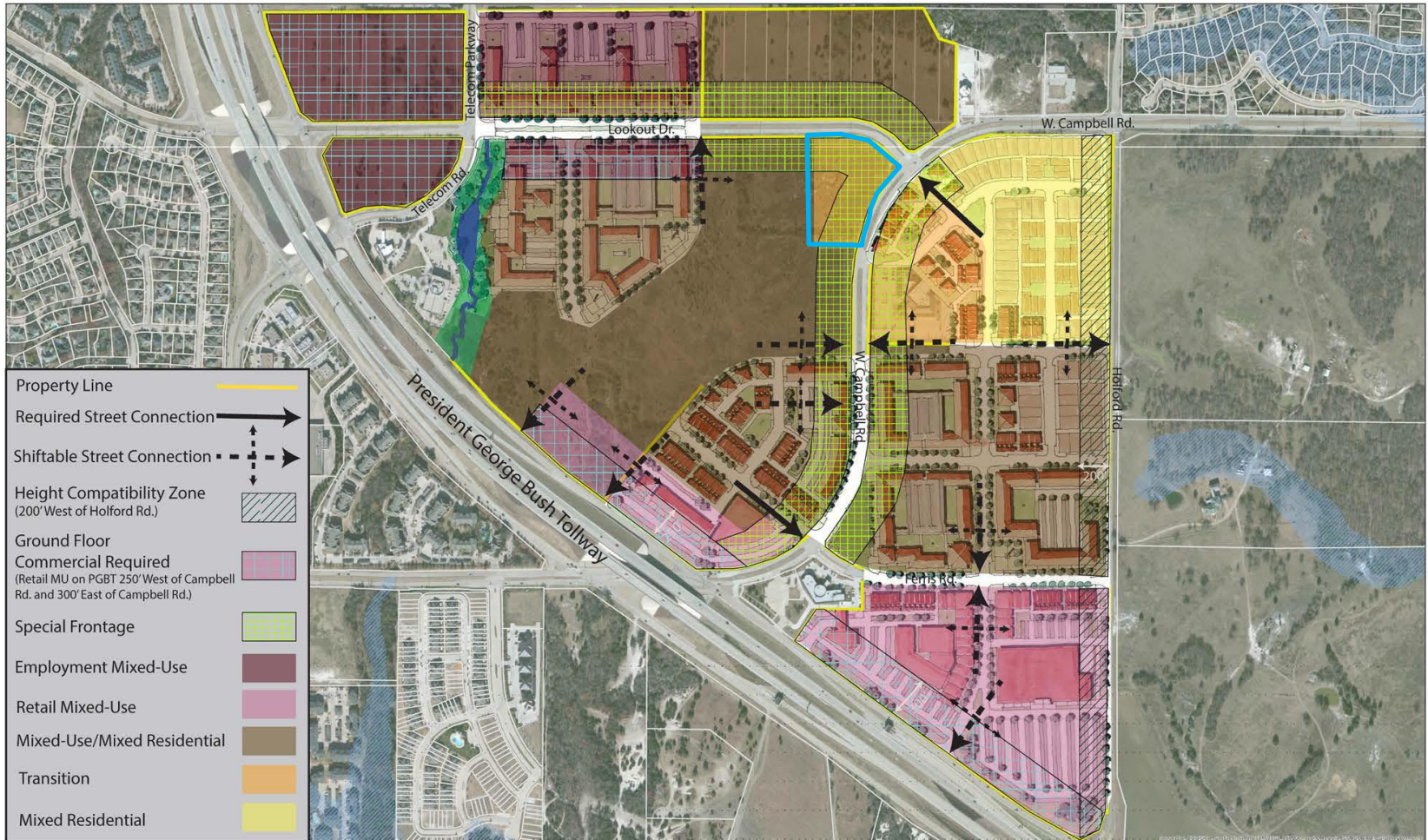
GATEWAY
PLANNING
A VIALTA GROUP PARTNER



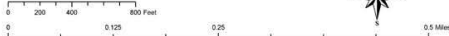
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PD 15-20

Sample Illustrative Plan Amendment



DRAFT 5.14.15



SH 190/Campbell Rd. Mixed Use Center
Zoning Framework Plan

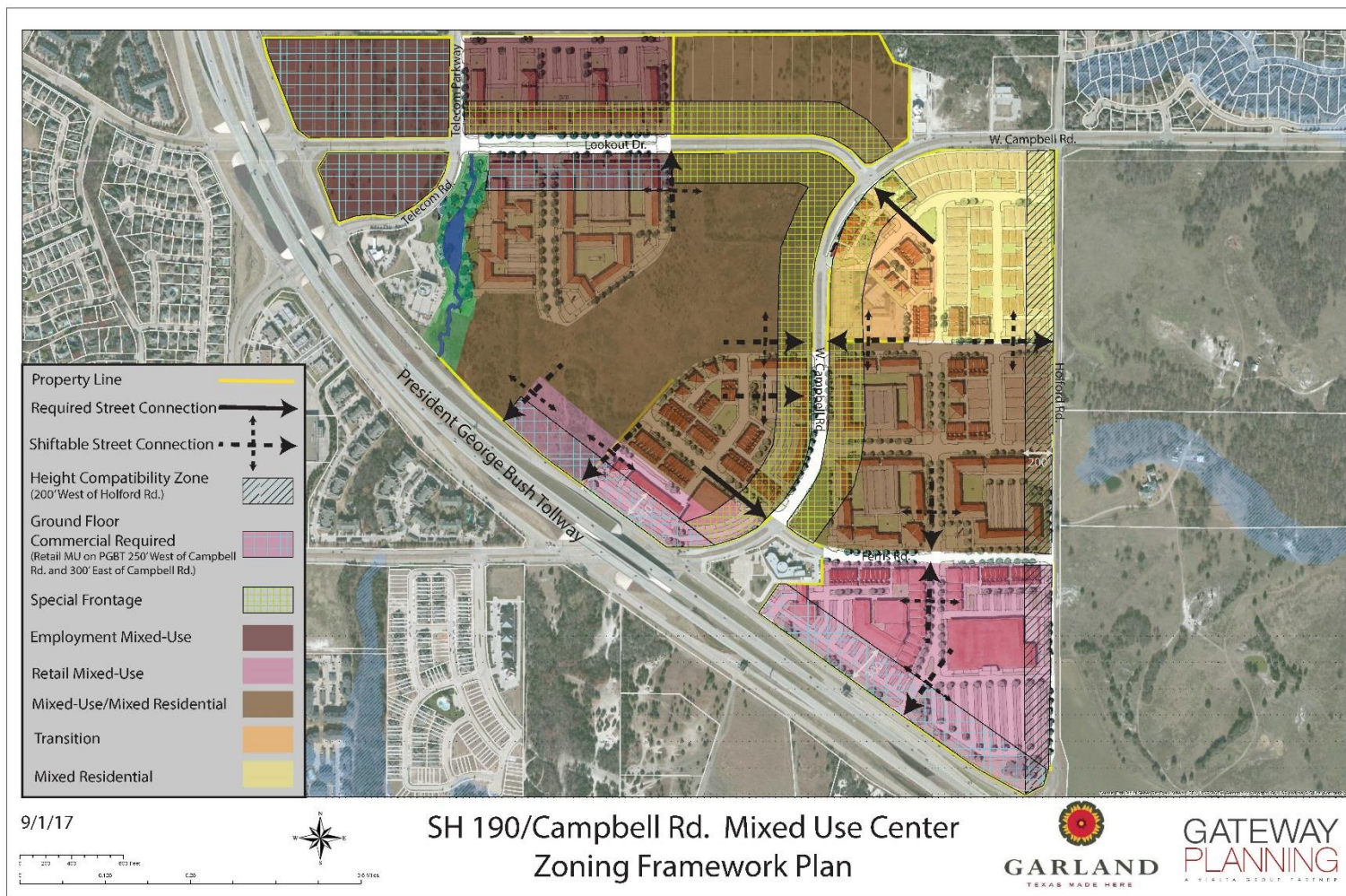


GATEWAY
PLANNING
A VIALTA GROUP PARTNER

Z 20-17

PD 17-35

Sample Illustrative Plan





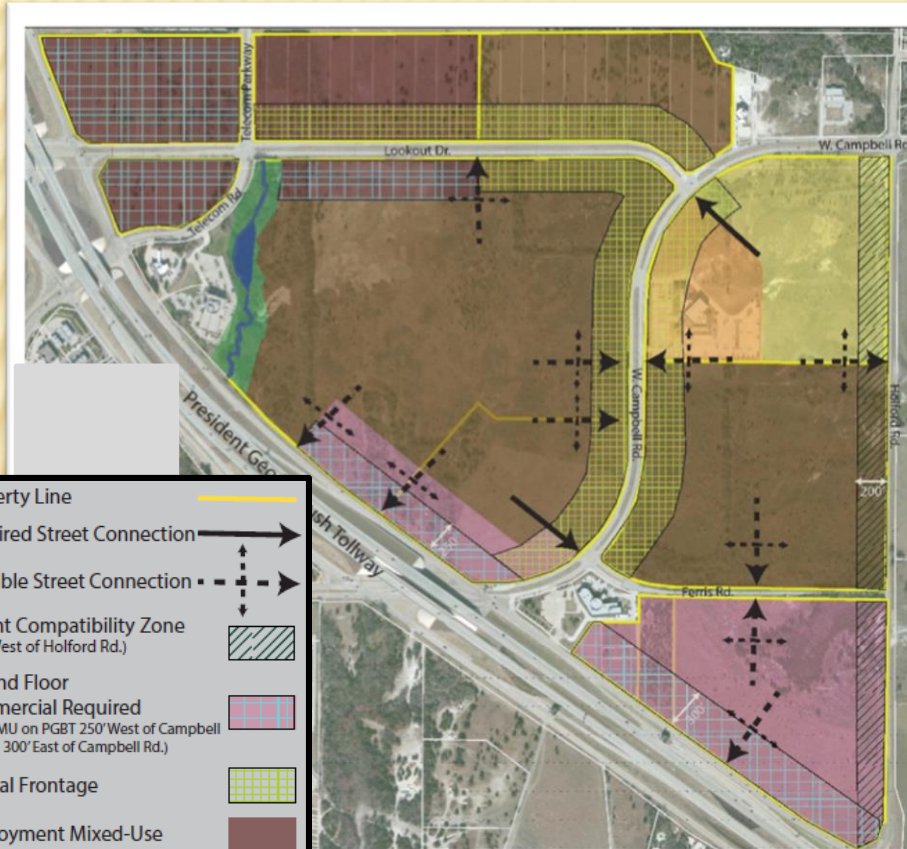
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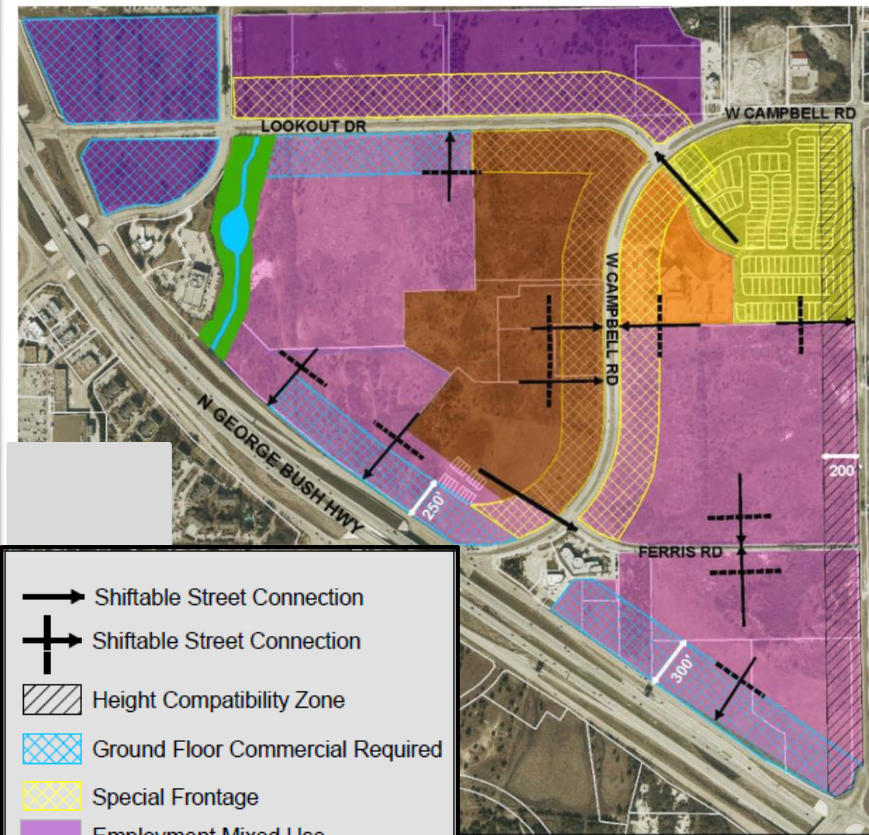
Presented to Plan Commission

Zoning Framework Plan Amendment

Existing



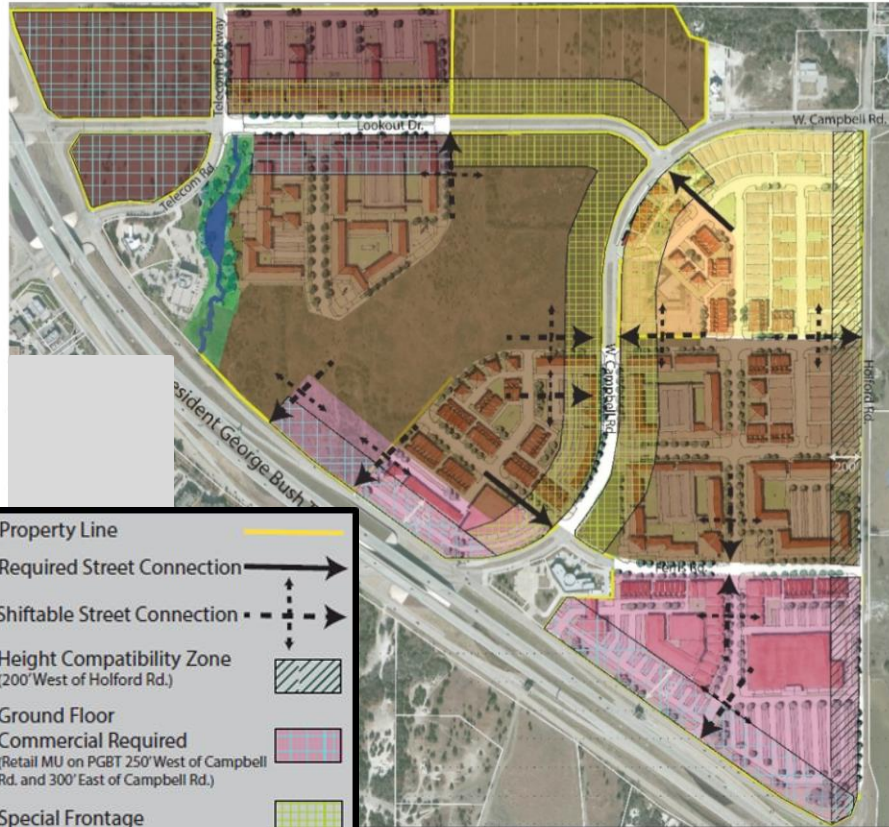
Proposed



Presented to Plan Commission

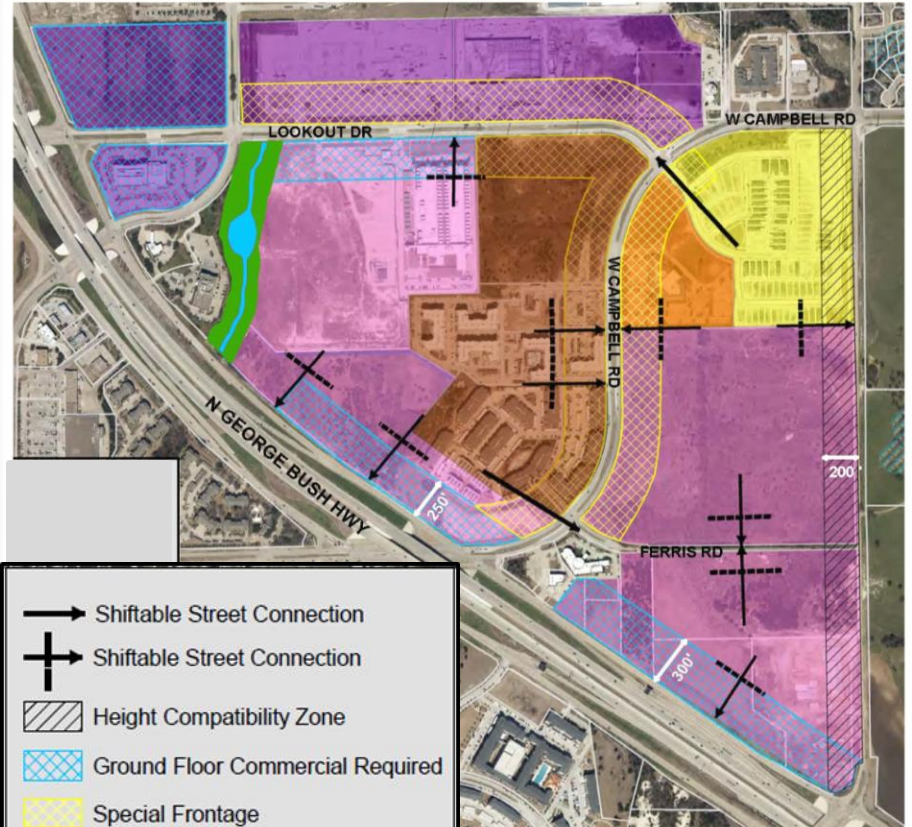
Sample Illustrative Plan Amendment

Existing



- Property Line
- Required Street Connection
- Shiftable Street Connection
- Height Compatibility Zone
(200' West of Holford Rd.)
- Ground Floor
Commercial Required
(Retail MU on PGBT 250' West of Campbell
Rd. and 300' East of Campbell Rd.)
- Special Frontage
- Employment Mixed-Use
- Retail Mixed-Use
- Mixed-Use/Mixed Residential
- Transition
- Mixed Residential

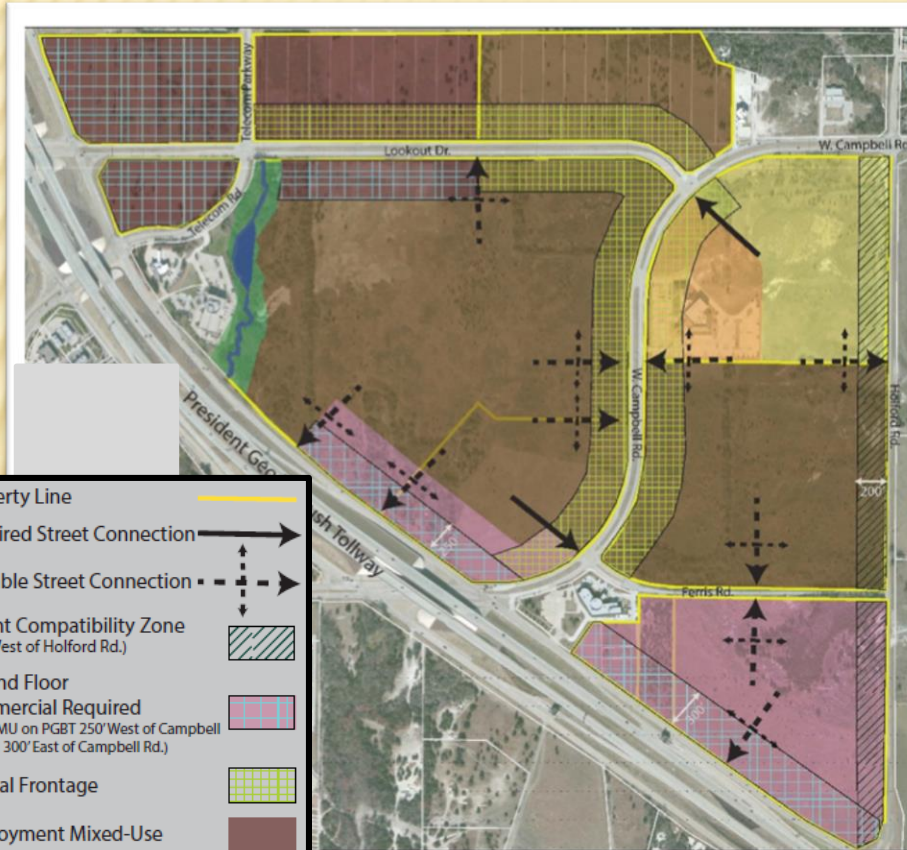
Proposed



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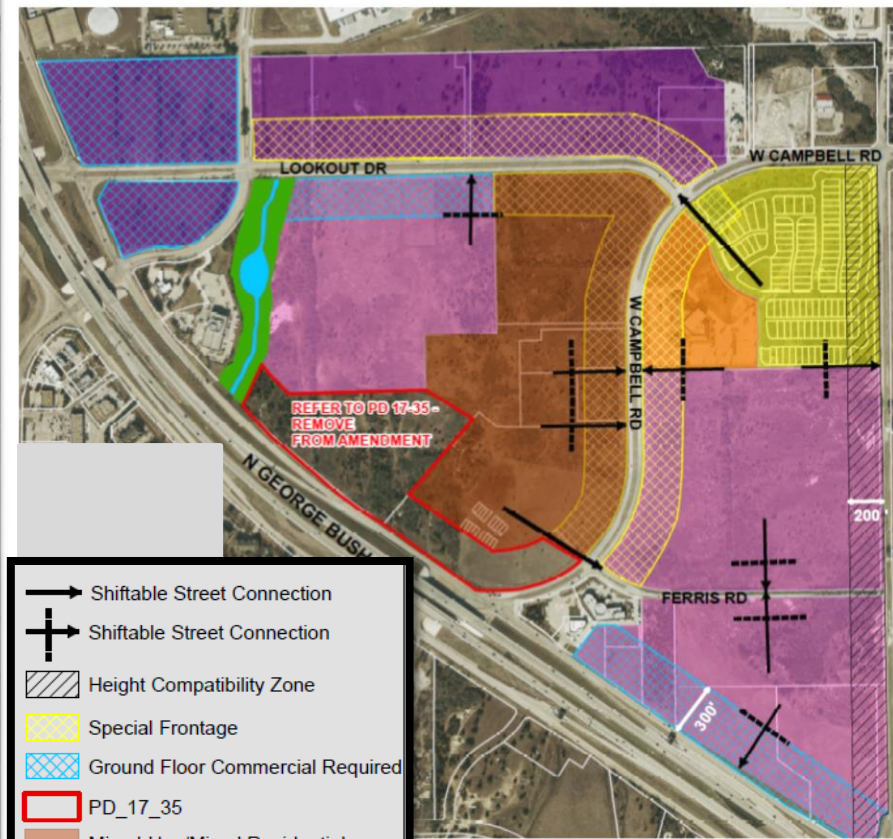
Plan Commission Recommended Zoning Framework Plan Amendment

Existing



Property Line	
Required Street Connection	
Shiftable Street Connection	
Height Compatibility Zone (200' West of Holford Rd.)	
Ground Floor Commercial Required (Retail MU on PG&T 250' West of Campbell Rd. and 300' East of Campbell Rd.)	
Special Frontage	
Employment Mixed-Use	
Retail Mixed-Use	
Mixed-Use/Mixed Residential	
Transition	
Mixed Residential	

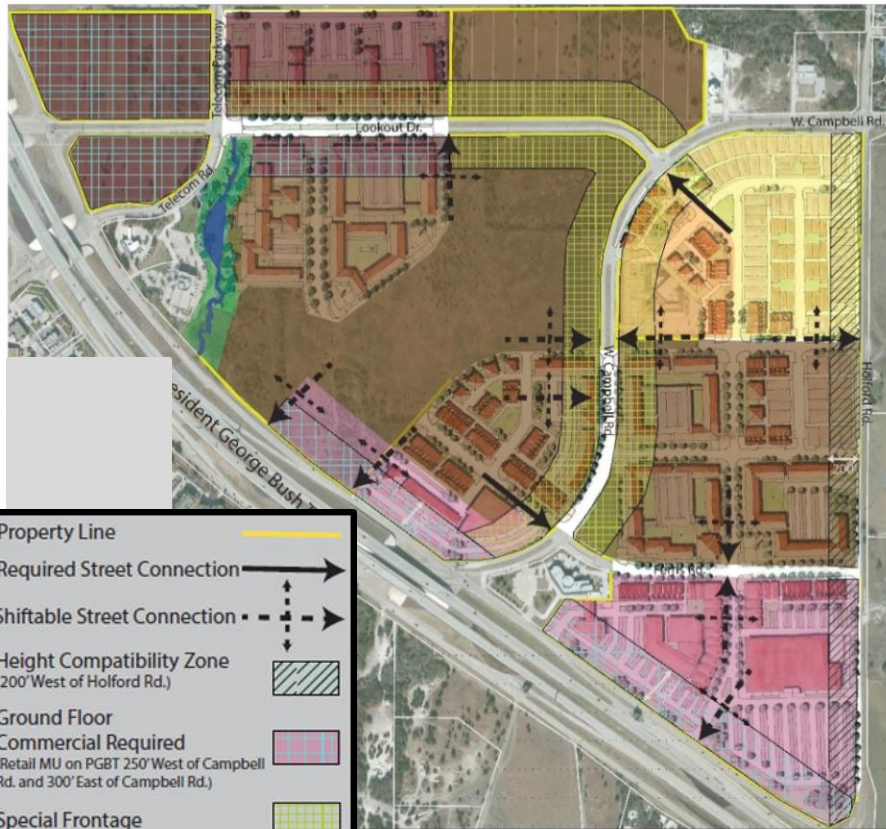
PC Recommended



	Shiftable Street Connection
	Shiftable Street Connection
	Height Compatibility Zone
	Special Frontage
	Ground Floor Commercial Required
	PD_17_35
	Mixed-Use/Mixed Residential
	Mixed Residential
	Transition
	Retail Mixed Use
	Employment Mixed Use

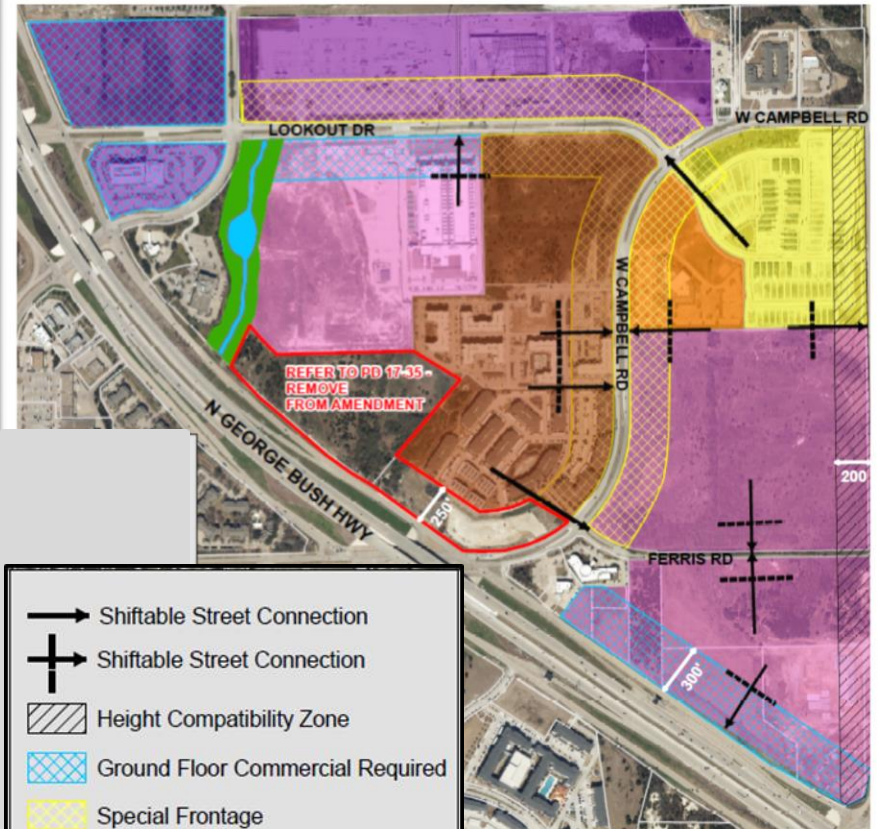
Plan Commission Recommended Sample Illustrative Plan Amendment

Existing



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Proposed



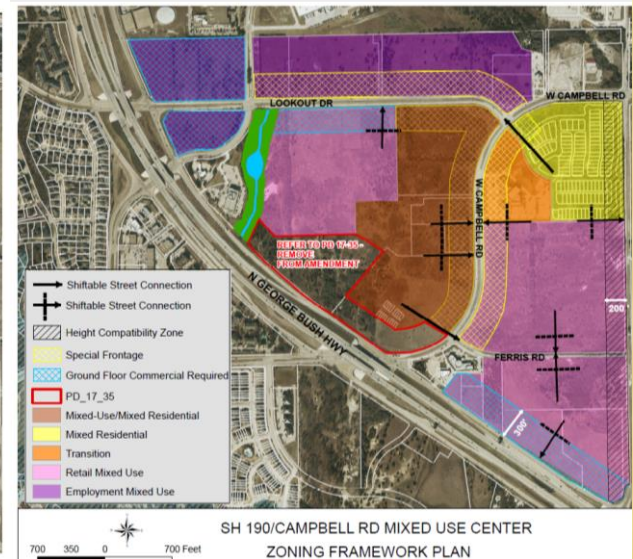
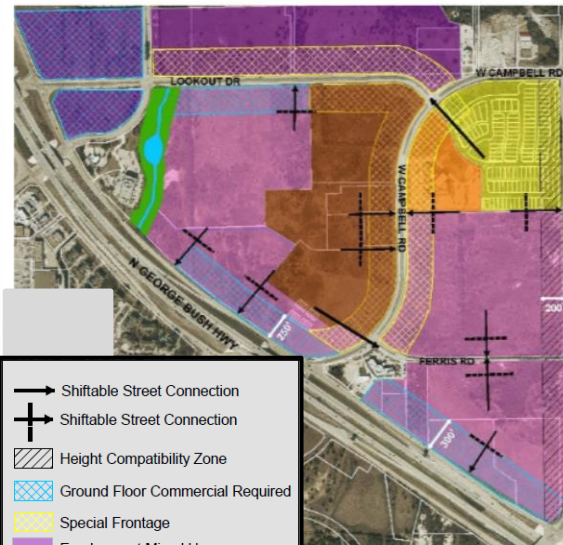
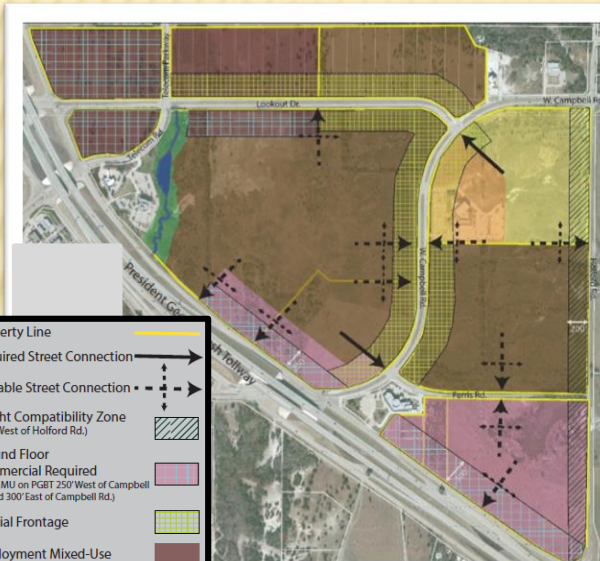
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Zoning Framework Plan

Existing

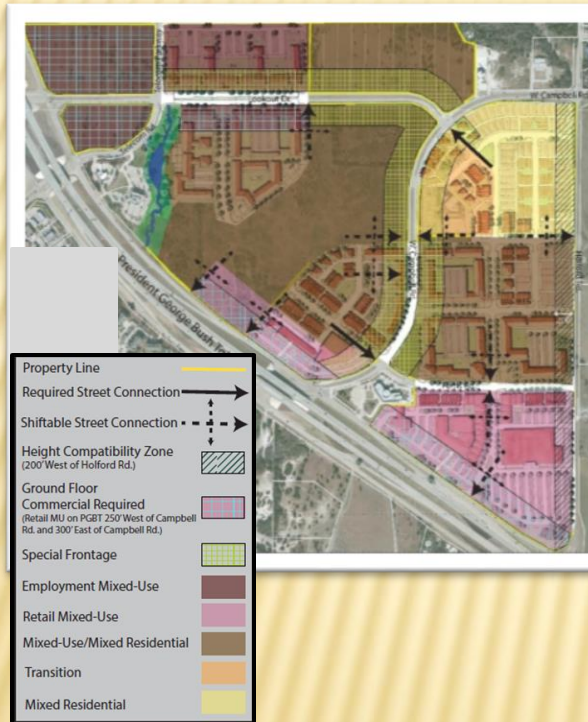
Presented to PC

PC Recommended

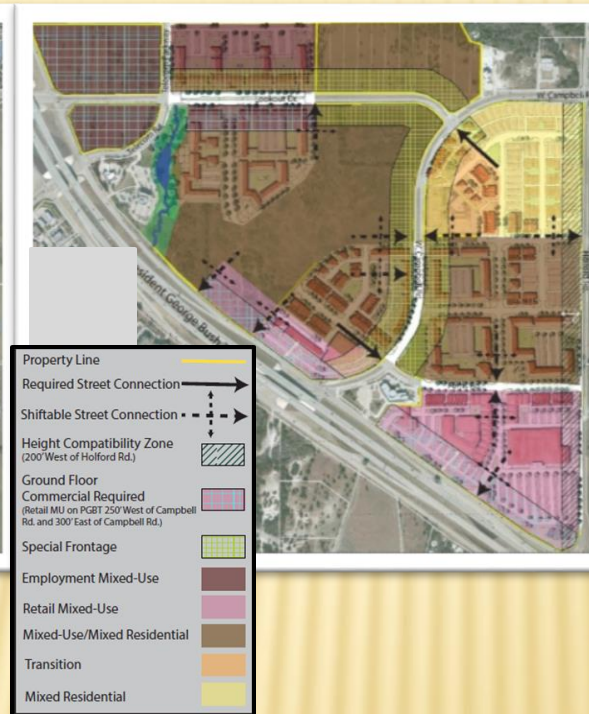


Sample Illustrative Plan

Existing



Presented to PC



PC Recommended

