

PUBLIC NOTICE
Public Hearings
Proposed 2014 Consolidated Action Plan
Fair Housing, Affirmative Marketing and Related Issues
Bryan, Texas
B-14-MC-48-0006 & M-14-MC-48-0229

The City of Bryan Community Development Services Department has prepared a draft 2014 Consolidated Action Plan (CAP). The City will hold one public hearing to meet the public hearing requirement for grant programs covered by the Consolidated Planning rule (Community Development Block Grant-CDBG and Home Investment Partnerships Program-HOME) for the 2014 Consolidated Action Plan. A second public hearing will be held to solicit input regarding fair housing and related issues including affirmative marketing. A third public hearing will be held for a specific project activity related need. **These public hearings will be held at the date, time and location listed in the agenda below.** Comment periods for all hearings will be from June 26, 2014 through July 28, 2014. The 2014 CAP will be submitted to the Bryan City Council for action at its July 8, 2014 meeting, 6 p.m., Council Chambers, Bryan Municipal Building, 300 South Texas Ave. The 2014 CAP will be submitted to the Houston Community Planning and Development Office (U.S. Department of Housing and Urban Development) no later than August 15, 2014. The 2014 CAP covers the 2014 program year (October 1, 2014 – September 30, 2015). The Community Development Advisory Committee meeting agenda is as follows:

COMMUNITY DEVELOPMENT ADVISORY COMMITTEE
AGENDA
REGULAR PUBLIC MEETING
And
PUBLIC HEARINGS
Thursday, June 26, 2014
6:00 P.M.
BRYAN MUNICIPAL BUILDING
BASEMENT TRAINING ROOM
300 SOUTH TEXAS AVENUE
BRYAN, TEXAS 77803

- I. Call to order Public Meeting
- II. Recognition of Affidavits filed in response to State law on Disclosure of Local Citizens Conflict of Interest
- III. Approval of the Minutes from April 23, 2014 Public Meeting
- IV. Recognition of Visitors/Citizens to be heard
- V. Presentation, Discussion, and Possible Action on Community Development Services Department's Programs:
 - a. Minor Repair
 - b. Major Rehabilitation/Reconstruction
 - c. Housing Developments
 - d. Homebuyer's Assistance
 - e. Public Services and Public Facilities/Infrastructure
 - f. Pay Day Lending and Bank on Brazos Valley Programs
- VI. Public Hearing I:
 - a. Call to order Public Hearing
 - b. Presentation on 2014 Consolidated Action Plan Draft
 - c. Public Comments
 - d. Committee Comments
 - e. Close Public Hearing I
- VII. Public Hearing II:
 - a. Call to order Public Hearing II
 - b. Presentation on Fair Housing and Affirmative Marketing
 - c. Public Comments
 - d. Committee Comments
 - e. Close Public Hearing II
- VIII. Public Hearing III:
 - a. Call to order Public Hearing III
 - b. Presentation regarding use of Real Property located at 402-414 W. 18th St.
 - c. Public Comments
 - d. Committee Comments
 - e. Close Public Hearing III
- IX. Adjournment

Real Property:

The property located at 402-414 W. 18th Street (Formerly 900 Sims St.), Bryan, Texas was acquired as vacant land for development

as low-to-moderate-income homeowner housing using Community Development Block Grant (CDBG) funds under the City of Bryan Community Development Services Acquisition Program in November 2009 for \$50,000. Adjoining property for this development was acquired by donation in July 2012. The property is being developed as four homes, each having three bedrooms and two baths, with two car garages. Two are 1,159 square feet, and are anticipated to be sold for approximately \$115,000 each and two are 1,200 square feet, and are anticipated to be sold for approximately \$120,000 each. The regulation 24 CFR 570.505 requires that the City solicit citizen comments regarding the use of this property.

FOR INFORMATION ON TDD SIGN LANGUAGE INTERPRETATION, OR OTHER TRANSLATION OF ACCESSIBILITY INFORMATION, PLEASE CONTACT THE CITY OF BRYAN'S COMMUNICATION DEPARTMENT AT 979-209-5120. PLEASE TRY TO CONTACT THE ABOVE NUMBER AT LEAST 48 HOURS BEFORE THE SCHEDULED TIME OF THE MEETING SO THAT YOUR REQUEST MAY BE COMPLETELY FULFILLED.

BACKGROUND INFORMATION

The CAP was developed through a community participation process and in response to prioritized needs described in the City's proposed 2010-14 Five Year Consolidated Plan (CP). This process included: public hearings, Community Development Advisory Committee public meetings; community needs assessment surveys, consultations with public service organizations, government entities, private enterprise and the general public. The CP includes Housing and Homeless Needs Assessment, a Housing Market Analysis, a Five Year Strategic Plan, and monitoring standards and procedures to ensure long-term compliance with program requirements. The CAP is required by HUD for all cities receiving federal funds from HUD through the following grants: Community Development Block Grant (CDBG); HOME Investment Partnerships Program (HOME); Emergency Solutions Grant (ESG), or; Housing Opportunities for People with AIDS Grant (HOPWA). The City of Bryan receives Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) funds.

CDBG

Bryan's 2014 CDBG allocation is \$864,653.00. It is anticipated that \$6,000 in program income will also be available during the 2014 program year. No program income is anticipated from sub-recipients. The national objective of the CDBG program is to develop viable urban communities by providing decent housing, a suitable living environment and expanding economic opportunities principally for low and moderate income persons. Not less than 70% of the funds may be used for activities that benefit low and moderate income persons. CDBG Goals and Objectives for the City of Bryan include:

Goals

- I. Improve the urban environment in low and moderate income areas.
- II. Eliminate blighting influences and deterioration of property, preserve neighborhoods and provide public facilities in low and moderate income areas.
- III. Ensure decent, safe, sanitary housing for low and moderate income residents.

Objectives

- I. Provide housing assistance.
- II. Improve public services.
- III. Improve public facilities.
- IV. Expand economic opportunities.

HUD Section 108 Loan Guarantee Program activities are not intended. Up to five (5) times the annual Block Grant can be requested for eligible activities, if there is determined to be a need.

City of Bryan 2014 Action Plan

Proposed Projects/Activities

CDBG Projects: Relation to 2010-2014 Consolidated Plan and funds leveraged:

The 2014 Consolidated Action Plan proposes the following projects be undertaken to benefit low and moderate income persons and to eliminate blighting influences. Bryan's 2014 CDBG allocation is \$864,653.00. It is anticipated that \$6,000.00 in program income will also be available during the 2014 program year from the grantee and no anticipated program income from sub-recipients. These funds will become available October 1, 2014. Because the City of Bryan is a HOME Entitlement City, the proposed uses of these funds are listed separately.

Proposed CDBG Projects

Total CDBG Allocation: \$864,653.00

1. **Homeowner Housing Assistance, \$562,025.00** - This project addresses potentially Priorities 1-6, and specifically Priorities 3 & 4 of the Affordable Housing Plan of Bryan's 2010-14 Consolidated Plan. CDBG Funds are the primary source of funding. Recipients are asked to contribute and/or obtain private funding as appropriate. CDBG represents 99% of activity funds. Funds will provide up to 22 households housing assistance in the form of infrastructure, new development, rehabilitation/replacement, handicap accessibility, minor repair, down payment assistance, acquisition, technical assistance to developers, staff and other related costs necessary to carry out CDBG Program activities (Outcome objective: decent housing availability/accessibility).
2. **Administration, \$172,931.00** - Administrative expenses related to administration of CDBG and HOME programs. These programs include, but are not limited to, housing programs, public service agency funding project management and public service technical assistance, public facility project management, neighborhood preservation program, and economic

development technical assistance. Total funds administered by Department during 2014-15 are estimated to be \$1,233,377.00. Provide technical assistance for code enforcement violations to encourage maintenance of structures in compliance with City ordinances and community appearance standards, and removal of dilapidated structures.

3. Public Service Agency Funding (\$129,697.00):

These projects address Priority 2 of the Non-Housing Community Development Priorities of Bryan's 2010-14 Consolidated Plan (Outcome objective codes: suitable living environment, availability/accessibility).

- a. **Bryan Parks and Recreation Summer Camp Program (interdepartmental funding), \$35,000.00** - for eligible operating expenses for a summer recreational camp, to include: counselor salaries and benefits, supplies/training, equipment, transportation and field trips for low and moderate income children. This program, offered at 9 Bryan parks located in low and moderate income neighborhoods, provides educational, social, and recreational activities with an increased level of services. The program will serve approximately 675 unduplicated clients. CDBG represents approximately 100% of this activity's funding for the requested program
- b. **Family Promise of Bryan-College Station, Family Support Services Program, \$19,611.00** - to provide for eligible operating expenses of contract labor for case management services for the Family Support Services Program. This program extends case management services for 2 years following housing placement of homeless clients. The services include long range in-home case management to encourage family stability and increased client contact after clients leave the agency's short-term emergency shelter program. The Case Manager will contact clients for monthly follow-up meetings. The program will serve an estimated 60 unduplicated clients during the program year. CDBG represents approximately 100% of this activity's funding for the requested program.
- c. **Unity Partners dba Project Unity, Safe Harbour Supervised Visitation Program, \$2,159.00 (City of College Station providing an addition \$22,451.00 – for a total funding of \$24,610.00)** - to provide for eligible operating expenses, including: salary and personnel costs, FICA, health insurance, and security. This program provides supervised visitation between non-custodial parent and children in a safe, child-friendly environment. Visitations are court-ordered and under the supervision of trained staff and volunteers. Safe Harbour also provides parenting education, assists in the development of parenting plans, fathering support groups and case management services for fragile families. The program will serve an estimated 650 unduplicated clients. CDBG from City of Bryan represents 2% of this activity's funding for the requested program. CDBG funding from both Bryan and College Station represents approximately 24% of the activity's requested funding.
- d. **Voices for Children, Unlimited Potential Mentoring Program, \$22,175.00** – to provide eligible partial salary and related personnel costs for the Unlimited Potential Mentor Program (UP) Coordinator. Voices for Children advocates for abused and neglected children. The UP Program provides highly trained volunteers to current and former foster youth, ages 16 years and older, as they transition into adulthood. Goals and objectives include recruiting, training and supervising an additional 20 mentors providing services to current or former foster youth. The program will serve an estimated 25 unduplicated clients. CDBG from City of Bryan represents approximately 30% of this activity's funding for the requested program.
- e. **Scotty's House Brazos Valley Child Advocacy Center, Inc. – Bryan/College Station Advocacy Education Series Program, \$21,141.00** - to provide for the partial reimbursement for eligible salary and personnel costs for program staff. The program provides abused children and their families with information and referrals to local resources and consists of 5 classes with the goal of linking clients to entities providing needed services. These services are provided at no cost to Scotty's House clients. The program will serve an estimated 50 unduplicated clients. CDBG from City of Bryan represents approximately 41% of this activity's funding for the requested program.
- f. **Brazos Maternal and Child Health Prenatal Clinic, \$29,611.00** – to provide reimbursements for eligible medical items and testing for community based prenatal care and education services to medically indigent, low-income women and to promote positive pregnancy outcomes. The program provides enhanced educational services, complete health assessments, weekly and monthly visits, ultrasound examinations, laboratory testing and other social services. The program will serve an estimated 865 unduplicated clients. CDBG represents approximately 4% of this activity's funding for the requested program.

HOME

Bryan's 2014 HOME allocation is \$302,724.00. It is anticipated that \$60,000.00 in program income will also be available during the 2014 program year. No program income is anticipated from sub-recipients. All funds are used for eligible housing programs and meet all required federal regulations. To promote livability, proposed activities are examined with regards to appropriateness of land use, adequate infrastructure, access and transportation options. Projects for the 2014 year include:

Proposed HOME Projects

Total HOME Allocation: \$302,724.00

1. **Home Owner Assistance, \$142,043.00** - This project addresses Priority 2 and Priority 3 of the Affordable Housing Plan of Bryan's 2010-14 Consolidated Plan with 2 families anticipated citywide for home reconstruction assistance, and other related project expenses. The City anticipates \$60,000 in program income for the HOME program, (Outcome objectives: decent housing/sustainability).
2. **Down Payment Assistance, \$85,000.00** - This project addresses Priority 4 of the Affordable Assistance Housing Plan of Bryan's 2010-14 Consolidated Plan with 15 families anticipated citywide using HOME and/or CDBG funds (Outcome objectives: decent housing/affordability).

3. **Community Housing Development Organizations (CHDO), \$45,408.60** - Project potentially addresses items 1-5 of the Affordable Housing Plan of Bryan's Consolidated Plan with CHDO(s) targeted to develop 1 affordable housing unit (Outcome objectives: decent housing/affordability).
4. **Administration, \$30,272.40** – This project addresses the administrative expenses necessary for the administration of the program. No priority assigned.

Potential funding matches:

- **Down Payment Assistance** - Down payment, closing cost and /or principal buy-down assistance using municipal funds in an effort to assist low income homebuyers.
- **Property Donations** - Donation of City-owned property to facilitate affordable housing projects. Value not yet established.
- **Non-profit Resources** - Volunteer help (sweat equity), and other documented non-profit contributions will be leveraged to accommodate affordable housing options. Value not yet established.
- **General Fund Match** - for administrative costs for the Community Development Services Manager position. The City's match requirement has been waived. Estimated HOME leveraging is anticipated to be \$1,531,000.

MATCH REQUIREMENTS

The City's match requirement has been waived. Estimated HOME leveraging is anticipated to be \$1,531,000.

Public Participation

The Community Development Advisory Committee held 5 public meetings, 1 of which included 2 public hearings, to obtain citizen comments concerning community needs, fair housing and affirmative marketing for the planning and development of the 2014 Consolidated Action Plan. The public hearings were held during the March 20, 2014 meeting. Four other public meetings were held on December 2, 2013, January 16, 2014, February 13, 2014 and April 23, 2014. The Bryan-College Station Joint Relief Funding Review Committee, which reviews applications for public service agency funding, held 6 public meetings between April 10, 2014 and May 15, 2014 to review proposals and 2 public meetings on May 21, 2014 and May 22, 2014 to rank proposals and make funding recommendations. Citizens interested in addressing the Bryan City Council on the proposed 2014 Consolidated Action Plan, Fair Housing and Affirmative Marketing, 402-414 W. 18th Street development and other related needs may do so at the tentatively scheduled July 8, 2014 council meeting, 6 p.m., Council Chambers, Bryan Municipal Building, during the "Citizens to be Heard " portion of the agenda. Submit written comments to the Community Development Services Department, P.O. Box 1000, Bryan, Texas, 77805, or call Community Development at (979) 209-5175. Comments on the draft proposed 2014 Consolidated Action Plan will be accepted until 5:00 p.m., July 28, 2014. A copy of the summary of proposed projects for the 2014 CAP will be available for viewing June 26, 2014 at: City of Bryan Community Development Services Department, located in The Horizon Building, 405 W. 28th Street, Bryan, TX. Office hours are 8:00 AM to 5:00 PM, Monday through Friday.

I, Mary Lynne Stratta, City Secretary of the City of Bryan, Texas do hereby certify that the above notice of the Community Development Advisory Committee, was posted at the Bryan Municipal Building on the ___ Day of _____, 20 ____, at _____ a.m./ p.m.

City Secretary

Mary Lynne Stratta