

# CITY OF BRYAN

## 2015-19 Consolidated Plan and 2015-16 Action Plan

CDBG B-15-MC-48-0006

HOME M-15-MC-48-0229

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DEVELOPMENT  
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This document is available on the City of Bryan's website:  
<http://www.bryantx.gov/community-development>

**CITY OF BRYAN  
COMMUNITY DEVELOPMENT SERVICES DEPARTMENT**

**Acknowledgements**

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# Executive Summary

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

### 1. Introduction

The United States Department of Housing and Urban Development (HUD), through a consolidation process, brings together the requirements of the National Affordable Housing Act of 1990 and the Housing and Community Development Act of 1992 into one plan. This plan is called the Consolidated Plan for Housing and Community Development. Referred to as the "Consolidated Plan," it combines the former Comprehensive Housing Affordability Strategy (CHAS) with the planning and application requirements of four entitlement grant programs. The Community Development Block Grant and HOME grant provide Bryan with annual financial resources to achieve strategies developed in the planning process. The following is a list and brief description of the four entitlement programs involved in a consolidation process.

- **Community Development Block Grant (CDBG) is a formula-based program designed to develop viable urban communities by providing adequate housing, a suitable living environment, and expanding economic opportunities for persons of low and moderate income.**
- Emergency Solutions Grant (ESG) is a formula-based program targeted at improving the lives and safety of persons who are homeless or at risk of becoming homeless.
- **HOME Investment Partnerships Program (HOME) is a formula-based program for expanding and improving the supply of decent, safe and affordable housing for very low and low income persons.**
- Housing Opportunities for Persons with Aids (HOPWA) is a formula-based program targeted at improving housing for persons suffering from AIDS.

The City of Bryan does not receive the HOPWA grant and must compete for ESG funds through the Texas Department of Housing and Community Affairs. The City became a Participating Jurisdiction with HUD in 1995, which allows the City to receive HOME funding on an annual basis. Currently, the City uses CDBG funds to help the homeless and persons with AIDS, and through working with local partners Project Unity and Twin City Mission who have been recipients of HOPWA and ESG.

The 2015-2019 5-Year Consolidated Plan is a coordinated approach to addressing Bryan's housing and community development needs. It is the fifth to be developed by the City under the revised guidelines set forth by HUD, and first submitted by HUD's online IDIS system. The goal of this collaborative planning process is to integrate economic, physical and human development needs in a comprehensive

and coordinated manner so that families, neighborhoods, and community interests can work and continue to improve quality of life for all citizens in the City of Bryan.

This approach eliminates duplications in preparing separate grant reports and requiring multiple planning, development and citizen participation meetings throughout the year. It also utilizes a single application and a single computerized reporting process. Ultimately, the Consolidated Plan allows the City of Bryan, its partners, providers and citizens the opportunity to create a unified vision for the community

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

The City identified objectives and outcomes as detailed in the Strategic Plan, specifically SP-25 and SP-45. Primarily, the City will address the following HUD objectives:

- Provide decent housing
- Establish and maintain a suitable living environment, and
- Provide expanded economic opportunities

CDBG and HOME funded activities addressing HUD objectives will be assigned one of the following HUD outcomes:

- Availability/Accessibility
- Affordability
- Sustainability

Decent housing includes owner occupied rehabilitation, replacement, technical assistance to developers of affordable housing, demolition/clearance, acquisition and home buyer assistance for low/moderate income households/special needs populations. General outcomes from housing activities include affordability and sustainability.

Suitable living environments will include technical assistance and funding to public service agency programs, public facility/infrastructure/park improvement projects, and technical assistance to economic development. Expanded economic opportunities includes technical assistance to small business owners, organizations that provide job training, financial coaching/literacy programs and businesses that provide job creation. These listed activities advance availability/accessibility and sustainability. These objectives and outcomes promote HUD's national objectives of, benefiting low and moderate income persons, elimination of slum and blight and, addressing urgent needs.

While CDBG allows funding of a wider range of housing and non-housing activities to promote the HUD objectives listed above, the HOME grant allow funding of programs and projects that directly addresses affordable housing needs.

**Following is an estimated summary of the activities the City anticipates undertaking over the 5 year period.**

#### **Decent Housing**

- 100 homeowners receive minor home repairs
- 15 owner-occupied units rehabilitated or reconstructed
- 5 rental units constructed
- 50 down payment assistance loans provided
- 100 educated on purchasing homes through other entities
- 15 developer provided technical assistance on rehabilitation or new construction of rental properties
- 15 developers provided technical on new construction for owner occupied and rental properties
- 2 agencies provided technical assistance in increasing rental housing vouchers assistance
- 500 homeless persons provided housing and supportive services

#### **Suitable Living Environment**

- 3,500 persons annually or 14,000 for the 5 year period assisted by public service agencies
- 15 persons annually or 75 for the 5 year period with special needs assisted with housing and supportive services
- 10 to 15 (annually) agencies assisted with education to potential sub-recipients of grant funding
- 60 public service agencies assisted with expansion or increased access
- 1 non-profit agency assisted with a public facility project
- 1 city park improvement project
- 1 city infrastructure improvement project

#### **Expanded Economic Opportunities**

- 15 businesses assisted (technical assistance) with economic development and job creation
- 3 organizations annually or 15 over the 5-year period that provide financial literacy/coaching serving 100 clients per annually will receive technical assistance.
- 3 annually or 15 organizations that provide job training, life skills, or assist in increasing living wage serving 1,000 over the 5 year period will receive technical assistance.

### **3. Evaluation of past performance**

Following are the most recent accomplishments reported to HUD.

### **Housing**

- Rehabilitation/reconstruction/minor repair underway/completed on 57 private residential structures.
- Demolition of 3 dilapidated structures was in progress. 22 demolitions completed (using non-federal funds). 60 structures demolished by owners.
- 2 affordable units under construction with 1 completed.
- 6 down payment assistance projects.
- Technical assistance to developers of affordable housing, including CHDOs and Habitat for Humanity. Assisted Bryan Housing Authority by reviewing their 5-Year Plan and Annual Plan for consistency.
- Provided technical assistance to Habitat - 14 homes built and sold.
- Assisted the Brazos Valley Coalition for the Homeless on the Continuum of Care.
- Provided homebuyer counseling through seminars and counseling to 70 individuals.
- Prepared the 2014 Year Consolidated Action Plan.
- Provided technical assistance to housing and supportive services agencies through the Brazos Valley Homeless Coalition and other identified committees.
- Reviewed the Bryan Housing Authority's Annual Plan for consistency with the City's 5-Year Plan
- Provided technical and/or funding assistance to 6 developers of affordable owner and rental housing units.
- Assisted city departments on Bryan's First Rehab Area. Assisted with the DASH Committee to eliminate substandard and/or dilapidate houses
- Began construction of 4 new affordable single family units.
- Began second phase of the Castle Heights Subdivision to accommodate 3 Habitat for Humanity homes.

### **Public Facilities and Code Enforcement**

- B-CS Community Health Center (a past Section 108 facility) previously funded by the City, reported approximately 12,500 clients served.
- Code enforcement efforts by the City (general funds) resulted in 2,200 code enforcement actions.

### **Economic Development**

- The City and other agencies provided workshops and individual counseling on economic development programs and other economic assistance such as the City's Economic Development Office, the Brazos Valley Council of Governments, and the Brazos Valley Small Business Development Center, to assist business owners with development and financing.

## **Fair Housing**

The City's Community Development Services Department (CDS) participated in 15 activities to promote Fair Housing and Equal Opportunities, to include public hearings, radio and television advertisements, and presentations to groups.

## **Public Services**

These agencies were funded by the City of Bryan in this reporting period and met the objective category of suitable living environment and outcome category of availability/accessibility.

Bryan Parks and Recreation Summer Camp Program - served 562 clients.

Family Promise of Bryan-College Station, Family Support Services Program - served 89 clients.

Unity Partners dba Project Unity, Safe Harbour Supervised Visitation Program - served 223 clients.

Brazos Valley Counseling Services - served 84 clients.

Brazos Valley Council on Alcohol and Substance Abuse Screening Services - served 474 clients.

Brazos Valley Rehabilitation Center, Autism Charitable Services Program - served 42 clients.

## **Summary**

Overall the City substantially met or exceeded goals in the latest program year.

### **4. Summary of citizen participation process and consultation process**

An inclusive approach was utilized in obtaining public input for development of the 2015-19 Consolidated Plan (CP), 2015 Consolidated Action Plan (CAP) and, the Fair Housing Plan and revised Analysis of Impediments (AI). Several mailings were completed, including: a Service Provider Survey to collect information on agency programs, clients, needs and gaps and; a Priority Needs Survey made available online and in public meetings and mailings. Outreach to local health and human service providers involved city sponsored workshops with local agencies that included break-out sessions and surveys. Notices of provider surveys and workshops were made available to approximately 80 agencies via emails to the Community Partnership Board members. Additionally, surveys were made available at various City sponsored Public Service Agency workshops as well as Public Hearings held by the City's Community Development Advisor Committee (CDAC) Public Hearings on the CP, CAP and AI.

A Community Needs Assessment (Client Survey) was made available online to allow Bryan citizens to provide input helping the City assess needs. In addition, legal announcements, radio and television spots, and other publicized notices and newspaper stories were used, in both English and Spanish,

announcing public meetings and hearings and survey opportunities. Letters were also mailed to Neighborhood Associations and churches informing them of survey opportunities. Television, radio, YouTube and internet websites were all used to inform the public about public hearings and survey opportunities. Information was obtained from various sources, including non-profit agencies, local/state/federal agencies and government entities, school districts, civic and/or religious organizations, the private sector, and citizens. Following is a list of entities that received surveys, mailings, flyers and/or announcements regarding request for input.

The CP process was organized within HUD's online eCon Suite software using pre-populated Comprehensive Housing Affordability Strategy (CHAS) and American Community Survey (ACS) data was utilized along with data from various other sources applicable to needs assessment and market analysis efforts. Previous consultation with local entities was also used and, where appropriate, follow-up consultation was directly made by staff either by personal visit, direct mail, or telephone. Specific consultations were completed with: Brazos Valley Council of Governments; Brazos County Health Dept.; Brazos Transit District; BCS Metropolitan Planning Organization; Brazos Valley Affordable Housing Corporation; Brazos County Judge; Mayor of Bryan; Bryan Housing Authority, Brazos Valley Coalition for the Homeless; Twin City Mission; Texas Dept. of Family and Protective Services; BCS Chamber of Commerce; Project Unity, and other entities.

**Public meetings between October 2014 and July 2015:** Between October 2014 and June 2015 (October, 16, 2014, November 12, 2014, January 22, 2015, February 12, 2015, March 12, 2015, April 9, 2015, May, 14, 2015, June 25, 2015) the CDAC provided a public forum for discussion of the Community Development Services Departments ongoing programs and to gain community input on client needs for housing and non-housing activities. Staff presentations during public hearings included overviews of CDBG and HOME eligible programs and programs specific to the city's grant programs and the proposed CP and CAP priorities and funding allocations. Presentations regarding Fair Housing, the Affirmative Marketing Plan, and the Analysis of Impediments were also provided as part of the hearings. All comments were considered as part of the planning process for goals, objectives, and outcomes for activities for the next 5 years. On July 28, 2015 the Bryan City Council held a public meeting during which the CP and CAP were approved and adopted.

<b>Internal City Departments / Divisions / Committees</b>			
Bryan Community Development Advisory Committee (CDAC)	BCS Joint Relief Funding Review Committee (JRFRC)	Bryan Community Development Loan Committee (CDLC)	Bryan Community Development Department Staff
Bryan Planning Department	Bryan Building Inspection	Bryan Engineering Department	Bryan Facility Services
Bryan Fire Services Department	Bryan Parks and Recreation	Bryan Police Services	Bryan Transportation Services
Bryan Human Resources	City Secretary/Youth Services	Bryan Library Services	Bryan Legal Department
Bryan Risk Management	Bryan Environmental Services	Bryan City Council	

**Internal City Departments, Divisions, Committee Consultation Table**

<b>Government Organizations (Local, State, Federal ) and Agencies</b>			
City of College Station Community Development	Bryan-College Station Metro Planning Board	Brazos Valley Council of Governments	Brazos County Commissioners
Brazos County Commissioners Court, Judge Peters	Brazos County Emergency Management	Brazos County Historical Commission	Brazos Valley Community Action Agency
Bryan-College Station Chamber of Commerce	Brazos County Health Department	BV Council of Governments – Indigent Health Care	Bryan ISD
Brazos County Community Supervision Correction	American Lung Association, Bryan, TX	American Red Cross – Bryan-College Station	Barbara Bush Parent Center
BISD Special Education	BISD Migrant Education	BISD Disciplinary Alternative Education	BISD Project HOPE
Brazos County Community Corp.	Brazos Count Juvenile Services	TX Family and Protective Services	TX Department of Transportation
Kiwanis Club of College Station	League of Women Voters	TX Region-6 Education Service	A&M Department of Education
A&M Corp of Cadet Housing	TAMU Dept. of Residents Life	TAMU School of Rural Public Health	TEEX Law Enforcement Training
Texas Ag Extension Service	Texas Commission for the Blind	Texas State Health Services	TEEX Aging and Disability Services
Brazos County Sheriff’s Office	Texas Health and Human Services	Texas Historical Commission	Texas Parks and Wildlife
TX Comm. on Environmental Quality	Texas U.S. Representative	Texas State Senator	Texas House Representative
Texas Education Agency	Texas A&M University	Blinn College, Bryan, TX	Texas Juvenile Justice Department

**Government Organizations and Agencies Consultation Table**

<b>Public Services Providers and Organizations</b>			
BV Boys and Girls Club	Brazos Food Bank	United Way of the Brazos Valley	Brazos County Senior Citizens Association
Brazos Transit System – The District	BV Coalition for the Homeless	Bryan Adult Learning Center	BVCAA Aids Services
BVCAA Family Health Clinic	BVCAA Head Start	BVCAA Woman, Infant and Children’s Program	BV Council on Alcohol and Drug Abuse
Brazos Maternal and Child Health Clinic (Prenatal)	BV Council of Governments, Workforce Solutions	Project Unity – Community Partnership Board	Children Niño’s Bilingual Education
Church Pantry	College Station Medical Center	Consumer Credit Counseling Service	Dept. of Health and Kinesiology, TAMU
Early Childhood Intervention	Good Samaritan Pregnancy Services	Habitat for Humanity	Health for All, Inc.
Home Instead, Senior Care	Hospice of Brazos Valley	Junction 5-0-5	Lee Chapel
MOSAIC	North Bryan Community Center	Sexual Assault Resource Center	Salvation Army
Scotty’s House	St. Joseph Regional Health Center	St. Vincent DePaul	Texas Cooperative Extension Family and Consumer Service
Twin City Mission	BCS Veterans Clinic	Arbor Oaks - Crestview	Arbor on the Brazos
Blinn College Housing	Blue Bonnet House	Brazos Oaks Assisted Living	Brazos Valley Affordable Housing Corporation
BVCAA Energy / Housing Services	Broadmoor Place	B/CS Homebuilders Association	BCS Apartment Association
Bryan Housing Authority	Carriage Inn - Bryan	Cedar Creek Apartments	Crestview Retirement Community
Dansby House, Inc.	Elder-Aid	Emerald Park Apartments	Emanuel Baptist – Lighthouse Mission
Forest Park Apartments	Grand Court	Hudson Creek Alzheimer’s Care	Isle at Watercrest, Bryan
LULAC Apartments	MHMR Brazos Valley	Park Place	Phoebe’s Home
Room for Us All	Saddlewood Apts.	Sherwood Health Care	Southgate Apartments
St. Joseph Manor Assisted Living	St. Joseph Manor	The Pines	A&M Off Campus Housing
TAMU Real Estate Center	Texas Dept. of Human Services	The Heritage at Dartmouth	Villas of Rock Prairie
Windsor Pointe Townhomes	Junior League of BCS		

**Private Service Providers and Organizations Consultation Table**

Private Sector			
Aggieland Credit Union	American Momentum Bank	Bean Construction	BB&T Bank
BBVA Compass Bank	Brazos Site Works	BVS Credit Union	Centex Counter Tops
City Bank Mortgage	Climate Doctor	Commerce National Bank	Cornerstone Mortgage Company
David Whaley Construction	DeWayne Mosley Plumbing	DWM Plumbing and Construction	Embrace Brazos Valley, Inc.
FedStar Credit Union	First Convenience Bank	F&W Electric	Job Distributing, Inc.
JXE Roofing and Construction	Lemon Construction	Wells Fargo Bank	Mid-South Bank
On Top Roofing	Perfection Construction	RNL Homebuilders	Repro
Rueben Gomez Construction	StyleCraft Construction	Sanchez Plumbing	Spirit of Texas Bank
The Bank and Trust	TDT Inc.	Wallick & Volt Mortgage	Weatherford Doors
Neighborhood Associations and Churches			
Caleb Court Association	Carver-Kemp Association	Downtown Bryan Association	Milam-Jones Association
Bonham Association	Angel's Gate Association	United Full Gospel Baptist Church	Greater Tabernacle Baptist Church
St. Paul Primitive Baptist Church	Galilee Missionary Baptist Church	Pleasant Grove Baptist Church	End Time Evangelistic Pentecostal Church
Shiloh Baptist Church	New Zion Missionary Baptist Church	Lily of the Valley Church of God in Christ	

**Private Sector, Neighborhood Associations and Churches Consultation Table**

**5. Summary of public comments**

**Citizen / stakeholder comments received regarding CP and CAP follow:**

Public comments received during public hearings / public comment period:

March 12, 2015:

James Thomas – A local volunteer serving the elderly, commended the CDS programs benefiting the elderly. Indicated there are needs remaining and suggested the City have a staff member dedicated to local elderly needs, to include: counseling, utilities, rent, home repairs, money management, assistance with applications, and delivery services for seniors needing food deliveries, etc.

Doug Weedon – CEO of Twin City Mission, thanked the Committee for past recommendations of the maximum 15% grant allowance for public service agency programs and advocated for additional community support for needs such as transportation and childcare.

Lynn Yeager – Executive Director of the Prenatal Clinic, explained the services offered by the Prenatal Clinic and thanked the Committee for previously recommending the maximum allowed 15% grant allowance for public service agency programs and encourage the Committee to do so again this year.

Roy Lopez – Founder of Fiestas Patrias, with a mission on education, would like to see an increase in services and recommends the maximum 15% allowed grant budget for local services. Also recommends pursuit of a local museum celebrating the Hispanic community.

Jeannie McGuire – As President of Project Unity, an agency that addresses gaps in local needs by coordinating with the Community Development program, as well as other local agencies and organizations recommended the 15% allowed grant allocation to public service agency programs because the need is critical (e.g. HOPWA programs). She thanked the City for the Beck Street facility. Also noted that safe, affordable housing is also a priority need.

Roy Flores - A local citizen volunteer recommends the maximum allowed 15% grant allowance for public service agency programs. Mr. Flores also recommended the City develop flexibility for employees to report and/or recommend needs to supervisors related to local needs they observe such as infrastructure needs. He commented on the attractive MLK sidewalk/Bridge project and suggested sidewalk improvements for both sides of the road, not just one side.

June 25, 2015:

Bill Kelly (via email) – Executive Director of MHMR of Brazos Valley, thanked the City for bringing CDBG funds to the community and indicated that CDBG was very important to local agencies. He indicated CDBG fills a funding gap, allowing the needs of citizens to be met. He encouraged the City to continue making the maximum allowed 15% grant allocation for PSA programs.

Lynn Yeager – Executive Director of the Prenatal Clinic, described services offered by the Prenatal Clinic and thanked the Committee for recommending the maximum allowed 15% grant allowance for public service agency programs saying that the funds are crucial to the local agency programs.

Jeannie McGuire – President of Project Unity, an agency that addresses gaps in local needs by coordinating with the CDS program, as well as other agencies and organizations thanked the committee for the 15% grant allocation to public service agency programs because the need is critical and thanked the committee and staff for their efforts on the CP and CAP. She commented on the amount of effort put forth by the staff in preparing the plans.

Phoebe Simmons – Executive Director of Family Promise, was thankful for being recommended for funds in the upcoming year saying the agency could not serve homeless children without CDBG funds. She commented on the large number of homeless locally that depend on their services and thank CDAC for their efforts.

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

All comments were accepted and used in development of the CP and CAP, particularly regarding program priorities and funding allocations. Only comments outside the scope of City or CDBG and HOME grant policies were not used in formulating priorities.

## 7. Summary

The City solicited input from citizens, agencies and public offices. Online surveys and mailings were used, as well as newspaper notices, workshops, public hearings, TV/radio, website and YouTube postings. English and Spanish were used in outreach. Groups include: local/regional agencies, elected officials, city offices, neighborhood associations, state agencies, churches, schools and civic groups. The online Community Needs Assessment received 94 responses. The Priority Needs Survey was mailed and online and received 37 responses. The Service Provider Survey garnered over 20 completed responses, primarily from 2 Agency Workshops sponsored by Bryan and College Station.

**Community Needs Assessment and Priority Needs Survey:** The surveys, available online, solicited input on current eligible activities, to include housing and non-housing subjects. Housing questions involved: supply, energy efficiency, discrimination, repair, and buying/renting. Non-housing questions covered: public facilities; public services; and economic development. Current programs include: housing rehabilitation, reconstruction and minor repair; homebuyer assistance; clearance/demolition; public facilities/infrastructure improvements; and public service agency programs. All currently administered activities were rated as important or very important by over 60 percent of respondents. Regarding housing discrimination, a large majority reported that local housing was available, regardless of race, color, gender, national origin, religion, marital status, family size and age. The class listed as the most likely to experience limited availability of housing was persons with disabilities. A low percentage of survey participants reported experiencing discrimination based on: claiming property not available; refusal to sell or rent; and only selected homes or neighborhoods shown.

**Service Agency Workshops:** 21 agencies provided input on needs. Unmet needs were: victims of domestic violence, the developmentally disabled, physically disabled, and elderly. Agencies reported health insurance as the top need not met, or only partially met, followed by rental assistance and counseling. Regarding barriers to accessing services, transportation rated highest, followed by knowledge of services. The top barriers to agencies providing services were funding and capacity. The most underserved groups reported were mentally disabled and homeless. Agencies reported housing as the highest rated primary need, transportation the highest personal need, mental health care the most pressing health care need, and drug/alcohol abuse assistance the top family need, although input indicated a high priority for all health/social services. Providers reported all housing categories as high needs, including: low income elderly, single persons, large families, Section-8 tenants, domestic violence victims, and the physically/mentally disabled. In terms of provider collaboration, agencies reported often sharing referrals. They often or always refer clients to 2-1-1 for further assistance. Over 40% of providers reported collaborating with over 20 other providers in the previous year. Input from clients

and providers indicated a high priority for programs providing health and social services to low-moderate income clients, including but not limited to many special needs populations, homeless, elderly, victims of violence, mentally/physically disabled. High priority was given to housing, including but not limited to emergency/transitional and permanent shelter for the homeless, housing for low-moderate income and special needs populations and housing for mentally disabled that also provided supportive services on site. Transportation was cited as a need for all low-moderate and special needs populations.

## 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 administration of each grant program and funding source**

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

Agency Role	Name	Department/Agency
CDBG Administrator	BRYAN	Community Development Services Department
HOME Administrator	BRYAN	Community Development Services Department

**Table 1 – Responsible Agencies**

### Narrative

The City of Bryan is a Home Rule City with a Council/Manager form of government. The lead entity responsible for overseeing the development and process of the Consolidated Plan (CP) is the City of Bryan Community Development Services Department (CDS). The Community Development Services Manager reports to the Deputy City Manager. The Deputy City Manager reports directly to the City Manager. The City Manager, or his appointed designee, through Resolution is designated by the City Council as the City's Certifying Officer for Community Development activities. As needed, the CDS office coordinates with other various city departments in the process of administering grant funded activities.

### Consolidated Plan Public Contact Information

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## **PR-10 Consultation - 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

The City of Bryan Community Development Services (CDS) Department utilized an inclusive approach to solicit participation by local and regional providers of housing and health and human services assistance. Additionally, local, regional, state and federal agencies and representatives were contacted for input into the development of the City's CP, CAP and AI. Multiple online and in-person survey opportunities were available, as well as several public meetings, public hearings, workshops, and one-on-one consultations in which agencies, elected officials, coalition members, city departments and other stakeholders could input into our priority needs, goals, objectives and funding allocations.

### **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)).**

The City of Bryan CDS Department regularly involves local public and assisted housing providers and private and governmental health, mental health and service agencies in its CP planning process. In this planning cycle, correspondence was sent to local, regional and state entities involved in public and assisted housing in Bryan (see: Summary of citizen participation process and consultation process). Letters directed recipients to view and complete online surveys on needs and priorities for future HUD grant activities. CDS also participates in the local Community Partnership Board, a collaborative network of local housing and health and human services providers working to better provide access to services while eliminating duplications and redundancies.

Additionally, the Bryan City Council delegates to the Community Development Advisory Committee (CDAC), the responsibility to review, advise and recommend funding allocations and program details to Council and staff. The CDAC is an advisory committee comprised of seven council appointees that hold regular public meetings and required public hearings for federally funded activities.

The Cities of Bryan and College Station (neighboring cities) also jointly manage the Joint Relief Funding Review Committee (JRFRC), a citizen committee appointed by both city councils, to better prioritize needs, evaluate agency programs, and recommend allocation of grant funds – all in an effort to promote efficiencies and eliminate duplication among health and human service providers. The City is also represented on the Brazos Valley Coalition for the Homeless by having CDS staff serve on the coalition. CDS staff also coordinate regularly with the local public housing affiliate, to include review of the public housing authority's budgets, construction efforts and applications for Certifications of Consistency with City of Bryan annual and 5-year planning goals. Finally, city staff regularly review and provide consultation, analysis and, when appropriate, support to various types of affordable and accessible housing, to include proposed Housing Tax Credit projects, Habitat for Humanity programs and developments, and CHDO projects within the city limits of Bryan.

**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**

During the last fifteen years several area agencies including Bryan's Community Development Services Department, have worked together to more accurately address homeless needs locally. The city's CDBG funds are available, through an annual application process, to meet local health and human service needs, including those addressing homelessness. Additionally, the City coordinates with Twin City Mission and Project Unity support of and applications for ESG and HOPWA funds to meet homeless needs locally. The City is also a member of the Brazos Valley Coalition for the Homeless (BVCH).

Initial efforts to prepare a Homeless Gaps Analysis took place in 2001. A working session conducted by BVCH assembled various agencies serving the homeless and directed them through a preliminary data gathering process to update the statistics used in the gaps analysis process. Based on the results of the gaps analysis update and utilizing assistance from Enterprise Foundation, homeless priorities and gaps were updated. Afterwards, an additional workshop was held to strengthen and streamline the Continuum of Care system using feedback from HUD on the 2000 Continuum of Care application.

Since then, BVCH has conducted regular homeless surveys to gather information on needs with which to do regular gaps analysis updates. In 2005, BVCH performed their first "Point-in-Time Only" count. The most recent count was done on January 22, 2015. In the 2015 count, veterans represented 15% of the unsheltered and 9% of the sheltered homeless. There were no unsheltered children, but 17% of sheltered households had children. For unsheltered persons, physical/mental disabilities were ranked as the highest contributing factor causing homelessness, followed closely by the inability to pay rent/mortgage. The top two reasons listed by sheltered persons were unemployment and incarceration. To ascertain needs for persons at risk of homelessness, the City solicited information from local agencies at two city sponsored workshops. Agencies were asked multiple questions related to homeless needs.

The most underserved groups, as reported by providers, were the low-income, mentally disabled and homeless. Agencies reported housing as the highest rated primary need, transportation as the highest personal need, mental health care as the most pressing health care need, and drug/alcohol abuse assistance as the top family need. Several of these also tend to be indicative of a risk of homelessness. In fact, the 2015 Point-in-Time Count supports the agency workshop results. Of the 78 surveys completed during the 2015 homeless survey, mental health care was the highest rated service reported needed among the unsheltered and transportation was the second highest reported unmet need. In-person consultation with Project Unity representatives listed temporary shelter (emergency and transitional) for special populations as the second most pressing need. In particular, they listed the need for alternative shelter options (as opposed to the local shelter) for victims of domestic abuse.

**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**

Multiple agencies, to include the City of Bryan, participate in service delivery to ensure needs are addressed locally. Participating agencies include, but are not limited to: Bryan Public Housing Authority, B/CS United Way, The Brazos Valley Community Action Agency, Project Unity, BCS Habitat for Humanity, Bryan Housing Authority, Twin City Mission, Elder-Aid, EMBRACE, No Limits, Genesis Corner, Emanuel Baptist Church, Family Promise, the Brazos Valley Council of Governments, Mental Health Mental Retardation Authority of Brazos Valley, the Salvation Army, and the Texas Department of Housing and Community Affairs. Following are actions taken to address CoC needs locally.

- Services and Assistance to Homeless and Special Needs Populations: See services and direct assistance provided to homeless and special needs populations.
- Increase Permanent Housing Options: Contact agencies with an interest in applying for PH funding and coordinate training on PH funding sources.
- Address Chronic Homelessness: Create addition beds locally for the chronically homeless.
- I&R for Services: Increase support, case management, and public service referrals provided to clients in PH.
- Eliminate Obstacles: Develop a support team of Coalition members to reduce obstacles to clients' success in PH.
- Evaluate Programs: Evaluate temporary housing programs and contact agencies working with homeless and special needs persons, focusing on maintaining current successful practices.
- Ensure Quality Case Management: Ensure that case management services and follow-up support are strong enough to help temporary housing participants obtain and maintain PH.
- Employment and Job Skills: Continue coordination with Workforce Board to address employment needs of homeless and special needs populations. Host job/skills training workshops.
- Assist Families with Children: Collaborate to expand housing opportunities to homeless families with children. Foster programs specifically targeting this population.
- Expand HMIS and Satisfy Reporting: Expand HMIS through expansion grant funds. Satisfy CoC HMIS requirements by following HMIS policies, monitoring compliance, and reporting requirements in SuperNOFA and Annual Homeless Assessment Report (AHAR).
- HEARTH Compliance: Incorporate Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act changes into by-law and committee responsibilities.
- Point in Time Homeless Count: Coordinate with agencies to plan for and conduct bi-annual Point-In-Time Homeless population and subpopulation count.
- Timely CoC Reporting: Provide for CoC quarterly achievement reports.
- Evaluated and revised policies, procedures, charter and by-laws: To ensure HUD CoC compliance.

**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:**

See following information on Table 2

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Brazos Valley Council of Governments
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Services-Education Services-Employment Service-Fair Housing Regional organization Planning organization Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy Non-housing needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Personal consultation (in person and/or phone) and sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc.
2	<b>Agency/Group/Organization</b>	BRAZOS COUNTY
	<b>Agency/Group/Organization Type</b>	Services-Health Health Agency Publicly Funded Institution/System of Care Other government - County Planning organization Civic Leaders Veterans services
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Non-housing needs to include Infrastructure and transportation

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Personal consultation (in person and/or phone) and sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc.
3	<b>Agency/Group/Organization</b>	BRYAN
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Service-Fair Housing Other government - Local Planning organization Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Economic Development Anti-poverty Strategy Non-housing needs, public facility / infrastructure needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Personal consultation (in person and/or phone) and sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc.
4	<b>Agency/Group/Organization</b>	BRYAN HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Services-Children Services-Elderly Persons Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Market Analysis Anti-poverty Strategy Non-housing needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Personal consultation (in person and/or phone) and sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc.

5	<b>Agency/Group/Organization</b>	Bryan/College Station Metropolitan Planning Organization
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization Civic Leaders Multi-entity transportation planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Transportation needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Personal consultation (in person and/or phone) and sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc.
6	<b>Agency/Group/Organization</b>	Brazos County Health Department
	<b>Agency/Group/Organization Type</b>	Services-Persons with HIV/AIDS Services-Health Health Agency Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Lead-based Paint Strategy HOPWA Strategy Other non-housing needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Personal consultation (in person and/or phone) and sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc.
7	<b>Agency/Group/Organization</b>	BRAZOS VALLEY COMMUNITY ACTION AGENCY
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Services-Education Service-Fair Housing Health Agency Regional organization

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs HOPWA Strategy Anti-poverty Strategy Non-housing health and human service needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Personal consultation (in person and/or phone) and sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc.
8	<b>Agency/Group/Organization</b>	BRAZOS VALLEY AFFORDABLE HOUSING
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Service-Fair Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Personal consultation (in person and/or phone) and sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc.
9	<b>Agency/Group/Organization</b>	The Brazos Transit District
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities Regional organization Public Transportation organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-housing needs, specifically transportation
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Personal consultation (in person and/or phone) and sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc.

10	<b>Agency/Group/Organization</b>	Unity Partners dba Project Unity
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-Health Services-Education Services - Victims Information and referral and food pantry
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy Non-housing needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Personal consultation (in person and/or phone) and sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc.
11	<b>Agency/Group/Organization</b>	Bryan-College Station Habitat for Humanity
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Service-Fair Housing Faith Based Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Personal consultation (in person and/or phone) and sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc.
12	<b>Agency/Group/Organization</b>	Brazos Valley Coalition for the Homeless
	<b>Agency/Group/Organization Type</b>	Services-homeless Regional organization Planning organization

	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth HOPWA Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Personal consultation (in person and/or phone) and sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc.
13	<b>Agency/Group/Organization</b>	BCS Chamber of Commerce
	<b>Agency/Group/Organization Type</b>	Services-Employment Regional organization Business Leaders Civic Leaders Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Personal consultation (in person and/or phone) and sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc.
14	<b>Agency/Group/Organization</b>	Texas Dept. of Family and Protective Services
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services - Victims Child Welfare Agency Other government - State Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Personal consultation (in person and/or phone) and sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc.

15	<b>Agency/Group/Organization</b>	Bryan Noon Lions Club
	<b>Agency/Group/Organization Type</b>	Business Leaders Civic Leaders Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Personal consultation (in person and/or phone) and sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc.

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

All agency types were included in consultation during development of Bryan’s CP and CAP. Specific agencies and organizations not consulted with in either workshop or one-on-one meetings, were invited to provide input and comment by participation in online survey opportunities and/or by correspondence (see list of contacted entities under ES-05 Executive Summary, #4 Summary of citizen participation process and consultation process). In all, approximately 200 public and private entities were contacted in an effort to receive comprehensive input regarding local needs and priorities.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Brazos Valley Coalition for the Homeless (BVCH) - (Brazos Valley Continuum of Care / Twin City Miss	The Strategic Plan includes goals developed to address needs identified by both the City and Homeless Coalition.
Comprehensive Economic Development Strategy	Brazos Valley Council of Governments (BVCOG)	As a BVCOG member, the Bryan goals for meeting: affordable housing; transportation; and infrastructure needs reflect similar priorities in the BVCOG CED plan.
PHA 5-Year Plan	Bryan Housing Authority (BHA)	Goals identified by BHA mirror goals in the BHA Strategic Plan, namely: affordable rental housing; renovation of housing; and energy efficiency.
5-Year Agency Strategy Plan	Texas Dept. of Housing and Urban Development (TDHCA)	The Strategic Plan supports TDHCA health and human services goals of affordable housing as well as services to the homeless, elderly, persons struggling with substance abuse, and victims of domestic violence.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Comprehensive Plan	City of Bryan	Strategic Plan goals reflect similar priorities outlined in the Bryan Comprehensive Plan, to include: affordable housing; housing rehabilitation; code enforcement; and infrastructure.
Regional Health Assessment	Center for Community Health Development	Priority needs identified in the Strategic Plan are also recognized by the Regional Health Assessment, including: elderly services; substance abuse programs; vocational training; mental health services; and improved public transportation.
Transportation Survey Analysis	Brazos Valley Council of Governments	Goals identified by the survey confirm needs in the Strategic Plan, namely a need for improved public transportation services for the low and moderate-income citizens.

**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))**

Development of the Consolidated Plan and Analysis of Impediments involved multiple methods of consultation and input, to include: in-person consultations with agencies, government offices and elected officials; mailings to approximately 200 entities; 3 different surveys (online, mailed and at workshops); multiple public meetings and hearings; provider workshops; and review of seven other relevant institutional plans. Comments, input and responses were reviewed and used as guidance while preparing strategic plan goals and objectives.

**Narrative (optional):**

In an effort to ensure a comprehensive analysis of local needs as well as effective program goals and objectives meeting needs, the City involved all types of health and human service providers, government agencies, and private sector service entities the Consolidated Planning process. Individual consultations, agency workshops, online surveys, mail-outs, public hearings and review of other available resources allowed the City to prepare strategies that serve both stakeholders and clients. The City of Bryan enjoys good working relations with local providers and fosters those associations by regularly scheduled forums and workshops. These regular meetings ensure goals are being carried out, grant program requirements are being satisfied, and needs are being met according to the Consolidated Plan and Consolidated Action Plan.

## **PR-15 Citizen Participation**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

The City's Citizen Participation Plan is designed to afford all citizens of Bryan, including low and moderate income citizens, the opportunity to comment on the Consolidated Plan, community development programs and projects. Policies and actions addressed in the plan include: encouraging participation, minimum requirements, amendments, performance reports, public hearings, meetings, availability to the public, access to records, technical assistance, use of plan, jurisdiction response, and definition of substantial change.

As a public forum for the City's programs and to gain input on local needs and priorities, the City's Community Development Advisory Committee (CDAC) held public meetings at 6:00 PM on: October, 16, 2014, November 12, 2014, January 22, 2015, February 12, 2015, March 12, 2015, April 9, 2015, May, 14, 2015, and June 25, 2015. Development of the Consolidated Plan involved several means of citizen participation, including: 3 different surveys (online, mailed and at workshops); multiple public meetings and hearings; mailings to neighborhood associations and churches; newspaper notices; television and radio public service announcements; and website and YouTube informational postings.

The March 12th and June 25th, 2015 meetings, both held at 6:00 PM at the Bryan Municipal Building, 300 S. Texas Ave., Bryan Texas, included public hearings on the local needs, and draft Consolidated Plan and Consolidated Annual Action Plan summaries, as well as Fair Housing, the Affirmative Marketing Plan, and the Analysis of Impediments. Both public meetings were announced by notices in the local newspaper, radio, television, and on the City's website. Public meetings agendas are also posted at City Hall on the official legal notice publication board.

The variety of outreach methods resulted in a broad range of input from citizens. The CDAC Committee reviewed and sorted the input during its development of the CP and CAP. The resulting recommendations regarding needs, priorities, and funding allocations were then forwarded to the Bryan City Council for approval. A 30-day public comment period ran from June 25th to July 24th. On July 28, 2015 the Bryan City Council held a city council meeting during which the CP and CAP were approved and adopted.

Assistance was provided to agencies, developers and other inter-departmental offices wishing to apply for CDBG and/or HOME funds. A Joint Relief Funding Review Committee is established with Bryan's sister city - the City of College Station - so as to more effectively and efficiently provide training, application assistance, agency program review and funding for providers meeting local priority needs. Other inter-departmental offices or developers were provided technical assistance for project need and feasibility reviews as well as application assistance.

**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	<p>Four public hearings were held during two separate meetings (March 12, 2015 and June 25, 2015), and included hearings on the Consolidated Plan, Consolidated Action Plan, Fair Housing, the Affirmative Marketing Plan, and the Analysis of Impediments. Approximately 45 persons attended the hearings including citizens, agency representatives, and government officials and staff.</p>	<p>Comments are provided under ES-05 Executive Summary in the Summary of Public Comments section.</p>	<p>All comments were accepted.</p>	

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)
2	Service Provider Workshops	Health and Human Service Providers	Twenty-one agencies were represented at two Service Provider Workshops sponsored by the cities of Bryan and College Station to gather input related to local needs and to help identify priorities.	Agencies reported needed assistance for: victims of domestic violence; services to the disabled; elderly citizens; health insurance; and public transportation.	All comments were accepted.	
3	Service Provider Workshops	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	A Public Service Ad announcing public hearings was provided to multiple television stations and posted on the City website as well as YouTube. Response to ads is not quantifiable.	See summary of comments received in the Executive Summary.	All comments were accepted.	

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
4	Newspaper Ad	Non-targeted/broad community	A Public Notice Ad was published in the local newspaper for each of the public hearings held during the Consolidated Plan development process. See entry on public hearings for attendance.	See summary of comments received in the Executive Summary.	All comments were accepted.	
5	Service Provider Workshops	Non-targeted/broad community	Ninety-four persons completed the survey.	Respondents reported a need for a variety of housing assistance, to include: affordable housing; housing repair; housing construction; downpayment assistance and demolition of dilapidated housing.	All comments were accepted.	

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)
6	Service Provider Workshops	Neighborhood Associations, Contractors, and Churches	Thirty-seven persons completed the survey.	All currently existing CDBG/HOME program activities rank as high priorities.	All comments were accepted.	
7	Service Provider Workshops	Residents of Public and Assisted Housing  City Depts; Local/State/Federal Offices; Public Service Providers; Private Entities	Over two-hundred letters were mailed to these entities.	No responses were received from the mail-out.	N/A	

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

Needs were identified by analyzing a variety of data, to include U.S. Census Bureau statistics. Input received from hearings, workshops, surveys and consultation helped identify and prioritize needs. Information was used to qualify homelessness needs, non-housing needs, and housing needs. Analysis indicates the most common housing problem in Bryan is cost burden. Renters and owners alike experience cost burden at higher rates than the State of Texas. Lower income elderly households and those with children tend to experience cost burden, substandard housing, or other housing need. Cost burden and overcrowding have been linked with instability and an increased risk of homelessness. CHAS/ACS data suggests over 1,000 Bryan residents experience these two housing needs. Asian residents report the highest occurrence of housing cost burden, followed by Black, White and then Hispanic populations, respectively.

Data reflects no Disproportionately Greater Need in housing problem categories, with the exception of Housing Cost Burden, where American Indian/Alaskan, Asians, and Blacks report 39%, 29%, and 10% higher occurrence of Cost Burden than the population as a whole in the 0-30%, 31-50%, and 51-80% LMI income categories, respectively.

The Bryan Housing Authority (BHA) manages 300 units which are rated by BHA as in good overall condition. Many units have been renovated to provide updated features, increased energy efficiency and better outdoor lighting and landscaping. BHA reports adequate accessible units. BHA has continued need for additional renovations, fencing and outdoor lighting. Additional housing assistance is provided by BVCOG's Housing Choice Voucher Program which makes approximately 1,600 vouchers available to clients to assist in the payment of rent on privately owned residential units. The voucher program is, however, limited in available vouchers, and is has currently stopped accepting new applications.

Input collected on non-housing issues indicates a continued need for all current city programs, particularly making public service agency funding available to local providers. The most underserved groups, as reported by providers, were the low-income, mentally disabled and homeless. Agencies reported housing as the highest rated primary need, transportation as the highest personal need, mental health care as the most pressing health care need, and drug/alcohol abuse assistance as the top family need. Several of these also tend to be indicative of a risk of homelessness. Other non-housing needs identified through consultation and public input included: additional job training and employment counseling; enhanced public transportation options; and infrastructure / public facility improvements.

Regarding Homelessness, the January 2015 Point-in-Time Count, veterans represented 15% of the unsheltered and 9% of the sheltered homeless. There were no unsheltered children, but 17% of

sheltered households had children. For unsheltered persons, physical/mental disabilities were ranked as the highest contributing factor causing homelessness, followed closely by the inability to pay rent/mortgage. The top two reasons listed by sheltered persons were unemployment and incarceration.

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

### Summary of Housing Needs

Analysis indicates that the most common housing problem in Bryan is cost burden. Renters and owners both experience cost burden at higher rates than the State of Texas. Lower income elderly households and those with young children tend to experience cost burden, substandard housing, or other housing need. Cost burden and overcrowding have been linked with instability and an increased risk of homelessness. CHAS/ACS data suggests over 1,000 Bryan residents experience these two housing needs. Asian residents report the highest occurrence of housing cost burden, followed by Black, White and then Hispanic populations, respectively.

Data reflects no Disproportionately Greater Need in housing problem categories, with the exception of Housing Cost Burden, where American Indian/Alaskan, Asians, and Blacks report 39%, 29%, and 10% higher occurrence of Cost Burden than the population as a whole in the 0-30%, 31-50%, and 51-80% LMI income categories, respectively.

The Bryan Housing Authority (BHA) manages 300 units which are rated by BHA as in good overall condition. Recently, many units have been renovated to provide updated features, increased energy efficiency and better outdoor lighting and landscaping. BHA reports adequate accessible units. BHA has continued need for additional renovations, fencing and outdoor lighting. Additional housing assistance is provided by BVCOG's Housing Choice Voucher Program which makes approximately 1,900 vouchers available to clients to assist in the payment of rent on privately owned residential units.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	65,660	74,844	14%
Households	23,855	27,041	13%
Median Income	\$31,672.00	\$35,881.00	13%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

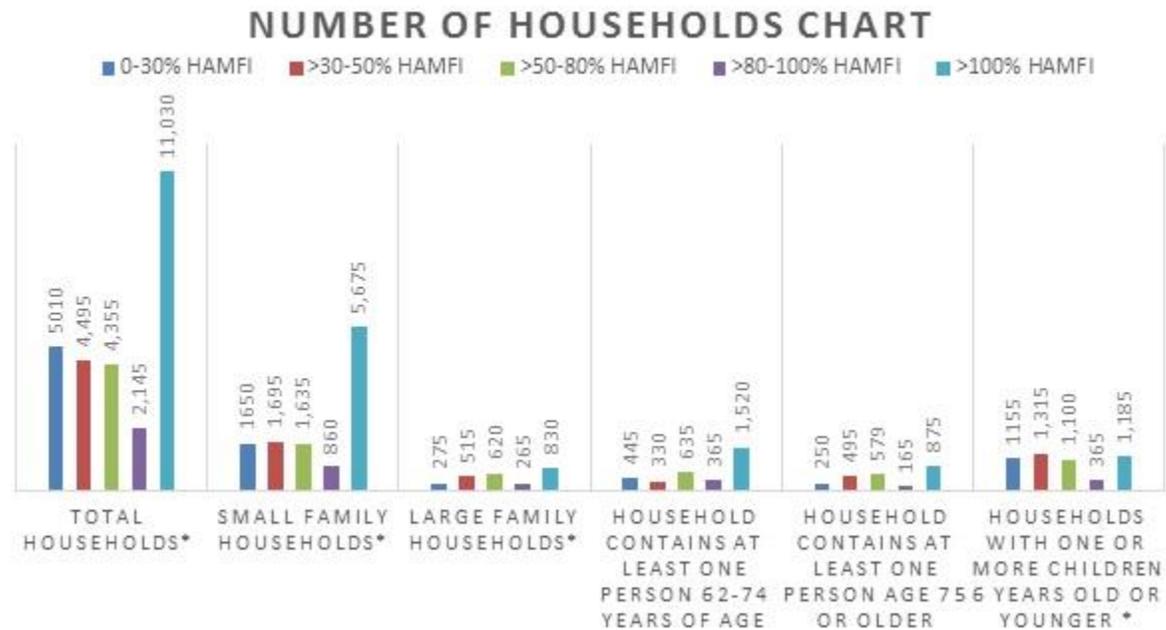
## Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	5,010	4,495	4,355	2,145	11,030
Small Family Households *	1,650	1,695	1,635	860	5,675
Large Family Households *	275	515	620	265	830
Household contains at least one person 62-74 years of age	445	330	635	365	1,520
Household contains at least one person age 75 or older	250	495	579	165	875
Households with one or more children 6 years old or younger *	1,155	1,315	1,100	365	1,185

\* the highest income category for these family types is >80% HAMFI

**Table 6 - Total Households Table**

Data Source: 2007-2011 CHAS



## Number of Households Chart

## 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
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	125	15	0	0	140	45	19	30	10	104
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	55	45	170	0	270	0	20	35	20	75
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	65	250	200	45	560	80	100	140	100	420
Housing cost burden greater than 50% of income (and none of the above problems)	2,785	1,325	149	0	4,259	570	385	115	35	1,105
Housing cost burden greater than 30% of income (and none of the above problems)	175	955	1,155	100	2,385	165	395	440	300	1,300

	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
Zero/negative Income (and none of the above problems)	305	0	0	0	305	109	0	0	0	109

**Table 7 – Housing Problems Table**

Data 2007-2011 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
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	3,030	1,640	519	45	5,234	700	524	320	165	1,709
Having none of four housing problems	615	1,550	2,090	815	5,070	245	795	1,415	1,125	3,580
Household has negative income, but none of the other housing problems	305	0	0	0	305	109	0	0	0	109

**Table 8 – Housing Problems 2**

Data 2007-2011 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
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	1,025	960	545	2,530	300	354	290	944
Large Related	115	245	70	430	80	105	75	260
Elderly	200	150	179	529	295	230	135	660

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Other	1,765	1,235	570	3,570	190	140	90	420
Total need by income	3,105	2,590	1,364	7,059	865	829	590	2,284

**Table 9 – Cost Burden > 30%**

Data 2007-2011 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
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	920	435	90	1,445	210	160	55	425
Large Related	115	150	0	265	50	80	20	150
Elderly	190	90	19	299	240	85	0	325
Other	1,705	755	45	2,505	160	95	35	290
Total need by income	2,930	1,430	154	4,514	660	420	110	1,190

**Table 10 – Cost Burden > 50%**

Data 2007-2011 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
<b>NUMBER OF HOUSEHOLDS</b>										
Single family households	75	225	320	15	635	115	85	45	65	310
Multiple, unrelated family households	70	30	0	30	130	0	35	135	55	225
Other, non-family households	0	40	45	0	85	0	0	0	0	0
Total need by income	145	295	365	45	850	115	120	180	120	535

**Table 11 – Crowding Information – 1/2**

Data 2007-2011 CHAS  
Source:

	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 12 – Crowding Information – 2/2**

Data Source  
Comments:

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

Based on CHAS 2007-2011, it appears that three groups are in most need of housing assistance: households containing at least one person 62-74 years of age (0-30% HAMFI), households containing at least one person age 75 or older (>30-50% HAMFI), and households with one or more children 6 years or younger (0-50% HAMFI). The exact numbers of households for these groups are 445, 495, and 2470, respectively. The "Number of Households Chart" above shows a relatively high number of small family households. This is likely due to the large number of college students in the community. Texas A&M University and Blinn College represent well over 60,000 students that impact the local rental market. In spite of the student effect on rental housing, the 2009-13 ACS shows Bryan with an 11.45% vacancy rate, which is on average for Texas.

**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.**

There is no definitive information on the number of households in need of housing assistance who are victims of domestic violence, dating violence, sexual assault or stalking. However, based on Bryan Police Department domestic violence calls it seems that white and black females between the ages of 17 and 37 are in most need of housing assistance due to domestic violence. These victims are most likely to have no injuries (45%) or minor injuries with no medical treatment (40%). Likewise, based on the above regional statistics Brazos County residents are overwhelmingly in need of domestic violence housing in comparison to surrounding counties. Lastly, 1 in 3 women in Texas will experience domestic violence in their lifetime, so housing for these women and other victimized groups should be a high priority. Likewise, while the number of disabled persons needing housing assistance is not quantifiable (CHAS data shows 2,364 households with persons over 75 years of age), consultation with local providers as well as survey results indicated that housing assistance for elderly and disabled persons is clearly a need locally.

**What are the most common housing problems?**

Housing cost burden is the most common housing problem, with 34.6% of total households, regardless of income, having a housing cost burden of 30% of their income or greater. This includes renters and homeowners. Substandard housing, while by no means as widespread a problem as housing cost burden, still affects 4.5% of households with 0% to 30% of Area Median Income. This is almost double Brazos County, at 2.4%, and much more than the State of Texas, at 2.8% (see table titled "Substandard Housing Problems by City, County, State"). The fact that the percentage is much higher in comparison means that substandard housing is still a relevant problem for the City of Bryan. This analysis indicates that development of affordable units continues to be a local need.

ACS data indicates that 26% of owner units have reportable conditions and may need repairs, while 54% of renter units have conditions. Additionally, reviewed BCAD data for 16,000 units suggests that 1,664 substandard structures exist in Bryan. While this is a decrease in substandard units from the last study five years ago, there is clearly a continued need for housing assistance programs that address needed repair, rehabilitation and reconstruction of substandard properties.

Additionally, dilapidated properties - those deemed not suitable for rehabilitation - also represent a need to be addressed. Continued programs directed at removal of dilapidated structures and, where appropriate, development of new affordable units to replace the dilapidated units. Like substandard housing, the numbers of dilapidated units continues to drop significantly. It's estimated that approximately 162 dilapidated structures exist within Bryan city limits. In Bryan's 2005 CP, an estimated 889 dilapidated residential units were reported. In 2010 a reported 376 dilapidated units represented a 57.7% decrease in these units. In 2015, the estimated 162 dilapidated units represents a 56.9% decrease in the last five years.

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

The low-income and extremely low-income households are affected most by housing cost burden; of households with 0% to 30% of Area Median Income, 74.9% of renters and 69.6% of homeowners have a housing cost burden of at least 30% of their income. For the renters in that group, 70.5% have a housing cost burden of 50% or greater.

In terms of race/ethnicity, Asian renters have the highest percentage of housing burden, with 85.7% of households under housing burden of 30% or greater. Although the actual number of households burdened is small, at 240 households, it is still a significant problem. These households are often students, so although it is an issue, it is worth noting that often students report as low-income even though they have high financial support from their families. About 61% of Black or African-American renting households in Bryan are housing burdened, compared to 51.9% of White households and 49.1% of Hispanic households.

**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**

Individuals and families at imminent risk of either residing in shelters or becoming unsheltered are not systematically identified by any single program. Those at risk often reside in motels, are exiting foster care, are at risk of eviction, or are incarcerated. In this sense, there is not an official report to gather the requested information in terms of data. Additionally, the characteristics of those individuals can be described as: households that only have one income source; those residing in low lying areas; those that are disabled or at risk of becoming disabled; those at risk of imminent criminal activity; and households facing severe housing problems such as severe overcrowding or severe cost burden.

For the two shelters in Bryan, The Bridge and Family Promise, the maximum amount of days allowed for clients to stay in the emergency shelter is 90 days. In the transitional housing programs, the maximum time frame for rental assistance is 730 days or two years. Currently the average number of days homeless clients stay in an emergency shelter is 42 days. The average number of days for transitional housing is 298 days. The number of local persons who became homeless in 2014 was 845 individuals and families.

Losses of job or underemployment were typical characteristics of these households. As families and individuals near the end of rapid re-housing, assistance needs include permanent full-time employment with a living wage, affordable housing, reliable transportation, training and vocational assistance, and follow-up services and support. Public assistance such as: SNAP, Medicare, Medicaid, and TANF remains after re-housing. Many clients will struggle when leaving the housing program due to under-employment. Having access to transportation and mainstream benefits is critical for those exiting a housing program.

In 2014, 54 families with children were assisted with housing assistance locally. Another 6 families are currently being assisted with rapid re-housing. 2015 has seen an increase in veteran families with children with 2 veteran families served to-date and another 3 families applying for assistance.

NOTE: Data provided by Twin City Mission from 2014 Continuum of Care data (including the Point-in-Time Count (PIT) and the Homeless Management Information System (HMIS) reports.

**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:**

No estimates provided.

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

Many factors are linked with instability and an increased risk of homelessness, with financial reasons being the most common. Households with severe housing cost burden are often one negative financial event away from homelessness. Unemployment, divorce, high medical bills, or a death in the family can send these struggling households over the edge into no longer being able to afford rent or their mortgage payment. CHAS data suggests over 5,000 households in Bryan experience severe housing cost burden (greater than 50% of income) that may be at imminent risk of homelessness. The actual number is, however, likely much less since Texas A&M University and Blinn College students (over 65,000) constitute a sizeable percentage of households and may show as paying a higher percentage of income on rent than is the reality because of parental support. Additionally, of the approximately 1,500 lower-income households living in overcrowded conditions, more than half have a 30% or greater cost burden. Many of these households have at least one person 75 years or older and are also at risk of either of becoming homeless or having to double-up with families or friends. For households with elderly members, the options for assisted and/or independent living accommodations may not be affordable.

## **Discussion**

In summary, housing cost burden is the most common housing problem. Substandard housing, while as pronounced as housing cost burden, still affects 4.5% of households with 0% to 30% of Area Median Income. This is almost double Brazos County, at 2.4%, and much more than the State of Texas, at 2.8%. The fact that the percentage is much higher in comparison means that substandard housing is still a relevant problem for the City of Bryan. This analysis indicates that development of affordable units continues to be a local need.

ACS data and BCAD information suggests that, while there was a decrease in substandard units from the last study five years ago, there is clearly a continued need for housing assistance programs that address needed repair, rehabilitation and reconstruction of substandard properties. Likewise, dilapidated properties represent a continued need for programs directed at removal of dilapidated structures and development of new affordable units.

The City of Bryan will continue to utilize its CDBG and HOME allocations to address housing needs locally. Other resources, public and private, will be used to leverage program efforts in providing housing needs for renters, owners, buyers, the homeless, and non-homeless special needs.

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

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

### Introduction

Examining CHAS data from the U.S. Census Bureau, the City of Bryan explored possible occurrences of Disproportionately Greater Need (as defined by HUD) related to housing problems for the various racial, ethnic and income groups. Housing problems include incomplete kitchen or plumbing facilities, cost burden greater than 30%, and overcrowding (more than one person per room). The following tables show data on housing problems for income groups of 0-30%, 30-50% and 50-80% of the area median income, thereby allowing an examination of the likelihood of Disproportionately Greater Need by multiple income categories.

### 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	4,070	515	425
White	1,920	65	215
Black / African American	1,300	370	45
Asian	15	0	20
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	800	70	125

**Table 13 - Disproportionately Greater Need 0 - 30% AMI**

Data Source: 2007-2011 CHAS

\*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%

Disproportionately Greater Need: Housing Problems 0 - 30% AMI

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	Total	(%)
Jurisdiction as a whole	4360	535	430	5325	81.88%
White	2240	130	255	2625	42.07%
Black/ African American	1105	280	50	1435	20.75%
Asian	44	0	4	48	0.83%
American Indian, Alaska Native	0	0	0	0	0.00%
Pacific Islander	0	0	0	0	0.00%
Hispanic	905	105	120	1130	17.00%

Data Source: 2007-2011 CHAS

Disproportionately Greater Need 0-30

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	3,515	995	0
White	1,395	445	0
Black / African American	645	195	0
Asian	229	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,180	355	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

\*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%

Disproportionately Greater Need: Housing Problems 30 - 50% AMI

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	Total	(%)
Jurisdiction as a whole	3115	955	0	4070	76.54%
White	1185	515	0	1700	29.12%
Black/ African American	640	55	0	695	15.72%
Asian	230	0	0	230	5.65%
American Indian, Alaska Native	0	0	0	0	0.00%
Pacific Islander	0	0	0	0	0.00%
Hispanic	1015	365	0	1380	24.94%

Data Source: 2007-2011 CHAS

**Disproportionately Greater Need 30-50**

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	2,440	1,915	0
White	1,025	1,005	0
Black / African American	575	275	0
Asian	30	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	805	610	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2007-2011 CHAS

\*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%

Disproportionately Greater Need: Housing Problems 50 - 80% AMI

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	Total	(%)
Jurisdiction as a whole	2050	2160	0	4210	48.69%
White	895	1125	0	2020	21.26%
Black/ African American	390	350	0	740	9.26%
Asian	14	34	0	48	0.33%
American Indian, Alaska Native	0	0	0	0	0.00%
Pacific Islander	0	0	0	0	0.00%
Hispanic	730	635	0	1365	17.34%

Data Source: 2007-2011 CHAS

Disproportionately Greater Need 50-80

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	605	1,545	0
White	345	910	0
Black / African American	40	180	0
Asian	0	40	0
American Indian, Alaska Native	20	0	0
Pacific Islander	0	0	0
Hispanic	200	410	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

\*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

While CHAS data reveals that cost burden is the most common housing problem in Bryan, high percentages of lower-income households report housing problems (82% of 0-30 LMI, 77% of 30-50 LMI, and 49% of 50-80% LMI households). Elderly households and those with young children also tend to experience cost burden, substandard housing, or other housing need. Cost burden and overcrowding have been linked with instability and an increased risk of homelessness. Data reflects no Disproportionately Greater Need in the housing problem categories, with the exception of Housing Cost Burden, where American Indian/Alaskan, Asians, and Blacks report 39%, 29%, and 10% higher occurrence of Cost Burden than the population as a whole in the 0-30%, 30-50%, and 50-80% LMI income categories, respectively. CHAS/ACS data suggests over 1,000 Bryan residents experience these two housing needs and, as reported in this plan's Market Analysis, an estimated 1,664 single-family units in Bryan are substandard and in need of renovation or rehabilitation.

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

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

### Introduction

Review of 2007-11 CHAS data from the U.S. Census Bureau allowed the City of Bryan explore possible occurrences of Disproportionately Greater Need (as defined by HUD) related to severe housing problems for the various racial, ethnic and income groups. Housing problems include incomplete kitchen or plumbing facilities, cost burden greater than 50%, and overcrowding (more than one person per room). The following tables show data on housing problems for income groups of 0-30%, 30-50%, 50-80%, and 80-100% of the area median income, thereby allowing an examination of the likelihood of Disproportionately Greater Need by multiple income categories.

### 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	3,725	860	425
White	1,830	150	215
Black / African American	1,160	510	45
Asian	15	0	20
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	700	170	125

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2007-2011 CHAS

\*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%

Disproportionately Greater Need: Severe Housing Problems 0 - 30% AMI

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	Total	(%)
Jurisdiction as a whole	4020	870	430	5320	75.56%
White	2110	255	255	2620	39.66%
Black/ African American	1010	385	50	1445	18.98%
Asian	34	10	4	48	0.64%
American Indian, Alaska Native	0	0	0	0	0.00%
Pacific Islander	0	0	0	0	0.00%
Hispanic	815	195	120	1130	15.32%

Data Source: 2007-2011 CHAS

Disproportionately Greater Need Severe 0-30

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	2,160	2,340	0
White	925	915	0
Black / African American	455	380	0
Asian	10	219	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	765	770	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

\*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%

Disproportionately Greater Need: Severe Housing Problems 30 - 50% AMI

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	Total	(%)
Jurisdiction as a whole	1535	2535	0	4070	37.71%
White	600	1115	0	1715	14.74%
Black/ African American	315	380	0	695	7.74%
Asian	63	160	0	223	1.55%
American Indian, Alaska Native	0	0	0	0	0.00%
Pacific Islander	0	0	0	0	0.00%
Hispanic	530	850	0	1380	13.02%

Data Source: 2007-2011 CHAS

Disproportionately Greater Need Severe 30-50

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	839	3,515	0
White	219	1,805	0
Black / African American	255	595	0
Asian	10	35	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	355	1,065	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

\*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%

Disproportionately Greater Need: Severe Housing Problems 50 - 80% AMI

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	Total	(%)
Jurisdiction as a whole	840	3380	0	4220	19.91%
White	265	1765	0	2030	6.28%
Black/ African American	150	590	0	740	3.55%
Asian	4	44	0	48	0.09%
American Indian, Alaska Native	0	0	0	0	0.00%
Pacific Islander	0	0	0	0	0.00%
Hispanic	415	955	0	1370	9.83%

Data Source: 2007-2011 CHAS

Disproportionately Greater Need Severe 50-80

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	210	1,940	0
White	25	1,235	0
Black / African American	10	215	0
Asian	0	40	0
American Indian, Alaska Native	10	10	0
Pacific Islander	0	0	0
Hispanic	170	440	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

\*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

While analysis indicates that the most common housing problem in Bryan is cost burden, CHAS data reveals that high percentages of lower-income households report other housing problems in general (82% of 0-30 LMI, 77% of 30-50 LMI, and 49% of 50-80% LMI households). Data reflects no Disproportionately Greater Need in the housing problem categories, with the exception of Housing Cost Burden, where American Indian/Alaskan, Asians, and Blacks report 39%, 29%, and 10% higher occurrence of Cost Burden than the population as a whole in the 0-30%, 30-50%, and 50-80% LMI income categories, respectively.

Renters and owners both experience cost burden at higher rates than the State of Texas. Lower-income elderly households and those with young children tend to experience cost burden, substandard housing, or other housing needs. Cost burden and overcrowding have been linked with instability and an increased risk of homelessness. CHAS/ACS data suggests over 1,000 Bryan residents experience these two housing needs. Additionally, CHAS/ACS data - as reported in this plan's Market Analysis - an estimated 1,664 single-family units in Bryan are substandard and in need of renovation or rehabilitation.

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

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

### Introduction:

Analysis of 2007-11 CHAS data from the U.S. Census Bureau allowed the City of Bryan explored possible occurrences of Disproportionately Greater Need (as defined by HUD) related to two categories: cost burden greater than 30 - 50% of income needed for housing expense; and over 50% of income required for housing costs. The following tables show data for race and ethnicity, thereby allowing an examination of the likelihood of Disproportionately Greater Need by multiple racial and ethnic categories.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	5,800	4,065	5,719	425
White	9,570	2,155	2,885	214
Black / African American	2,115	870	1,560	45
Asian	120	239	30	20
American Indian, Alaska Native	80	10	10	0
Pacific Islander	0	0	0	0
Hispanic	3,965	1,440	1,275	120

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2007-2011 CHAS

### Disproportionately Greater Need: Housing Cost Burdens AMI (Percentage)

Housing Cost Burden	Cost Burden <=30%	Cost Burden >30% to <=50%	Cost Burden >50%	Cost Burden not available	Total
Jurisdiction as a whole	61.14%	16.52%	20.72%	1.62%	100.00%
White	67.40%	12.36%	18.60%	1.63%	100.00%
Black/ African American	42.24%	24.77%	31.68%	1.30%	100.00%
Asian	27.74%	45.80%	25.45%	1.02%	100.00%
American Indian, Alaska Native	100.00%	0.00%	0.00%	0.00%	100.00%
Pacific Islander	0.00%	0.00%	0.00%	0.00%	0.00%
Hispanic	58.68%	20.30%	19.11%	1.91%	100.00%

Data Source: 2007-2011 CHAS

### Disproportionately Greater Need - Cost Burden

### Discussion:

Review of the CHAS data above reflects Disproportionately Greater Need in Housing Cost Burden, where American Indian/Alaskan, Asians, and Blacks report 39%, 29%, and 10% higher occurrence of Cost Burden than the population as a whole in the 0-30%, 30-50%, and 50-80% LMI income categories, respectively. As noted earlier, analysis indicates the most common housing problem is cost burden. Renters and owners both experience cost burden at higher rates than the State of Texas. Lower income elderly households and those with young children tend to experience cost burden as well as other housing needs.

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

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

Review of CHAS data reflects no disproportionately greater need by race or ethnicity except in Housing Cost Burden, where American Indian/Alaskan, Asians, and Blacks report 39%, 29%, and 10% higher occurrence of Cost Burden than the population as a whole in the 0-30%, 30-50%, and 50-80% LMI income categories, respectively. As noted earlier, analysis indicates the most common housing problem is cost burden. Renters and owners both experience cost burden at higher rates than the State of Texas.

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

In terms of an adequate supply of affordable housing units, data shows sufficient numbers of housing units for households up to 100% of the area median income, it is not an indication of the condition of affordable housing. The 2007-11 CHAS indicated that there were 61.3% of rental units with one of the four housing problems, and 27.4% of owner occupied units with one of the four housing problems. This analysis suggests that housing stock condition is a more pressing need, than is housing cost burden.

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

Reviewing the 2010 U.S. Census data, the City identified census tracts with 50% or more of any one race or ethnic minority group. For the purposes of this document, an "Area of Racial/Ethnic Minority Concentration" is a U.S. Census Tract with a total population that consists of more than 50% racial or ethnic minority residents. In Bryan, concentrations of minority citizens are predominately located in the older central and northern neighborhoods. The census tracts containing 50% or more, racial and ethnic minority concentrations, are census tracts 6.03, 6.04 and 9. Many of the dwelling units in these neighborhoods were built before 1950, and a substantial percentage of them are in poor condition. During the last ten years, a very high percentage of the rehabilitation projects sponsored by the City of Bryan Community Development and HUD have been located in these neighborhoods.

## NA-35 Public Housing – 91.205(b)

### Introduction

The local Public Housing Authority is the Bryan Housing Authority (BHA). BHA manages 300 townhome and duplex style units at 5 different locations. The Brazos Valley Council of Governments (BVCOG) administers Housing Choice Vouchers for the local community, and currently has approximately 1,900 vouchers being used. The waiting list for vouchers has been closed and a waiting list of over 1,600 applicants were awaiting housing voucher assistance. During preparation of this plan, BVCOG notified the public that they will soon began taking applications again.

### 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	236	1,473	0	1,462	0	0	0

**Table 22 - 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			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	0	10	0	10	0	0
# of Elderly Program Participants (>62)	0	0	22	249	0	248	0	0
# of Disabled Families	0	0	15	529	0	525	0	0
# of Families requesting accessibility features	0	0	236	1,473	0	1,462	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 23 – 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			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	94	540	0	534	0	0	0
Black/African American	0	0	142	922	0	917	0	0	0
Asian	0	0	0	6	0	6	0	0	0
American Indian/Alaska Native	0	0	0	5	0	5	0	0	0
Pacific Islander	0	0	0	0	0	0	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 24 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	73	190	0	187	0	0	0
Not Hispanic	0	0	163	1,283	0	1,275	0	0	0

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

**Table 25 – 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:**

The Bryan Housing Authority (BHA) reported that all residents needing accessible units have such units. BHA reports no residents on waiting lists for Section 504 compliant units.

### **Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

The Bryan Housing Authority reports that funds for renovations are the most immediate need in terms of the units they manage. Additional funding would allow them to continue to upgrade units and increase efficiency for their clients. In terms of client needs, the most pressing reported by BHA management is nearby job opportunities and transportation assistance. Additionally, BHA staff reported a need for agencies to provide information and referral assistance to BHA's elderly tenants. Finally, BHA reports approximately 75 applicants currently on their waiting list, the large majority wanting 2 or 3 bedroom units. Applicants are told to expect a 6 to 9 month wait for a unit.

The most immediate need for voucher holders is the acquisition of housing – especially three and four bedroom units. The Housing Choice Voucher Program Waiting List (Administered by the Brazos Valley Council of Governments) is currently closed; a date has not been set for the reopening of the list. Other needs include transportation, medical coverage and care, employment assistance, financial literacy, social/health services, and child care. Fortunately, the Brazos Valley Council of Governments houses most of these services within its office building in Bryan, which is on the bus route. This one-stop-shop approach can provide a variety of resources for those in need. There are currently 1,609 clients on the waiting list for vouchers. Approximately 70% of those are residing in Bryan.

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

The needs for those on the Waiting List mirror general community needs, as discussed above: affordable, quality housing; transportation; education; financial literacy; employment; job training; and child care. For those on a voucher, the threat of cost burden is diminished, but households still likely require many of the services identified above.

### **Discussion**

Clearly, the most pressing need related to public housing and housing voucher assistance is funding, as the voucher program locally has inadequate federal funds to satisfy the applicant list. Also, transportation, medical coverage and care, employment assistance, and child care are also needs reported by the BVCOG as needs seen in clients. BVCOG provides a self-sufficiency program enabling clients to save toward homeownership. The program also promotes vocational, technical or higher education and is seeking ways to address local needs. The BHA has active internal programs assisting clients with life skills, tutoring for youth, and financial literacy and continues to expand programs to assist BHA resident needs.

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

In 2005, BVCH performed their first “Point-in-Time Only” count. The most recent count was done on January 22, 2015. In the 2015 count, veterans represented 15% of the unsheltered and 9% of the sheltered homeless. There were no unsheltered children, but 17% of sheltered households had children. For unsheltered persons, physical/mental disabilities were ranked as the highest contributing factor causing homelessness, followed closely by the inability to pay rent/mortgage. The top two reasons listed by sheltered persons were unemployment and incarceration. To ascertain needs for persons at risk of homelessness, the City solicited information from local agencies at two city sponsored workshops. Agencies were asked multiple questions related to homeless needs.

The most underserved groups, as reported by providers, were the low-income, mentally disabled and homeless. Agencies reported housing as the highest rated primary need, transportation as the highest personal need, mental health care as the most pressing health care need, and drug/alcohol abuse assistance as the top family need. Several of these also tend to be indicative of a risk of homelessness. In fact, the 2015 Point-in-Time Count supports the agency workshop results. Of the 78 surveys completed during the 2015 homeless survey, mental health care was the highest rated service reported needed among the unsheltered and transportation was the second highest reported unmet need. In-person consultation with Project Unity representatives listed temporary shelter (emergency and transitional) for special populations as the second most pressing need. In particular, they listed the need for alternative shelter options (as opposed to the local shelter) for victims of domestic abuse.

### 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)	0	9	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0

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 Only Adults	11	55	0	0	0	0
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	2	11	0	0	0	0
Veterans	13	65	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

**Table 26 - Homeless Needs Assessment**

**Data Source Comments:** January 2015 Brazos Valley Coalition for the Homeless Point-in-Time Count

Indicate if the homeless population is: Has No Rural Homeless

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "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):**

In the two shelters, The Bridge and Family Promise, the maximum amount of days allowed for clients to stay in shelter is 90 days. In the transitional housing programs the maximum days of rental assistance is 730, or two years. Currently the average number of days homeless stay

in an emergency shelter is: 42 days before exiting the shelter. The average number of days for transitional housing is: 298 days. The number of persons who became homeless in 2014 was 845 individuals and families.

In 2014 there were 54 Families with children who were assisted with Housing assistance. There are another 6 families currently being assisted with Rapid Re-Housing. In 2015 there has been an increase in Veterans families with children. Twin City Mission is currently serving 2 Veteran families and has been contacted by other families of veterans needing assistance. Sheltered veterans represented 9% of sheltered persons as compared to 15% of unsheltered persons being veterans.

The 2015 Point-in-Time Count found no unsheltered children in the Brazos Valley. A total of 24 children were sheltered in homeless facilities.

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	41	5
Black or African American	23	7
Asian	1	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	3	1
Not Hispanic	62	11

**Data Source**

**Comments:**

January 2015 Brazos Valley Coalition for the Homeless Point-in-Time Count

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

In 2014 there were 54 Families with children who were assisted with Housing assistance. There are another 6 families currently being assisted with Rapid Re-Housing. In 2015 there has been an increase in Veterans families with children. Twin City Mission is currently serving 2 Veteran families and has been contacted by other families of veterans needing assistance.

The 2015 Point-in-Time Count found no unsheltered children in the Brazos Valley. A total of 24 children were sheltered in homeless facilities.

- 62% were ages 0-6
- 12% were ages 7-12
- 25% were ages 13-17

Homeless single-parent households represented 14% of those counted. Sheltered veterans represented 9% of sheltered persons as compared to 15% of unsheltered persons being veterans.

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

**2015 percentages of race and ethnicity of those provided shelter:**

- American Indian: 1.3%
- American Indian/Black: .04

- American Indian/White: .05
- Asian: 02%
- Black/African American: 41.8
- Native Hawaiian/Pacific Islander: .04
- White: 51.6%
- Other multi-racial: .01

**Ethnicity:**

- Hispanic: 15.3%
- Non-Hispanic: 84.5

This race and ethnic data follows similar trends observed in recent years.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

According to the 2015 Point-in-Time Count there were 13 unsheltered individual homeless and 66 Individuals in shelter and 79 in a transitional housing program. All of the housing programs in the area stay at capacity so the unmet need would be 158 individuals and families who need some type of housing assistance. There are currently 233 beds in the Brazos Valley available to homeless persons.

**Discussion:**

As a contributing partner to the Brazos Valley Coalition for the Homeless, the City provides support, technical assistance, and funding not only to providers of shelter, but to health and human service agency who deliver needs support services to homeless persons. Collectively, Continuum of Care goals and strategies are met and progress is made in addressing homelessness in our community. As noted in the non-housing priority needs assessment, homeless housing options and supportive services, especially for special needs populations (i.e., physically and mentally disabled) is regarded as a high need in our community.

Two of the most frequently reported obstacles to stable housing are unemployment and incarceration. Over 30% of those surveyed reported basic needs (clothing, food, etc.) as their most unmet need, followed by transportation reported by over 20% as an obstacle to housing. Sheltered homeless populations locally rank case management as the top unmet need. Employment and job training was also reported as needs. Approximately one-third of both sheltered and unsheltered homeless persons reported having a high school diploma and other reported having completed some college level coursework.

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

### **Introduction:**

Non-homeless special needs persons are often living with family or in other supportive facilities. Non-homeless special needs populations include the elderly, frail elderly, persons with physical and developmental disabilities, persons struggling with substance abuse, persons with mental illness, and persons with HIV/AIDS. Persons experiencing domestic violence also have similar housing and non-housing needs and other unique needs related to their victimization. Each of these special needs groups tend to have a wide range of needs, to include: specialized health care; counseling; transportation; meals/food; socialization and recreation; employment; and accessible and/or specialized housing needs. While health and human service agencies may meet many of these needs, families are often challenged by the stress of tending to special needs family members.

### **Describe the characteristics of special needs populations in your community:**

Non-Homeless Special Needs populations in Bryan include a similar range of characteristics as the population as a whole, with the added factor of being more likely to be at an increased risk of homelessness due to their special needs, dependency on others, and minimal financial resources. Non-homeless special needs populations include the elderly, frail elderly, persons with physical and developmental disabilities, persons struggling with substance abuse, persons with mental illness, domestic violence victims, and persons with HIV/AIDS. Elderly special needs are often widows living alone, in spite of frailty or disabilities. The physically disabled includes all demographic categories, and often includes veterans. Those struggling with substance abuse also include all demographic categories, and domestic violence victims also have similar housing and non-housing needs and other unique needs. While including many demographic categories, the local populations of HIV/AIDS patients, show a higher of Black and middle aged persons, than is the case with other categories. Data also shows a fairly large percent of HIV/AIDS patients as belonging to households with children under 18 years of age. 2014 data from Bryan PD indicate that victims of domestic violence are primarily female (72%) and 47% White, 42% Black, and 11% Hispanic. Approximately half of all victims are between the ages of 17 and 37.

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

At two city hosted workshops, 21 agencies provided input regarding needs as experienced by their constituents. The highest classification of clients reported seeking assistance was victims of domestic violence, followed by the developmentally disabled, physically disabled, and elderly. Agencies also reported accessing health insurance as the top need among clients, followed by rental assistance and then counseling.

In terms of adequate housing, providers reported all categories were high needs, including: low income elderly, single persons and large families, Section-8 tenants, domestic violence victims, and the physically and mentally disabled. In terms of provider collaboration, agencies reported often sharing referrals and duplicating services. They also often or always refer clients to 2-1-1 for further assistance. Over 40% of health and human service providers reported collaborating with over 20 other providers in the previous year.

Regarding barriers to accessing services, transportation was rated highest, followed by knowledge of services. The top rated barriers to agencies in providing services were funding sources and staff capacity. The most underserved groups, as reported by providers, were the low-income, mentally disabled and homeless. Agencies reported housing as the number one rated primary need, transportation as the highest personal need, mental health care as the most pressing health care need, and drug/alcohol abuse assistance as the top family need.

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

Statistics available for the year 2014 report 136 persons with HIV/AIDS identified in the College Station – Bryan MSA (Brazos County). Of those, the racial/ethnic breakdown is: Black – 79; White – 28; Hispanic – 28; and Pacific Islander – 1. Households with children under 18 years old equaled 47. The age groups are: 13 to 24, (16); 25 to 44 (59); 45 to 64 (55); 65 and older (6). Households that received Housing Opportunities for Persons with AIDS (HOPWA) funding equaled 18.

### **Discussion:**

In summary, the housing and supportive needs of the non-homeless special needs population is as varied as the various population characteristics themselves. Only with the comprehensive support services provided family members and the local health and human services providers, can these clients be assured of the supportive services and housing they need. The City of Bryan coordinates with those providers through technical assistance, program funding and other development assistance. Every effort is employed to ensure needs are identified and met without gaps or duplication of services. The Joint Relief Funding Review Committee, with council appointees from both Bryan and College Station is an example of the coordination utilized in meeting local needs as efficiently as possible. The committee accepts and reviews applications from local agencies, verifies capacity, ensures accountability and regularly monitors agencies to ensure client needs are being served.

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

### **Describe the jurisdiction's need for Public Facilities:**

Input from multiple sources indicates that public facilities for local non-profit agencies are considered important to the public. Additionally, because Bryan is an older community and, as such, has aging infrastructure/facilities, responders to survey questions and persons consulted indicated that a variety of non-housing activities (for example streets/sidewalks/water/sewer) and park improvements are also important in city planning, regardless of revenue sources.

### **How were these needs determined?**

Identification of needs was accomplished by a variety of consultation, surveys, public hearings and online surveys. Input was obtained through consultations with government entities (such as the Bryan Mayor, County Judge, and council of government Executive Director), City Engineer, Director of Parks and Recreation, general public and others. State and federal offices, non-profit agencies, and the public were also notified of online survey opportunities for input and public hearings were held at multiple public meetings.

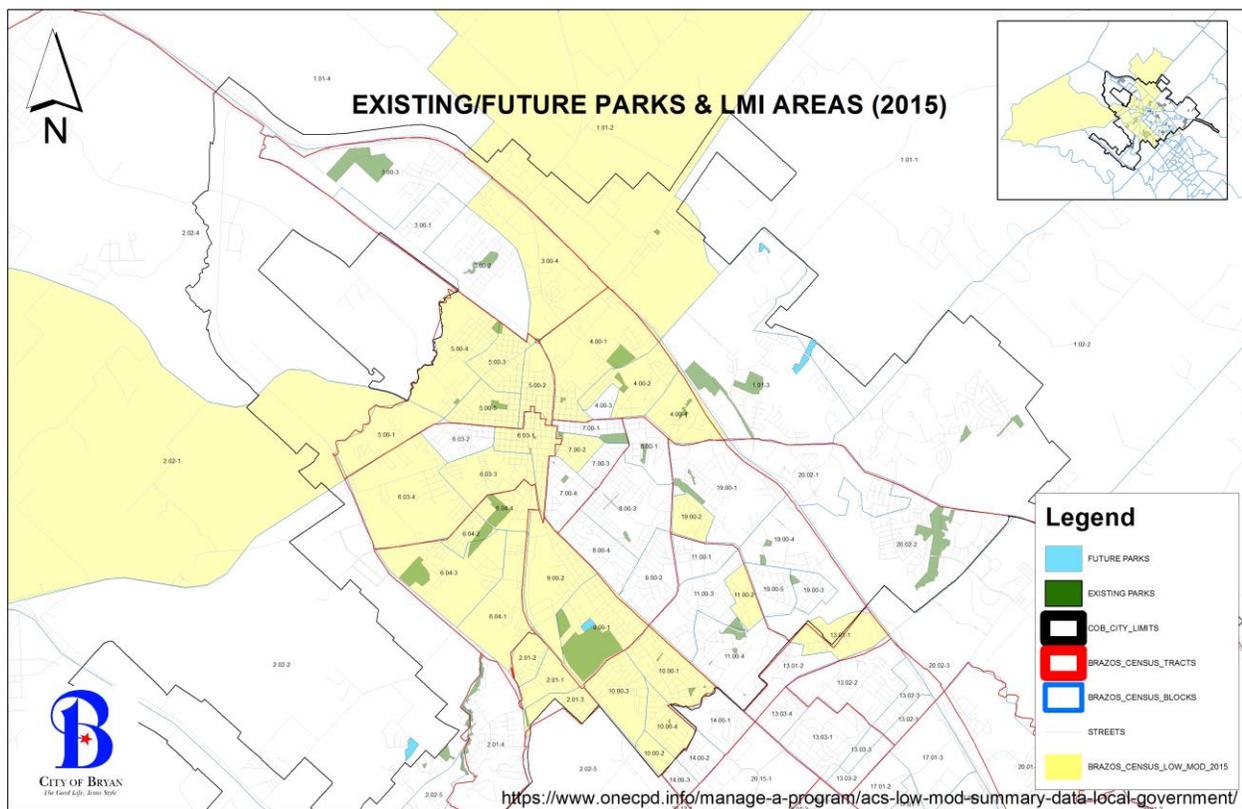
### **Describe the jurisdiction's need for Public Improvements:**

Comments and input from multiple surveys and public hearings indicated that public improvements are considered important and appropriate considerations for grant funding. Bryan is an older municipality with aging and undersized public improvements. Commenters, to include the City Engineer and Director of Parks and Recreation indicated that a variety of improvements are needed throughout the community, to include water and sewer lines, drainage, sidewalks and streets, and park improvements. The city's Engineering Department's current capital improvement projects for infrastructure over the next five years are anticipated at approximately \$47 million of non-federal bond, street and drainage funding for the entire city.

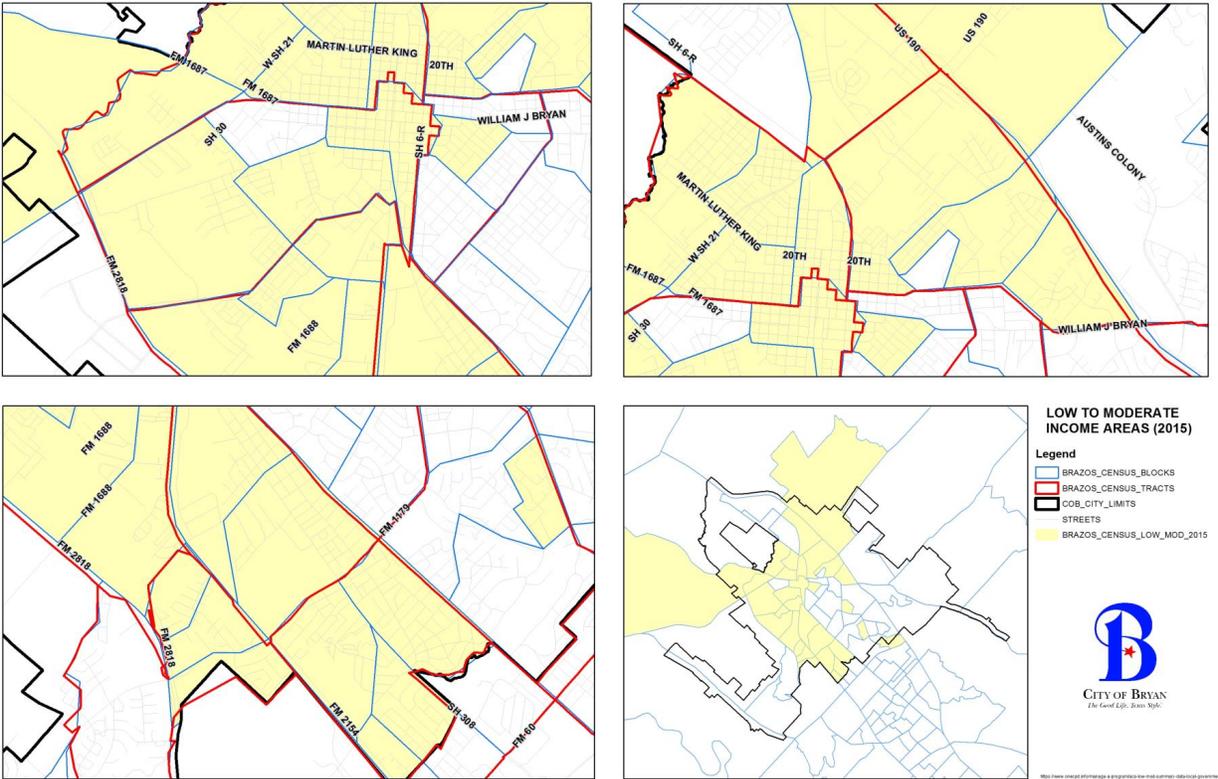
Likewise, the city's Parks and Recreation Department maintains a listing of over 300 potential park maintenance, improvement and/or development projects that total over \$57 million in estimated costs for the entire city. Both infrastructure and park improvements projects may be eligible for CDBG funds if the funded project is determined to primarily serve low-income citizens of Bryan, and projects otherwise satisfy grant program requirements. In accordance with Community Development Services policies and procedures, an application process is conducted annually with the Community Development Advisory Committee making recommendations from the applications for public facility projects during the annual action plan process.

## How were these needs determined?

Both the Parks and Recreation and the Engineering Departments are responsible for developing their capital improvement programs with input from staff and the general public. These plans are reviewed and updated annually in conjunction with the budget process. Consideration of priorities for public facility improvements, including public works, streets and city parks is included in the Department's budget and presented for city council approval. Community Development staff work with any internal departments for CDBG consideration during their public facility process. Consideration is given based on the eligibility of the project, availability of funding and the ability to meet the 5 Year Plan's goals and objectives for all programs. The following maps show eligible low-income census tracts where CDBG funds may potentially be available for eligible public facility improvements.



**CDBG Eligible Areas with Parks**



### CDBG Eligible Areas Detail

### Describe the jurisdiction’s need for Public Services:

Consultation from local officials, as well as input from the local agencies and the public, indicated a need for a wide variety of public services locally. Other than the typically provided public services (electricity, water, sewer and solid waste services; fire and police protection), a range of health and social services were deemed important by commenters, to include: youth services; economic development (living wage); job training and educational opportunities; financial literacy, mental healthcare; drug and alcohol abuse treatment; domestic violence prevention and homeless services; and public transportation services. It was also stated by health and social service providers that needs such as healthcare and food were ranked as high priorities but that the needs were being met by local providers.

### How were these needs determined?

Identification of needs was accomplished by a variety of consultation, surveys, public hearings and online surveys. Notable examples include consultations with the Bryan Mayor, County Judge, City Engineer, Executive Director of the Council of Governments, and others. Local, state and federal offices, non-profit agencies, and the public were also notified of online survey opportunities for input and public hearings were held at multiple public hearings. Based on these assessments, the City has determined to allocate the maximum amount allowed (15% of CDBG grant) for Public Service Agency programs. Analysis of all data (primary and secondary) was reviewed to form conclusion.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

ACS indicates Bryan's population grew 1.6% per year from 2010 to 2013. Housing units, however, increased only 1.4% per year, suggesting supply may not fully meet needs. Data shows rising costs in the MSA according to the Real Estate Center at Texas A&M University. Regardless of household type, over 17% of units are housing cost burdened - 33% of households with a mortgage and 17% of those without. Since 2010, 1 bedroom unit totals remained static, while 2 or 3 bedroom units increased. A need is likely for 1-person units as 1 person rental households represent 36.5% of all renters, while-occupied units with 1 bedroom represent only 21.4% of total rental units.

The 2009-2013 ACS estimate shows 27,428 occupied units in Bryan (48.1% owner-occupied and 51.9% renter occupied). The vacancy is 11.4 and median housing value is \$112,100. Median rent for all rental units is \$780. It appears sufficient affordable housing units exist, 10,770 (monthly owner/renter cost <30% AMI) for households with incomes up to 100% AMI. There are 10,560 owner occupied units and 5,870 rental units that have monthly costs of less than 30% of the household's monthly income. Based on the 2007-11 CHAS, there were 27,330 households up to 100% AMI. Above the 100% AMI, there are 13,980 households and insufficient affordable housing units for this group. While data shows sufficient housing units for person with incomes up to 100% AMI, it is not an indication of adequate condition of units. The 2007-11 CHAS indicated that 61.3% of rental units had one of the CHAS housing problems, and likewise for 27.4% of owner occupied units.

Owner-occupied units also increased. The 2013 ACS show values rose to a 2013 median value of \$112,100 while occupied units became less affordable. Since 2010 rents increased by 9.23%. Currently, the market is more affordable for renters as the median housing value has increased. As lower income households struggle to qualify for mortgages, it could be expected that demand in the rental housing may increase. However, rents may increase at a smaller rate if vacancy rates are high enough.

ACS data indicates that 26% of owner units have reportable conditions and may need repairs, while 54% of renter units have conditions. This affects the health and safety of elderly residents who often rely on the city for emergency repairs. The City analyzed Brazos County Appraisal District (BCAD) data on 16,000 units by: year built, improvement class, depreciation, and adjusted percent-good. This allowed categorizing units as: Excellent, Conservable, Substandard (suitable for rehabilitation), and Dilapidated (Substandard not suitable for rehabilitation). Based on that analysis, it's estimated that 1,664 Substandard structures exist.

Dilapidated properties are deemed not suitable for rehabilitation because the costs to bring the property to code standards exceed 50% of the after-rehabilitation appraisal. These properties are generally vacant, have structural failure, lack safe plumbing and electrical systems and pose health and

safety threats. It's estimated that approximately 162 dilapidated structures exist within Bryan city limits. In Bryan's 2005 CP, an estimated 889 dilapidated residential units were reported. In 2010 a reported 376 dilapidated units represented a 57.7% decrease in these units. In 2015, the estimated 162 dilapidated units represent a 56.9% decrease in the last five years. This continued reduction results from both city and private owner efforts addressing neglected properties.

### **Residential Property Categories**

Excellent - Houses typically rated by BCAD as RV6/RF6 or higher and have high adjusted percent good ratings (approximately 75% or higher – may be lower if under construction when rated). Generally have been built in the within the last 10 years - houses that are of a higher quality construction, well maintained and not needing substantial repairs. Additionally, units rated by BCAD as RV4/RF4 or RV5/RF5 with very high adjusted percent good ratings or built very recently.

Conservable – Houses rated by BCAD as RV3/RF3 or RV4/RF4 and have high adjusted percent good ratings (approximately 60% or higher), or those with higher BCAD class ratings but lower adjusted percent good ratings . Additionally, units rated by BCAD as RV1/RF2 or RV2/RF2 with very high adjusted percent good ratings. Units that are currently maintained and in generally good repair. Needed work is minor and can generally be accomplished in one weekend. Additionally, properties rated by BCAD as RV1/RF1, RV2/RF2 or RV3/RF3 and have adjusted percent good ratings equal to, or greater than 50%, 35% or 25% respectively, may be considered conservable if the units is structurally sound and does not have failing plumbing, electrical or mechanical systems.

Substandard – Per HUD definitions, this category is defined as *Substandard – Suitable for Rehabilitation*, and is housing typically rated by BCAD as RV1/RF1, RV2/RF2 or RV3/RF3 (low, fair, average quality) and have adjusted percent good ratings equal to, or less than 50%, 35% or 25% but higher than 25%, 20% or 10% respectively - houses requiring significant repair. May also include older higher class rated units with much lower adjusted percent good ratings. A Substandard unit is, with minimal renovation, structurally sound, but due to lack of maintenance and repair, is in jeopardy of falling into a dilapidated state if needed renovations are delayed or ignored. Additionally, the estimated after-rehab appraisal of the unit must be equal to or greater than 50% of the pre-rehab appraisal added to the rehabilitation costs.

Dilapidated - This category is defined as *Substandard – Not Suitable for Rehabilitation*. Houses typically rated by BCAD as RV1/RF1, RV2/RF2 or RV3/RF3 and have adjusted percent good ratings equal to, or less than 25%, 20% or 10% respectively, often not providing safe or adequate shelter and may endanger the health, safety and well-being of the occupants. Repair costs could exceed 50% of the value of the house. Such units have one or more critical defects or a combination of a number of deficiencies to the extent as to require considerable repair or inadequate construction. Many of these structures are vacant.

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

### Introduction

According to the 2009-2013 ACS 5 year estimates, there were 27,428 occupied housing units within the City of Bryan. Of these, 48.1% owner-occupied and 51.9% renter occupied, with an estimated vacancy 11.4%. The median housing value is \$112,100 and the median rent is \$780. It appears sufficient affordable housing units exist, 10,770 units for households with income limits up to 100% AMI. There are 10,560 owner occupied units and 5,870 rental units that have monthly costs of less than 30% of the household's monthly income. Based on the 2007-11 CHAS, there were 27,330 households up to 100% AMI. Above the 100% AMI, there are another 13,980 households. For this income group, there are insufficient housing units with a monthly cost of less than 30% of the household's monthly income.

While the data shows sufficient number of units for households of incomes up to 100% AMI, it is not an indication of the condition of affordable housing. The 2007-11 CHAS indicated that there were 61.3% of rental units with one of the four housing problems, and 27.4% of owner occupied units with one of the four housing problems. Therefore, the need for both public and private facilitated renovation efforts remains.

Owner-occupied homes have slightly increased from 2010 to 2013 in Bryan as the median home value increased by 2.49%. According to the 2013 ACS, home values have continued to increase in Bryan to a 2013 median value of \$112,100. Conversely, renter occupied units became less affordable since 2010 as rents increased by 9.23%. At this time, the housing market appears more affordable for renters as the median housing value has increased. As home sales prices increase, rates begin to rise, lender underwriting continues to be stricter, and demand increases, it could be expected that the demand in the rental market may also increase, thus pushing rents higher and negatively impacting the lower-income populations.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	16,821	55%
1-unit, attached structure	1,181	4%
2-4 units	4,554	15%
5-19 units	3,534	12%
20 or more units	2,137	7%
Mobile Home, boat, RV, van, etc	2,300	8%
<b>Total</b>	<b>30,527</b>	<b>100%</b>

Table 27 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

## Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	15	0%	747	5%
1 bedroom	161	1%	2,958	22%
2 bedrooms	2,406	18%	5,756	42%
3 or more bedrooms	10,710	81%	4,288	31%
<b>Total</b>	<b>13,292</b>	<b>100%</b>	<b>13,749</b>	<b>100%</b>

Table 28 – Unit Size by Tenure

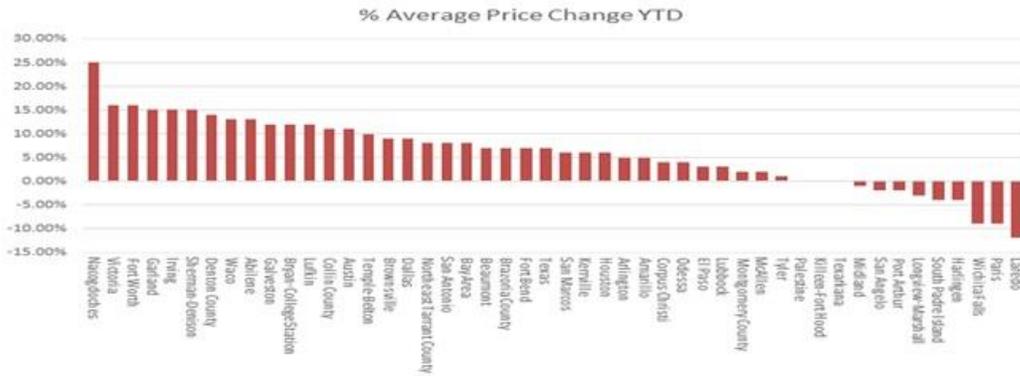
Data Source: 2007-2011 ACS

## Owner and Renter Housing Costs

	2010	2011	2012	2013
<b>TOTAL HOUSING UNITS</b>	29,733	30,527	30,842	30,974
Occupied housing units	26,441	27,041	27,297	27,428
Vacant housing units	3,292	3,486	3,545	3,546
<b>HOUSING TENURE</b>				
Occupied housing units	26,441	27,041	27,297	27,428
Owner-occupied	13,259	13,292	13,220	13,196
Renter-occupied	13,182	13,749	14,077	14,232
<b>SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)</b>				
<b>Housing units with a mortgage</b>	<b>7,863</b>	<b>7,751</b>	<b>7,787</b>	<b>7,600</b>
Less than 20.0 percent	3,095	2,975	3,060	2,995
20.0 to 24.9 percent	1,466	1,436	1,276	1,261
25.0 to 29.9 percent	912	876	864	827
30.0 to 34.9 percent	579	694	708	661
35.0 percent or more	1,811	1,770	1,879	1,856
<b>Housing unit without a mortgage</b>	<b>5,298</b>	<b>5,427</b>	<b>5,319</b>	<b>5,477</b>
Less than 10.0 percent	2,072	2,041	2,115	2,266
10.0 to 14.9 percent	1,161	1,248	1,142	964
15.0 to 19.9 percent	588	540	600	544
20.0 to 24.9 percent	308	322	328	336
25.0 to 29.9 percent	235	290	320	431
30.0 to 34.9 percent	177	178	133	179
35.0 percent or more	757	808	681	757
<b>GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)</b>				
<b>Occupied units paying rent</b>	<b>12,277</b>	<b>12,891</b>	<b>13,197</b>	<b>13,315</b>
Less than 15.0 percent	1,598	1,592	1,624	1,731
15.0 to 19.9 percent	1,365	1,343	1,442	1,510
20.0 to 24.9 percent	1,487	1,382	1,407	1,389
25.0 to 29.9 percent	865	998	1,103	1,240
30.0 to 34.9 percent	839	1,000	1,061	1,171
35.0 percent or more	6,123	6,576	6,560	6,274

Data Source: 2010, 2011, 2012, 2013 ACS estimates

## Owner and Renter Costs Table



MLS Area	Mar 2015	Feb 2015	Mar 2014	Mar 2014 Mar 2015 % Change	Year-to-Date	
					2015	% Change Year Ago
<b>Bryan-College Station</b>						
(Average Price)	210,700	205,100	183,300	15%	211,600	12%
(Median Price)	179,700	173,100	155,300	16%	180,500	14%

Notes: Data represent MLS housing activity only. Residential data include single-family, townhouses and condominiums.  
 Data Source: Real Estate Center and local Realtor Boards

**Average & Median Price Changes**

### ACS Multi-Year Unit Estimates

	2010			2011			2012			2013		
	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units
Occupied housing units	26,441	13,259	13,182	27,041	13,292	13,749	27,297	13,220	14,077	27,428	13,196	14,232
Bedrooms												
No bedroom	2.1	0.0	4.2	2.8	0.1	5.4	2.8	0.1	5.2	2.2	0.1	4.1
1 bedroom	12.4	1.5	23.3	11.5	1.2	21.5	12.4	1.3	22.9	11.6	1.0	21.4
2 or 3 bedrooms	68.9	72.5	65.2	69.4	74.0	65.0	69.9	74.5	65.6	70.9	74.7	67.4
4 or more bedrooms	16.7	26.0	7.4	16.2	24.7	8.1	14.9	24.1	6.3	15.3	24.1	7.1

**Data Source:** 2010, 2011, 2012, 2013 ACS estimates

### ACS Multi-Year Unit Estimates

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

According to the Department of Housing and Urban Development, the purpose of the Section 202 Housing Program is to "provide direct Federal loans...to assist private, nonprofit corporations and consumer cooperatives in the development of new or substantially rehabilitated housing and related facilities to serve the elderly, physically handicapped, developmentally disabled or chronically mentally ill adults."

In Bryan, there is one Section 202 Housing Program, Crestview Apartments, for low income elderly and disabled. These apartments offer a variety of supportive programs, including meals, social and recreational activities, transportation, and a health clinic. There are 138 one-bedroom apartments and 6 two-bedroom apartments.

The LIHTC program is a federally funded manner of stimulating construction and rehabilitation of affordable housing by reducing federal income tax liability. The Texas Department of Housing and Community Affairs (TDHCA) is responsible for awarding tax credits to qualifying residential developments. According to the TDHCA, in order to qualify for tax credits, proposed residential developments must "involve new construction or undergo substantial rehabilitation of residential units (at least \$6,000/unit)."

The Bryan Housing Authority also manages 300 affordable duplex and townhome style rental units for individuals and families. BHA provides a Services Coordinator and computer lab, and also partners with the school district and other agencies to ensure residents have access to education, recreational and health and human services.

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

According to the Department of Housing and Urban Development, the purpose of the Section 202 Housing Program is to "provide direct Federal loans . . . to assist private, nonprofit corporations and consumer cooperatives in the development of new or substantially rehabilitated housing and related facilities to serve the elderly, physically handicapped, developmentally disabled or chronically mentally ill adults." In Bryan, there are three 202 properties and five Low Income Housing Tax Credit (LIHTC) properties that, likewise, were developed and/or redeveloped using LIHTC funds which require multiple years of affordable rent for lower-income tenants. The Bryan Housing Authority also manages subsidized units.

Of the nine different subsidized (202 and LIHTC) multi-family rental properties in Bryan (Emerald Park, Saddlewood Club, Forest Park, Mid Towne, Highland Villas, Crestview Terrace, Crestview Place, Crestview Unity, and Bryan Housing Authority), none have units with 202 or LIHTC affordability obligations ending during the 2015-19 Consolidated Plan period. Likewise, the Bryan Housing Authority does not anticipate losing any of its 300 affordable rental units during the next five years.

The LIHTC program is a federally funded manner of stimulating construction and rehabilitation of affordable housing by reducing federal income tax liability. The Texas Department of Housing and Community Affairs (TDHCA) is responsible for awarding tax credits to qualifying residential developments. According to the TDHCA, in order to qualify for tax credits, proposed residential developments must "involve new construction or undergo substantial rehabilitation of residential units (at least \$6,000/unit)."

Although College Station has more total affordable housing units, Bryan has a greater potential for LIHTC projects to be developed within its city boundaries. This is due the higher amount of vacant land available in Bryan which is not being purchased by investors looking to construct student housing as is the case in College Station

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

In the last five years, Bryan's population in Bryan has grown 1.6% growth per year, from 2010 to 2013 according to 5-year ACS estimates. Housing units, however, have increased only 1.4% per year for the last three years. This suggests that the supply may not meet needs. Housing data shows rising costs in College Station-Bryan MSA area according to the Real Estate Center at Texas A&M University, negatively impacting low-income.

**Describe the need for specific types of housing:**

Regardless of household type, over 17% of units are housing cost burdened - 33% of households with a mortgage and 17% of those without mortgages. Since 2010, the number of 1 bedroom units has hardly changed whereas 2 or 3 bedroom units have increased. Data suggests a need for 1-person units because 1 person renting households consist of 36.5% of total renters, of total renter-occupied units, units with 1 bedroom represent only 21.4% of total rental units.

**Discussion**

The number of available units for purchase and rent - to include accessible, subsidized, and otherwise targeted for lower-income tenants and buyers - coupled with other influences (current interest rates and underwriting policies, age and condition of units, available financing and favorable rates, and local economic trends) will all determine needs and will define affordable housing strategies going forward.

Staff will continue to assess needs and barriers to affordable, accessible and safe housing in Bryan. Partnerships with non-profit developers, as well as for-profit developers, mortgage institutions, and other housing entities is key to the City's successful housing programs.

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

### Introduction

Housing affordability impacts not only decisions related to housing choice, but, if the household spends between 30% and 50% of its income on housing costs, the household may be at increased risk of becoming homeless, or not being able to afford other basic necessities. Cost burdened households have less financial resources to meet other basic needs (food, clothing, transportation, medical, etc.) less resources to properly maintain the housing structure, and are at greater risk for foreclosure, eviction, and Building Standards Commission or Code Enforcement actions. The City's goal is to partner with public and private entities to ensure programs and services are in place to ameliorate the negative impacts of elevated cost burdens on low- and moderate income home owners, buyers and renters.

### Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	71,600	108,800	52%
Median Contract Rent	460	580	26%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	5,173	37.6%
\$500-999	7,543	54.9%
\$1,000-1,499	630	4.6%
\$1,500-1,999	285	2.1%
\$2,000 or more	118	0.9%
<b>Total</b>	<b>13,749</b>	<b>100.0%</b>

Table 30 - Rent Paid

Data Source: 2007-2011 ACS

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	640	No Data
50% HAMFI	2,830	1,640
80% HAMFI	9,095	3,679
100% HAMFI	No Data	5,174
<b>Total</b>	<b>12,565</b>	<b>10,493</b>

Table 31 – Housing Affordability

Data Source: 2007-2011 CHAS

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	674	679	837	1,210	1,451
High HOME Rent	643	690	831	950	1,041
Low HOME Rent	510	546	655	756	845

**Table 32 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

## Owner / Renter Income and Housing Problems

Data for: Bryan-College Station CCD, Brazos County, Texas		Year Selected: 2007-2011 ACS			
<b>Income Distribution Overview</b>		Owner	Renter	Total	
Household Income less-than or= 30% HAMFI		1,200	9,570	10,770	
Household Income >30% to less-than or= 50% HAMFI		1,350	5,220	6,570	
Household Income >50% to less-than or= 80% HAMFI		1,805	5,115	6,920	
Household Income >80% to less-than or=100% HAMFI		1,395	1,675	3,070	
Household Income >100% HAMFI		8,260	5,720	13,980	
Total		14,010	27,300	41,315	
<b>Income by Housing Problems (Owners and Renters)</b>		Household has 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available	Total
Household Income less-than or= 30% HAMFI		8,665	600	1,515	10,770
Household Income >30% to less-than or= 50% HAMFI		5,615	955	0	6,570
Household Income >50% to less-than or= 80% HAMFI		4,250	2,670	0	6,920
Household Income >80% to less-than or= 100% HAMFI		960	2,110	0	3,070
Household Income >100% HAMFI		1,095	12,885	0	13,980
Total		20,580	19,215	1,515	41,315
<b>Income by Housing Problems (Renters only)</b>		Household has 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available	Total
Household Income less-than or= 30% HAMFI		7,655	530	1,390	9,570
Household Income >30% to less-than or= 50% HAMFI		4,655	565	0	5,220
Household Income >50% to less-than or= 80% HAMFI		3,470	1,645	0	5,115
Household Income >80% to less-than or= 100% HAMFI		440	1,235	0	1,675
Household Income >100% HAMFI		515	5,205	0	5,720
Total		16,735	9,175	1,390	27,300
<b>Income by Housing Problems (Owners only)</b>		Household has 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available	Total
Household Income less-than or= 30% HAMFI		1,010	70	125	1,200
Household Income >30% to less-than or= 50% HAMFI		960	390	0	1,350
Household Income >50% to less-than or= 80% HAMFI		780	1,025	0	1,805
Household Income >80% to less-than or= 100% HAMFI		520	875	0	1,395
Household Income >100% HAMFI		580	7,680	0	8,260
Total		3,845	10,040	125	14,010

Data Source: 2007-2011 ACS, 2007-2011 CHAS

## Owner - Renter Income and Housing Problems

## FY2015 Fair Market Rent Summary

College Station-Bryan, TX MSA					
	Efficiency	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
<a href="#">Final FY2015 FMRs</a>	\$647	\$651	\$803	\$1,161	\$1,392

## FY 2015 Income Limits Summary

College Station-Bryan, TX MSA										
FY 2015 Income Limit Area	<a href="#">Median Income</a>	FY 2015 Income Limit Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
College Station-Bryan, TX MSA	\$62,000	<a href="#">Very Low (50%) Income Limits</a>	\$21,350	\$24,400	\$27,450	<b>\$30,450</b>	\$32,900	\$35,350	\$37,800	\$40,200
		<a href="#">Extremely Low (30%) Income Limits</a>	\$12,800	\$15,930	\$20,090	<b>\$24,250</b>	\$28,410	\$32,570	\$36,730	\$40,200
		<a href="#">Low (80%) Income Limits</a>	\$34,100	\$39,000	\$43,850	<b>\$48,700</b>	\$52,600	\$56,500	\$60,400	\$64,300

NOTE: Underlined headings in both the FMR and IL tables link to detailed documentation concerning the calculations of the parameters listed here.

College Station-Bryan, TX MSA		LOW HOME RENT LIMIT	510	546	655	756	845	931	1018
		HIGH HOME RENT LIMIT	643	690	831	950	1041	1130	1219
		For Information Only:							
		FAIR MARKET RENT	699	704	868	1255	1505	1731	1957
		50% RENT LIMIT	510	546	655	756	845	931	1018
		65% RENT LIMIT	643	690	831	950	1041	1130	1219

\* Adjusted Low HOME Rent or High HOME Rent corrects for 2010-2012 incorrect hold harmless rent.  
For all HOME projects, the maximum allowable rent is the HUD calculated High HOME Rent Limit and/or Low HOME Rent Limit.

### Fair Market Rent Info for BCS MSA

#### Is there sufficient housing for households at all income levels?

The 2009-2013 ACS 5-year estimate shows 27,428 occupied housing units in Bryan (48.1% owner-occupied and 51.9% renter occupied). Estimated vacancy rate is 11.4. The median housing value is \$112,100 and the median rent is \$780. There appears to be a sufficient number of affordable housing units, 10,770 units, (monthly owner/renter cost <30% AMI) for households with income limits up to 100% AMI. There are 10,560 owner occupied units and 5,870 rental units that have monthly costs of less than 30% of the household's monthly income. Based on the 2007-11 CHAS, there were 27,330 households up to 100% AMI. Above the 100% AMI, there are 13,980 households and insufficient affordable housing units for this group. While data shows sufficient housing units for person with incomes up to 100% AMI, it is not an indication adequate condition of units. The 2007-11 CHAS indicated that 61.3% of rental units had one of the four CHAS housing problems, and likewise for 27.4% of owner occupied units.

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

Owner-occupied homes in Bryan have increased somewhat from 2010 to 2013 as the median home value increased by 2.49%. According to the 2013 ACS, values have continued to increase in Bryan to a 2013 median value of \$112,100. Conversely, renter occupied units became less affordable since 2010 as rents increased by 9.23%. Currently, the market is more affordable for renters as the median housing value has increased. As lower income households struggle to qualify for mortgages, it could be expected that demand in the rental housing may increase. However, rents may increase at a smaller rate if vacancy rates are high enough.

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

The HOME and Fair Market rents for efficiency and one-bedroom units in the City of Bryan are less than the median rent reported in the 2009-13 ACS, and greater than the median rent for 2 bedrooms or more. This information would seem to indicate that more affordable housing may be needed for 2 or more bedroom-units. The higher rents in those unit types may also encourage the market to utilize rental assistance programs, such as Section 8 and TBRA vouchers.

## **Discussion**

HUD considers a housing unit affordable if the occupant household expends no more than 30% of its income on housing costs. If the household spends more than 30% of its income on housing costs, the household is considered to be cost-burdened. Cost burdened households have less financial resources to meet other basic needs (food, clothing, transportation, medical, etc.) less resources to properly maintain the housing structure, and are at greater risk for foreclosure, eviction, and housing orders from the City Property Maintenance Division.

For households up to 80% AMI, the 2007-11 CHAS indicated that there are 14,945 renter occupied households and 2,475 owner-occupied households with a cost burden greater than 30% of AMI, or a total of 17,420 (71.8%) of all 0-80% AMI households in the City of Bryan. For 0-80% AMI households with a cost burden of greater than 50% of their household income, there are 10,530 renter-occupied households and 1,440 owner-occupied households, or a total of 11,970 (49.3%) of all 0-80% AMI households.

Data clearly identifies housing affordability as a need for both renters and owners in Bryan. Local non-profit and for-profit developers, in partnership with the City, will be needed to develop strategies to address housing affordability. Along with public and private affordable housing partners, the City of Bryan will utilize its CDBG and HOME funded housing programs to meet the affordable housing needs of Bryan residents.

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

### **Introduction**

In 2015 the City utilized college students to sort and analyze data related to housing condition and needs. The City also coordinated with the Brazos County Appraisal District (BCAD), allowing an improved analysis. Other sources were used including ACS and CHAS data, the city's Development Services Department, the Texas Dept. of Housing and Community Affairs, the Bryan Housing Authority, and the Real Estate Center.

The ACS and CHAS provide data for over 30,000 Bryan housing units. BCAD data on over 16,000 single-family units was analyzed by sorting data based on: year built, improvement class, depreciation, and adjusted percent-good. This allowed categorizing units as: Excellent, Conservable, Substandard, and Dilapidated. Data from various sources was used to determine which category structures should be classified by. While general descriptions are useful, individual units may occasionally be seen that, while satisfying a specific category, have issues suggesting another category. This possibility is accounted for by applying statistical trends to the analysis. Based on statistical trends and BCAD data, it's estimated that 1,664 substandard (but not dilapidated) structures exist within Bryan city limits. In Bryan's 2005 CP, an estimated 2,310 substandard residential units were reported. In 2010 a reported 1,680 dilapidated units represented a 27.3% decrease in these units. While this represents only a slight decrease from the previous CP estimates, a larger inventory was analyzed.

This, coupled with the probability that units not previously categorized as substandard will fall into disrepair supports this estimate. However, as the number of residential units substantially increase over a five year period, this number of substandard units represent a much smaller percentage of the overall inventory at approximately 6%. Dilapidated properties are deemed not suitable for rehabilitation because the costs to bring the property to required code standards exceed 50% of the estimated after-rehabilitation appraisal.

These properties are sometimes vacant, have structural failure, lack safe plumbing and electrical systems and pose health and safety threats. Based on statistical trends and city building reports, it's estimated that approximately 162 dilapidated structures exist within Bryan city limits. In Bryan's 2005 CP, an estimated 889 dilapidated residential units were reported. In 2010 a reported 376 dilapidated units represented a 57.7% decrease in these units. In 2015, the estimated 162 dilapidated units represents a 56.9% decrease in the last five years. This continued reduction results from both city and private owner efforts addressing neglected properties.

This figure was calculated using BCAD data on over 16,000 properties, reviewing: class (quality) of construction; date built; adjusted percent good (condition); and depreciation. Applying a formula using a combination of BCAD's lowest three classes of construction combined with an increasing low adjusted percent good (condition) ratings per category (R1  $\geq$  25%; R2  $\geq$  20%; R3  $\geq$  10%) with R1 being BCAD's lowest class of construction, resulted in 162 estimated dilapidated structures. This calculation parallels the expected decrease based on previously observed trends by resulting in a 56.9% decrease in

dilapidated units from the previous CP and is supported by the City’s efforts to remove vacant and dilapidated structures, as well as ensuring repair of other poorly maintained units. For example, the city’s Building Department reported demolition of approximately 250 dilapidated homes (by owner or City) in the most recent four years through its Building and Standards Commission efforts with another approximately 100 repaired by owners responding to Commission efforts. On average, approximately 130 units are reviewed annually for possible action by the Commission.

## Definitions

The U.S. Dept. of Housing and Urban Development (HUD) requires that the City define “Standard” and “Substandard but Suitable for Rehabilitation” with regards to residential housing units. The City’s “Substandard but Suitable for Rehabilitation” rating is used to define units that, while substandard, are suitable for rehabilitation. Properties rated as “Dilapidated” are not suitable for rehabilitation.

Per HUD definitions, the category defined as **Substandard but Suitable for Rehabilitation**, is housing typically rated by BCAD as RV1/RF1, RV2/RF2 or RV3/RF3 (low, fair, average quality) and have adjusted percent good ratings equal to, or less than 50%, 35% or 25% but higher than 25%, 20% or 10% respectively - houses requiring significant repair. May also include older higher class rated units with much lower adjusted percent good ratings. These units are, with minimal renovation, structurally sound, but due to lack of maintenance and repair, is in jeopardy of falling into a dilapidated state if needed renovations are delayed or ignored. Additionally, the estimated after-rehab appraisal of the unit must be equal to or greater than 50% of the pre-rehab appraisal added to the rehabilitation costs.

The city's category of **Substandard** is not suitable for rehabilitation and is considered dilapidated. These are houses typically rated by BCAD as RV1/RF1, RV2/RF2 or RV3/RF3 and have adjusted percent good ratings equal to, or less than 25%, 20% or 10% respectively, often not providing safe or adequate shelter and may endanger the health, safety and well-being of the occupants. Repair costs could exceed 50% of the value of the house. Such units have one or more critical defects or a combination of a number of deficiencies to the extent as to require considerable repair or inadequate construction. Many of these structures are vacant.

## Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,421	26%	7,364	54%
With two selected Conditions	224	2%	469	3%
With three selected Conditions	31	0%	75	1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	9,616	72%	5,841	42%
<b>Total</b>	<b>13,292</b>	<b>100%</b>	<b>13,749</b>	<b>100%</b>

Table 33 - Condition of Units

Data Source: 2007-2011 ACS

## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,923	14%	2,628	19%
1980-1999	4,544	34%	4,977	36%
1950-1979	5,507	41%	4,898	36%
Before 1950	1,318	10%	1,246	9%
<b>Total</b>	<b>13,292</b>	<b>99%</b>	<b>13,749</b>	<b>100%</b>

**Table 34 – Year Unit Built**

Data Source: 2007-2011 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	6,825	51%	6,144	45%
Housing Units build before 1980 with children present	1,420	11%	1,655	12%

**Table 35 – Risk of Lead-Based Paint**

Data Source: 2007-2011 ACS (Total Units) 2007-2011 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 36 - Vacant Units**

Data Source: 2005-2009 CHAS

## Need for Owner and Rental Rehabilitation

It appears from the data above that 26% of owner units have reportable conditions and may need repairs, while 54% of renter units have conditions reported on the American Community Survey (HUD's data source for this document). While the City concentrates CDBG/HOME funds in owner occupied housing programs, staff provides technical assistance and guidance to landlords seeking to upgrade rental properties. The owner demographics also show that households who are low-income and moderate-income may live in housing units that have housing problems in which the owner is unable to repair due to a financial hardship. These circumstances can affect the health and safety of elderly residents. Many such residents of Bryan have relied on the City for minor home repair assistance

(includes immediate health/safety concerns), lead based paint removal, accessibility for disabled residents, and major rehabilitation and reconstruction needs.

As noted earlier, BCAD data was analyzed and, based on that analysis, it's estimated that 1,664 Substandard structures exist within the city limits of Bryan. It's also estimated that approximately 162 dilapidated structures exist within Bryan, representing a 56.9% decrease in dilapidated structures in the last five years. This continued reduction is a result of the efforts of both city and private owners addressing neglected properties.

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

The data shows that the number of housing units in Bryan built prior to 1980, potentially where lead-based paint hazards might be found, include 51% of all owner housing and 45% of rental housing. 11% of owner housing units and 12% of rental housing units built prior to 1980 are occupied by families with children present, a total of 3,075 housing units. As housing units and neighborhoods age, they are typically passed down from middle or moderate-income households to lower income households. Neighborhoods that were once occupied by moderate income groups are inherited by lower income groups as they age. As a result, it is reasonable to assume that most of the 3,075 units in Bryan built prior to 1980 are occupied by families with children are likely occupied by low or moderate-income families.

### **Discussion**

The City of Bryan's collaboration with the Brazos County Appraisal District and Texas A&M University's Urban Planning Department allow the City to assess local property conditions, so as to plan and develop effective programs to address housing needs locally. Efforts over the CP's five year period will involve partnerships with other local private and public housing providers and will combine federal grant funds with other leveraged resources.

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

### Introduction

The Bryan Housing Authority manages 300 duplex and townhome style subsidized rental units serving clients at five locations in Bryan. A variety of support services are made available to the residents to promote a healthy affordable living environment for all tenants, young and old. The Brazos Valley Community Action Agency also makes approximately 1,600 Housing Choice Vouchers available throughout the Bryan-College Station community and, likewise, provides various support programs for person applying for and utilizing rental assistance vouchers.

### 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			300	1,902			0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – 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 Bryan Housing Authority manages 300 duplex and townhome style units at 5 different locations in Bryan. The properties are generally in good condition, with many units updated and renovated over the last few years. Recent renovations included energy efficiency upgrades, as well as other typical upgrades (appliances, fixtures, flooring, painting). BHA has adequate units available to satisfy Section 504 accessibility requirements.

## Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

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

BHA plans additional future renovations, to include additional insulation of outer wall to enhance energy efficiency and other typical upgrades (appliances, fixtures, flooring, painting, etc.). Landscaping, fencing and exterior lighting improvements are also planned

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

The Bryan Housing Authority was awarded a ROSS-Service Coordinator Grant for \$240,000 which will provide BHA residents improved units and service. BHA continues to commit funds toward renovations of units. BHA also continues to provide a variety of services to residents, to include: parenting Skills, dropout prevention, domestic violence and substance abuse prevention, health fairs and healthcare assistance, pregnancy outreach, budgeting, homeownership training, GED and higher education assistance, youth leadership development and computer classes. BHA is also initiating character building sessions during the summer for neighborhood youth, and fitness program for adults. BHA is currently working to initiate a neighbor association.

### Discussion:

Rental assistance provided by the Bryan Housing Authority and the Brazos Valley Council of Governments Housing Choice Voucher Program is critical to those lower-income households that may otherwise be in jeopardy of not being able to afford other basic necessities. In addition, the City of Bryan partners with BHA by providing technical assistance on housing, health and social service endeavors whenever possible. Because of the assistance provided by the Bryan Housing Authority, the Brazos Valley Council of Governments, and the City of Bryan, additional clients likely avoid homelessness.

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

### **Introduction**

The Bridge Homeless Shelter, located in the City of Bryan serves the regional homeless. Operated by Twin City Mission (TCM), the Bridge program provides case management services, clothing, and personal care items. TCM also maintains Phoebe's Home, the regional domestic violence services shelter. Family Promise of Bryan-College Station operates a day center and houses families with children in churches in both Bryan and College Station on a rotating basis. Shelter and supportive services are provided to homeless women by Emmanuel Lighthouse Mission, a ministry of Emmanuel Baptist Church in Bryan.

The program serves women struggling with addiction or other challenges like crisis pregnancies, and is designed to meet their spiritual, emotional, and physical needs. Save Our Streets (SOS) Ministries offers homeless men a 9 to 12 month program that encouraging spiritual and emotional development. Participants are provided housing, life skill counseling, financial literacy training, and employment through the SOS work program

In 2005, BVCH performed their first "Point-in-Time Only" count. The most recent count was done on January 22, 2015. In the 2015 count, veterans represented 15% of the unsheltered and 9% of the sheltered homeless. There were no unsheltered children, but 17% of sheltered households had children. For unsheltered persons, physical/mental disabilities were ranked as the highest contributing factor causing homelessness, followed closely by the inability to pay rent/mortgage. The top two reasons listed by sheltered persons were unemployment and incarceration. To ascertain needs for persons at risk of homelessness, the City solicited information from local agencies at two city sponsored workshops. Agencies were asked multiple questions related to homeless needs.

The most underserved groups, as reported by providers, were the low-income, mentally disabled and homeless. Agencies reported housing as the highest rated primary need, transportation as the highest personal need, mental health care as the most pressing health care need, and drug/alcohol abuse assistance as the top family need. Several of these also tend to be indicative of a risk of homelessness. In fact, the 2015 Point-in-Time Count supports the agency workshop results. Of the 78 surveys completed during the 2015 homeless survey, mental health care was the highest rated service reported needed among the unsheltered and transportation was the second highest reported unmet need. In-person consultation with Project Unity representatives listed temporary shelter (emergency and transitional) for special populations as the second most pressing need. In particular, they listed the need for alternative shelter options (as opposed to the local shelter) for victims of domestic abuse.

**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)	46	0	20	0	0
Households with Only Adults	105	0	50	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

**Table 39 - Facilities and Housing Targeted to Homeless Households**

**Data Source Comments:** As reported from the Brazos Valley Coalition for the Homeless

**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**

Local homeless and health and human service providers have programs in place and are equipped to provide a wide variety of services meeting the needs of local homeless persons, to include: shelter and other basic needs (food, clothing, dental and health care), mental health care, drug/alcohol abuse assistance, counseling, employment assistance, transportation, veteran benefits, domestic abuse assistance, and information and referral to other needed services.

**Brazos Valley Community Action Agency** - Medical services including physical exams, check-ups, sick visits, preventive care, family planning, and referrals.

**Health for All** - Free doctor visits, pharmaceuticals, eye exams, foot exams, lab tests, x-rays, smoking cessation, diabetes management, chronic disease management education, and counseling services to the low-income, uninsured population.

**The Bridge Ministries** - Free medical clinic open to the public.

**Brazos Maternal & Child Health Clinic** - Medical care during pregnancy and postpartum care to women meeting poverty and Medicaid guidelines.

**MHMR of the Brazos Valley** - Services for the mentally ill, to include case management, supported housing, counseling, skills training, supported employment, assertive community treatment, medication clinic, and children's mental health services.

**St. Vincent DePaul Society** - Transportation assistance and eye exam and prescription assistance.

**Single Mothers Created 4 Change** - Transportation to medical and dental appointments, job searches, and job interviews.

**Workforce Solutions Brazos Valley** - Provides services assisting low income adults and youth in acquiring training and employment.

**Texas Veterans Commission** - Employment resources and referral services with one-on-one counseling to veterans.

**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.**

Twin City Mission (TCM)'s the Bridge Case Manager/Client Assistance program. The Bridge program provides an emergency shelter for homeless men, women, and families and supportive services. Services include transportation, nutritious meals, daily needs (clothing, toiletries) and case management. Newly enhanced services through the Mainstream Bridge Program will include additional case management and educational training classes. The Bridge typically serves approximately 500

unduplicated clients during each program year. Their newly launched Mainstream Bridge Program will include enhanced case management services with the goal of preparing and equipping clients to leave the shelter for permanent housing and self-sufficiency.

TCM's expanded facility is a 24,000 square foot homeless shelter and is 5 years old. This facility replaced the previous location, which had been housed since 1963 in the north side of downtown in a building which was over 100-years old, and provided the most basic, barrack-like accommodations. The current facility is located south of downtown on South Randolph Street near 30th Street. The design of the new facility is oriented with a central hub reception area with radiating wings like the spokes of a wheel. This configuration will allow staff to monitor and view each extending corridor. This shelter has a bed capacity of 128 beds for individuals; including 56 beds for men and 28 beds for women. Twelve (12) additional beds have been designated for chronically homeless men, and 8 for chronically homeless women needing permanent supportive housing. Additionally, seven units (24 beds) are designated for families and several rooms are designated for the disabled. Total beds equal 128.

The Haven is a Low Income Housing Tax Credit project that provides 24 units of transitional housing specifically to homeless. This project expands the existing Housing Services program and provides increased services to assist in self-sufficiency. Outreach and assessment are handled by a variety of local social service providers. As homeless and potentially homeless individuals are identified, they are referred to TCM. A full-time case manager at The Bridge facility assists in needs identification and delivery of appropriate services. A list of facilities and services available to the homeless persons includes:

**Twin City Mission The Bridge Shelter** - Emergency housing for men, women, or families. Provides food, clothing, laundry supplies, and personal hygiene products. Clients may access case management services.

**Twin City Mission Housing Services** - A transitional housing program provides up to 24 months of rental assistance, case management, food, referrals to mainstream services, budgeting, job training, and life skills. The Rapid Re-Housing program provides 100% rental assistance for 8 months, including other supportive services.

**Family Promise of Bryan-College Station** - Provides a day facility and overnight shelter, meals, transportation, job search assistance, and case management services to homeless families with children under the age of 18 (transitional housing)

**Emmanuel Lighthouse Mission** - Transitional housing for homeless women, offering budgeting, life skills, job search assistance, and faith-based peer counseling

**Save Our Streets (SOS) Ministries** - Provides a 9 to 12 month men's program providing housing, life skills counseling on relationships, financial literacy, and employment opportunities.

**Brazos Valley Council of Governments** - Provides prioritization of homeless applicants on BVCOG's Housing Choice Voucher Program.

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

### **Introduction**

Special needs populations in Bryan include: the elderly; frail elderly; persons with mental, physical, or development disabilities; persons with HIV/AIDS; and persons struggling with substance abuse. Many in these populations rely on health and human service providers, and/or family members for support and services. The City of Bryan coordinates with its neighboring municipality, College Station, in supporting and facilitating local for- and not-for profit entities that serve these populations. A variety of entities like the local Community Partnership Board, consisting of approximately 80 agencies, coupled with charitable housing providers, for-profit developers, and state funded agencies and subsidized housing developments, helps to identify, prioritize and deliver needed services to special needs clients.

### **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**

Surveys of local agencies provided indicated that priority needs included the developmentally disabled, physically disabled, and elderly. Agencies also reported accessing health insurance as the top need among clients, followed by rental assistance and then counseling.

In terms of adequate housing, providers reported all categories were high needs, including: low income elderly, single persons and large families, Section-8 tenants, domestic violence victims, and the physically and mentally disabled. In terms of provider collaboration, agencies reported often sharing referrals and duplicating services. They also often or always refer clients to 2-1-1 for further assistance. Over 40% of health and human service providers reported collaborating with over 20 other providers in the previous year.

Providers also identified transportation as a priority need, followed by knowledge of services. The most underserved groups, as reported by providers, were the low-income, mentally disabled and homeless. Agencies reported housing as the number one rated primary need, transportation as the highest personal need, mental health care as the most pressing health care need, and drug/alcohol abuse assistance as the top family need. Housing providers for the elderly and disabled include the following:

Crestview Terrace

Crestview Place

Crestview Unity

Highland Villas

Mid Towne Apartments

Forest Park Apartments

Saddlewood Club

Hudson Creek Alzheimer's Special Care Center

Isle at Watercrest

Waldenbrooke Estates

Arbor Oaks at Crestview

St Joseph Manor Assisted Living

Millican House

Dansby House

Park Place

Carriage Inn

Bryan Housing Authority

**Supportive services are provided by the following agencies:**

**Frail elderly**

Brazos Valley Aging and Disability Resource Center

Brazos Valley Community Action Agency

**Elderly**

Elder-Aid

St. Joseph Health System

Brazos Valley Council of Governments

Brazos County Senior Citizens Association

**Mentally Ill**

Brazos Valley Mental Health and Intellectual Disabilities Services

MHMR of the Brazos Valley

National Alliance on Mental Illness of Brazos Valley

Brazos Valley Community Action Agency

Rock Prairie Behavioral Health

**Disabled**

MHMR of the Brazos Valley

Brazos Valley Center for Independent Living

Brazos Valley Council of Governments

Brazos Valley Rehabilitation Center

Junction Five-O-Five

TAMU Center on Disability and Development

The Arc of Bryan-College Station

Down Syndrome Association of the Brazos Valley

Magical Muzzles and Manes

**Substance abuse/addiction**

Brazos Valley Council on Alcohol and Substance Abuse

Narcotics Anonymous

Brazos Valley Intergroup

A&M Church of Christ

Everyday Life, Inc.

CrossCentral Church and Recovery Center:

Brazos Valley Community Action Agency

**Persons with HIV/AIDS**

Project Unity

<b>Bryan Affordable Housing Properties</b>			
<b>Organization or Service</b>	<b>Type of Housing Assistance</b>	<b>Target Population</b>	<b>Number of Units and Annual Number Assisted</b>
<b><u>Emerald Park Apts</u></b>	LIHTC/Rental Assistance	Low/Mod Income	64 Total Units 48 LMI Units
<b><u>Saddlewood Club</u></b>	Housing Choice Vouchers	Low/Mod Income Disabled Households	232 Units 1 Unit for Disabled
<b><u>Forest Park Apts</u></b>	Housing Choices Vouchers	Low/Mod Income Disabled Households	140 Total Units 119 LMI Units 9 Units for Disabled
<b><u>Mid Towne Apts</u></b>	LIHTC/Rental Assistance	Elderly/Disabled Households	148 Total Units 141 LMI Units 15 Units for Disabled
<b><u>Highland Villas</u></b>	LIHTC/Rental Assistance	Low/Mod Income Disabled Households	180 Total Units 180 LMI Units 13 Units for Disabled
<b><u>Crestview Terrace</u></b>	Section 202	Elderly Households	100 Total Units
<b><u>Crestview Place</u></b>	Section 202	Elderly Households	44 Total Units
<b><u>Crestview Unity</u></b>	Section 202	Elderly Households	63 Total Units

**Bryan Affordable Housing Properties (LIHTC, 202)**

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

Hospitals and healthcare facilities in Bryan and College Station have policies in place ensuring persons discharged will receive assistance from their appointed case management staff in obtaining appropriate placement to fit the patient's individualized needs. Those facilities consult with the Brazos Valley Coalition for the Homeless regarding their discharge policies. Each policy assures that, to the best of the ability of the discharging entity, released patients will not be discharged into homelessness but to a state, federal, emergency or transitional facility. Local homeless service providers and other social service agencies regularly collaborate with discharge staff from these facilities to identify placements for patients that are most suited for their needs and that do not result in the patient becoming homeless.

The State of Texas contracts with Mental Health Mental Retardation Authority of Brazos Valley (MHMR) to ensure newly discharged patients have a place to go or reside, thereby minimizing the potential of patients being discharged onto the street and into a state of homelessness. MHMR developed a comprehensive plan for patients to be discharged, networking with existing family, state-funded community agencies and with the patient. This plan includes where the patient will live, whether with family, in a basic care facility, adult foster care facility, and an independent living facility or in a nursing home. The plan also coordinates with supporting people, entities and agencies (like local, state or governmental agencies) to provide ongoing stability and support services. This synergy of efforts help ensures the patient is transitioned into a supportive system that takes their well-being into account.

**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)**

The City will assist special needs populations, including the elderly, persons with disabilities and persons with alcohol /drug addictions with housing and supportive services by evaluating needs and provided avenues to address needs by:

1. Provide funding and technical assistance through the City's Community Development Services Housing Assistance programs, including the minor repair program, major rehabilitation/reconstruction program, housing development program and coordination of efforts with nonprofit housing developments and organizations for safe affordable housing.
2. Partner, through funding and/or technical assistance, with agencies that provide supportive services

to special needs populations including the elderly, disabled (mental/physical and developmental) HIV/Aids, alcohol/drug addiction for social and health services.

3. Coordinate efforts to address through technical assistance, housing concerns for specific special needs populations, such as mental disabilities, outside the City's funding process, with partners in the community who make seek to provide housing and supportive services.

4. Provide technical assistance and/or funding to agencies which provide services to children with disabilities.

5. Assist public housing residents through technical assistance with their housing and supportive service need to achieve self-sufficiency to reduce dependency on federally assisted public housing.

**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 activities listed above. City HOME match requirements are waived, however federal funds will be leveraged by: other private agency resources (i.e. CHDO's); homeowner contributions; and other private, local and state funds available to agencies providing supportive service needs to special needs, non-homeless persons.

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

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

The City of Bryan has reviewed its own policies and procedures for potential barriers to the development, maintenance, or improvement of affordable housing locally. The purpose of development regulations is to protect the health, safety, and welfare of the public. While promoting affordable housing, a balance must be established between societal and environmental goals and housing affordability. ***In analyzing the effects of local public policy as potential barriers to affordable housing in Bryan, no significant barriers are found to exist.*** While no local or other barriers to affordable housing were identified in the City of Bryan, potential future barriers that may affect housing affordability are developer fees, impact fees, code requirements, zoning and other land use ordinances.

Strong efforts continue locally to encourage development and preservation of affordable housing. So as to not negatively affect property owners and affordable housing, elected officials in Bryan have been diligent to maintain property taxes at as low a rate as possible, while maintaining quality basic services to the citizens. Affordable undeveloped property, along with rising construction material and labor costs, are the main hindrance to development of affordable housing locally. Additionally, clouded or fragmented title to property often renders otherwise potential affordable housing developments infeasible. City of Bryan Community Development staff work regularly with property owners, taxing entities, for- and not-for profit developers (i.e. Habitat and CHDOs) and internal city departments on strategies to facility and expedite new affordable housing locally.

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

### Introduction

Economic health and commerce in a community equate to employment opportunities for families and provides opportunities for them to acquire needed housing and other health and human needs. The following data allows analysis of overall opportunities, and needs, related to jobs, education, job training and higher education in the local community. This information allows the City to determine if gaps in employment or employment services exist and how those needs may be addressed. To stimulate economic growth, the City of Bryan Economic Development Coordinator works with the local economic developers, including Research Valley Partnership, the Bryan Business Council, and local private businesses that generate job creation and economic activity like Axis Pipeline and the Health and Wellness Area Plan.

### 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	726	1,191	4	5	1
Arts, Entertainment, Accommodations	2,631	2,703	15	11	-4
Construction	1,483	1,224	9	5	-4
Education and Health Care Services	3,310	6,411	19	26	7
Finance, Insurance, and Real Estate	965	1,352	6	5	-1
Information	306	603	2	2	0
Manufacturing	2,235	4,031	13	16	3
Other Services	695	1,061	4	4	0
Professional, Scientific, Management Services	1,128	1,293	7	5	-2
Public Administration	0	0	0	0	0
Retail Trade	2,652	3,819	15	15	0
Transportation and Warehousing	358	472	2	2	0
Wholesale Trade	664	895	4	4	0
Total	17,153	25,055	--	--	--

**Table 40 - Business Activity**

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	38,164
Civilian Employed Population 16 years and over	35,046
Unemployment Rate	8.17
Unemployment Rate for Ages 16-24	35.66
Unemployment Rate for Ages 25-65	4.05

**Table 41 - Labor Force**

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	7,045
Farming, fisheries and forestry occupations	1,701
Service	4,381
Sales and office	8,824
Construction, extraction, maintenance and repair	4,567
Production, transportation and material moving	1,789

**Table 42 – Occupations by Sector**

Data Source: 2007-2011 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	29,579	88%
30-59 Minutes	2,979	9%
60 or More Minutes	1,085	3%
<b>Total</b>	<b>33,643</b>	<b>100%</b>

**Table 43 - Travel Time**

Data Source: 2007-2011 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	4,276	389	2,810
High school graduate (includes equivalency)	6,199	498	2,797

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Some college or Associate's degree	6,376	284	1,740
Bachelor's degree or higher	7,296	217	1,253

**Table 44 - Educational Attainment by Employment Status**

Data Source: 2007-2011 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	502	731	866	1,331	858
9th to 12th grade, no diploma	1,522	1,633	1,287	1,627	862
High school graduate, GED, or alternative	3,716	3,080	2,457	3,986	1,988
Some college, no degree	7,411	2,560	1,444	3,013	1,019
Associate's degree	599	569	308	574	246
Bachelor's degree	1,418	1,958	1,376	2,252	635
Graduate or professional degree	31	1,037	834	1,327	907

**Table 45 - Educational Attainment by Age**

Data Source: 2007-2011 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	17,979
High school graduate (includes equivalency)	22,699
Some college or Associate's degree	28,532
Bachelor's degree	40,055
Graduate or professional degree	49,032

**Table 46 – Median Earnings in the Past 12 Months**

Data Source: 2007-2011 ACS

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

Education and health care services are the top business activities, followed by: retail; Arts, Entertainment and Accommodations; and Manufacturing, respectively. Construction also continues to be dependable provider of local job opportunities. With Texas A&M University, Blinn College and the Bryan and College Station Independent Schools, education is clearly the top employer. Arts, entertainment and accommodations logically follow due to the number of conferences, sporting events, and other related events. The local MSA has also become a regional health care destination, and over the recent few years, manufacturing ventures have either relocated, or been launched in Bryan.

**Describe the workforce and infrastructure needs of the business community:**

Well over half the local population has some college, or has a college degree or higher education levels. Conversely, consultation and input during the Consolidated Plan process indicated that other training and education for skilled labor jobs is a need. This need is being met, in part by the local public school technical training programs, as well as Blinn College, but many employers have to provide “in-house” training, as reported by the local Workforce Commission. Infrastructure, transportation investments, and continued job training are current needs. As Bryan grows, transportation infrastructure improvements are also in need. Improved public transit options would also benefit low-wage workers commuting to newly created employment opportunities across the community.

**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.**

Economic development efforts are initiated by Bryan, College Station, Brazos County, Texas A&M University, the BCS Chamber of Commerce, and coordinated, in part, by the Research Valley Partnership. Effective recruitment, local assets and amenities, and an educated workforce has fueled business and manufacturing recruitment – providing a growing economy and employment. Infrastructure, transportation, and continued job training will be needs going forward. Planned educational and economic development enhancements include:

**Graduate Retention** – Bryan’s partnership with Blinn benefits the community by providing academically and technically trained graduates prepared to enter the local economy. Blinn is expanding into the west side of Bryan with the purchase of 94 acres convenient to major roadways, the Health Science Center, and Texas A&M University. The City plans to coordinate with Blinn and other property owners to develop a master plan for the area. Area enhancements will ensure a well-planned and successful educational, business and residential district.

**Bryan ISD** – BISD is a driver of academic and technical training for future employees and, as such, continues planning for enhanced educational opportunities. BISD recently approved a \$140 million plan to create two new schools and renovate other existing schools. BISD’s Health Sciences Academy is adding new certifications in EMT, EKG as well as Medical Office Technology and Medical Coding and Billing. Texas A&M University’s Mays Business School continues to contribute to the BISD, having donated \$175,000 since 2008 for student materials. These continued enhancements support continued economic opportunities in Bryan.

**Healthcare Care Enhancements** – Bryan’s quality of life relies, in part, on quality and available healthcare. Bryan is home to regional health care providers and facilities and the recently announced *Health and Wellness Area Plan (Plan)* continues that tradition by creating a community vision and implementation plan for improvements to the area near St. Joseph Regional Health Center and Blinn College.

Stakeholders include the City, St. Joseph, Bryan ISD, Blinn College, and other property owners, and establishes priorities and identifies investments to make the area a key economic center; to increase presence and awareness of the St. Joseph and the surrounding medical and educational uses; to enhance and promote the area; to add and promote area destinations; and to promote private investment in the area. Plan improvements include:

- Creating attractive new public places
- Emphasize, enhance and beautify major roadways and pedestrian access.
- Improved local streets, landscaping and lighting and create sidewalks and bicycle lanes with improved Emergency Access
- Enhance residential housing by promoting redevelopment and exploring housing and traffic exploring options.
- Promote senior living by additional facilities with easy access to area amenities.
- Creating neighborhood park spaces by enhancing greenspaces and developing recreation space next to schools.
- Taking advantage of underutilized property by redevelopment.
- Encouraging improvement of existing medical /commercial properties to be more marketable.
- Creating a Community Health and Wellness Center next to the hospital alongside retail and other uses with active outdoor space.
- Development neighborhood-oriented retail options including dining, and mixed office and residential uses in a walkable environment.
- Improving pedestrian connections to Blinn College and the rest of the district while addressing traffic issues.

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

While the overall workforce is well educated with high levels or higher education achievement, well over 50% of local jobs require some type of post-secondary certification or educational training, as reported by the Workforce Commission.

**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.**

Workforce Solutions Brazos Valley (WSBV) sets aside appropriately \$1 million of employment and training funds annually to subsidize occupational training, up to 2 years in length, in high growth, high paying occupations. Clients may receive tuition subsidy and supportive services up to \$7,000.00.

Current Services and Initiatives:

- Adult Education & Literacy: WSBV became the grantee for the local adult education and literacy funding. GED, English language acquisition, and English language civics are provided in each county to various populations 17 years and older.
- WSBV subsidized child care for approximately 1200 children daily. Subsidy covers about \$400.00 per child per month for full-time care.
- WSBV works with providers to improve quality of child care - mentors for Texas Rising Star; provides over \$500,000 of equipment; provides bi-monthly training for CEU's; and occupational certification training to 150 individual child care workers.
- HYPE (Helping Youth Prepare for Employment) Career Expo: Held for high school Juniors and Seniors to meet employers on employment opportunities, types of occupations and skill requirements. Sponsored by local businesses.
- Youth Leadership: Over 100 eligible youth, ages 16 to 21, participate in leadership classes and work internships. Many internships lead to regular employment.
- The availability of State skills development funding for large and small employers is promoted by Workforce Solutions Business Services staff to employers as a way to build the skills of their incumbent workers and defray some of the employers cost of training.
- WSBV assists economic development recruiters hosting employers considering re-locating to the Brazos Valley.
- WSBV is partnering with BVAHC /BVCOG to fund a financial fitness center with workshops and individual counseling.
- Help industries experiencing a down turn and layoffs with free workshops for displaced workers.
- WSBV is procuring certification training for allied health and computer technology for workforce customers to address employer needs.
- WSBV partners with BVCOG's Aging and Disabilities Resource Center to serve individuals with disabilities seeking employment.
- WSBV serves on the BVCOG Regional Transportation Committee and distributes information on public transportation resources.
- Hosts the BV Veterans Coalition - developed working ties with Veterans groups to expand services.

The workforce training initiatives support the City's CP by enhancing economic vitality through the development of a well educated and skilled workforce. A suitable living environment will be enhanced by the increased business activity and subsequent increase in household incomes. Likewise, homeownership will be made available to households because of the increased wages received by educated and skilled workers.

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

Yes

**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.**

Yes, the Brazos Valley Council of Governments prepared its 2014 Comprehensive Economic Development Strategy, which includes review and analysis of the Bryan-College Station Metropolitan Statistical Area. Community and Business Leaders Partnership organized to address employer and labor force issues. In the past year they have held an employer focus group; established a steering committee with subcommittees; surveyed local employers as part of a needs assessment; and established goals and objectives as a result of the survey.

The City continues its partnership with College Station, Brazos County, Texas A&M University, the BCS Chamber of Commerce, the Brazos Valley Council of Governments, and the Research Valley Partnership, to promote a continued healthy local economy and vibrant job market. Ongoing initiatives to ensure a friendly business and development environment, an adequately educated and trained workforce, and updated and efficient infrastructure and transportation options, will ensure positive economic growth.

**Discussion**

Effective recruitment, local assets and amenities, and an educated workforce has fueled local business and manufacturing recruitment – providing a growing economy and healthy employment market. Continued job training, infrastructure and transportation investments will sustain the growth of the local economy.

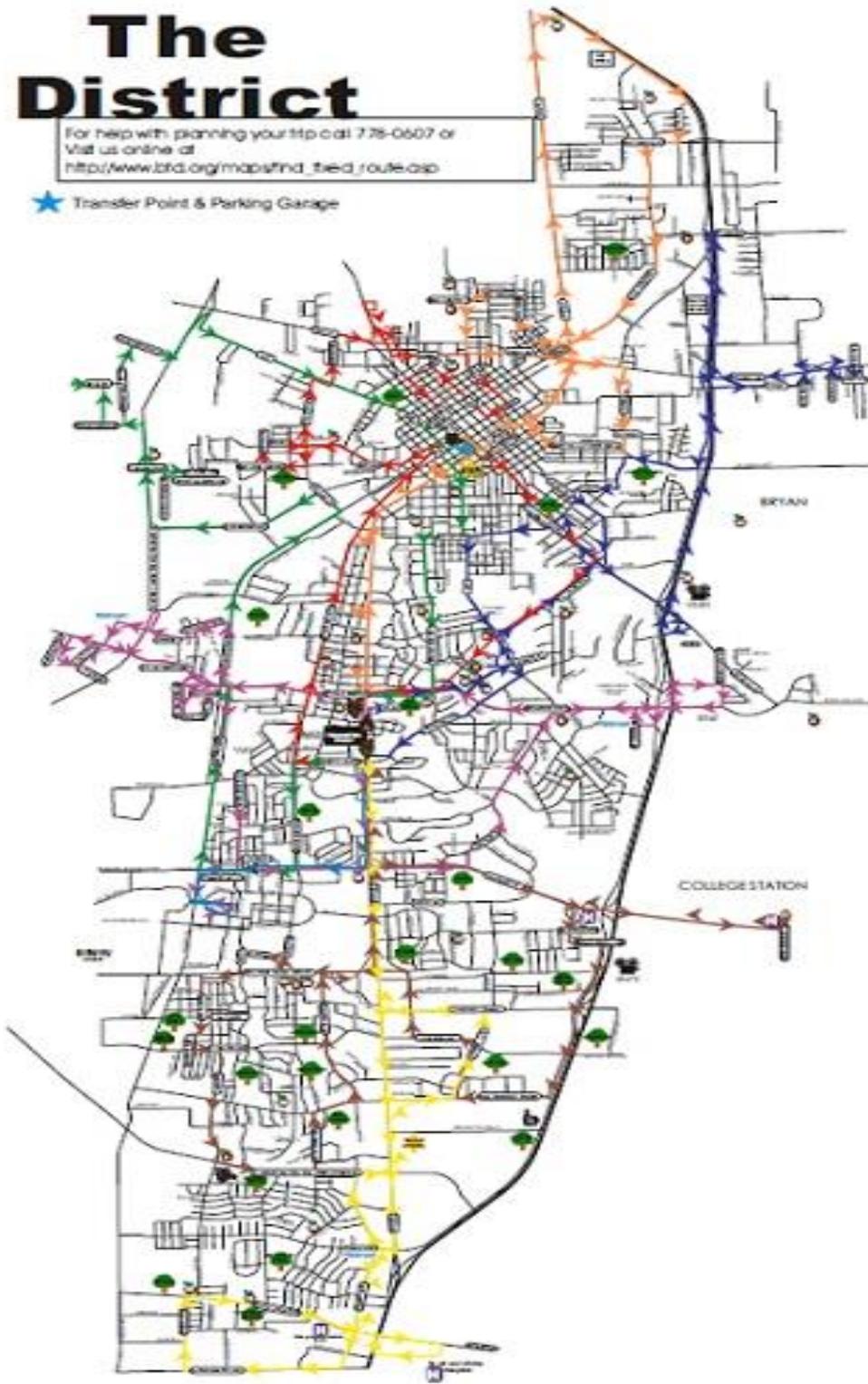
The City, through its Economic Development Department, coordinates efforts with the Bryan business Council to expand economic opportunities and job creation in Bryan. Through its partnership with the Research Valley Partnership, several new business have located and created jobs locally over the last three years (Axis Pipe – 145 new jobs), FUJIFILM Diosynth Biotechnologies, Texas (94 new jobs), and Nutrabolt (85 new jobs). The continued partnership anticipates this economic growth to continue in the next five year period.

NOTE: The following transportation maps for the District and Texas A&M University (services available to the public) illustrate public transportation options for local employees.

# The District

For help with planning your trip call 738-0607 or  
Visit us online at  
[http://www.btd.org/maps/find\\_tied\\_route.asp](http://www.btd.org/maps/find_tied_route.asp)

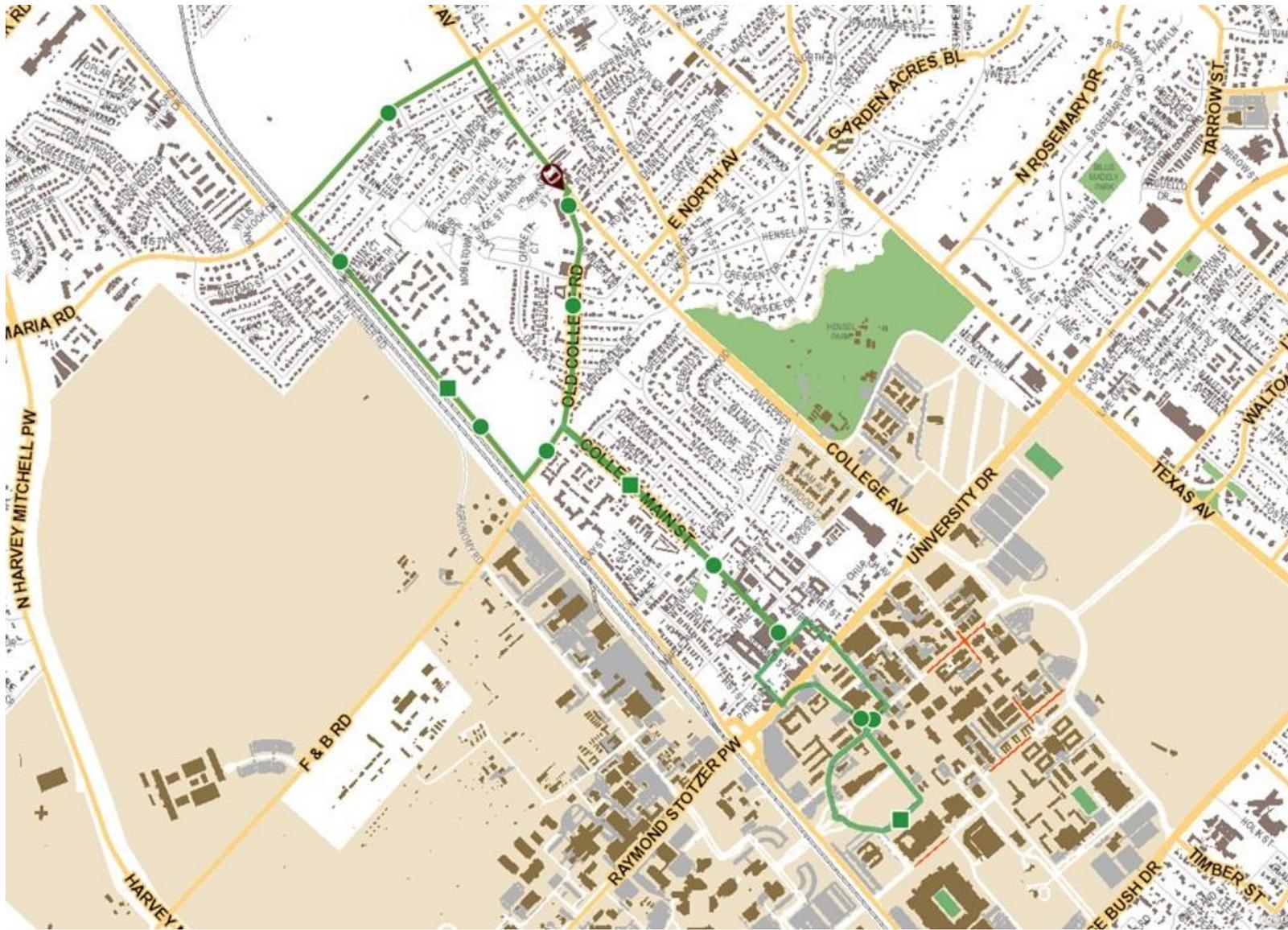
★ Transfer Point & Parking Garage



- Points of Interest**
- Bates Center Public
  - Baylor County Courthouse Red
  - Bryan Civic Auditorium Orange & Green
  - Chamber of Commerce Green
  - College Station City Hall Purple
  - Dept of Human Services Maroon & Yellow
  - Federal Prison Red & Blue
  - Fire Department - Bryan #1 Red
  - Fire Department - Bryan #2 Red & Orange
  - Fire Department - C. S. #1 Maroon
  - Fire Department - C. S. #2 Maroon
  - Greyhound Bus Terminal Green & Red
  - Lincoln Community Center Maroon
  - Police Station - Bryan Green & Orange
  - Police Station - College Station Yellow
  - Post Oak Mall Maroon
  - Post Office - Main Walk Blue
  - Post Office - Northgate Green & Purple
  - Post Office - Downtown Bryan Red
  - Post Office - C. S. Main Yellow & Maroon
  - Social Security Office Blue
  - Texas Dep for Public Safety Orange
  - Texas Dep for Transportation Orange
  - Texas Workforce Commission Purple
  - Utilities - Bryan Green & Orange
  - Utilities - College Station Yellow
- Medical**
- Baylor Yellow Perinatal Commission Blue
  - Family Health Clinic All Routes
  - St. Medical Center Day Surgery Blue
  - College Station Medical Center Yellow
  - WestStar All Clinic Blue
  - Physician's Center Maroon
  - Scott & White Clinic Maroon
  - St. Joseph's Regional Health Center Blue
- Activities**
- Art & Craft Store Maroon & Yellow
  - Boy's and Girl's Club Red
  - Children's Museum Red
  - Chenoweth Moore's SR (Ball & Halloway) Maroon
  - Literates
  - Bryan Red & Green
  - College Station Maroon
  - Compass Library & Garden Red
  - Museum of Natural History Purple
  - Palace Theatre Red
  - Parkside Movie Theater Blue
  - Roller/Hockey rink (Head) Red
  - Pub Blue
  - Sadie Theatre Blue
  - Southwood Yellow
  - Wenderson Harbor Red
  - Base Camp Maroon
  - Thomas Maroon & Yellow
  - Bryan Aquatics Center Blue & Purple
  - Sue Howell Red & Blue
- Schools**
- #1 ACE Program Blue & Red
  - #2 AAM Conest High Maroon
  - #3 AAM Conest Middle School Maroon
  - #4 Alan Academy Purple
  - #5 Blue-Bryan Campus Blue & Red
  - #6 Brin-A-Bud Head R Orange
  - #7 Barton Elementary Orange & Blue
  - #8 Bryan High Purple & Blue
  - #9 Career Ready Childhood Ctr Orange
  - #10 Ctr. for Alternative Learning Maroon
  - #11 Ctr. for Alternative Programmed & S&S Yellow
  - #12 College Hill Elementary Yellow
  - #13 College Station Middle School Yellow
  - #14 Clock Elementary Purple, Green & Red
  - #15 Clark Elementary Purple, Green & Yellow
  - #16 Hankin Elementary Green
  - #17 Hankin Middle School Blue
  - #18 Henderson Elementary Green
  - #19 Johnson Elementary Green
  - #20 Jones Elementary Purple
  - #21 Jones Elementary Blue & Red
  - #22 Kemp Elementary Orange
  - #23 Kilpatrick Elementary Red
  - #24 Kinnaman Elementary Orange
  - #25 Knox Elementary Red
  - #26 Oakwood Intermediate Maroon
  - #27 Olds Middle Elementary Yellow
  - #28 Park Elementary Green, Blue & Red
  - #29 Park Elementary Red & Purple
  - #30 Sam Rayburn Middle School Blue
  - #31 Southland Elementary Maroon
  - #32 Southwood Valley Elementary Yellow
  - #33 Special Opportunity School Blue & Red
  - #34 Stephen F. Austin Green
  - #35 St. Joseph Catholic School Red
  - #36 St. Michael's Academy Red
  - #37 Texas A&M Purple, Yellow & Maroon
  - #38 Davis Orange
  - #39 Waddell High School Blue
- ★ Stand away from curb until the bus is completely stopped.  
 \* Have seat belt ready, if it is not on, make change.  
 \* Watch your feet getting off the bus.  
 \* Use the handrails and sit in a seat as soon as possible.  
 \* Don't let children play with or on the seats.  
 \* Be courteous to other passengers.

The District Transportation Route Map





Texas A&M Bus Route - 15 Bryan Map

## **MA-50 Needs and Market Analysis Discussion**

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

Housing problems, as defined by the U.S. Census Bureau's CHAS data, is widely dispersed throughout Bryan. An area with a housing problem concentration is defined as a census tract where the number of households with any of the four severe housing problems exceeds 51 percent of the total number of households in the census tract. Following are maps, by household income, that identify census tracts with concentrations of households experiencing severe housing problems for low-income and extremely low-income households.

As indicated in the Needs Assessment, housing cost burden is the most frequent cause of housing problems in Bryan. While higher numbers of substandard units do occur in the lower-income census tracts (Tracts 4.00, 5.00, 6.03, 7.00 and 9.00) the 2015 Housing Condition Survey demonstrated that substandard housing is found citywide. Because of this wide disbursement of substandard units, the City has determined to make its various housing programs available citywide. See the following Substandard Housing Distribution Map.

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

In Bryan, concentrations of minority citizens are predominately located in the older central and northern neighborhoods. The census tracts containing 50 percent or more, racial and ethnic minority concentrations are census tracts 6.03 and 6.04. A census tract with a minority concentration of more than 50 percent of any racial or ethnic group is defined as having a racial/ethnic concentration. The following CPD Maps contains information based on ACS data and indicates census tracts with more than 50 percent of any one race or ethnic minority group. There are no concentrations of minority racial groups, but there are two census tracts where ethnic minorities (Hispanics) total in excess of 50 percent of the total population - primarily west of the downtown area.

Many of the dwelling units in these neighborhoods were built before 1950, and a substantial percentage of them are in poor condition. During the last ten years, a very high percentage of the rehabilitation projects sponsored by the City of Bryan Community Development and HUD have been located in these neighborhoods. Additionally, analysis is provided in the following CPD maps showing census tracts in Bryan where more than 50 percent of households have incomes at, or less than, 80, 50 and 30 percent of the area median income or less.

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

Residential dwellings in these areas typically consist of more modest quality of construction and often less well maintained, leading to deteriorating conditions which affect the health and safety of families residing in the homes. Newer developed homes are scattered throughout these neighborhoods, sometimes developed by local CHDOs, or other non-profit developers like Habitat for Humanity, and sometimes by the City's housing programs.

### **Are there any community assets in these areas/neighborhoods?**

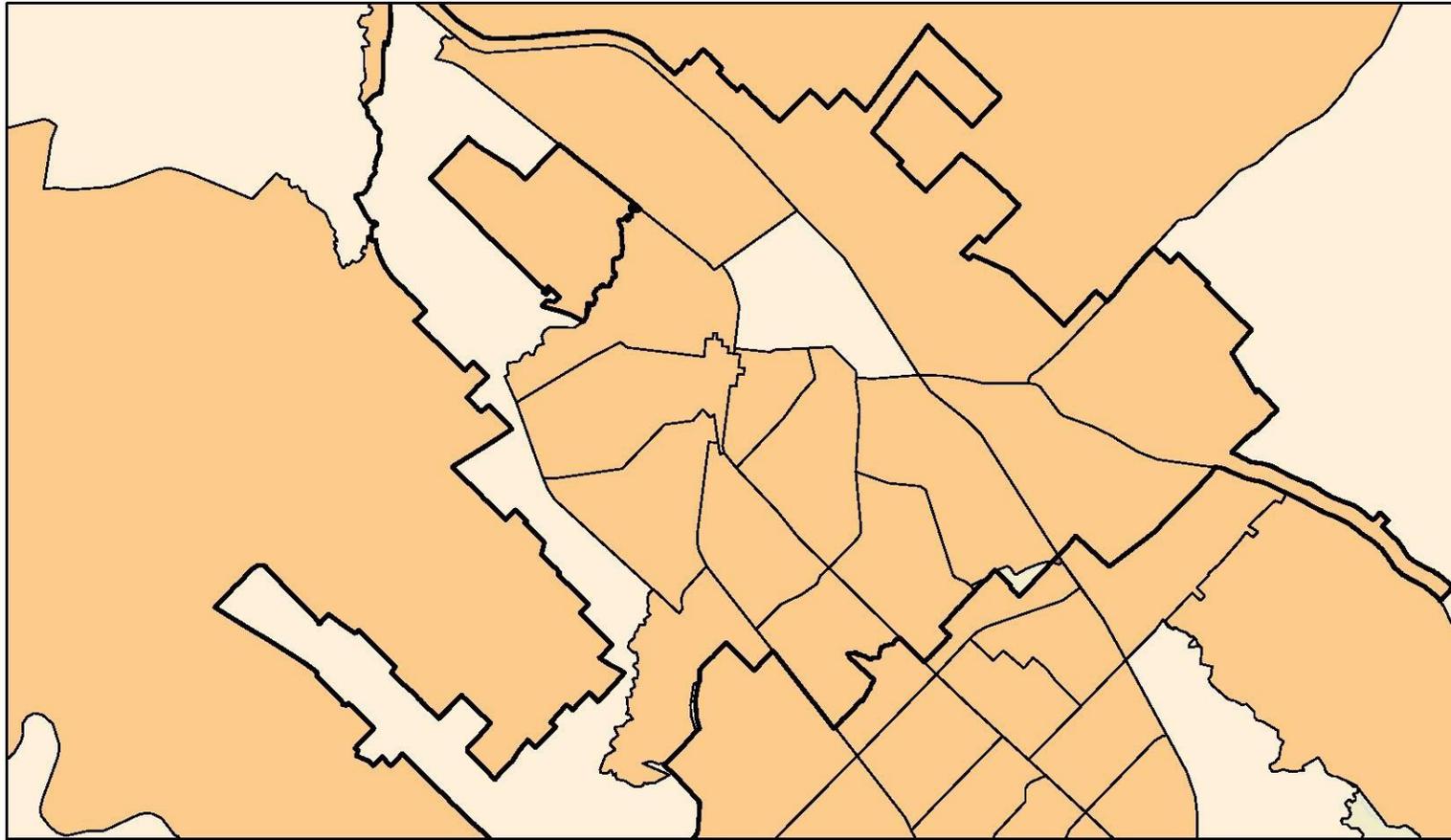
There are many very active neighborhood associations that are involved in community issues and concerns. Additionally the Community Development Department's Community Development Advisory Committee meets regularly in different neighborhoods to give citizens an opportunity to voice concerns. As mentioned above, affordable, accessible and energy efficient homes are developed by local CHDOs, other non-profit developers, Habitat for Humanity, and by the City's housing programs. These developments have also encouraged other for-profit developers to invest in these neighborhoods. The City is also actively involved in upgrades and improvements to infrastructure in these neighborhoods, and also prioritizes code enforcement activities so as to address slum and blighting influences. Collectively, these proactive efforts have promoted redevelopment, resulting in an improved quality of life for citizens.

### **Are there other strategic opportunities in any of these areas?**

In addition to the above mentioned CDBG, HOME and private sector enhancements in these areas, the City and local private sector investments are revitalizing Downtown Bryan. The Bryan Downtown District is at the center of the subject areas, and years of investments - local and federal, public and private – resulting in a vibrant business district that continues to leverage resources and attract business and commerce. The result is increased economic growth and new employment opportunities for the adjacent neighborhoods.

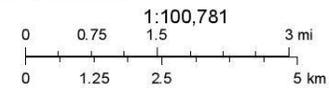
In one neighborhood, Carver Kemp, a low-moderate income area, a local private developer has obtained a vacant school building (Carver Elementary) from Bryan ISD, and is working with several non-profit agencies to bring various services to the area. The developer is planning a residential area behind the old school and homes will be available for mixed-income citizens. Additionally, a walking trail is potentially being considered. While no CDBG funds are being used, staff has provided technical assistance to the developer for improvements needed in the neighborhood.

# Concentration Extremely Low Income Households with Severe Housing Problem -



July 13, 2015

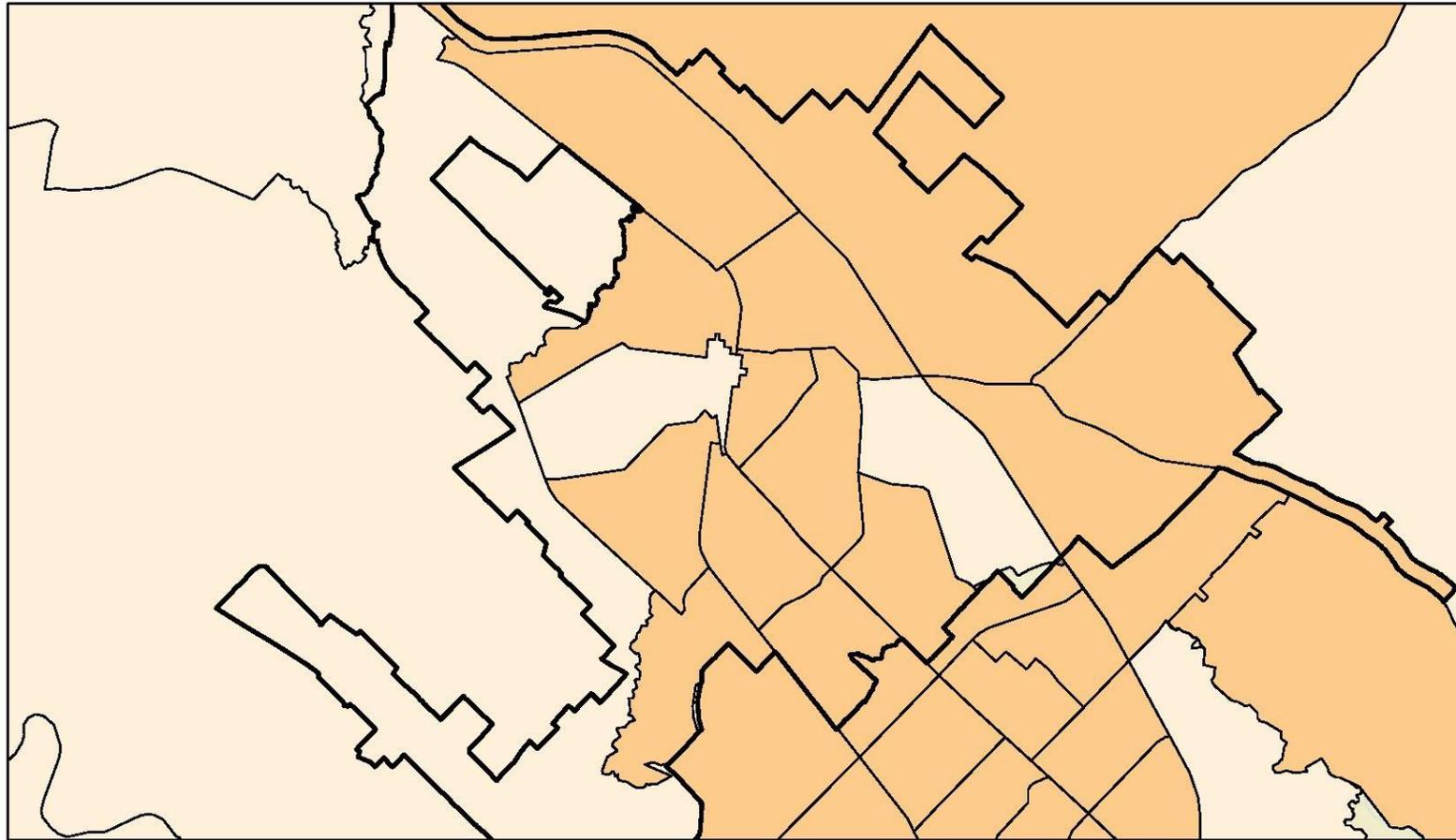
Override 1 ELIHHWithHousingProblems >51%  
T2\_LE30\_HP2\_PCT  
<51%



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community  
Data generated by HUD's CPDMAP application

Extremely Low Income Households with Severe Housing Problems Map

# Concentration Low Income Households with Severe Housing Problem -



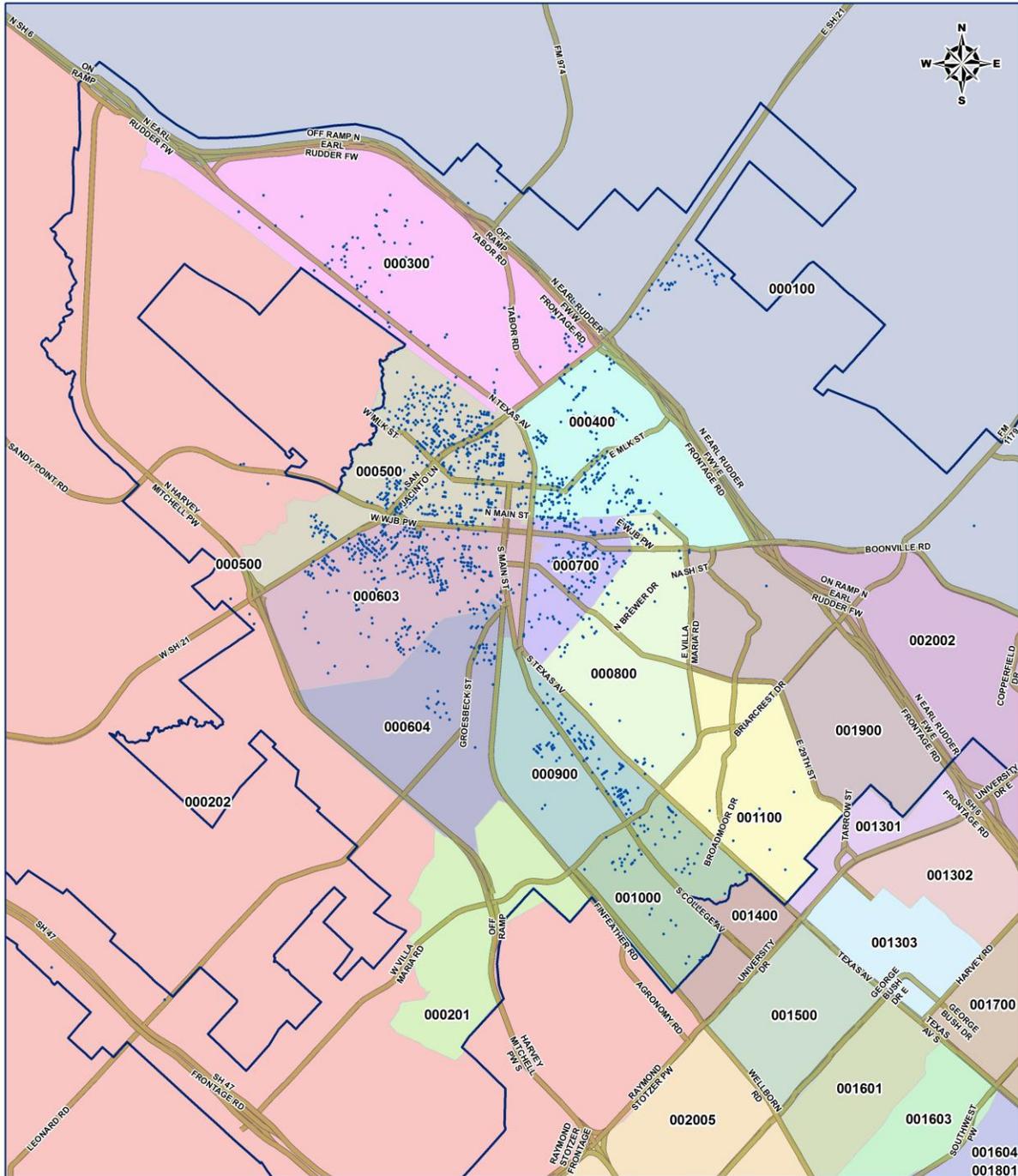
July 13, 2015

Override 1 LIHHWithHousingProblems >51%  
T2\_LE50\_HP2\_PCT  
<51%

1:100,781  
0 0.75 1.5 3 mi  
0 1.25 2.5 5 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community  
Data generated by HUD's CPDMAP application

Low Income Households with Severe Housing Problems Map

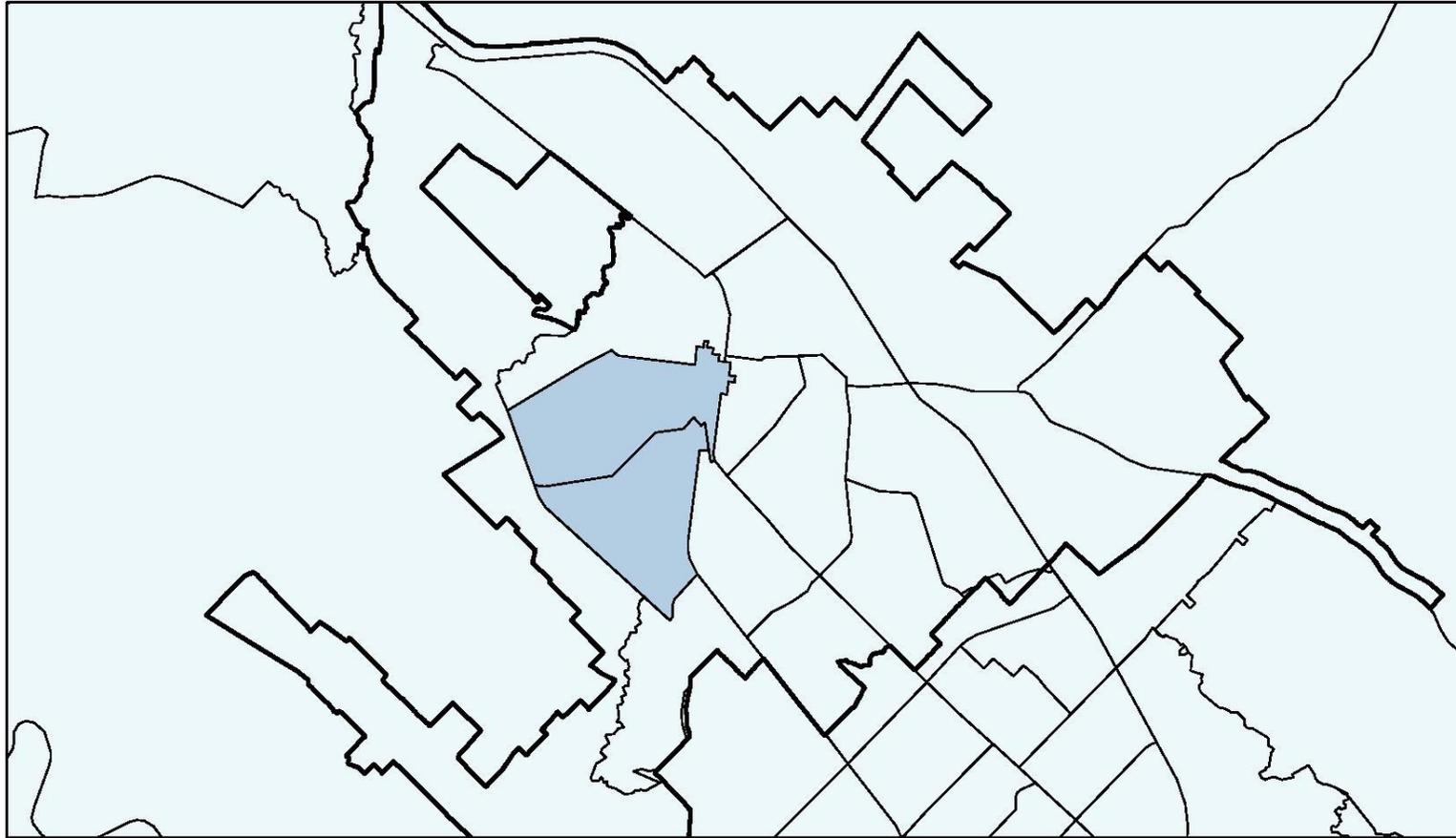


## Substandard Housing Distribution



Substandard Housing Map

### Census Tract - Where Hispanics Comprise over 50% of Population



July 13, 2015

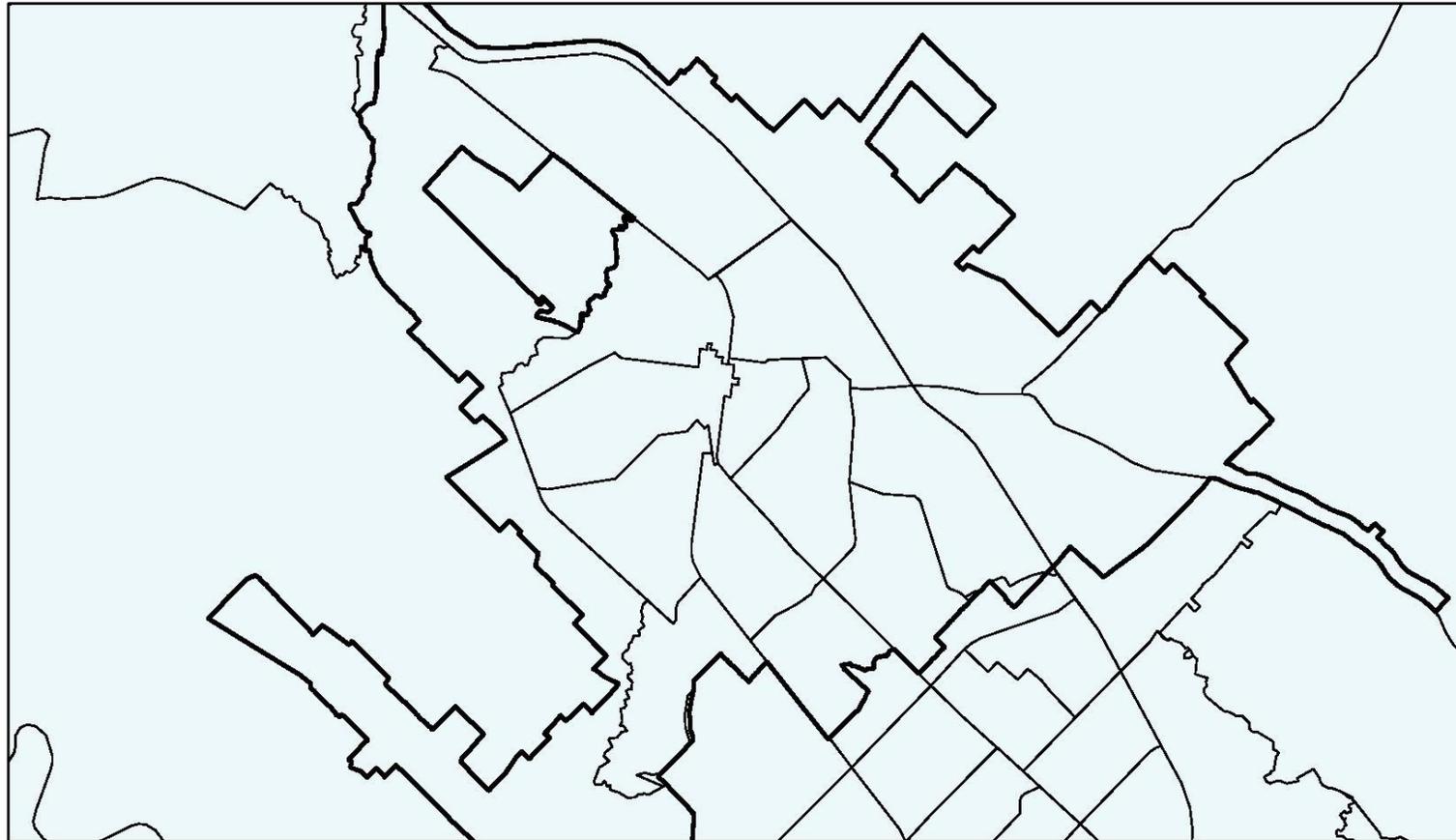
Override 1 **HispanicOrigin**  >50%  
**B03002EST12\_PCT**  
 <50%

1:100,781  
0 0.75 1.5 3 mi  
0 1.25 2.5 5 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community  
Data generated by HUD's CPDMAP application

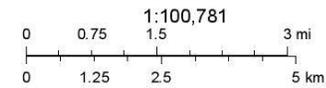
### Hispanic Concentration Map

# Census Tract - Where Blacks/African Americans Comprise over 50% of Population



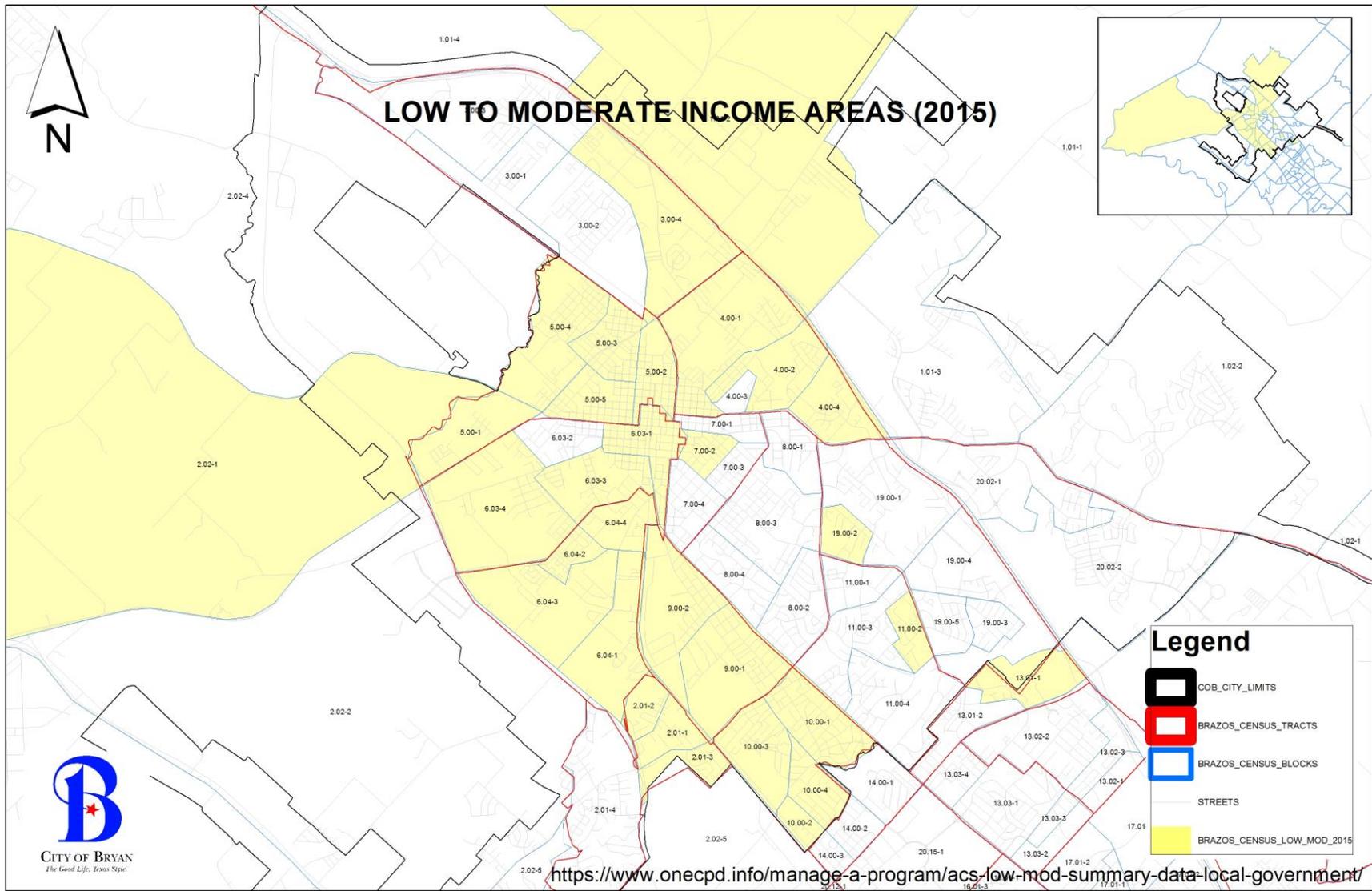
July 13, 2015

Override 1 **BlackAfricanAmericanAlone**  
**B03002EST4\_PCT**  
□ <50%

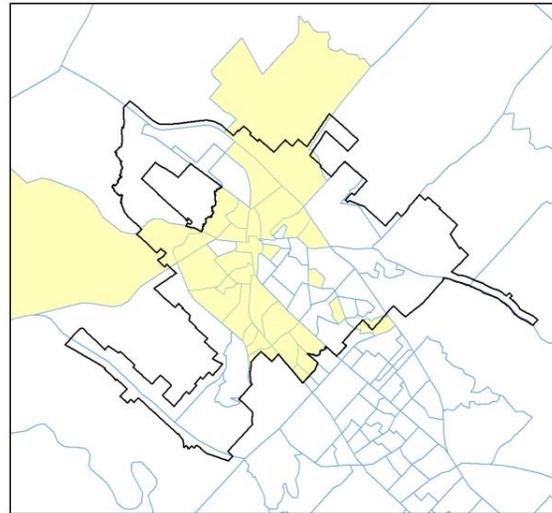
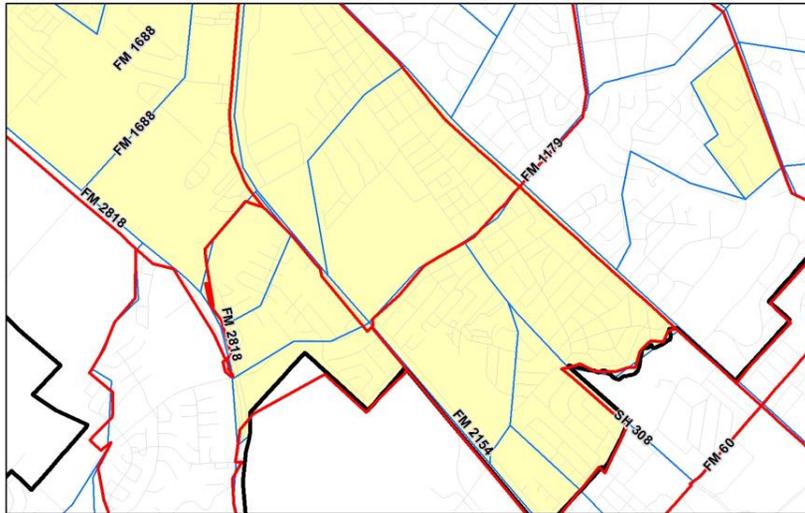
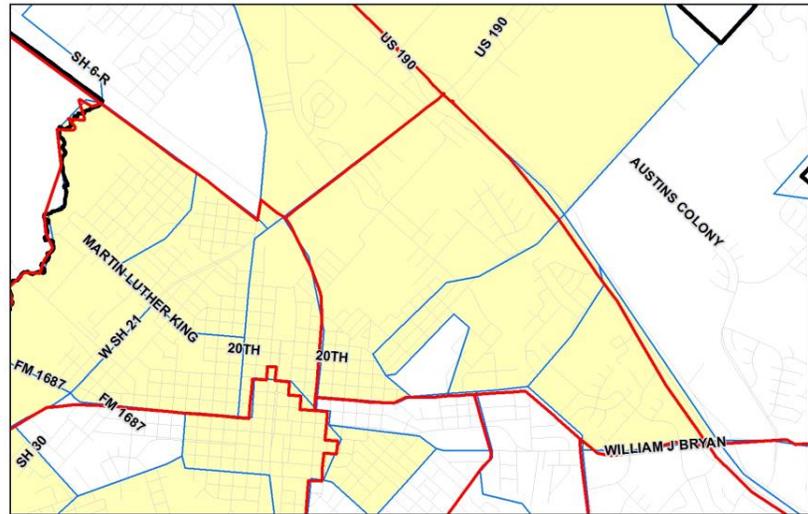
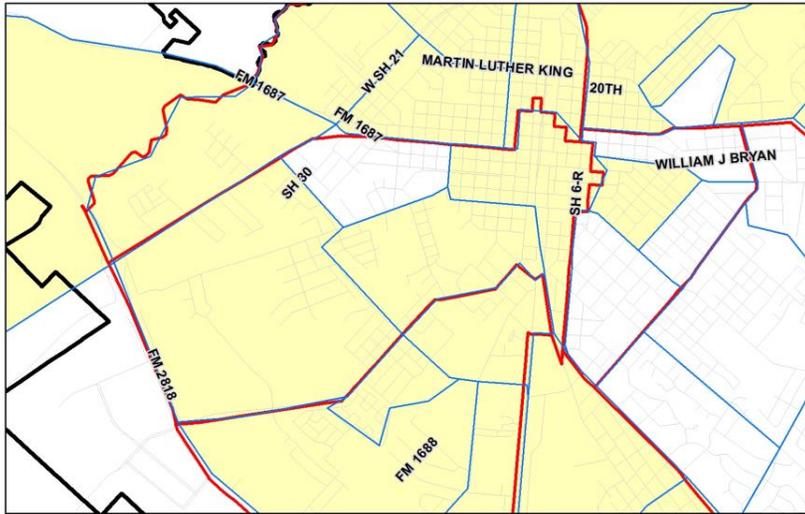


Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community  
Data generated by HUD's CPDMAP application

## Black Concentration Map



Low-Mod Income Map Citywide



**LOW TO MODERATE  
INCOME AREAS (2015)**

**Legend**

- BRAZOS\_CENSUS\_BLOCKS
- BRAZOS\_CENSUS\_TRACTS
- COB\_CITY\_LIMITS
- STREETS
- BRAZOS\_CENSUS\_LOW\_MOD\_2015

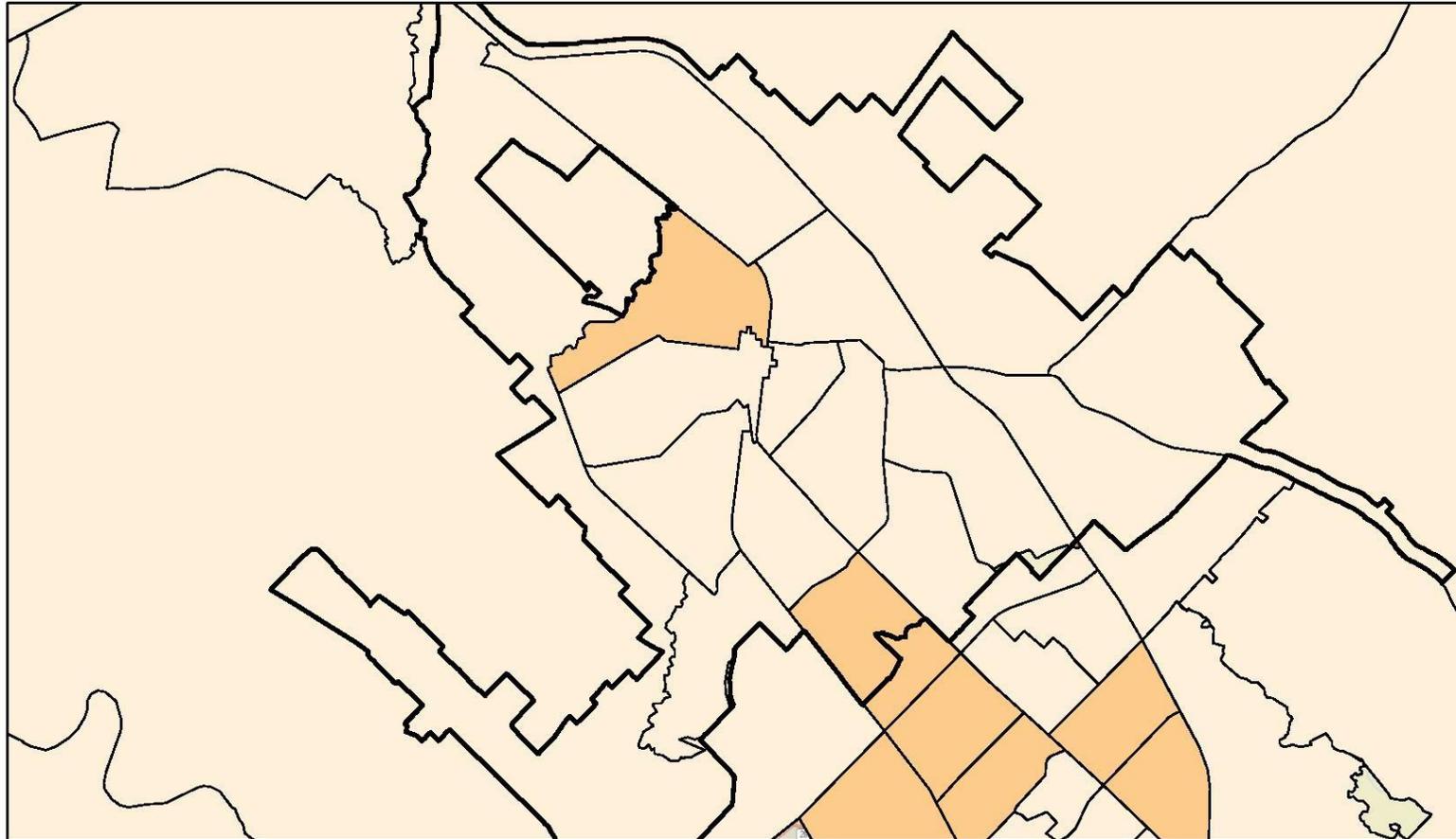


**CITY OF BRYAN**  
*The Good Life. Texas Style.*

Map from: oncept information - programatic low-mid-income data/city government

**Low-Mod Income Map Detail**

## Low Income Households - by Census Tract over 50% of Total Population



July 15, 2015

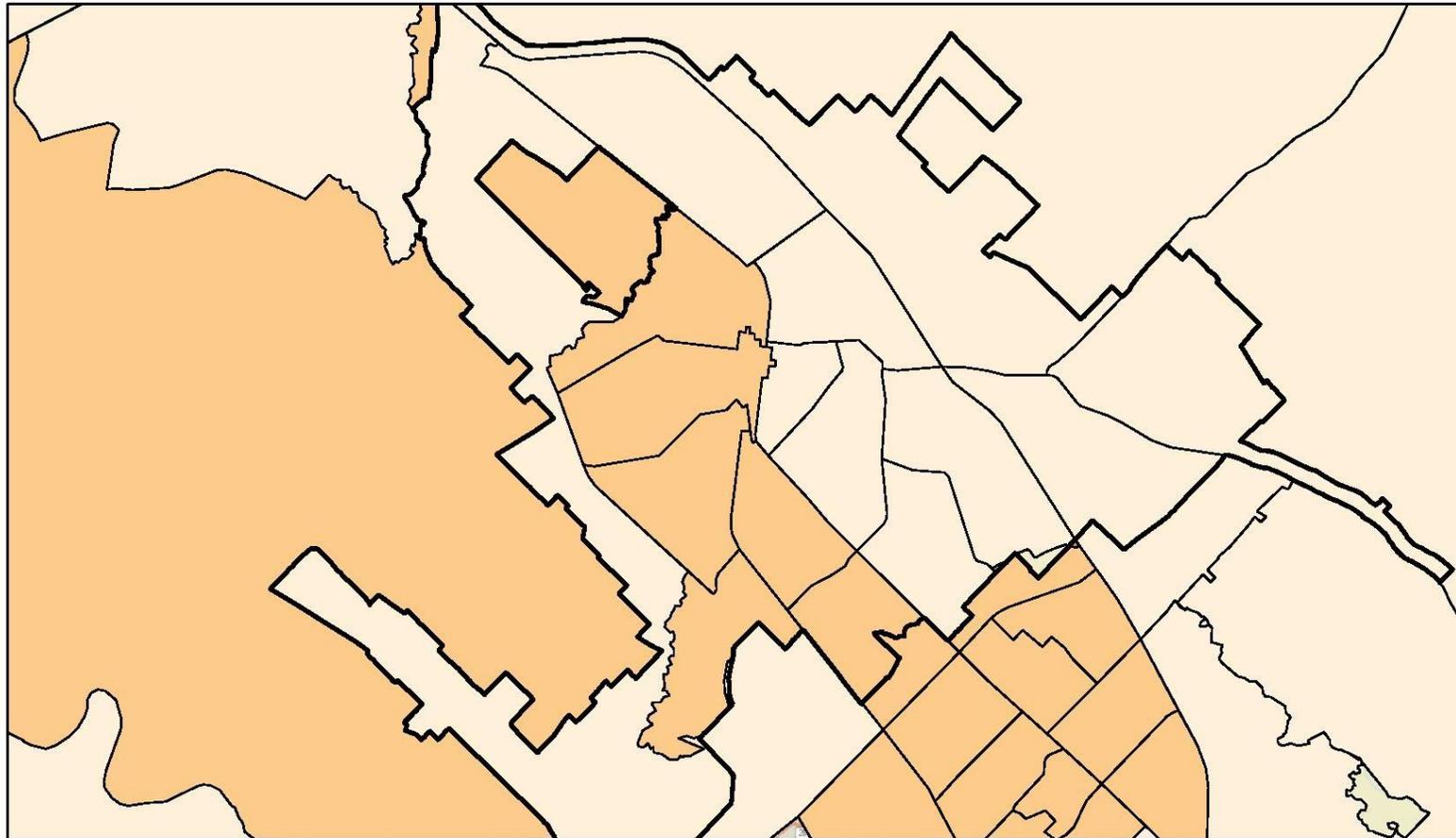
Override 1 LowIncomeHouseholds  >50%  
T8\_LE50\_PCT  
 <50%

1:105,586  
0 0.75 1.5 3 mi  
0 1.25 2.5 5 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community  
Data generated by HUD's CPDMAP application

Low Income Households by Census Tract Map

### Moderate Income Households - by Census Tract over 50% of Total Population



July 15, 2015

Override 1 ModIncomeHouseholds  >50%  
T8\_LE80\_PCT  
 <50%

1:105,586  
0 0.75 1.5 3 mi  
0 1.25 2.5 5 km  
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community  
Data generated by HUD's CPDMAP application

Moderate Income Households by Census Tract Map

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The Strategic Plan (Plan) provides direction to the priorities of the City for the distribution of the Community Development Block Grant and the Home Investment Partnership Program Grant funds for the period of 2015-2019. The Plan incorporates priorities for categories of need based on analysis of housing and non-housing concerns and issues. Primary data such as surveys, consultations, interviews, focus groups, public meetings, and meetings held by other organizations, as well as secondary data such as census information, housing market study, severity of housing problems and needs, and American survey data were used to provide the City's Community Development Advisory Committee (CDAC) recommendations to consider, which were approved in the 5 Year Plan. High priorities will be considered for funding and/or technical assistance based on the availability of funds. Low priorities will mainly be provided technical assistance and in most cases received this rating due to other organizations and/or city departments as the primary provider of the services. The CP must address the objectives state here: Decent Housing, suitable living environment, and expand economic opportunities.

There are two areas that identify priority needs – the housing component and the non-housing component. The housing component consists of housing concerns for low-moderate income populations, homeless, and special needs populations. The City has determined not to prioritize housing needs geographically, but considers affordable housing a high priority and recognizes that very low, low, and moderate income persons live throughout the City, including outside the CDBG Target area (at least 51% of households are considered low/moderate income- map included) and do not want to limit housing assistance, but rather provide programs based on an individual's client's household income for owner occupancy. Local older neighborhoods requiring revitalization may receive special consideration. Technical assistance for rental homes will be provided as needed to increase safe and affordable rental property when appropriate.

The non-housing component identifies public service agency programs, public facility improvements, and economic development activities. High priority needs in this area (not area-based) include public services to address the needs of primarily low/moderate income individuals and special needs populations (victims of abuse, homeless, HIV/Aids, elderly, disabled etc.). Other non-housing priorities are directed toward particular areas within defined qualified service boundary areas (low to moderate income areas -at least 51% residents are within or below 80% of the area's median income) such as infrastructure and/or facilities. Additional high priority needs addressed through administrative technical assistance include reducing poverty through the City's Bank on Brazos Valley program (financial literacy/education), educating residents and contractors on Section 3 compliance, affirmatively furthering fair housing and reducing barriers to affordable housing. The City has established policies and procedures to provide guidance and ensure compliance with applicable regulations.

## Five Year Strategic Plan

### Homelessness

**Goal:** Reduce the number of low income individuals and families, including special needs populations, that become homeless or remain in homeless due to lack of affordable housing, supportive services, job training, and family life skill sets.

**Objective 1:** Invest and partner with housing developers and social service providers to provide safe affordable housing including rental property and owner occupied property. Additionally, coordinate with providers that provide rental/mortgage assistance and supportive services that assist in reducing or eliminating homeless related to housing issues.

**Strategy 1.1:** Provide technical assistance to private owners and sub-standard rental properties to increase affordable safe housing.

**Performance Goal:** Maintain or increase the number of available units of rental property by providing technical assistance to assist in new construction or rehabilitation one (1) sub-standard rental units bi-annually or two in the five year period. Outcome/objective codes: decent housing/affordability

**Strategy 1.2:** Coordinate with providers that provide rental/mortgage assistance and supportive services that assist in reducing or eliminating homeless related to essential services such as housing, financial capacity, health/social services.

**Performance Goal:** Provide technical assistance and/or funding to reduce homelessness through these agencies for an estimated 100 person over the next 5 years. To agencies that assist with rent/utilities and concerns regarding obtaining housing and supportive services such as the Brazos Valley Council of Government Housing Voucher program, Twin City Mission's rental vouchers or other identified agencies. Outcome/objective does: decent housing/affordability.

**Objective 2:** Invest and partner with homeless providers and other health/social service providers to provide a continuum of care for potentially homeless and homeless by providing access to services.

**Strategy 2.1:** Partner with agencies that provide intake assessment, intensive case management, referrals, job training, life/family skills, financial literacy and health/social access for the targeted population and encourage the increase capacity of emergency, transitional and permanent shelters for homeless, including those with special needs.

**Performance Goal:** Facilitate the funding process for eligible agencies that provide primarily homeless or at risk families/individuals shelter, self-sufficiency programs and case management. These programs will provide assistance to an estimated 100 persons annually. Outcome/objective codes: suitable living environment/availability/accessibility

**Strategy 2.2:** Provide counseling and financial incentives for home ownership and financial literacy for homeless persons by working with partners including non-profits, developers and other organizations that increase home ownership opportunities.

**Performance Goal:** Coordinate efforts between groups to encourage 20 homeless persons annually to receive education on homeownership. Outcome/objective codes: suitable living environment/availability/accessibility and decent housing: affordability.

**Objective 3:** Increase funding resources through technical assistance to homeless providers to increase capacity of shelter, permanent housing and supportive services to homeless, including special needs populations and potential homeless.

**Strategy 3.1:** Provide grant opportunities through collaborations with the private sector, foundations, and other available sources by joint efforts with the Brazos Valley Coalition for the Homeless.

**Performance Goal:** Partners will be provided information through available avenues such as email, workshops and public meetings to increase financial capacity with a goal of 1-2 resources provided annually. Outcome/objective codes: suitable living environment/availability/accessibility.

**Strategy 3.2:** Partner with homeless providers to encourage outreach to other homeless providers within the state and federally to seek out best practices for successful Coalitions and continuum of care models.

**Performance Goal:** Obtain information to utilize locally by seeking out 3-4 homeless coalitions annually to obtain information on successful models that encourage financial and administrative capacity of the organization. Outcome/objective codes: suitable living environment/availability/accessibility.

### **Other Special Needs**

**Goal:** Assist special needs populations, including the elderly, persons with disabilities and persons with alcohol /drug addictions with housing and supportive services by evaluating needs and provided avenues to address needs.

### **Strategies:**

- 1.** Provide funding and technical assistance through the City's Community Development Services Housing Assistance programs, including the minor repair program, major rehabilitation/reconstruction program, housing development program and coordination of efforts with nonprofit housing developments and organizations for safe affordable housing.
- 2.** Partner, through funding and/or technical assistance, with agencies that provide supportive services to special needs populations including the elderly, disabled (mental/physical and developmental) HIV/Aids, alcohol/drug addiction for social and health services.
- 3.** Coordinate efforts to address through technical assistance, housing concerns for specific special needs populations, such as mental disabilities, outside the City's funding process, with partners in the community who make seek to provide housing and supportive services.
- 4.** Provide technical assistance and/or funding to agencies which provide services to children with disabilities.
- 5.** Assist public housing residents through technical assistance with their housing and supportive service need to achieve self-sufficiency to reduce dependency on federally assisted public housing.

### **Affordable Housing**

**Goal:** Improve the supply of safe and affordable residential property through funding and/or technical assistance to low and moderate income residents, including special needs populations, of the City.

**Objective 1:** Improve the condition of owner occupied houses for low-income homeowners.

**Strategy 1.1:** Provide a Minor Repair program to homeowners with urgent repair needs by making available materials for use by low income families, social service programs and volunteer labor groups. Assistance also provided to upgrade electrical.

**Performance Goal:** Assist with 20 annual minor repairs, including volunteer sweat Equity (provide supplies only) and/or minor repairs that includes both labor/materials for electrical, Mechanical, and/or plumbing upgrades or other approved minor renovations that affect health and safety of the home environment. Outcome/objective codes decent housing: affordability

**Strategy 1.2:** Provide technical and/or funding for support of new construction to private/public developers and for profit developers for owner occupied and rental properties.

**Performance Goal:** Partner with developers to initiate new housing production to encourage decentralization of low to moderate income neighborhoods by providing support services for a minimum of 3 developers annually.

**Strategy 1.3:** Provide technical and/or financial support to low and moderate income homeowners to rehabilitate their property to standard condition and provide maintenance education to low and moderate income homeowners.

**Performance Goal:** A minimum of 15 homes will have been assisted through the major rehabilitation/reconstruction housing assistance program for the 5 year period.

**Strategy 1.4:** Encourage code enforcement for maintenance of houses in non-compliance with City ordinances and community appearance standards, and provide methods to remove dilapidated structures.

**Performance Goal:** Partner with existing city departments, including code enforcement, fire, and development services and police department to provide education and information to residents regarding code issues. Fund, when appropriate, the demolition of two (2) houses bi-annually, or 4 over the 5 year period.

**Strategy 1.5:** Continue partners with existing Community Housing Development Organizations (CHDO) by providing technical assistance and/or funding to provide for the development of new affordable single family homes to low and moderate income buyers.

**Performance Goal:** Provide a Request for Proposal process at least every two years to increase the availability of new construction to existing eligible CHDO's. Outcome/objective codes: decent housing/affordability.

**Objective 2:** Provide opportunities to low and moderate income persons to receive home buyer education and down payment assistance to expand the base of home owners within the city.

**Strategy 2.1:** Provide technical and finance assistance to low and moderate income persons through a Home Buyers Assistance program.

**Performance Goal:** Provide 10 first time home buyers down payment assistance through the Home Buyer's Assistance program annually or 50 for the 5 year period. Outcome/objective codes: decent housing/affordability.

**Strategy 2.2:** Partner with other entities who also work with low and moderate income persons to provide education on purchasing a home such as local mortgage companies, banks, Habitat for Humanity and other entities that assist individuals in purchasing a home.

**Performance Goal:** Attend meetings of other entities such as Bank on Brazos Valley, Habitat, and Project Unity's Community Partnership Board, to provide technical assistance on how to obtain down payment assistance, communicate financial requirements and coordinate efforts. Attend 4 meetings annually to provide other providers information or provide low and moderate income individuals education on home buying or financial coaching. Outcome/objective codes: decent housing/affordability

**Strategy 2.3:** Seek out partnerships to encourage financial literacy and education for low and moderate income persons to establish credit, learn good financial habits and encourage financial stability.

**Performance Goal:** Attend four (4) meetings annually or twenty (20) meetings for the 5 year period with other entities to encourage financial capacity and homeownership. Outcome/objective codes: decent housing/affordability

**Objective 3:** Increase the supply of safe affordable rental property for low and moderate income persons and special needs populations

**Strategy 3.1:** Provide technical support to private owners/investors of substandard rental properties to encourage availability with efforts directed at increasing energy efficiency and reducing energy costs.

**Performance Goal:** Guidance and information provided to 3 developers annually or thirty (30) for the 5 year period to encourage rental rehabilitation and new production. Outcome/objective codes decent housing/affordability.

**Strategy 3.2:** Provide technical assistance and/or funding to nonprofit developers to encourage rental rehabilitation or new production of rental property.

**Performance Goal:** Seek new production or rental rehabilitation of two (2) units bi-annually or four (4) for the 5 year period. Outcome/objective code: decent housing/affordability.

**Objective 4:** Technical assistance to non-profits that provide rental housing vouchers or utility assistance to low and moderate income persons and special needs populations.

**Strategy 4.1:** Encourage the availability of rental vouchers and/or rental assistance within the city.

**Performance Goal:** Collaborate with at least two non-profits annually or ten (10) for the 5 year period that provide rental vouchers or seek to provide rental assistance to low and moderate income persons. Outcome/objective code: decent housing/affordability.

**Strategy 4.2:** Encourage the increase or maintenance of available rental vouchers or rental assistance for low and moderate income persons.

**Performance Goal:** Provide technical assistance for funding resources and/or application processes for a minimum of two (2) financial resources annually or ten (10) for the 5 year period.

**Strategy 4.3:** Work with existing non-profits to assess market needs for special needs populations and investigate ways to assist in developing housing to meet needs.

**Performance Goal:** Provide technical assist to nonprofits and/or developers for one new housing development for the 5 year period. Outcome/objective codes: decent housing/affordability.

### **Non-Housing Community Development Needs**

**Goal:** Improve the quality of life in Bryan by addressing non-housing community development needs including but not limited to public services access, public facilities access, infrastructure improvements, and economic development.

**Objective 1:** Improve or expand access to public services for low and moderate income and special needs populations.

**Strategy 1.1:** Provide technical assistance and/or funding for public service agencies that provide access or expand health/social services through an annual request for proposal process.

**Performance Goal:** Allocate fifteen (15) percent of the Community Development Block Grant annually to provide technical assistance and/or potentially fund up to twelve eligible agencies through a joint process with the City of College Station (Bryan funds approximately 6 agencies annually). Estimated targeted population 3,500 clients served annually. Outcome/objective codes” suitable lining environment: availability/accessibility.

**Strategy 1.2:** Provide technical assistance to potential sub-recipients to provide administrative/financial and programmatic knowledge of federal requirements for public service grant funds.

**Performance Goal:** Provide a minimum of two workshops annually for potential sub-recipients and quarterly monitoring for funded agencies annually. Outcome/objective codes” suitable living environment: availability/accessibility

**Strategy 1.3:** Provide technical assistance to service providers in the procurement of funds, outside the city's available funding to increase access of services.

**Performance Goal:** Thirty five hundred (3,500) unduplicated clients annually who will receive services from these service providers. Outcome/objective codes: suitable living environment: availability/accessibility.

**Strategy 1.4:** Provide technical assistance or funding to agencies who are high or medium priorities to strengthen family structure and resources including but not limited to victims of abuse, homeless, elderly, HIV/Aids, persons with disabilities (mental, physical or developmental), educational needs and recreational needs of children.

**Performance Goal:** Thirty five hundred (3,500) unduplicated clients annually who will receive services from these service providers. Outcome/objective codes: suitable living environment: availability/accessibility.

**Objective 2:** Expand, improve or add public facilities to increase access to services for low and moderate income and special needs populations.

**Strategy 2.1:** Improve public facilities that are high or medium priorities through technical assistance and/or funding including, but not limited to, homeless, elderly, youth, health, disabilities, and non-residential and residential historic preservation.

**Performance Goal:** Provide for an annual public facility grant process for eligible nonprofit agencies to seek funding to increase access to services. An estimated 1000 clients to benefit from a funded public facility project, one (1) public facility project targeted for the 5 year period. Outcome/objective codes: suitable living environment, availability/accessibility.

**Strategy 2.2:** Provide technical assistance to nonprofits seeking outside funding to increase access to services for low and moderate income and special needs populations.

**Performance Goal:** Information will be provided annually to an estimated three (3) different service providers seeking public facility funding. Outcome/objective codes: suitable living environment, availability/accessibility.

**Strategy 2.3:** Provide monitoring of any funded public facility to ensure requirements and regulations are met and the contract obligations are fulfilled.

**Performance Goal:** quarterly monitoring will be conducted during the funded year and annually for 5 years after the end of the contract year for funded public facility projects, with an estimated 1000 unduplicated served per project. Outcome/objective codes: suitable living environment, availability/accessibility.

**Objective 3:** Assist in the improvement of parks located in low and moderate income areas to increase access to amenities and allow for a safe environment.

**Strategy 3.1:** Parks located in targeted areas will be considered for upgrades such as playground equipment, walking trails sidewalks or recreational facilities.

**Performance Goal:** An annual public facility process will be available for CDAC to consider grant applications and staff recommendations depending on eligibility of the project and funding availability. Estimated one (1) parks improvement or recreational facility for the five year period. Outcome/objective codes: suitable living environment, availability/accessibility.

**Strategy 3.2:** Provide technical assistance to city departments or other eligible entities seeking outside funding to increase access to services for low and moderate income and special needs populations in parks or recreational areas.

**Performance Goal:** Provide technical assistance to nonprofits seeking outside funding to increase access to services for low and moderate income and special needs populations utilizing local parks. Outcome/objective codes: suitable living environment, availability/accessibility.

**Objective 4:** Provide technical assistance and/or funding for the development of infrastructure improvements to improve quality of life in low and moderate income areas, serving at least 51% low and moderate income persons.

**Strategy 4.1:** Provide technical assistance to city departments, non-profit groups, and crime awareness groups regarding efforts within these areas to improve quality of life

**Performance Goal:** Technical assistance provided annually to at least two organizations that provide neighborhood clean ups, provide crime awareness and education to persons residing in low and moderate income areas or spot slum/blighted areas. Outcome/objective codes: suitable living environment, availability/accessibility

**Strategy 4.2:** Provide technical assistance and/or funding for improvements of infrastructure, depending on an annual application process and availability of funding.

**Performance Goal:** Consider funding for one (1) public infrastructure project for the 5 year period. Outcome/objective codes: suitable living environment, availability/accessibility.

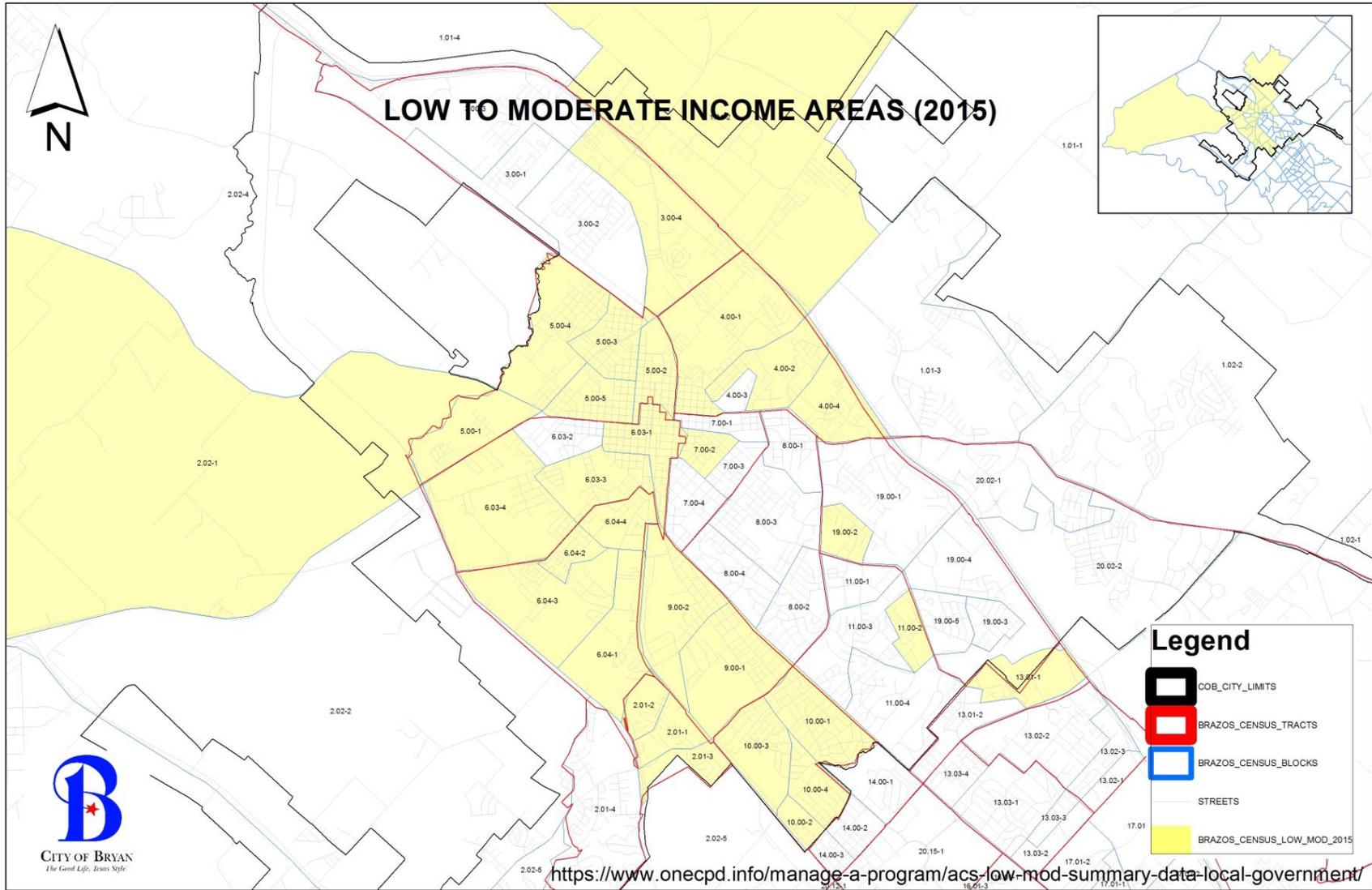
**Objective 5:** Provide technical and/or funding for economic opportunities for low and moderate income persons.

**Strategy 5.1:** Assist persons with the development or increased capacity of small businesses which provide jobs for low and moderate income persons or eliminate slum/blight.

**Performance Goal:** Provide assistance to one economic development activity annually through local fairs, workshops, think tanks, or meetings to increase job opportunities and financial education. If gap financing is provided to development of small business create one (1) new job for every \$35,000 expended. Outcome /objective codes: economic opportunity: sustainability.

**Strategy 5.2:** Provide education and training for entry into workforce for low and moderate income persons.

**Performance Goal:** Provide technical assistance to nonprofit and for profit providers who assist in job seeking and training, education to improve job skills and financial life skills by workshops, meetings and fairs at least two annually. Outcome /objective codes: economic opportunity: sustainability.



**Low-Mod Income Area Map - Citywide**



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

**Geographic Area**

**Table 47 - Geographic Priority Areas**

<b>1</b>	<b>Area Name:</b>	City Wide
	<b>Area Type:</b>	All inclusive types within city limits.
	<b>Other Target Area Description:</b>	All inclusive types within city limits.
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	

## **General Allocation Priorities**

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

The City of Bryan does not allocate investments geographically, but instead, makes all housing activities available on a citywide basis and allocates public facility, park, and infrastructure improvements based on LMI areas and service boundary areas. CDBG and HOME funds are distributed throughout the community based on need. Because low income, elderly, disabled, and special needs homeowners and renters reside throughout the city, housing assistance is available citywide. Homeless persons and those facing potential homelessness also reside throughout the city making the need for shelter and housing a citywide activity. Services provided for the homeless population are located city-wide to provide maximum accessibility.

In an effort to promote livability, public services, public facilities and housing projects are generally located so as to be accessible by various modes of transportation (walking, biking, driving) and are typically on or near public bus routes provided by the local transit authority as well as Texas A&M University's off-campus bus service. Major employment assistance providers like Blinn College and the Workforce Commission are located on both, the Transit District's and Texas A&M University's off-campus bus routes (see attached maps).

Assistance for special needs populations (elderly people, disabled persons, persons with drug/alcohol addictions, persons with AIDS/HIV) is provided citywide, as these populations exist throughout the city. Public services are also not limited geographically. These services are expected to be readily available and accessible to targeted clients.

Public facilities and infrastructure improvements, such as park improvements, will be considered in areas of the city where 51% or more of the population meets low and moderate-income guidelines (within defined service boundary area) or where an organization's clients are at least 51% low to moderate income as defined by HUD. CDS staff serves on Bryan's First Rehab Committee to ensure that priority is assigned to livability issues when CIP projects are being considered.

Economic development activities are provided citywide (unless designated a spot slum/blighted location), recognizing that low-income individuals live throughout the city and that business location is often critical to its potential success.

The City of Bryan does not receive HOPWA or ESG funds.

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

### Priority Needs

Table 48 – Priority Needs Summary

1	<b>Priority Need Name</b>	Housing Assistance Program/Owner Occupied
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	All inclusive types within city limits.
	<b>Associated Goals</b>	Housing Plan Objective 1.1 Housing Objective 1.2 Housing Plan Objective 1.3 Housing Objective 1.4 Housing Plan Objective 1.5
	<b>Description</b>	Major housing rehabilitation/reconstruction, minor repairs, housing developments by nonprofit and for-profit developers.
	<b>Basis for Relative Priority</b>	Priority based on surveys, consultations, stakeholder’s interviews, public meetings, focus group meetings and secondary data (such as housing market analysis).
	2	<b>Priority Need Name</b>
<b>Priority Level</b>		High

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents
	<b>Geographic Areas Affected</b>	All inclusive types within city limits.
	<b>Associated Goals</b>	Housing Plan Objective 2.1 Housing Objective 2.2
	<b>Description</b>	Provide home buyer's counseling and down payment assistance to eligible persons including extremely low, low, moderate income and special needs populations.
	<b>Basis for Relative Priority</b>	Priority based on surveys, consultations, stakeholder's interviews, public meetings, focus group meetings and secondary data (housing market analysis and American Community Survey).
<b>3</b>	<b>Priority Need Name</b>	Housing Assistance/Rental
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents
	<b>Geographic Areas Affected</b>	All inclusive types within city limits.
	<b>Associated Goals</b>	Housing Plan Objective 3.1 & 3.2 Housing Plan Objective 4.1-4.3

	<b>Description</b>	Provision of technical assistance to nonprofit and for profit developers for rental rehabilitation and new construction.
	<b>Basis for Relative Priority</b>	Priority based on surveys, consultations, stakeholder’s interviews, public meetings, homeless coalition meetings and secondary data (housing market analysis and census data regarding cost burden).
<b>4</b>	<b>Priority Need Name</b>	Tenant Base Rental Assistance
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents
	<b>Geographic Areas Affected</b>	All inclusive types within city limits.
	<b>Associated Goals</b>	Housing Objective 1.4 Housing Plan Objective 1.5 Housing Plan Objective 4.1-4.3
	<b>Description</b>	Provide technical assistance to local providers of rental assistance.
	<b>Basis for Relative Priority</b>	Priority based on surveys, consultations, stakeholder’s interviews, public meetings, homeless coalition meetings and secondary data (including housing analysis and census data regarding cost burden).
<b>5</b>	<b>Priority Need Name</b>	Homeless Shelter, Housing and Supportive Services
	<b>Priority Level</b>	High

	<b>Population</b>	Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	<b>Geographic Areas Affected</b>	All inclusive types within city limits.
	<b>Associated Goals</b>	Homeless Objective 1.1 & 1.2 Homeless Objective 2.1 & 2.3
	<b>Description</b>	Provide technical assistance and/or funding to agencies that provide shelter, transitional housing, permanent housing and supportive services and preventive programs to the targeted population.
	<b>Basis for Relative Priority</b>	Priority based on surveys, consultations, stakeholder's interviews, public meetings, homeless coalition meetings, and secondary data (including housing analysis, Housing Point in Time Count/Analysis, Texas Homeless Network etc.).
<b>6</b>	<b>Priority Need Name</b>	Public Service Agency Programs: Low and Moderate
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	All inclusive types within city limits.
	<b>Associated Goals</b>	Non Housing Plan Objective 1.1 Non Housing Plan Objective 1.2 Non Housing Objective 1.3
	<b>Description</b>	Provide technical assistance and/or funding opportunities to nonprofit agencies that provide direct services for essential and needed services for low and moderate income persons including food, clothing, shelter, financial education, transportation, and health services.
	<b>Basis for Relative Priority</b>	Priority based on surveys, consultations, stakeholder's interviews, public meetings, homeless coalition meetings, provider focus groups, client focus groups, and secondary data (including housing analysis, Housing Point in Time Count/Analysis, American Community Survey).
<b>7</b>	<b>Priority Need Name</b>	Public Agency Programs: Youth and Families
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	All inclusive types within city limits.
	<b>Associated Goals</b>	Non Housing Plan Objective 1.1 Non Housing Plan Objective 1.2 Non Housing Objective 1.3
	<b>Description</b>	Provide technical assistance and/or funding opportunities to nonprofit agencies that provide direct services to youth and families, including at risk and vulnerable populations due to special needs.
	<b>Basis for Relative Priority</b>	Priority based on surveys, consultations, stakeholder's interviews, public meetings, homeless coalition meetings, provider focus groups, client focus groups, and secondary data (including housing analysis, Housing Point in Time Count/Analysis, American Community Survey).
<b>8</b>	<b>Priority Need Name</b>	Public Service Agency Programs: Health
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	All inclusive types within city limits.
	<b>Associated Goals</b>	Non Housing Plan Objective 1.1 Non Housing Plan Objective 1.2 Non Housing Objective 1.3
	<b>Description</b>	Provide technical assistance and/or funding to agencies that provide direct health services, including but not limiting programs assistance with obtaining health insurance, prenatal care, primary care, dental care, vision care and health care for persons with disabilities).
	<b>Basis for Relative Priority</b>	Priority based on surveys, consultations, stakeholder's interviews, public meetings, homeless coalition meetings, provider focus groups, client focus groups, and secondary data (Brazos Valley Coalition for the Homeless, Point in Time Count, City's Housing Analysis, American Community Survey, United Way 211 data, Texas A&M Rural Public Health survey).
<b>9</b>	<b>Priority Need Name</b>	Special Needs Public Services / Disabilities
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	All inclusive types within city limits.
	<b>Associated Goals</b>	Other Special Needs Non Housing Plan Objective 1.1 Non Housing Plan Objective 1.2 Non Housing Objective 1.3
	<b>Description</b>	Provide funding and/or technical assistance to agencies that provide services to persons with disabilities, including physical, mental and developmental for youth and adults.
	<b>Basis for Relative Priority</b>	Priority based on surveys, consultations, stakeholder's interviews, public meetings, homeless coalition meetings, provider focus groups, client focus groups, and secondary data (Brazos Valley Coalition for the Homeless, Point in Time Count, City's Housing Analysis, American Community Survey, United Way 211 data, Texas A&M Rural Public Health survey).
<b>10</b>	<b>Priority Need Name</b>	Special Needs Public Services / Elderly
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	All inclusive types within city limits.
	<b>Associated Goals</b>	Other Special Needs Non Housing Plan Objective 1.1 Non Housing Plan Objective 1.2 Non Housing Objective 1.3
	<b>Description</b>	Provide funding and/or technical assistance to agencies that provide direct services primarily to elderly.
	<b>Basis for Relative Priority</b>	Priority based on surveys, consultations, stakeholder's interviews, public meetings, homeless coalition meetings, provider focus groups, client focus groups, and secondary data (Brazos Valley Coalition for the Homeless, Point in Time Count, City's Housing Analysis, American Community Survey, United Way 211 data, Texas A&M Rural Public Health survey).
<b>11</b>	<b>Priority Need Name</b>	Public Facilities/Shelters, Victim Centers, etc.
	<b>Priority Level</b>	High

<b>Population</b>	Extremely Low Low Moderate Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
<b>Geographic Areas Affected</b>	All inclusive types within city limits.
<b>Associated Goals</b>	Non Housing Plan Objective 2.1 Non Housing Plan Objective 2.2
<b>Description</b>	Improve access to non-profit public facilities for low and moderate income persons or special needs populations by providing funding and/or technical assistance annually through a grant application process for rehabilitation, acquisition or construction.

	<b>Basis for Relative Priority</b>	Priority based on surveys, consultations, stakeholder’s interviews, public meetings, homeless coalition meetings, provider focus groups, client focus groups, and secondary data (including housing analysis, Housing Point in Time Count/Analysis, American Community Survey, United Way 211 data, Texas A&M Rural Public Health survey).
<b>12</b>	<b>Priority Need Name</b>	Parks Improvements
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	All inclusive types within city limits.
	<b>Associated Goals</b>	Non Housing Plan Objective 3.1 & 3.2
	<b>Description</b>	Provide technical assistance to city departments, nonprofit groups, and crime awareness groups regarding efforts to increase access to parks and enhance quality of life in low to moderate area neighborhoods.

	<b>Basis for Relative Priority</b>	Priority based on surveys, consultations, stakeholder’s interviews, public meetings, homeless coalition meetings, provider focus groups, client focus groups, and secondary data (including housing analysis, Housing Point in Time Count/Analysis, American Community Survey, United Way 211 data, Texas A&M Rural Public Health survey).
<b>13</b>	<b>Priority Need Name</b>	Infrastructure
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	All inclusive types within city limits.
	<b>Associated Goals</b>	Non Housing Plan Objective 4.1 Non Housing Plan Objective 4.2

	<b>Description</b>	Provide technical assistance and/or funding, when available through an annual application process to increase pedestrian mobility and safety by expanding and improving sidewalks to provide better accessibility through neighborhoods, to amenities to schools and public transportation
	<b>Basis for Relative Priority</b>	Priority based on surveys, consultations, stakeholder’s interviews, public meetings, provider focus groups, client focus groups, and secondary data (including housing analysis, ADA report, City’s Capital Improvement Plan, Texas A&M Rural Public Health survey).
<b>14</b>	<b>Priority Need Name</b>	Economic Development/Financial Capacity
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	All inclusive types within city limits.
	<b>Associated Goals</b>	Non Housing Plan Objective 5/5.2
	<b>Description</b>	Provide technical and/or funding assistance for economic opportunities for low and moderate income persons including adult education, financial coaching, and job training to increase livable wages and promote self-sufficient.
	<b>Basis for Relative Priority</b>	Priority based on surveys, consultations, stakeholder’s interviews, public meetings, homeless coalition meetings, provider focus groups, client focus groups, and secondary data (including Brazos Valley Council of Government Economic Development plan, the City’s Economic Development Department, American Community Survey, United Way 211 data, Texas A&M Rural Public Health survey).

15	<b>Priority Need Name</b>	Economic Development/Assistance to Businesses
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	All inclusive types within city limits.
	<b>Associated Goals</b>	Non Housing Plan Objective 5/5.1
	<b>Description</b>	Provide assistance to small businesses, micro-enterprise programs, and other businesses, such as Section 3 businesses to stabilize and enhance mixed use neighborhoods and create job opportunities.
	<b>Basis for Relative Priority</b>	Priority based on surveys, consultations, stakeholder's interviews, public meetings, homeless coalition meetings, provider focus groups, client focus groups, and secondary data (Brazos Valley Council of Government Economic Development Plan and the City's Economic Development Department, American Community Survey, United Way 211 data, Texas A&M Rural Public Health survey).
16	<b>Priority Need Name</b>	Homeless Services: Housing and Supportive Service
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	<b>Geographic Areas Affected</b>	All inclusive types within city limits.
	<b>Associated Goals</b>	Homeless Objective 1.1 & 1.2 Homeless Objective 2.1 & 2.3 Homeless Objective 3.1
	<b>Description</b>	Provide technical assistance and /or invest with housing developers and social service providers to increase affordable housing including rental property and owner occupied property.
	<b>Basis for Relative Priority</b>	Priority based on surveys, consultations, stakeholder's interviews, public meetings, homeless coalition meetings, provider focus groups, client focus groups, and secondary data (Brazos Valley Coalition for the Homeless, Point in Time Count, City's Housing Analysis, American Community Survey, United Way 211 data, Texas A&M Rural Public Health survey).
<b>17</b>	<b>Priority Need Name</b>	Homeless Services Continuum of care
	<b>Priority Level</b>	High

<b>Population</b>	Extremely Low Low Moderate Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
<b>Geographic Areas Affected</b>	All inclusive types within city limits.
<b>Associated Goals</b>	Homeless Objective 1.1 & 1.2 Homeless Objective 2.1 & 2.3 Homeless Objective 3.1
<b>Description</b>	Partner with agencies that participate in a continuum of care for homeless, including chronic homeless and special needs populations.

	<b>Basis for Relative Priority</b>	Priority based on surveys, consultations, stakeholder’s interviews, public meetings, homeless coalition meetings, provider focus groups, client focus groups, and secondary data (Brazos Valley Coalition for the Homeless, Point in Time Count, City’s Housing Analysis, American Community Survey, United Way 211 data, Texas A&M Rural Public Health survey).
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**Narrative (Optional)**

## 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)	The availability of rental units where owners are willing to accept TBRA clients is a possible obstacle to TBRA clients. With well over 60,000 college students in the local community, demand for local rental units continues to be elevated. Many property owners market units specifically to students, thereby limiting the number of units available to TBRA households. Additionally, the student demand on rentals also drive up the median rental prices, thereby exhausting TBRA fund availability more quickly. Currently, BVCOGs Housing Choice Voucher Program is closed to new applicants due to funding availability.
TBRA for Non-Homeless Special Needs	In addition to the challenges listed above, special needs households using TBRA may also encounter the added difficulty of finding available and accessible units. Other special needs clients may need to find units near transit routes, so as to allow travel to needed services providers, to include those assisting with: employment services; indigent health providers; employment, and other such support services.
New Unit Production	New affordable housing construction is influenced by several market conditions, including: availability and cost of land; construction costs; competition for higher-end developments; interest rates; and lending requirements. While interest rates remain at historic lows, newly enacted lending requirements tightened mortgage underwriting, resulting in added difficulty for lower-income buyers. Additionally, high demand locally for land and construction resources hampers development of more affordable units. Continued involvement of the City, CHDOs, the States LIHTC program, and other entities like Habitat for Humanity and other non-profit developers, will be key to ensuring the production of new affordable units.

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Rehabilitation	Rehabilitation of units is also impacted by demands on construction resources and material costs. It is also influenced by property condition, title ownership, and available resources, both from the owner and agencies providing assistance. Often, units are not feasible to rehabilitate due to significant structural and/or mechanical failures. Likewise, defects in title may also preclude rehabilitation. Tax liens and other liens against a property may also make rehabilitation difficult.
Acquisition, including preservation	The current high demand for property, unimproved and improved, will drive up the cost of affordable housing development. Government and non-profit agency programs often target more difficult to develop properties - those with liens, title problems, vacant dilapidated structures so as to help eliminate slum and blight and to promote redevelopment. While development timelines are longer using these type properties, city and non-profit involvement and resources can be leveraged to make an otherwise unlikely projects feasible.

**Table 49 – Influence of Market Conditions**

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

### **Introduction**

The City of Bryan anticipates receiving Community Development Block Grant (CDBG - \$855,054) and HOME Investment Partnerships Program (HOME - \$262,262) grant funding from the U.S. Department of Housing and Urban Development (HUD) on an annual basis through the duration of the 2015-19 Consolidated Plan period. Annual allocations are based on a HUD-established formula. These resources, along with those from other public, private, and nonprofit partners, establish a multi-faceted approach to addressing the goals and objectives identified in this Strategic Plan.

The CDBG program provides communities with resources to address a wide range of unique community development needs by providing decent housing, a suitable living environment, and expanding economic opportunities for low- and moderate-income persons. Activities may include affordable housing services, homeownership assistance, acquisition, public facility/infrastructure improvements, clearance and demolition, public services, economic development assistance and other grant eligible activities.

The HOME program is dedicated solely to development of affordable housing opportunities for low-income households. The City of Bryan anticipates partnering with local non-profit and for-profit entities, to promote affordable housing for low-income persons locally. At least 15% of the grant must be set-aside to fund housing to be owned, developed, or sponsored by experienced, community-driven nonprofit groups designated as Community Housing Development Organizations (CHDOs).

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	855,054	19,000	0	874,054	3,420,216	Expected amount for rest of Con Plan is Year 1 x 4.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	262,262	60,000	0	322,262	1,049,048	Expected amount for rest of Con Plan is Year 1 x 4.

**Table 50 - 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**

Federal funds will leverage additional resources through applicable property donations (city or other entities), non-profit resources such as sweat equity or funds available for partnerships such as Habitat for Humanity, or other non-profit developers for rehabilitation or construction

of affordable housing. Additional leveraging includes the down-payment assistance program leveraging an anticipated \$1.4 annually. Local financial institutions provide permanent financing to homebuyer's receiving down-payment assistance. The City's match requirement for HOME has been waived and there is no match requirements for CDBG. CDBG public service agencies provide private non-profit dollars into funded public service agency programs. The City uses general funds to improve parks, facilities and infrastructure in low/moderate income areas and does partner with the Community Development Services Department, when appropriate to leverage CDBG funds further.

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

The City does not currently have available publically owned property for use of affordable housing, but the City does periodically have property donated that stipulates the property be used for affordable housing.

**Discussion**

The City uses CDBG and HOME funds, and available leveraging dollars annually to address the needs summarized in the Needs assessment portion of the plan. The City will receive \$855,054 (plus anticipated program income of \$19,000) in CDBG and \$262,262 (plus anticipated program income of \$60,000) in the 2015 program year. Prior year's resources anticipated to carry over from the 2014 for CDBG are estimated to be \$550,000 allocated and \$400,000 allocated in HOME funds. Partnerships are ongoing and the City continues to seek out new partnerships to provide additional leveraging and further goals toward community needs. Continued partnerships include non-profit and for-profit housing developers, the local home builders association, local housing committees, public service partnerships, United Way, continue to provide coordination of the City's Bank on Brazos Valley program and the Brazos Valley Coalition for the Homeless.

## 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
BRYAN	Government	Economic Development Non-homeless special needs Ownership Planning neighborhood improvements public facilities public services	Jurisdiction
Brazos Valley Council of Governments	Regional organization	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public services	Region
BRYAN HOUSING AUTHORITY		Public Housing	Jurisdiction
Brazos Valley Coalition for the Homeless	Continuum of care	Homelessness	Region
Brazos County	Government	Economic Development Non-homeless special needs Planning public facilities public services	Jurisdiction
BCS Habitat for Humanity	Non-profit organizations	Ownership	Jurisdiction

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
Texas A&M University	Public institution	Planning public services	State
BCS Chamber of Commerce	Non-profit organizations	Economic Development	Jurisdiction
TWIN CITY MISSION	Non-profit organizations	Homelessness	Jurisdiction
Elder-Aid	CHDO	Non-homeless special needs Ownership Rental	Jurisdiction
NO LIMITS IEDC	CHDO	Ownership Rental	Jurisdiction
Embrace Brazos Valley	CHDO	Ownership Rental	Jurisdiction
The Brazos Transit District	Regional organization	public services	Region
Research Valley Partnership	Regional organization	Economic Development	Region
BRAZOS VALLEY COMMUNITY ACTION AGENCY	Non-profit organizations	Non-homeless special needs Planning public services	Region
United Way of the Brazos Valley	Regional organization	Non-homeless special needs Planning public services	Region

**Table 51 - Institutional Delivery Structure**

### **Assess of Strengths and Gaps in the Institutional Delivery System**

The City's Community Development Services Department partners with multiple organizations in assessing and meeting local needs. The local institutional delivery system is well coordinated to address homeless, housing, non-housing and special needs. The above noted private and public organizations coordinate with the City, and other entities, in the identification, needs assessments and delivery of program assistance. Additionally, The Cities of Bryan and College Station (neighboring cities) also jointly manage the Joint Relief Funding Review Committee (JRFRC), a citizen committee appointed by both city councils, to better prioritize needs, evaluate agency programs, and recommend allocation of grant funds – all in an effort to promote efficiencies and eliminate duplication among health and human service providers.

The City also is member of the Community Partnership Board, a coalition of approximately 80 agencies service the health and human services needs of Bryan-College Station. Collectively, the local institutional delivery system is well coordinated and very effective in addressing local needs, providing information and referral services, and minimizing duplication of services.

Successful communities have strong collaborative partnerships with involvement from public and private organizations and government institutions. Bryan-College Station is privileged to experience cooperation among a wide variety of groups working to assist low-income and homeless persons in achieving self-sufficiency. Strengths of the local institutional delivery system include:

- A robust local real estate market
- Dedicated nonprofit service providers
- Coordination among City and other governmental, public, and private agencies

While there are strengths in the local delivery system, gaps do remain, including:

- Limited number of non-profit housing developers
- Aging infrastructure
- Limited availability of the local public transportation system
- CDBG cap limiting the amount of public service funding to meet needs
- Administrative burdens faced by some non-profit agencies to administer programs

**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
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X		X
<b>Street Outreach Services</b>			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services	X	X	X

<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X		X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
<b>Other</b>			

**Table 52 - 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)**

Twin City Mission (TCM)'s Bridge Case Manager/Client Assistance program provides shelter / support services. Approximately 500 clients annually receive case management in preparation for permanent housing. TCM has 128 beds for individuals (56 beds for men / 28 for women). Twelve additional beds are designated for chronically homeless men and 8 for women needing permanent supportive housing. Additionally, 7 units (24 beds) are designated for families and several rooms are for the disabled. Family Promise works with churches to provide shelter and meals for homeless children and their families, with the goal of families remain together and achieving self-sufficiency. Emanuel Lighthouse provides a safe place for women escaping from substance abuse, and/or needing a safe place to birth their child. The facility has 7 beds.

The Haven is a Low Income Housing Tax Credit (LIHTC) project providing 24 transitional housing units to the homeless and provides supportive services. As homeless individuals are identified, they are referred to TCM who assists in needs identification. The City supports innovative housing developments that serve the special needs and lower income populations. LIHTC properties, Affordable Housing Disposition Program, and HOME developed properties provide reduced rent or accept Section-8 vouchers for special needs groups, including homeless, elderly, handicapped, mentally impaired, and low-income individuals.

The City is a member of and provides assistance to the Brazos Valley Coalition for the Homeless (BVCH) which coordinates housing providers serving homeless / special needs populations. The City provides technical assistance to the BVCH by providing Committee support for the CoC application and compliance process, including the Homeless Management Information System requirements and annual

reports. BVCH incorporated required HEARTH Act of 2009 changes into BVCH By-Laws and policies and coordinates with agencies on the Point-In-Time Homeless Count and the alternating year Homeless Survey.

The BVCH also coordinates with the Workforce Board to address employment needs of the homeless and access to local employment programs. The City and BVCH will continue collaboration with agencies to expand housing opportunities for homeless clients, and will promote programs targeting this population. Local agencies partnered within these efforts include: The Brazos Valley Community Action Agency, Project Unity, BCS Habitat for Humanity, Bryan Housing Authority, Twin City Mission, Elder-Aid, EMBRACE, Genesis Corner, Emanuel Baptist Church, Family Promise, and the Brazos Valley Council of Governments.

Salvation Army provides emergency rent/utility assistance and also receives FEMA funds for its emergency rent/utility program. The Mental Health Mental Retardation Authority of Brazos Valley (MHMRABV) refers clients to agencies for specific housing needs. MHMRABV also provides a Mobile Crisis Outreach Team (MCOT) which partners trained county Sherriff's officers with MHMRABV workers who at times must find emergency housing for individuals - either through a referral to TCM, or sometimes a purchased motel room if emergency beds lack. BVCH will continue to request McKinney-Vento Homeless Assistance CoC funds for housing / supportive services. Bryan ISD has Project HOPE, a program to ensure that un-accompanied youths receive needed shelter and supportive services.

**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**

The BVCH's efforts in planning and coordinating the identification of homeless and special needs, and ensuring delivery of services addressing those needs, is effective and comprehensive. The local institutional delivery system is well coordinated to address homeless and special needs and the above identified agencies coordinate on the identification, needs assessments and delivery of program assistance.

As noted earlier, the Cities of Bryan and College Station also jointly manage the Joint Relief Funding Review Committee to better prioritize needs, evaluate agency programs, and recommend allocation of grant funds. Many of the programs recommend for funding each year, either directly or indirectly address needs of the homeless and/or special needs populations locally. Additionally, the Community Partnership Board's 80 agencies regularly re-assess the needs of lower-income and disadvantage populations, particularly the homeless, special needs and HIV/AIDS populations. Any identified gaps or insufficient program services levels would likely be a result of lack of funding, not any inefficiencies in collaborative planning efforts. Collectively, the local institutional delivery system is well coordinated and very effective in addressing local needs, providing information and referral services, and minimizing duplication of services.

**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**

Continued education and collaboration among BVCH members will help to provide better public awareness on the myriad of needs facing homeless and special needs persons is the key to addressing these important needs. Bryan-College Station is a giving community and regularly demonstrates its generosity during fundraisers and through individual donation of time and money. Local charitable efforts, coupled with continued state and federal resources, will allow the community to continue to provide for the needs of our most disadvantaged citizens. The city's Community Development staff will:

- Continue to coordinate with other city departments on efforts to upgrade and improve infrastructure in older, lower-income neighborhoods.
- Through rehabilitation/reconstruction, continue to improve housing conditions for low-income homeowners.
- Continue outreach to non-profit service groups like UM Army to further assist Bryan's low-income residents.
- Continue outreach to home-builders and developers to encourage investment in older Bryan neighborhoods.
- Continue to seek additional funding resources for City and non-profit agency program 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	Homeless Objective 1.1 & 1.2	2015	2019	Homeless	City Wide	Homeless Shelter, Housing and Supportive Services Homeless Services: Housing and Supportive Service Homeless Services Continuum of care		Tenant-based rental assistance / Rapid Rehousing: 100 Households Assisted
2	Homeless Objective 2.1 & 2.3	2015	2019	Homeless	City Wide	Homeless Shelter, Housing and Supportive Services Homeless Services: Housing and Supportive Service Homeless Services Continuum of care		Other: 500 Other
3	Homeless Objective 3.1	2015	2019	Homeless	City Wide	Homeless Services: Housing and Supportive Service Homeless Services Continuum of care		Other: 10 Other
4	Other Special Needs	2015	2019	Non-Homeless Special Needs	City Wide	Special Needs Public Services / Disabilities Special Needs Public Services / Elderly		Other: 15 Other
5	Housing Plan Objective 1.1	2015	2019	Affordable Housing	City Wide	Housing Assistance Program/Owner Occupied		Homeowner Housing Added: 100 Household Housing Unit
6	Housing Objective 1.2	2015	2019	Affordable Housing	City Wide	Housing Assistance Program/Owner Occupied		Other: 15 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Housing Plan Objective 1.3	2015	2019	Affordable Housing	City Wide	Housing Assistance Program/Owner Occupied		Homeowner Housing Rehabilitated: 15 Household Housing Unit
8	Housing Objective 1.4	2015	2019	Affordable Housing	City Wide	Housing Assistance Program/Owner Occupied Tenant Base Rental Assistance		Housing Code Enforcement/Foreclosed Property Care: 50 Household Housing Unit
9	Housing Plan Objective 1.5	2015	2019	Affordable Housing	City Wide	Housing Assistance Program/Owner Occupied Tenant Base Rental Assistance		Rental units constructed: 5 Household Housing Unit
10	Housing Plan Objective 2.1	2015	2019	Affordable Housing	City Wide	Home Buyers Program		Direct Financial Assistance to Homebuyers: 50 Households Assisted
11	Housing Objective 2.2	2015	2019	Affordable Housing	City Wide	Home Buyers Program		Other: 20 Other
12	Housing Plan Objective 3.1 & 3.2	2015	2019	Affordable Housing	City Wide	Housing Assistance/Rental		Other: 15 Other
13	Housing Plan Objective 4.1-4.3	2015	2019	Affordable Housing	City Wide	Housing Assistance/Rental Tenant Base Rental Assistance		Other: 5 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
14	Non Housing Plan Objective 1.1	2015	2019	Non-Housing Community Development	City Wide	Public Service Agency Programs: Low and Moderate Public Agency Programs: Youth and Families Public Service Agency Programs: Health Special Needs Public Services / Disabilities Special Needs Public Services / Elderly		Public service activities other than Low/Moderate Income Housing Benefit: 14000 Persons Assisted
15	Non Housing Plan Objective 1.2	2015	2019	Non-Housing Community Development	City Wide	Public Service Agency Programs: Low and Moderate Public Agency Programs: Youth and Families Public Service Agency Programs: Health Special Needs Public Services / Disabilities Special Needs Public Services / Elderly		Other: 10 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
16	Non Housing Objective 1.3	2015	2019	Non-Housing Community Development	City Wide	Public Service Agency Programs: Low and Moderate Public Agency Programs: Youth and Families Public Service Agency Programs: Health Special Needs Public Services / Disabilities Special Needs Public Services / Elderly		Other: 60 Other
17	Non Housing Plan Objective 2.1	2015	2019	Non-Housing Community Development	City Wide	Public Facilities/Shelters, Victim Centers, etc.		Overnight/Emergency Shelter/Transitional Housing Beds added: 10 Beds
18	Non Housing Plan Objective 2.2	2015	2019	Non-Housing Community Development	City Wide	Public Facilities/Shelters, Victim Centers, etc.		Other: 10 Other
19	Non Housing Plan Objective 3.1 & 3.2	2015	2019	Non-Housing Community Development	City Wide	Parks Improvements		Other: 1 Other
20	Non Housing Plan Objective 4.1	2015	2019	Non-Housing Community Development	City Wide	Infrastructure		Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
21	Non Housing Plan Objective 4.2	2015	2019	Non-Housing Community Development	City Wide	Infrastructure		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
22	Non Housing Plan Objective 5/5.1	2015	2019	Non-Housing Community Development	City Wide	Economic Development/Assistance to Businesses		Other: 3 Other
23	Non Housing Plan Objective 5/5.2	2015	2019	Non-Housing Community Development	City Wide	Economic Development/Financial Capacity		Other: 10 Other

Table 53 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Homeless Objective 1.1 & 1.2
	<b>Goal Description</b>	Reduce the number of low income individuals and families, including special needs populations, that become homeless or remain in homeless due to lack of affordable housing, supportive services, job training, and family life skill sets.
2	<b>Goal Name</b>	Homeless Objective 2.1 & 2.3
	<b>Goal Description</b>	Invest and partner with homeless providers, including health/social service providers to provide a continuum of care for potentially homeless and homeless by providing access to services.

3	<b>Goal Name</b>	Homeless Objective 3.1
	<b>Goal Description</b>	Increase funding resources through technical assistance to homeless providers to increase capacity of shelter, permanent housing and supportive services for homeless, including special needs populations, and potentially homeless.
4	<b>Goal Name</b>	Other Special Needs
	<b>Goal Description</b>	Assist special needs populations, including elderly, persons with disabilities and person with alcohol/drug addictions with housing and supportive services by evaluating needs and providing avenues to address needs.
5	<b>Goal Name</b>	Housing Plan Objective 1.1
	<b>Goal Description</b>	Improve the supply of safe & affordable residential property through funding and/or technical assistance to low and moderate income residents, including special needs populations.
6	<b>Goal Name</b>	Housing Objective 1.2
	<b>Goal Description</b>	Provide technical and/or funding for support of new construction to private/public developers and for profit developers for owner occupied and rental properties.
7	<b>Goal Name</b>	Housing Plan Objective 1.3
	<b>Goal Description</b>	Provide technical and/or financial support to low and moderate income homeowners to rehabilitate their property to standard condition and provide maintenance education to low and moderate income homeowners.
8	<b>Goal Name</b>	Housing Objective 1.4
	<b>Goal Description</b>	Encourage code enforcement for maintenance of houses in non-compliance with City ordinances and community appearance standards, and provide methods to remove dilapidated structures.
9	<b>Goal Name</b>	Housing Plan Objective 1.5
	<b>Goal Description</b>	Continue partners with existing Community Housing Development Organizations (CHDO) by providing technical assistance and/or funding to provide for the development of new affordable single family homes to low and moderate income buyers.
10	<b>Goal Name</b>	Housing Plan Objective 2.1
	<b>Goal Description</b>	Provide opportunities to low and moderate income persons to receive home buyer education and down payment assistance to expand the base of home owners within the city.

11	<b>Goal Name</b>	Housing Objective 2.2
	<b>Goal Description</b>	Partner with other entities who also work with low and moderate income persons to provide education on purchasing a home such as local mortgage companies, banks, Habitat for Humanity and other entities that assist individuals in purchasing a home.
12	<b>Goal Name</b>	Housing Plan Objective 3.1 & 3.2
	<b>Goal Description</b>	Increase the supply of safe affordable rental property for low and moderate income persons and special needs populations
13	<b>Goal Name</b>	Housing Plan Objective 4.1-4.3
	<b>Goal Description</b>	Technical assistance to non-profits that provide rental housing vouchers or utility assistance to low and moderate income persons and special needs populations.
14	<b>Goal Name</b>	Non Housing Plan Objective 1.1
	<b>Goal Description</b>	Provide technical assistance and/or funding for public service agencies that provide access or expand health/social services through an annual request for proposal process.
15	<b>Goal Name</b>	Non Housing Plan Objective 1.2
	<b>Goal Description</b>	Provide technical assistance to potential sub-recipients to provide administrative/financial and programmatic knowledge of federal requirements for public service grant funds.
16	<b>Goal Name</b>	Non Housing Objective 1.3
	<b>Goal Description</b>	Provide technical assistance to service providers in the procurement of funds, outside the city's available funding to increase access of services.
17	<b>Goal Name</b>	Non Housing Plan Objective 2.1
	<b>Goal Description</b>	Improve public facilities that are high priorities through technical assistance and/or funding including, but not limited to, homeless, elderly, youth, health, disabilities, and non-residential and residential historic preservation.

18	<b>Goal Name</b>	Non Housing Plan Objective 2.2
	<b>Goal Description</b>	Provide technical assistance to nonprofits seeking outside funding to increase access to services for low and moderate income and special needs populations through public facilities.
19	<b>Goal Name</b>	Non Housing Plan Objective 3.1 & 3.2
	<b>Goal Description</b>	Assist in the improvement of parks located in low and moderate income areas to increase access to amenities and allow for a safe environment.
20	<b>Goal Name</b>	Non Housing Plan Objective 4.1
	<b>Goal Description</b>	Provide technical assistance and/or funding for the development of infrastructure improvements (sidewalks, street/water/sewer improvements) to improve quality of life in low and moderate income areas, serving at least 51% low and moderate income persons. Provide technical assistance to city departments, non-profit groups, & crime awareness groups regarding efforts within these areas to improve quality of life.
21	<b>Goal Name</b>	Non Housing Plan Objective 4.2
	<b>Goal Description</b>	Provide technical assistance and/or funding for improvements of infrastructure, depending on an annual application process and availability of funding.
22	<b>Goal Name</b>	Non Housing Plan Objective 5/5.1
	<b>Goal Description</b>	Provide technical assistance and/or funding for economic development opportunities for low and moderate income persons.
23	<b>Goal Name</b>	Non Housing Plan Objective 5/5.2
	<b>Goal Description</b>	Provide technical assistance and/or funding for economic development opportunities for low and moderate income persons by providing education and training for entry into workforce 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 it will provide affordable housing assistance to approximately 270 extremely low-income, low-income, and moderate-income families over the 2015-19 Consolidated Plan period, as follows:

- 100 homeowners receive minor home repairs
- 5 rental units constructed
- 15 owner-occupied homes rehabilitated
- 50 households receiving down payment assistance
- 100 persons educated on purchasing homes by City and other entities

## **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)**

Not applicable.

### **Activities to Increase Resident Involvements**

The Bryan Housing Authority continues to provide a variety of services to residents, to include: parenting Skills, dropout prevention, domestic violence and substance abuse prevention, health fairs and healthcare assistance, pregnancy outreach, budgeting, homeownership training, GED and higher education assistance, youth leadership development and computer classes. BHA is also initiating character building sessions during the summer for neighborhood youth, and fitness program for adults. BHA is currently working to initiate a neighbor association and involves residents by hosting appreciation dinners, facilitating support groups, and encouraging local service groups to mentor BHA youth.

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

No

### **Plan to remove the ‘troubled’ designation**

Not applicable.

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

### **Barriers to Affordable Housing**

The City of Bryan has reviewed its own policies and procedures for potential barriers to the development, maintenance, or improvement of affordable housing locally. The purpose of development regulations is to protect the health, safety, and welfare of the public. While promoting affordable housing, a balance must be established between societal and environmental goals and housing affordability. ***In analyzing the effects of local public policy as potential barriers to affordable housing in Bryan, no significant barriers are found to exist.*** While no local or other barriers to affordable housing were identified in the City of Bryan, potential future barriers that may affect housing affordability are developer fees, impact fees, code requirements, zoning and other land use ordinances.

Strong efforts continue locally to encourage development and preservation of affordable housing. So as to not negatively affect property owners and affordable housing, elected officials in Bryan have been diligent to maintain property taxes at as low a rate as possible, while maintaining quality basic services to the citizens. Affordable undeveloped property, along with rising construction material and labor costs, are the main hindrance to development of affordable housing locally. Additionally, clouded or fragmented title to property often renders otherwise potential affordable housing developments infeasible. City of Bryan Community Development staff work regularly with property owners, taxing entities, for- and not-for profit developers (i.e. Habitat and CHDOs) and internal city departments on strategies to facilitate and expedite new affordable housing locally.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

Construction of new housing or renovation of existing units is inexpensive in terms of development and inspection fees, meaning that costs do not inhibit development of affordable units. Development standards facilitate the development of both market and affordable residential units. The city will regularly analyze its development standards to identify potential barriers to the production or maintenance of affordable housing. The city avoids duplication between local jurisdictions and ordinances are enforced solely by the City, eliminating redundant, steps that add to costs. Zoning allows for minimally sized lots to accommodate development of affordable housing.

Building fees are kept as reasonable as possible. Those collected are generally less than those recommended by national advisory boards. In example, model codes recommend a plan review fee AND a permit fee, but the City has chosen NOT to collect plan review fees or building impact fees. The City continues to assess fees and processes to ensure affordable housing is not hindered and allows flexibility in building requirements when appropriate. Bryan uses a single fee based on square footage. Building, plumbing, mechanical, and electrical permit cost are added together for a new home. In Bryan, the valuation is simply \$66 per square foot with one permit cost. Further, permit fees for City-sponsored

developments are waived for participating non-profit developers. Outstanding city liens are also waived for nonprofit developers acquiring property with liens for code enforcement actions. Development expenses are minimal in terms of housing construction and renovation costs. Goals include collaborative efforts with private and public entities so that resources can be leveraged.

Affordable rental units, to include HTC (Housing Tax Credit) projects, have been supported by the city over the last several years to promote the development of affordable rental units. When appropriate, the City will continue to review and support proposed private and public affordable developments. In spite of funding challenges, assistance for the elderly, disabled, HIV clients, and homeless continue. The City maintains partnerships with other inter-local agencies and interested citizens to encourage the development of accessible, special-needs housing. The city also continues to provide funding and technical assistance to its CHDOs to build additional local capacity for development of affordable and special needs housing.

Demand for higher cost housing diverts resources from affordable developments and reduces opportunities for lower-income buyers. To address this, technical assistance and home buyer counseling is being provided by the cities and local agencies. The Bryan and College Station Community Development Offices, Brazos Valley Affordable Housing Corporation, Habitat for Humanity, Brazos Valley Community Action Agency, and the city's CHDOs coordinate to streamline and promote programs assisting lower-income renters, homebuyers, and owners. Staff continues to encourage new and creative ways to ameliorate barriers to affordable housing. The City established an inter-department group - Bryan's first Rehabilitation Committee - that identifies obstacles and explores ways to enhance local development, including infill housing, infrastructure, demolition, and other affordable housing initiatives.

## **SP-60 Homelessness Strategy – 91.215(d)**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City supports Twin City Mission and Project Unity on applications for ESG and HOPWA funds to meet homeless needs, and is also a member of the Brazos Valley coalition for the Homeless (BVCH). BVCH conducts regular homeless surveys to gather information on needs with which to do regular gaps analysis updates. The most recent Point-in-Time count was performed in January, 2015.

Bryan partners with other providers in service delivery to ensure needs are being met. Agencies include: Bryan Public Housing Authority, B/CS United Way, The Brazos Valley Community Action Agency, Project Unity, BCS Habitat for Humanity, Bryan Housing Authority, Twin City Mission, Elder-Aid, EMBRACE, Genesis Corner, Emanuel Baptist Church, Family Promise, the Brazos Valley Council of Governments, Mental Health Mental Retardation Authority of Brazos Valley, the Salvation Army, and the Texas Department of Housing and Community Affairs. Actions taken to address CoC needs locally include:

Services to Homeless and Special Needs Populations: Services and direct assistance provided to homeless populations.

Increase Permanent Housing Options: Contact and assist agencies interested in applying for Public Housing (PH) funding.

Address Chronic Homelessness: Create addition beds for the chronically homeless.

I&R for Services: Increase support, case management, and public service referrals provided to clients in PH.

Eliminate Obstacles: Develop a support team to reduce obstacles to clients' success in PH.

Evaluate Programs: Evaluate temporary housing and contact agencies working with homeless to focus on maintaining successful practices.

Ensure Quality Case Management: Ensure case management services / support are adequate to help clients obtain and maintain PH.

Employment and Job Skills: Coordination with Workforce Board to address employment needs of homeless. Host job/skills training workshops.

Assist Families with Children: Expand housing opportunities to homeless families with children. Foster programs specifically targeting this population.

Expand HMIS and Satisfy Reporting: Expand HMIS through expansion grant funds. Satisfy CoC HMIS requirements by following HMIS policies, monitoring compliance, and reporting requirements in SuperNOFA and Annual Homeless Assessment Report (AHAR).

HEARTH Compliance: Incorporate Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act changes into by-laws

Point in Time Homeless Count: Coordinate with agencies to plan for and conduct Point-In-Time Homeless population and subpopulation counts.

Timely CoC Reporting: Provide for CoC quarterly achievement reports.

Evaluate policies, procedures, charter and by-laws, to ensure HUD CoC compliance.

### **Addressing the emergency and transitional housing needs of homeless persons**

See goals and actions identified above.

**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.**

See goals and actions identified above.

**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**

See goals and actions identified above.

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

Bryan has emphasized lead-based paint (LBP) counseling and awareness in all its programs. All Down Payment and Closing Cost assistance for pre-1978 properties in the first time homebuyer program requires LBP counseling as well as testing and remediation. The City also maintains a continued focus on the hazards of lead-based paint and the need for lead-based paint testing of potential rehabilitation projects. Additionally, the City has continued to work with public service agencies caring for or providing services to children to reduce lead-based hazards in the community.

The following strategies related to City of Bryan Community Development programs and projects are ongoing:

- Provide public information and education regarding lead-based paint.
- Integrate lead hazard evaluation and reduction activities into all housing activities.
- Provide training and certification opportunities for Community Development staff to manage lead-based paint impacted projects.
- Collaborate with Brazos County Health Dept. to provide information to households where a child has dangerously high elevated blood levels of lead.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

Based on the latest available state data (Texas Dept. of State Health Services - Environmental & Injury Epidemiology & Toxicology Unit - Childhood Lead Poisoning Prevention Program), 8 out of 1,640 Bryan children under the age of 15 years tested for elevated blood lead levels were found to have elevated levels. Data shows that the number of housing units in Bryan built prior to 1980, potentially where lead-based paint hazards might be found, include 51% of all owner housing and 45% of rental housing. 11% of owner housing units and 12% of rental housing units built prior to 1980 are occupied by families with children present, a total of 3,075 housing units. As housing units and neighborhoods age, they are typically transferred from middle or moderate-income households to lower income households. As a result, it is reasonable to assume that most of the 3,075 units in Bryan built prior to 1980 are likely occupied by low or moderate-income families.

### **How are the actions listed above integrated into housing policies and procedures?**

The city's Community Development Services Department has staff members with years of experience and training related to the identification, planning, and remediation of lead-based paint hazards.

Housing program activities have policies and procedures in place to, not only remediate lead-based paint hazards in existing structures, but to also promote and facilitate the development of new, affordable and safe housing units that will benefit the lower-income community for decades to follow.

**Year Unit Built**

Year Unit Built	Owner-Occupied		Renter-Occupied		Total	
	Number	%	Number	%	Number	%
2000 or later	1,923	14%	2,628	19%	4,551	17%
1980-1999	4,544	34%	4,977	36%	9,521	35%
1950-1979	5,507	41%	4,898	36%	10,405	38%
Before 1950	1,318	10%	1,246	9%	2,564	9%
<b>Total</b>	<b>13,292</b>	<b>100%</b>	<b>13,749</b>	<b>100%</b>	<b>27,041</b>	<b>100%</b>

Data Source: 2007-2011 CHAS

**LBP Table 1**

**Risk of Lead-Based Paint**

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied		Total	
	Number	%	Number	%	Number	%
Total Number of Units Built Before 1980	6,825	51%	6,144	45%	12,969	48%
Housing Units Built Before 1980 with children present	1,420	11%	1,655	12%	3,075	11%

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Unit with Children present)

**LBP Table 2**

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The City continues to provide an antipoverty strategy that the previously approved Consolidated Plans supported. That strategy has the following components:

- Expand the inventory of safe, decent, affordable dwellings available to low-income residents.
- Fund public service activities that enhance quality of life and encourage self-sufficiency for low-income residents.
- Create jobs for low-income residents by providing technical assistance to businesses creating jobs that target low-income persons, with an emphasis on living wage jobs.
- Fund activities allowing children to develop their maximum potential and leave the poverty environment.

As part of the 2015-19 CP, Bryan will support the following activities to address these goals and related objectives:

#### Affordable Housing

Goal: Improve the supply of safe and affordable residential property through funding and/or technical assistance to low and moderate income residents, including special needs populations, of the City.

- Objective 1: Improve the condition of owner occupied houses for low-income homeowners.
- Objective 2: Provide opportunities to low and moderate income persons to receive home buyer education and down payment assistance to expand the base of home owners within the city.
- Objective 3: Increase the supply of safe affordable rental property for low and moderate income persons and special needs populations
- Objective 4: Technical assistance to non-profits that provide rental housing vouchers or utility assistance to low and moderate income persons and special needs populations.

#### Non-Housing Community Development Needs

Goal: Improve the quality of life in Bryan by addressing non-housing community development needs including but not limited to public services access, public facilities access, infrastructure improvements, and economic development.

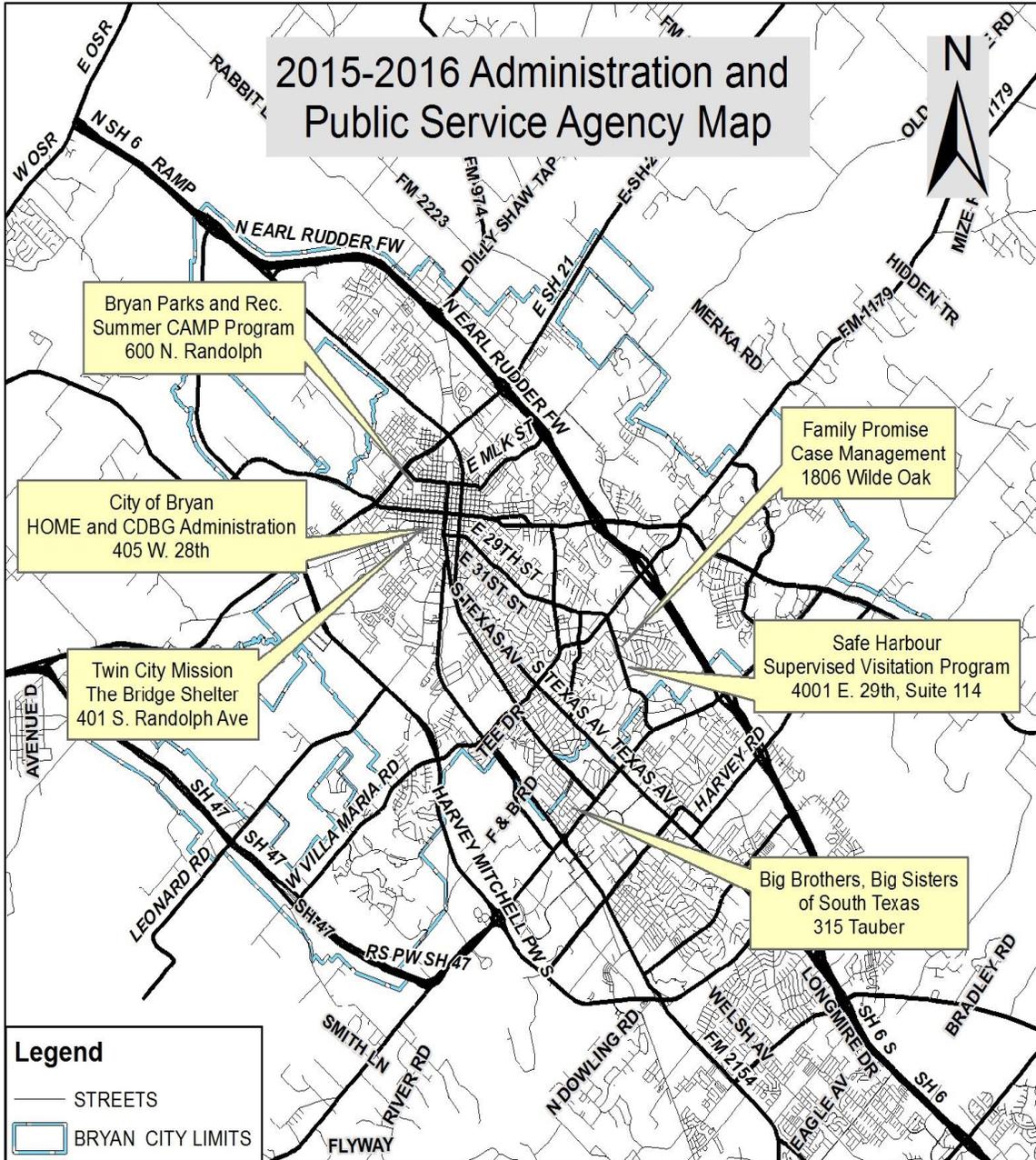
- Objective 1: Improve or expand access to public services for low and moderate income and special needs populations.
- Objective 2: Expand, improve or add public facilities to increase access to services for low and moderate income and special needs populations.

- Objective 3: Assist in the improvement of parks located in low and moderate income areas to increase access to amenities and allow for a safe environment.
- Objective 4: Provide technical assistance and/or funding for the development of infrastructure improvements to improve quality of life in low and moderate income areas, serving at least 51% low and moderate income persons.
- Objective 5: Provide technical and/or funding for economic opportunities for low and moderate income persons.

Following is a 2015-16 Administration and Public Service Agency Map, showing the several agency programs, and locations, recommended in the first year of the CP for CDBG funding. Addressing and reducing poverty requires a comprehensive approach, and these programs, coupled with other local health and human service programs and housing programs, directly address poverty.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

The city's goals to reduce poverty directly link to its Housing Plan. Affordable, accessible, safe and efficient housing is important for household financial stability. Rehabilitation program efforts ensure that low-income households are not financially burdened by costly repairs, high utility bills and health risks associated with substandard housing. Likewise, housing voucher and utility assistance can help low-income households avoid being driven further into poverty, and provides opportunities to strengthen their financial situations and become more self-reliant. Similarly, by providing counseling and down-payment assistance, homebuyer programs help those ready to become homeowners do so, without jeopardizing their financial health.



2015-19 Admin and PSA Map

## **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 City of Bryan maintains policies and procedures for all CDBG and HOME funded program activities. Additionally, Bryan actively encourages Historically Under-utilized Businesses (HUBs) to participate in bid submittals for grant funded projects and actively seeks out minority businesses by affirmatively soliciting HUBs. The City Monitoring Plan consists of three reviews:

### Internal Review of City Programs:

Record keeping and forms used for program implementation constitute legal instruments. The City Attorney, prior to their use, approves contracts. All other forms necessary for program use are developed and approved by CDS staff. Staff is responsible for maintaining accurate and complete files as required by HUD on each program participant. In addition, staff conducts reviews to determine compliance with program requirements. Annual monitoring ensures long term compliance, including but not limited to, ensuring clients have hazard insurance and verifying that homes are owner occupied.

Housing assistance activities are monitored for compliance with the Fair Housing and Equal Opportunities (FHEO) laws. Bryan consistently updates strategies to monitor efforts to affirmatively further Fair Housing. Bryan will seek technical assistance from FHEO staff in the strategy development to use in monitoring sub-recipients. On-site inspections are done at the beginning of each housing project to ensure code compliance.

Bryan shall meet all requirements set forth by OMB and documentation shall conform to HUD 24 CFR parts 84 and 85 as described in 24 CFR Section 570.502, the City accounting practices and applicable Federal OMB and Budget Circulars including the revised OMB Title 2 of the Code of Federal Regulation (C.F.R.) Uniform Administrative Requirements, Cost Principles, and Audit requirements for Federal Awards, which supersede and combines the requirements of eight existing OMB Circulars (A-21, A-50, A-87, A-89, A-102, A-110, A-122 and A-133). An independent audit is conducted annually to ensure that grant funds are used in accordance with program requirements. The City monitors internal benchmarks for goals on a quarterly basis. Additional financial reconciliation is done monthly.

### Sub-recipient Monitoring:

Monitoring provides a basis for assessing a program and identifying concerns. A secondary goal is to obtain data assess achievement. Evaluations summarize monitoring findings and program goals, and measure progress towards goals during program efforts. All sub-recipients are monitored at least once

quarterly on-site and quarterly in-house, with a final onsite (after year end), to ensure compliance before contract close-out. Bryan has responsibility for overall CDBG performance and Consolidated Plan compliance, including sub-recipient performance. Clear record keeping of sub-recipients is essential to grant accountability. Responsibility for maintaining many of the records is assigned to the sub-recipient, including documenting activities with special requirements. Bryan serves as the grantee and contracts with sub-recipient organizations to provide services to low-income citizens. The contract details the services provided and a concise statement of conditions, requirements, and performance criteria. The City Attorney, prior to execution, shall approve the contract.

Review of Other Entities' Compliance with Consolidated Plan (CP) Strategies:

Bryan shall meet all HUD requirements for CP compliance and will review all relevant funding proposals for consistency with CP strategies.

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

The City of Bryan anticipates receiving Community Development Block Grant (CDBG - \$855,054) and HOME Investment Partnerships Program (HOME - \$262,262) grant funding from the U.S. Department of Housing and Urban Development (HUD) on an annual basis through the duration of the 2015-19 Consolidated Plan period. Annual allocations are based on a HUD-established formula. These resources, along with those from other public, private, and nonprofit partners, establish a multi-faceted approach to addressing the goals and objectives identified in this Strategic Plan.

The CDBG program provides communities with resources to address a wide range of unique community development needs by providing decent housing, a suitable living environment, and expanding economic opportunities for low- and moderate-income persons. Activities may include affordable housing services, homeownership assistance, acquisition, public facility/infrastructure improvements, clearance and demolition, public services, economic development assistance and other grant eligible activities.

The HOME program is dedicated solely to development of affordable housing opportunities for low-income households. The City of Bryan anticipates partnering with local non-profit and for-profit entities, to promote affordable housing for low-income persons locally. At least 15% of the grant must be set-aside to fund housing to be owned, developed, or sponsored by experienced, community-driven nonprofit groups designated as Community Housing Development Organizations (CHDOs).

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	855,054	19,000	0	874,054	3,420,216	Expected amount for rest of Con Plan is Year 1 x 4.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	262,262	60,000	0	322,262	1,049,048	Expected amount for rest of Con Plan is Year 1 x 4.

**Table 54 - 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**

Federal funds will leverage additional resources through applicable property donations (city or other entities), non-profit resources such as

sweat equity or funds available for partnerships such as Habitat for Humanity, or other non-profit developers for rehabilitation or construction of affordable housing. Additional leveraging includes the down-payment assistance program leveraging an anticipated \$1.4 annually. Local financial institutions provide permanent financing to homebuyer's receiving down-payment assistance. The City's match requirement for HOME has been waived and there is no match requirements for CDBG. CDBG public service agencies provide private non-profit dollars into funded public service agency programs. The City uses general funds to improve parks, facilities and infrastructure in low/moderate income areas and does partner with the Community Development Services Department, when appropriate to leverage CDBG funds further.

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

The City does not currently have available publically owned property for use of affordable housing, but the City does periodically have property donated that stipulates the property be used for affordable housing.

**Discussion**

The City uses CDBG and HOME funds, and available leveraging dollars annually to address the needs summarized in the Needs assessment portion of the plan. The City will receive \$855,054 (plus anticipated program income of \$19,000) in CDBG and \$262,262 (plus anticipated program income of \$60,000) in the 2015 program year. Prior year's resources anticipated to carry over from the 2014 for CDBG are estimated to be \$550,000 allocated and \$400,000 allocated in HOME funds. Partnerships are ongoing and the City continues to seek out new partnerships to provide additional leveraging and further goals toward community needs. Continued partnerships include non-profit and for-profit housing developers, the local home builders association, local housing committees, public service partnerships, United Way, continue to provide coordination of the City's Bank on Brazos Valley program and the Brazos Valley Coalition for the Homeless.

## 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	Housing Plan Objective 1.1	2015	2019	Affordable Housing	City Wide	Housing Assistance Program/Owner Occupied	CDBG: \$180,000	Homeowner Housing Rehabilitated: 20 Household Housing Unit
2	Housing Plan Objective 1.3	2015	2019	Affordable Housing	City Wide	Housing Assistance Program/Owner Occupied	CDBG: \$394,785 HOME: \$141,637	Homeowner Housing Rehabilitated: 3 Household Housing Unit
3	Housing Objective 1.4	2015	2019	Affordable Housing	City Wide	Housing Assistance Program/Owner Occupied	CDBG: \$0 HOME: \$0	Other: 10 Other
4	Housing Plan Objective 1.5	2015	2019	Affordable Housing	City Wide	Housing Assistance Program/Owner Occupied Housing Assistance/Rental	HOME: \$39,339	Rental units constructed: 1 Household Housing Unit
5	Housing Plan Objective 2.1	2015	2019	Affordable Housing	City Wide	Home Buyers Program	HOME: \$115,000	Direct Financial Assistance to Homebuyers: 10 Households Assisted
6	Housing Objectivte 2.2	2015	2019	Affordable Housing	City Wide	Home Buyers Program	CDBG: \$0 HOME: \$0	Other: 4 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Housing Plan Objective 3.1 & 3.2	2015	2019	Affordable Housing	City Wide	Housing Assistance/Rental	CDBG: \$0 HOME: \$0	Other: 3 Other
8	Housing Objective 1.2	2015	2019	Affordable Housing	City Wide	Housing Assistance/Rental	CDBG: \$0 HOME: \$0	Other: 3 Other
9	Housing Plan Objective 4.1-4.3	2015	2019	Affordable Housing	City Wide	Housing Assistance/Rental Tenant Base Rental Assistance	CDBG: \$0 HOME: \$0	Other: 1 Other
10	Homeless Objective 1.1 & 1.2	2015	2019	Homeless	City Wide	Homeless Services: Housing and Supportive Service Homeless Services Continuum of care	CDBG: \$0 HOME: \$0	Other: 100 Other
11	Homeless Objective 3.1	2015	2019	Homeless	City Wide	Homeless Services: Housing and Supportive Service Homeless Services Continuum of care	CDBG: \$0 HOME: \$0	Other: 2 Other
12	Homeless Objective 2.1 & 2.3	2015	2019	Homeless	City Wide	Homeless Services: Housing and Supportive Service Homeless Services Continuum of care	CDBG: \$0 HOME: \$0	Other: 100 Other
13	Other Special Needs	2015	2019	Non-Homeless Special Needs	City Wide	Housing Assistance Program/Owner Occupied Housing Assistance/Rental Tenant Base Rental Assistance Special Needs Public Services / Disabilities Special Needs Public Services / Elderly	CDBG: \$0 HOME: \$0	Other: 3 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
14	Non Housing Plan Objective 1.1	2015	2019	Non-Housing Community Development	City Wide	Public Service Agency Programs: Low and Moderate Public Agency Programs: Youth and Families Public Service Agency Programs: Health Special Needs Public Services / Disabilities Special Needs Public Services / Elderly	CDBG: \$128,259	Public service activities other than Low/Moderate Income Housing Benefit: 1630 Persons Assisted
15	Non Housing Plan Objective 1.2	2015	2019	Non-Housing Community Development	City Wide	Public Service Agency Programs: Low and Moderate Public Agency Programs: Youth and Families Public Service Agency Programs: Health Special Needs Public Services / Disabilities Special Needs Public Services / Elderly	CDBG: \$0 HOME: \$0	Other: 2 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
16	Non Housing Objective 1.3	2015	2019	Non-Housing Community Development	City Wide	Public Service Agency Programs: Low and Moderate Public Agency Programs: Youth and Families Public Service Agency Programs: Health Special Needs Public Services / Disabilities Special Needs Public Services / Elderly	CDBG: \$0 HOME: \$0	Other: 12 Other
17	Non Housing Plan Objective 2.1	2015	2019	Non-Housing Community Development	City Wide	Homeless Shelter, Housing and Supportive Services Public Facilities/Shelters, Victim Centers, etc.	CDBG: \$0 HOME: \$0	Other: 2 Other
18	Non Housing Plan Objective 2.2	2015	2019	Non-Housing Community Development	City Wide	Homeless Shelter, Housing and Supportive Services Public Facilities/Shelters, Victim Centers, etc.	CDBG: \$0 HOME: \$0	Other: 2 Other
19	Non Housing Plan Objective 3.1 & 3.2	2015	2019	Non-Housing Community Development	City Wide	Parks Improvements	CDBG: \$0 HOME: \$0	Other: 2 Other
20	Non Housing Plan Objective 4.1	2015	2019	Non-Housing Community Development	City Wide	Infrastructure	CDBG: \$0 HOME: \$0	Other: 2 Other
21	Non Housing Plan Objective 4.2	2015	2019	Non-Housing Community Development	City Wide	Infrastructure	CDBG: \$0 HOME: \$0	Other: 2 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
22	Non Housing Plan Objective 5/5.1	2015	2019	Non-Housing Community Development	City Wide	Economic Development/Assistance to Businesses	CDBG: \$0 HOME: \$0	Other: 3 Other
23	Non Housing Plan Objective 5/5.2	2015	2019	Non-Housing Community Development	City Wide	Economic Development/Financial Capacity	CDBG: \$0 HOME: \$0	Other: 2 Other

Table 55 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Housing Plan Objective 1.1
	<b>Goal Description</b>	Improve the supply of safe & affordable residential property by providing a Minor Repair program for homeowner's with urgent repair needs including but not limited to electrical, plumbing, and/or mechanical. Activities may be sweat equity projects (materials only provided) or labor/materials. Education and information provided on housing maintenance and other available resources such as non-profit groups, churches etc.
2	<b>Goal Name</b>	Housing Plan Objective 1.3
	<b>Goal Description</b>	To improve the availability and condition of owner occupied homes provide technical and/or financial support to low and moderate income homeowners to rehabilitate their property to standard condition and provide maintenance education to low and moderate income homeowners.
3	<b>Goal Name</b>	Housing Objective 1.4
	<b>Goal Description</b>	To improve the availability and condition of residential property, encourage code enforcement through technical assistance for maintenance of houses in non-compliance with City ordinances and community appearance standards, and provide methods to remove dilapidated structures.
4	<b>Goal Name</b>	Housing Plan Objective 1.5
	<b>Goal Description</b>	Continue partners with existing Community Housing Development Organizations (CHDO) by providing technical assistance and/or funding to provide for the development of new affordable single family homes for low and moderate income buyers or for new affordable rental units for income eligible renters.
5	<b>Goal Name</b>	Housing Plan Objective 2.1
	<b>Goal Description</b>	Provide opportunities to low and moderate income households to own a home by Providing technical and finance assistance to low and moderate income persons through a Home Buyers Assistance program.

6	<b>Goal Name</b>	Housing Objective 2.2
	<b>Goal Description</b>	Partner with other entities who also work with low and moderate income persons to provide education on purchasing a home such as local mortgage companies, banks, Habitat for Humanity and other entities that assist individuals in purchasing a home.
7	<b>Goal Name</b>	Housing Plan Objective 3.1 & 3.2
	<b>Goal Description</b>	Increase the supply of safe affordable rental property for low and moderate income persons and special needs populations by providing technical assistance to landlords, investors/nonprofit developers, and developers of substandard rental properties to encourage rehab or new construction, with efforts directed toward increasing energy efficiency and reducing energy costs.
8	<b>Goal Name</b>	Housing Objective 1.2
	<b>Goal Description</b>	Improve the supply of safe/affordable residential property by providing technical and/or funding for support of new construction to private/public developers and for profit developers for owner occupied and rental properties.
9	<b>Goal Name</b>	Housing Plan Objective 4.1-4.3
	<b>Goal Description</b>	Provide technical assistance to non-profits that provide rental housing vouchers or utility assistance to low and moderate income persons and special needs populations to encourage increase or maintenance of available rental vouchers or rental assistance, work with existing non-profits to assess market needs and provide fair housing education.
10	<b>Goal Name</b>	Homeless Objective 1.1 & 1.2
	<b>Goal Description</b>	Reduce the number of low income individuals and families, including special needs populations, that become homeless or remain in homeless due to lack of affordable housing, supportive services, job training, and family life skill sets by providing technical assistance to landlords to encourage rehab or new construction, and coordinate with providers that provide rental/mortgage assistance to reduce or eliminate homeless.
11	<b>Goal Name</b>	Homeless Objective 3.1
	<b>Goal Description</b>	Increase funding resources through technical assistance to homeless providers to increase capacity of shelter, permanent housing and supportive services to homeless, including special needs populations and potential homeless.

12	<b>Goal Name</b>	Homeless Objective 2.1 & 2.3
	<b>Goal Description</b>	Invest and partner with homeless providers and other health/social service providers to provide a continuum of care for potentially homeless and homeless by providing access to services.
13	<b>Goal Name</b>	Other Special Needs
	<b>Goal Description</b>	Assist special needs populations, including the elderly, persons with disabilities and persons with alcohol /drug addictions with housing and supportive services by evaluating needs and provided avenues to address needs.
14	<b>Goal Name</b>	Non Housing Plan Objective 1.1
	<b>Goal Description</b>	Improve or expand access to public services for low and moderate income and special needs populations (including but not limited to elderly, youth at risk, families at risk, substance abuse, HIV/Aids, victims of domestic violence, victims of abuse, disabled (mentally, physically and developmental, and homeless).
15	<b>Goal Name</b>	Non Housing Plan Objective 1.2
	<b>Goal Description</b>	Expand and/or improve access to public services by providing technical assistance to potential sub-recipients to provide administrative/financial and programmatic knowledge of federal requirements for public service grant funds.
16	<b>Goal Name</b>	Non Housing Objective 1.3
	<b>Goal Description</b>	Expand and/or increase access to public service agencies by providing technical assistance to service providers in the procurement of funds, outside the city's available funding to increase access of services.
17	<b>Goal Name</b>	Non Housing Plan Objective 2.1
	<b>Goal Description</b>	Expand, improve or add public facilities to increase access to services for low and moderate income and special needs populations by providing annual application process for eligible non-profit agencies to apply for rehabilitation, acquisition or new construction.
18	<b>Goal Name</b>	Non Housing Plan Objective 2.2
	<b>Goal Description</b>	Provide technical assistance to nonprofits seeking outside funding to increase access to services for low and moderate income and special needs populations through rehabilitation or new construction of a public facility.

19	<b>Goal Name</b>	Non Housing Plan Objective 3.1 & 3.2
	<b>Goal Description</b>	Increase access to public parks through parks improvements by providing technical assistance to city departments or other eligible entities seeking outside funding to increase access to services for low and moderate income and special needs populations in parks or recreational areas.
20	<b>Goal Name</b>	Non Housing Plan Objective 4.1
	<b>Goal Description</b>	Provide technical assistance and/or funding for the development of infrastructure improvements (sidewalks, street/water/sewer improvements) to improve quality of life in low and moderate income areas, serving at least 51% low and moderate income persons.
21	<b>Goal Name</b>	Non Housing Plan Objective 4.2
	<b>Goal Description</b>	Increase infrastructure improvements in designated low/moderate income service boundary areas by providing technical assistance and/or funding for improvements of infrastructure, depending on an annual application process and availability of funding.
22	<b>Goal Name</b>	Non Housing Plan Objective 5/5.1
	<b>Goal Description</b>	Provide technical assistance and/or funding for economic development opportunities for low and moderate income persons by assisting persons with the development or increased capacity of small businesses which provide jobs for low and moderate income persons or eliminate slum/blight.
23	<b>Goal Name</b>	Non Housing Plan Objective 5/5.2
	<b>Goal Description</b>	Provide technical assistance to nonprofit and for profit providers who assist in job seeking and training, education to improve job skills and financial life skills by workshops, meetings and fairs at least two annually. Outcome /objective codes: economic opportunity: sustainability

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

During the PY2015-16, the City of Bryan will administer approximately \$1,196,316 in federal grant funds and anticipated program income.

The \$844,054 CDBG grant funding, coupled with approximately \$19,000 of program income, will be allocated for a variety of local health and human service program activities promoting a suitable living environment, and enhancing availability/accessibility of services.

Those activities include: a recreation summer camp program for children; a mentoring program for local youth; a case management program supporting recently housed homeless clients; a case manager and client assistance program for homeless populations; and a supervised visitation program for court-ordered visitations between children and non-custodial parents. In addition, some of the CDBG funding allocation and program income will be used to promote decent and affordable housing, including: major rehabilitation/reconstruction; new affordable housing construction; minor repair; and down-payment assistance.

The HOME grant funds, totaling \$262,262, plus another \$60,000 of projected program income, will also be allocated to several housing assistance activities promoting decent and affordable housing. Those activities include: major rehabilitation/reconstruction; new affordable housing construction; minor repair; and down-payment assistance. CHDOs will participate in the promotion of decent and affordable housing locally.

#### Projects

#	Project Name
1	Home Owner Housing Assistance
2	Administration CDBG
3	Bryan Parks & Recreation Summer Camp
4	Big Brothers Big Sisters Program
5	Family Promise
6	Twin City Mission The Bridge
7	Unity Partners, Safe Harbour
8	Home Owner Housing Assistance -HOME
9	Down Payment Assistance/Acquisition
10	Community Housing Development Organization
11	HOME Administration

Table 56 – Project Information

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

Allocation priorities were established by extensive consultation and public input during public hearings, workshops, in-person consultations, provider workshops, advisory committee meetings and by review of survey and public comment input. Obstacles to meeting underserved needs primarily include: funding, provider capacity, developer involvement, available and affordable property, and other local obstacles.

**AP-38 Project Summary**  
**Project Summary Information**

<b>1</b>	<b>Project Name</b>	Home Owner Housing Assistance
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Homeless Objective 1.1 & 1.2 Homeless Objective 2.1 & 2.3 Homeless Objective 3.1 Other Special Needs Housing Plan Objective 1.1 Housing Objective 1.2 Housing Plan Objective 1.3 Housing Objective 1.4 Housing Plan Objective 1.5 Housing Plan Objective 2.1 Housing Objective 2.2 Housing Plan Objective 3.1 & 3.2 Housing Plan Objective 4.1-4.3
	<b>Needs Addressed</b>	Housing Assistance Program/Owner Occupied
	<b>Funding</b>	CDBG: \$574,785
	<b>Description</b>	Provide funding and/or technical assistance to improve and increase affordable housing stock for very low, low and moderate income households and special needs populations. Provide direct programs including major rehabilitation/reconstruction 2 annually, minor repairs 20 annually(health/safety concerns and handicap accessibility), volunteer clearance/demolition 3 over 5 year period, Homebuyer's Assistance, and Housing Development. Provide technical assistance to for profit and private developers to improve/increase affordable housing. Objectives 1-4 of the 5 year housing plan.
	<b>Target Date</b>	9/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Twenty four households for very low, low and moderate income households/families will benefit from these proposed activities, including 15 of these being households for elderly and disabled.
	<b>Location Description</b>	Citywide.

	<b>Planned Activities</b>	Activities will provide up to 24 families housing assistance in the form of infrastructure, new development, rehabilitation/replacement, handicap accessibility, minor repair, down payment assistance, acquisition, demolition, staff and other related costs necessary to carry out CDBG Program activities for housing activities.
<b>2</b>	<b>Project Name</b>	Administration CDBG
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Homeless Objective 1.1 & 1.2 Homeless Objective 2.1 & 2.3 Other Special Needs Housing Plan Objective 1.1 Housing Plan Objective 1.3 Housing Plan Objective 2.1 Housing Plan Objective 4.1-4.3 Non Housing Plan Objective 1.1 Non Housing Plan Objective 1.2 Non Housing Objective 1.3 Non Housing Plan Objective 2.2
	<b>Needs Addressed</b>	Housing Assistance Program/Owner Occupied Homeless Shelter, Housing and Supportive Services Public Service Agency Programs: Low and Moderate Public Agency Programs: Youth and Families Public Service Agency Programs: Health Special Needs Public Services / Disabilities Special Needs Public Services / Elderly Homeless Services: Housing and Supportive Service
	<b>Funding</b>	CDBG: \$171,010
	<b>Description</b>	Administrative expenses related to administration of CDBG and HOME programs. These include, but are not limited to, housing programs, public service agency programs, public facility project management, neighborhood preservation, and economic development. Total funds administered by CDS during 2015-16 are estimated to be \$1,196,316.00. Provide technical or financial support for code enforcement activities to encourage maintenance of structures in compliance with city ordinances and community appearance standards, and removal of dilapidated structures.
	<b>Target Date</b>	9/30/2016

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>3</b>	<b>Project Name</b>	Bryan Parks & Recreation Summer Camp
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Non Housing Plan Objective 1.1 Non Housing Plan Objective 1.2 Non Housing Objective 1.3
	<b>Needs Addressed</b>	Public Agency Programs: Youth and Families
	<b>Funding</b>	CDBG: \$37,540
	<b>Description</b>	Expand, improve and/or add public services when needed for very low, low & moderate income, including special needs populations. Provide technical assistance to service providers in the procurement of funds, consider funding up to 12 programs annually through joint process with College Station, and provide technical assistance and monitoring for programmatic, financial and administrative requirements. Funded amount includes city staff program delivery.
	<b>Target Date</b>	9/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Summer Camp program will serve approximately 650 unduplicated very low, low and moderate income youth.
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	Eligible operating expenses including partial salaries and benefits, supplies, equipment, transportation and field trips for the Summer Camp program. Offered in 5 Bryan low and moderate-income neighborhood parks, provides educational, social, and recreational activities to approximately 650 unduplicated youth. CDBG represents approximately 35% of this activity's funding.
<b>4</b>	<b>Project Name</b>	Big Brothers Big Sisters Program
	<b>Target Area</b>	City Wide

	<b>Goals Supported</b>	Non Housing Plan Objective 1.1 Non Housing Plan Objective 1.2 Non Housing Objective 1.3
	<b>Needs Addressed</b>	Public Agency Programs: Youth and Families
	<b>Funding</b>	CDBG: \$17,540
	<b>Description</b>	Expand, improve or add public service agency programs when and where needed for very low, low and moderate income individuals and special needs populations. Provide technical assistance for procurement, consider funding up to 12 agencies annually, provide technical assistance and monitoring for programmatic, financial and administrative requirements. Funded amount includes city staff program delivery.
	<b>Target Date</b>	9/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 69 unduplicated low and moderate income youth will benefit from the proposed activity.
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	Funding for the Big Brother Big Sister program provides for eligible expenses, including but not limited to salary/benefits of staff, for a Mentoring Program matching at-risk youth with volunteer mentors to build relationships and help teach positive decision making skills. Program will serve an estimated 69 unduplicated clients. CDBG represents approximately 20% of activity's funding.
<b>5</b>	<b>Project Name</b>	Family Promise
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Non Housing Plan Objective 1.1 Non Housing Plan Objective 1.2 Non Housing Objective 1.3
	<b>Needs Addressed</b>	Public Agency Programs: Youth and Families
	<b>Funding</b>	CDBG: \$22,540

	<b>Description</b>	Improve or expand access to public services for low and moderate income and special needs populations (including but not limited to elderly, youth at risk, families at risk, substance abuse, HIV/Aids, victims of domestic violence, victims of abuse, disabled (mentally, physically and developmental, and homeless) addresses Objective1 of the Non Housing Plan. Funded amount includes city staff program delivery.
	<b>Target Date</b>	9/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 95 unduplicated clients will be served by this program.
	<b>Location Description</b>	
	<b>Planned Activities</b>	The activity Family Promise Case Management program will provide for case management and extended case management for two years after housing placement for families with children who are homeless. Funds provide for a contract labor position for the case management services. The program will serve an estimated 95 unduplicated clients. CDBG represents 100% of the program's funding. Program delivery expenditures for staff oversight will be provided for the activity above the contract amount \$20,000.
6	<b>Project Name</b>	Twin City Mission The Bridge
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Non Housing Plan Objective 1.1 Non Housing Plan Objective 1.2 Non Housing Objective 1.3
	<b>Needs Addressed</b>	Public Service Agency Programs: Low and Moderate Homeless Services: Housing and Supportive Service Homeless Services Continuum of care
	<b>Funding</b>	CDBG: \$18,097
	<b>Description</b>	Improve or expand access to public services for low and moderate income and special needs populations (including but not limited to elderly, youth at risk, families at risk, substance abuse, HIV/Aids, victims of domestic violence, victims of abuse, disabled (mentally, physically and developmental, and homeless). Addresses Objective 1 of the Non Housing Plan. Funded amount includes city staff program delivery.
	<b>Target Date</b>	9/30/2016

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The activity Twin City Mission the Bridge Case Management/Client Assistance program will served estimated 500 unduplicated homeless clients including but not limited to special needs populations such as the chronically homeless, persons with disabilities, elderly, substance abuse).
	<b>Location Description</b>	
	<b>Planned Activities</b>	The activity for Twin City Mission the Bridge Case Management/Client Assistance program provides for supportive services for the Twin City Mission's homeless clients. The Mission provides emergency shelter and supportive services for adult individuals and families, including special needs populations. The funded program will provide case management services to assist with identification, prescriptions, clothing, education, self sufficiency and related life skills. Funds will be for eligible operating expenses for the Case Manager position salary/benefits. Contract amount \$15,556.70 and additional funds allocated for program delivery of staff oversight of the program.
<b>7</b>	<b>Project Name</b>	Unity Partners, Safe Harbour
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Non Housing Plan Objective 1.1 Non Housing Plan Objective 1.2 Non Housing Objective 1.3
	<b>Needs Addressed</b>	Public Agency Programs: Youth and Families
	<b>Funding</b>	CDBG: \$32,542
	<b>Description</b>	Improve or expand access to public services for low and moderate income and special needs populations (including but not limited to elderly, youth at risk, families at risk, substance abuse, HIV/Aids, victims of domestic violence, victims of abuse, disabled (mentally, physically and developmental, and homeless). Funded amount includes city staff program delivery.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The funded project will serve an estimated 385 unduplicated very low, low and moderate income persons, including youth and families.
	<b>Location Description</b>	

	<b>Planned Activities</b>	Unity Partner dba/Project Unity's Safe Harbour program will provide supervised court ordered visitation between non-custodial parents and children in a safe environment. Additional services include parenting education, support groups, and case management. Eligible operating expenditures include personnel, and security costs for the contract (\$30,000.00). Additional funds are allocated for staff program delivery for the oversight of the program.
<b>8</b>	<b>Project Name</b>	Home Owner Housing Assistance -HOME
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Homeless Objective 1.1 & 1.2 Homeless Objective 2.1 & 2.3 Homeless Objective 3.1 Other Special Needs Housing Plan Objective 1.1 Housing Objective 1.2 Housing Plan Objective 1.3 Housing Objective 1.4 Housing Plan Objective 1.5 Housing Plan Objective 2.1 Housing Objectivte 2.2 Housing Plan Objective 3.1 & 3.2 Housing Plan Objective 4.1-4.3
	<b>Needs Addressed</b>	Housing Assistance Program/Owner Occupied Housing Assistance/Rental
	<b>Funding</b>	HOME: \$141,696
	<b>Description</b>	Home Owner Housing Assistance provides for the housing efforts including funding and/or technical assistance to owners, and private developers to maintain or increase housing stock. This project addresses Objective 1 of the Affordable Housing Plan of Bryan's 2015-19 CP with 1 family targeted citywide for major housing rehabilitation/reconstruction. Funding will include program delivery expenditures of staff for oversight of the housing activities. The City anticipates \$60,000 in program income for the HOME Program.
	<b>Target Date</b>	9/30/2016

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The activity will provide for a minimum of one funded major rehabilitation/reconstruction project for very low, low and moderate income household.
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	The planned activities will provide for funding and technical assistance to provide for major rehabilitation/reconstruction of dilapidated homes for eligible owner occupied households. Activities will include the application process, including but not limited to qualifications, terms of contracts, maintenance of the home and oversight of the project from pre-construction to post construction.
9	<b>Project Name</b>	Down Payment Assistance/Acquisition
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Homeless Objective 1.1 & 1.2 Homeless Objective 2.1 & 2.3 Homeless Objective 3.1 Other Special Needs Housing Plan Objective 1.1 Housing Objective 1.2 Housing Plan Objective 1.3 Housing Objective 1.4 Housing Plan Objective 1.5 Housing Plan Objective 2.1 Housing Objective 2.2 Housing Plan Objective 3.1 & 3.2 Housing Plan Objective 4.1-4.3
	<b>Needs Addressed</b>	Home Buyers Program
	<b>Funding</b>	HOME: \$115,000
	<b>Description</b>	Down Payment assistance will be provided by assisting households to determine eligibilty of the program including the application and counseling regarding purchasing of a home. Ten households are projected to recieve down payment assistance and the program provides for program delivery of staff oversight of each activity.
	<b>Target Date</b>	9/30/2016

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 10 households will be provided down-payment assistance including 2 at or below 60% AMI and 6 at or below 80% AMI.
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	Home Buyer's counseling and down-payment assistance to eligible and qualified households.
<b>10</b>	<b>Project Name</b>	Community Housing Development Organization
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Homeless Objective 1.1 & 1.2 Homeless Objective 2.1 & 2.3 Homeless Objective 3.1 Other Special Needs Housing Plan Objective 1.1 Housing Objective 1.2 Housing Plan Objective 1.3 Housing Objective 1.4 Housing Plan Objective 1.5 Housing Plan Objective 2.1 Housing Objective 2.2 Housing Plan Objective 3.1 & 3.2 Housing Plan Objective 4.1-4.3
	<b>Needs Addressed</b>	Housing Assistance Program/Owner Occupied Housing Assistance/Rental
	<b>Funding</b>	HOME: \$39,340
	<b>Description</b>	Provide a minimum of 15% to eligible CHDO's through a request for proposal process to increase and/or maintain affordable housing for purchase or for rent.
	<b>Target Date</b>	9/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	One eligible household will be assisted through the activity including an AMI of 50% or below.
	<b>Location Description</b>	

	<b>Planned Activities</b>	CHDO activities will be provided funding through a request for proposal project no less than every two years. Current CHDO's will be monitored for oversight of programmatic and administrative requirements.
<b>11</b>	<b>Project Name</b>	HOME Administration
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Homeless Objective 2.1 & 2.3 Homeless Objective 3.1 Housing Plan Objective 1.3 Housing Plan Objective 1.5 Housing Plan Objective 2.1 Housing Objective 2.2 Housing Plan Objective 3.1 & 3.2
	<b>Needs Addressed</b>	Housing Assistance Program/Owner Occupied Home Buyers Program
	<b>Funding</b>	HOME: \$26,226
	<b>Description</b>	Administrative expenditures related to the oversight of HOME funded projects including, but not limited to, major rehabilitation/reconstruction, acquisition, down payment assistance and housing development.
	<b>Target Date</b>	9/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	The HOME administrative activity will be used to provide for administrative expenditures to provide oversight to the HOME program. Expenditures would include eligible administrative costs.

## **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**

CDBG and HOME funds are not allocated based on geographic areas. Funds are distributed throughout the community based on need. Because low income, elderly, disabled, and special needs homeowners and renters reside throughout the city, housing assistance is available citywide. Homeless persons and those facing potential homelessness also reside throughout the city making the need for shelter and housing a citywide activity. Services provided for the homeless population are located city-wide to provide maximum accessibility.

In an effort to promote livability, public services, public facilities and housing projects are generally located so as to be accessible by various modes of transportation (walking, biking, driving) and are typically on or near public bus routes provided by the local transit authority (the District) as well as Texas A&M University's off-campus bus service. Major employment assistance providers like Blinn College and the Workforce Commission are located on both, the District's and Texas A&M University's off-campus bus routes.

Assistance for special needs populations (elderly people, disabled persons, persons with drug/alcohol addictions, persons with AIDS/HIV) is provided citywide, as these populations exist throughout the city. Public services (such as Phoebe's Home, the Food Bank, and Elder-Aid) are also not limited geographically. These services are expected to be readily available and accessible to targeted audiences.

Public facilities and infrastructure improvements, such as park improvements, will be considered in areas of the city where 51% or more of the population meets low and moderate-income guidelines or where an organization's clients are at least 51% low to moderate income as defined by HUD. CDS staff serves on Bryan's First Rehab Committee to ensure that priority is assigned to livability issues when CIP projects are being considered.

Economic development activities are provided citywide (unless designated a spot slum/blighted location), recognizing that low-income individuals live throughout the city and that business location is often critical to its potential success

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
City Wide	100

**Table 57 - Geographic Distribution**

## **Rationale for the priorities for allocating investments geographically**

Allocations for priority needs are not made on a geographical basis. See discussion above.

### **Discussion**

Because housing, as well as health and human needs are found throughout the community, allocation of program funds are available citywide. As noted above, low-income, elderly, disabled, and special needs homeowners and renters reside throughout the city, therefore housing assistance is available citywide. Likewise, homeless persons and those facing potential homelessness also reside throughout the city making the need for shelter and housing a citywide activity and services provided for the homeless populations are located city-wide to provide maximum accessibility.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

In the 2015-16 Program Year, the City of Bryan will provide rehabilitation/reconstruction assistance to 3 homeowners through the Home Owner Housing Assistance Program and minor repair assistance to another 20 low-income owner-occupied dwellings. It is expected that 15 of these 23 homeowners will be elderly and/or disabled. The City also anticipates that one of its CHDOs will construct 1 new affordable single-family home.

It's anticipated that 10 lower-income, eligible applicants will purchase homes using the City of Bryan's Down-Payment Assistant Program. An additional 1 property will be acquired using CDBG funding, for future affordable housing.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	20
Special-Needs	15
Total	35

**Table 58 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	1
Rehab of Existing Units	23
Acquisition of Existing Units	11
Total	35

**Table 59 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

The above noted affordable housing activities are targeted toward low-income home owners and/or home buyers. While the City does not directly provide housing assistance to homeless populations, the local homeless shelter and services provider, Twin City Mission, will receive public service agency funding from the City in the 2015-16 Program Year.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

While no CDBG or HOME funds will be allocated to the local public housing authority, the Bryan Housing Authority (BHA), plans continued improvements to its 300 duplex and townhome style subsidized rental units. A variety of support services are made available to the residents to promote a healthy affordable living environment for all tenants, young and old. The Brazos Valley Community Action Agency will also make approximately 1,600 Housing Choice Vouchers available throughout the Bryan-College Station community and, likewise, provide various support programs for person applying for and utilizing rental assistance vouchers.

### **Actions planned during the next year to address the needs to public housing**

The BHA was awarded a ROSS-Service Coordinator Grant for \$240,000 which will provide BHA residents improved units and services. BHA continues to commit funds toward renovations of units and plans additional future renovations, to include additional insulation of outer wall to enhance energy efficiency and other typical upgrades (appliances, fixtures, flooring, painting, etc.). Landscaping, fencing and exterior lighting improvements are also planned. The City will continue to provide technical assistance to BHA and meet onsite at least once annually.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

BHA also continues to provide a variety of services to residents, to include: homeownership training, parenting Skills, dropout prevention, domestic violence and substance abuse prevention, health fairs and healthcare assistance, pregnancy outreach, budgeting, GED and higher education assistance, youth leadership development and computer classes. BHA is also initiating character building sessions during the summer for neighborhood youth, and fitness program for adults. BHA is currently working to initiate a neighbor association.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**      Not applicable.

### **Discussion**

Upon request, the City of Bryan reviews BHA grant applications and provides the required Certification of Consistency for the U.S. Dept. of HUD. The BHA is an important partner in the delivery of affordable housing and related support services. BHA rental units and other program assistance provide the support and encouragement needed by residents wanting to achieve self-sufficiency. With BHA support and assistance from other programs and agencies, BHA tenants have the opportunity to achieve increased self-sufficiency for themselves and their families.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

In support of homeless and special needs activities, the City supports Twin City Mission and Project Unity on applications for ESG and HOPWA funds to meet homeless needs, and is also a member of the Brazos Valley coalition for the Homeless (BVCH). BVCH will conduct regular homeless surveys to gather information on needs with which to do regular gaps analysis updates.

### **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 will coordinate with BVCH in service delivery to ensure needs are addressed. Agencies will include: Bryan Public Housing Authority, B/CS United Way, The Brazos Valley Community Action Agency, Project Unity, BCS Habitat for Humanity, Bryan Housing Authority, Twin City Mission, Elder-Aid, EMBRACE, Genesis Corner, Emanuel Baptist Church, Family Promise, the Brazos Valley Council of Governments, Mental Health Mental Retardation Authority of Brazos Valley, the Salvation Army, and the Texas Department of Housing and Community Affairs

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Actions taken in the 2015-16 Program Year to address emergency shelter and transitional housing needs locally include:

Services to Homeless and Special Needs Populations: The City will allocate \$15,556.70 (contract plus anticipated \$2,540.30 in program delivery for city staff) of CDBG funds to Twin City Mission's Bridge Program, providing case management and client supportive services to its homeless clients. An estimated 500 clients will be served.

Point in Time Homeless Count: The City will participate in BVCH's Point-In-Time Homeless population and subpopulation counts.

Address Chronic Homelessness: The City and BVCH will support homeless providers in efforts to provide additional beds for the chronically homeless.

**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**

Actions taken in the 2015-16 Program Year to help persons transition to permanent housing include:

I&R for Services: The City will support, case management, and public service referrals provided to clients in PH and will support homeless providers doing likewise for non-sheltered and sheltered persons.

Ensure Quality Case Management: The City will partner with the BVCH to ensure case management services and support is adequate to help clients avoid homelessness and obtain shelter/housing.

Employment and Job Skills: The City and BVAH will coordinate with the Workforce Board to address employment needs of homeless.

**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**

Actions taken in the 2015-16 Program Year to help individuals and families avoid homelessness include:

Increase Permanent Housing Options: The City will assist agencies in applying for additional funding to maintain or develop existing or new affordable housing. The City will review BHA applications and reports and provide Certificates of Consistency as requested.

Eliminate Obstacles: The City will continue assisting local providers in identifying and addressing obstacles in local assistance delivery systems and programs.

Evaluate Programs: The City will assist agencies in evaluating temporary housing and contact agencies working with homeless providers to focus on maintaining successful practices.

Assist Families with Children: The City, in partnership with the BVCH, will promote housing opportunities to homeless families with children.

Ensure Quality Case Management: The City will partner with the BVCH to ensure case management services and support is adequate to help clients avoid homelessness and obtain shelter/housing.

## **Discussion**

The City's collaboration with the BVCH member agencies ensures a comprehensive approach to identifying and meeting CoC needs locally. Many of the health and human service providers locally provide assistance directly addressing homelessness, or other services and support addressing the ancillary issues and needs of homeless individuals and families. Collectively, homeless clients have the means to receive shelter and services, and to be counseled as they plan their transition from homelessness to permanent affordable housing and increased self-reliance.

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

The City of Bryan has reviewed its own policies and procedures for potential barriers to the development, maintenance, or improvement of affordable housing locally. The purpose of development regulations is to protect the health, safety, and welfare of the public. While promoting affordable housing, a balance must be established between societal and environmental goals and housing affordability. ***In analyzing the effects of local public policy as potential barriers to affordable housing in Bryan, no significant barriers are found to exist.*** No local or other barriers to affordable housing were identified in the City of Bryan during the program year.

Strong efforts continue locally to encourage development and preservation of affordable housing. Affordable undeveloped property, along with rising construction material and labor costs, are the main hindrance to development of affordable housing locally. Additionally, clouded or fragmented title to property often renders otherwise potential affordable housing developments infeasible. City of Bryan Community Development staff work regularly with property owners, taxing entities, for- and not-for profit developers (i.e. Habitat and CHDOs) and internal city departments on strategies to facilitate and expedite new affordable housing locally.

### **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**

In Bryan, construction of new housing or renovation of existing housing is inexpensive in terms of development and inspection fees, meaning that costs do not inhibit development of affordable units. Development standards facilitate the development of both market and affordable residential units. The city will regularly analyze its development standards to identify any potential barriers to the production or maintenance of affordable housing. The city avoids duplication between local jurisdictions and ordinances are enforced solely by the City of Bryan. This eliminates redundant, time-consuming steps that add unnecessarily to costs. Additionally, zoning allows for minimally sized lots which accommodate development of affordable housing.

Building fees are kept as reasonable as possible. Those collected are generally less than those recommended by national advisory boards. As an example, the model codes recommend a plan review fee AND a permit fee, but the City has chosen NOT to collect plan review fees or building impact fees. The City continues to assess fees and processes to ensure affordable housing is not hindered and allows flexibility in zoning and building requirements when appropriate. Bryan uses a single fee based on square footage. Building, plumbing, mechanical, and electrical permit cost are added together for a new home. In Bryan, the valuation is simply \$66 per square foot with one permit cost. Further, permit fees for City-sponsored affordable housing development are waived for participating non-profit developers,

and outstanding city liens are also waived for nonprofit developers acquiring property which has outstanding liens for code enforcement actions such as mowing and demolition. Local development expenses are minimal in terms of housing construction and renovation costs. Goals will include collaborative efforts with private and public entities so that resources can be leveraged and benefits maximized.

Affordable rental units, to include HTC (Housing Tax Credit) projects and privately owned properties, have been supported by the city over the last several years to promote the development of affordable rental units. When appropriate, the city will continue to review and support proposed private and public affordable rental developments. Special needs housing is also a need as local housing providers have reduced funding. The BVCH (Brazos Valley Coalition for the Homeless) is applying for all available HUD Continuum of Care funds and MHMR of the Brazos Valley is also seeking new sources of funds. Local organizations and churches have also established programs to assist these needs.

In spite of funding challenges, assistance for the elderly, disabled, HIV clients, and homeless continue. The City maintains partnerships with other inter-local agencies and interested citizens to encourage the development of accessible, special-needs housing. The city also continues to provide funding and technical assistance to its CHDOs to build additional local capacity for development of affordable and special needs housing. In terms of other supportive assistance, the Brazos Valley Council of Governments' (BVCOG) Housing Choice Voucher Program (HCVP) continues to administer the Family Self-Sufficiency (FSS) program. Depending on funding, HCVP will provide rental and utility assistance to approximately 1,600 families in Bryan. The Bryan Housing Authority manages 300 affordable duplex and townhome style units at five locations in Bryan.

The City established an inter-department group - Bryan's first Rehabilitation Committee - that identifies obstacles and explores ways to enhance local development, including infill housing, infrastructure, demolition, and other affordable housing initiatives.

### **Discussion:**

Locally, a demand for higher cost housing is seen. This may divert resources from affordable single-family development and reduce opportunities for lower-income buyers. To address this, technical assistance and home buyer counseling is being provided by the cities and local agencies. The Bryan and College Station Community Development Offices, Brazos Valley Affordable Housing Corporation, Habitat for Humanity, Brazos Valley Community Action Agency, and the city's CHDOs coordinate to streamline and promote programs assisting lower-income renters, homebuyers, and owners. Staff continues to encourage new and creative ways to ameliorate barriers to affordable housing.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The City of Bryan has partnered with multiple public and private organizations to enhance the effectiveness of programs and activities that deliver housing and social service assistance. A comprehensive network of planning entities and providers has ensured that needed and attainable goals are established, and that partnering agency capabilities and resources are leveraged in meeting goals. Duplication of services is avoided by the City's lead on certain assessment and planning efforts. Examples include the City's participation in the Joint Relief Funding Review Committee, which serves both the cities of Bryan and College Station. Likewise, the City's participation in the Community Partnership Board – representing approximately 80 agencies, the Brazos Valley Coalition for the Homeless, and United Way, all demonstrate the high level of coordination within the local housing and social service community.

### **Actions planned to address obstacles to meeting underserved needs**

As identified in the 2015-19 Consolidated Plan, an ongoing obstacle to meeting local housing and non-housing needs is lack of adequate funding. Accordingly, the City, and its many public and private partnering organizations, developed and maintain collaborative associations to ensure effective delivery of service. The Community Partnership Board, representing over 80 local service providers meets regularly to ensure cross-agency communication and to eliminate duplication in services. Likewise, the Brazos Valley Coalition for the Homeless brings together CoC providers in an effort to leverage funding and program capacity. The City has also, over the years, created a portfolio of loans from past program activities, that is now producing program income that is allowing additional housing program accomplishments each year.

### **Actions planned to foster and maintain affordable housing**

The City continues a commitment of preserving, maintaining, and increasing its affordable housing stock. This is enhanced through Bryan's designation and "Entitlement City" and a "Participating Jurisdiction" thereby eligible to receive \$855,054 in CDBG funds and \$262,262 in HOME funds in 2015-16. HOME funds specifically target housing activities for low-income persons and families.

CDBG and HOME funds will be used to address needs identified in the 2015-19 Consolidated Plan through some or all of the following activities:

- Home Owner Housing Assistance - rehabilitation of substandard low-income owner-occupied homes including minor assistance.
- Home Buyers Program – includes counseling, closing cost, down payment, and technical assistance to homebuyers.
- Public Facility Improvements - in low to moderate-income areas, including infrastructure improvements or repairs to streets, sidewalks, fire safety, and/or park equipment.

- Infrastructure and Technical Assistance - to the development of mixed income subdivisions located in a low to moderate-income neighborhoods.
- Community Housing Development Organization (CHDO) - funds for qualified organizations to undertake affordable housing activities.
- Technical Assistance - to assist private investors for rental rehabilitation or new construction.
- Volunteer Demolition – to facilitate the removal of dangerous and/or dilapidated structures and,
- Acquisition – to facilitate the development of additional affordable housing and/or economic redevelopment.

2015-16 Program Year funds are allocated for down payment assistance, major and minor repair assistance, housing development and other affordable housing and related activities, including program delivery costs when applicable, with low to moderate income families targeted. Approximately \$79,000 of program income is also anticipated (\$19,000 from CDBG and \$60,000 from HOME). It is expected that the above mentioned funds will leverage approximately \$1,200,000 in other funds.

The City will also continue to develop relationships with non-profit housing and service providers to improve the quality and quantity of affordable housing stock locally and to retain where feasible housing affordable to low-income families including the following local non-profit housing partners:

- BCS Habitat for Humanity – BCS Habitat serves families in Bryan and College Station who earn up to 60% of the median income and are in need of quality affordable housing.
- Twin City Mission, Genesis Corner, Emanuel Baptist Church and Family Promise – permanent, transitional, and temporary housing stock for the homeless.
- Brazos Valley Council of Governments – Housing Choice Voucher Program for rental housing. Funding will allow an estimated 1,600 households to receive housing voucher assistance in the upcoming program year.
- Brazos Valley Community Action Agency – housing development, weatherization, and energy assistance programs.
- Elder-Aid – housing repairs and elderly rental housing development as a City of Bryan CHDO.
- EMBRACE and No Limits – Both City of Bryan CHDOs developing homeownership and rental housing.
- Bryan Housing Authority - managing 300 units of low-income rental housing.

Efforts will continue to be made to identify additional providers such as CHDO's, housing tax credit developers, other non-profit and for-profit developers developing affordable housing, and to develop common resources.

### **Actions planned to reduce lead-based paint hazards**

Bryan has emphasized lead-based paint (LBP) counseling and awareness in all its programs. All Down Payment and Closing Cost assistance for pre-1978 properties in the first time homebuyer program requires LBP counseling as well as testing and remediation. The City also maintains a continued focus on

the hazards of lead-based paint and the need for lead-based paint testing of potential rehabilitation projects. Additionally, the City has continued to work with public service agencies caring for or providing services to children to reduce lead-based hazards in the community. The city's Community Development Services Department has staff members with years of experience and training related to the identification, planning, and remediation of lead-based paint hazards. Housing program activities have policies and procedures in place to, not only remediate lead-based paint hazards in existing structures, but to also promote and facilitate the development of new, affordable and safe housing units that will benefit the lower-income community for decades to follow.

The following strategies related to City of Bryan Community Development programs and projects are ongoing:

- Provide public information and education regarding lead-based paint.
- Integrate lead hazard evaluation and reduction activities into all housing activities.
- Provide training and certification opportunities for Community Development staff to manage lead-based paint impacted projects

### **Actions planned to reduce the number of poverty-level families**

In the 2015-16 Program Year, the City continues to provide an antipoverty strategy that previous consolidated plans promoted. That strategy has the following components:

- Expand the inventory of safe, decent, affordable dwellings available to low-income residents.
- Fund public service activities that enhance quality of life and encourage self-sufficiency for low-income residents.
- Create jobs for low-income residents by providing technical assistance to businesses creating jobs that target low-income persons, with an emphasis on living wage jobs.
- Fund activities allowing children to develop their maximum potential and leave the poverty environment.

As part of the 2015-16 Consolidated Action Plan, Bryan will fund the following activities to address these goals:

The \$855,054 CDBG grant funding, coupled with approximately \$19,000 of program income, will be allocated for a variety of local health and human service program activities promoting a suitable living environment, and enhancing availability/accessibility of services.

Those activities include: a recreation summer camp program for children; a mentoring program for local youth; a case management program supporting recently housed homeless clients; a case manager and client assistance program for homeless populations; and a supervised visitation program for court-

ordered visitations between children and non-custodial parents (all funded agency programs include staff program delivery). In addition, some of the CDBG funding allocation and program income will be used to promote decent and affordable housing, including: major rehabilitation/reconstruction; new affordable housing construction; minor repair; and down-payment assistance, volunteer demolition, acquisition, and staff program delivery.

The HOME grant funds, totaling \$262,262, plus another \$60,000 of projected program income, will also be allocated to several housing assistance activities promoting decent and affordable housing. Those activities include: major rehabilitation/reconstruction; new affordable housing construction; and down-payment assistance. CHDOs will participate in the promotion of decent and affordable housing locally.

The City will also support local agency efforts to assist the unemployed/under-employed and will partners in job training, job creation and economic development, to include: Brazos Valley Council of Governments - Workforce Solutions, Blinn College, BCS Small Business Development Center, BCS Chamber of Commerce, and the Research Valley Partnership.

### **Actions planned to develop institutional structure**

The City will continue its partnerships, developed over years, to enhance the identification of needs and delivery of services. The City's Community Development Services Department partners with multiple organizations in assessing and meeting local needs. The local institutional delivery system is well coordinated to address homeless, housing, non-housing and special needs. The private and public organizations listed in section SP-40 coordinate with the City, and other entities, in the identification, needs assessments and delivery of program assistance. Additionally, The Cities of Bryan and College Station (neighboring cities) also jointly manage the Joint Relief Funding Review Committee (JRFRC), a citizen committee appointed by both city councils, to better prioritize needs, evaluate agency programs, and recommend allocation of grant funds – all in an effort to promote efficiencies and eliminate duplication among health and human service providers. The City also is member of the Community Partnership Board, a coalition of approximately 80 agencies service the health and human services needs of Bryan-College Station. Collectively, the local institutional delivery system is well coordinated and very effective in addressing local needs, providing information and referral services, and minimizing duplication of services.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The Community Development Services (CDS) Department of the City of Bryan is the lead agency for the Consolidated Plan and all subsequent Action Plans. CDS staff will work closely with all partnering housing and social services providers through the 2015-16 Action Plan to achieve the stated goals and objectives.

**Housing Agencies:** CDS staff will work with the Bryan Housing Authority, Brazos Valley Development Council, Texas Department of Housing and Community Affairs, HUD, the Brazos Valley Community

Action Agency, Habitat for Humanity, Brazos Valley Affordable Housing Corporation, the Brazos Valley Coalition for the Homeless, Brazos Valley Council of Governments, and other public and private entities to enhance program delivery. The City of Bryan will continue seeking qualified organizations to assist in becoming new CHDOs.

**Social Service Coordination:** Bryan and College Station, Texas, both entitlement communities, operate the Joint Relief Funding Review Committee, whose task is to review all CDBG public service funding applications for the two cities and provide the respective city councils with recommendations for the use of funds. This activity eliminates duplicate requests and provides a quality review of needs and resources for the larger Bryan-College Station community. Staff will also continue to work with individual agencies and coalitions to enhance communication and service delivery. Bryan will provide technical assistance to public service agencies by providing review of grant applications, sources of funding streams, and workshops. Additional technical assistance is provided one-on-one.

The City of Bryan will continue to partner with and serve on United Way's 2-1-1 information and referral system committee. Needs and gaps continue to be those identified previously by the Information and Referral Advisory Committee. These goals enhance coordination between public and private housing and social service agencies, and include:

- Create greater awareness of available information and referral services;
- Coordinate existing services and maintain a comprehensive central database of health and human services information;
- Coordinate funding sources to streamline funds into a collaborative network; and
- Provide educational presentations on the viable usage of 2-1-1.

The City's CDS Staff will also serve on the Unity Partners Executive Board as part of the Social Inclusion Team, which strives to incorporate local demographics into goals and objectives for low and moderate income families. The community-wide organization provides a forum for area non-profit providers to collaborate on reducing duplication of services, gain strength through collaborative grant writing efforts, attend workshops and seminars, and provide case management to families to encourage self-sufficiency. CD staff also serves on United Way's Board and I&R Committee, Brazos Valley Coalition for the Homeless. Additionally, CD staff coordinates the city's "Bank On It" program and also serves on Texas A&M University's Cultural Diversity Committee.

### **Discussion:**

Meeting obstacles, foster and maintaining affordable housing, reducing lead-based paint hazards, developing institutional structure, and enhancing coordination between local public and private housing and social service agencies are all advanced by the City's comprehensive network of partnering agencies. Agency resources are leveraged and duplication of services is avoided through a high level of coordination within the local housing and social service community. By these partnerships, 2015-16 Consolidated Plan priorities and 2015-19 Action Plan goals will be achieved.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction:

The following information provides details regarding the CDBG and HOME grant requirements. Information related to: program income; percentage of LMI person assisted; other investments; and information related to resale and recapture provision of the city's housing programs. Due to text limitations in the eCon Planning Suite template, information related to resale and recapture provisions are abbreviated. Full program requirements are found and maintained in the City's Community Development Services Department's Policies and Procedures manual, maintained in the CDS office.

#### 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
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that 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.	95.00%

**HOME Investment Partnership Program (HOME)**  
**Reference 24 CFR 91.220(l)(2)**

**1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:**

While 100% of the City of Bryan's HOME match requirement has been waived, the City identified other potential sources of funds that will likely be available in the 2015-16 Program Year to Leverage the City's HOME Program activities. It is anticipated that approximately \$1,200,000 in other, non-HOME funds will be leveraged during the program year. A listing of other potential funding includes:

- 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 \$1,200,000.

**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:**

Corresponding with HOME funded Homebuyers Assistance of \$14,999 or less per purchase/client, the City will require a five year deferred loan secured by a note and recorded deed of trust. Recapture of the amount of assistance provided with HOME funds will be required upon resale, failure to maintain as homestead, or transfer of ownership during the affordability period; to the extent proceeds are available from any sale. The HOME investment subject to recapture is based on the amount of HOME assistance that enabled the homebuyer to buy the dwelling unit. This is also the amount upon which the affordability period is based. This includes any HOME assistance that reduced the purchase price from fair market value to an affordable price, but excludes the difference between the total actual cost plus the market cost of producing the unit and the market value of the property (i.e., the development subsidy). The recaptured funds must be used to carry out HOME eligible activities.

**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:**

Where acquisition is used in support of program efforts to develop new affordable housing for future homebuyers, the resale/recapture and affordability guidelines listed above will govern. For non-down-payment activities where acquisition is involved, resale provisions restricting rents to affordable levels and occupancy to eligible households will be required through a recorded Land Use

Restriction Agreement (LURA). Likewise, HOME Program required resale/recapture requirements for new developments will have a term of 20 years, and rehabilitated rental developments will have a term of five to fifteen years based upon the amount of the HOME subsidy in the development – all enforced by a recorded LURA.

Additionally, the City acknowledges the FY 2012 HOME Appropriation Law, which provided new regulations for projects receiving HOME funding. The City has current policies and procedures to address these requirements and has adopted the following HOME Appropriations requirements:

1. HOME funds used for projects not completed within 4 years of the commitment date, as determined by a signature of each party to the agreement shall be repaid, except that the Secretary may extend the deadline for 1 year if the Secretary determines that the failure to complete the project is beyond the control of the participating jurisdiction.
  2. No HOME funds may be committed to any project unless each participating jurisdiction certifies that it has conducted an underwriting review, assessed developer capacity and fiscal soundness, and examined neighborhood market conditions to ensure adequate need for each project.
  3. Any homeownership units funded with HOME funds which cannot be sold to an eligible homeowner within 6 months of project completion shall be rented to an eligible tenant.
  4. No HOME funds may be awarded for development activities to a community housing development organization that cannot demonstrate that it has staff with demonstrated development experience.
- 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 Bryan does not plan to use HOME funds to refinance existing debt on multi-family

#### **Discussion:**

The City of Bryan has adopted housing program guidelines to support the development and maintenance of safe, efficient, accessible and affordable housing for its lower-income citizens. While incorporating provisions to guide the acquisition, construction and/or rehabilitation of affordable housing, the guidelines also ensure that CDBG and HOME requirements are satisfied. The City's goal is to ensure that local and federal funds are used as efficiently and effectively as possible, and that recaptured and/or leveraged resources are reinvested to further promote affordable housing locally.

## Attachments

### Citizen Participation Comments

#### Public Hearings Held and Public Participation and Comment Received

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On March 12, 2015 and June 25, 2015 the CDAC provided a public forum for discussion of the Community Development Services Department's ongoing programs and to gain community input on client needs for housing and non-housing activities.

Staff presentations during public hearings included overviews of CDBG and HOME eligible programs specific to the city's grant programs and the proposed 2015-19 Consolidated Plan (CP) and the 2015 Consolidated Action Plan (CAP) priorities and funding allocations. Presentations regarding Fair Housing, the Affirmative Marketing Plan, and the Analysis of Impediments were also provided as part of the hearings.

All comments were considered as part of the planning process for goals, objectives, and outcomes for activities for the next 5 years. On July 28, 2015 the Bryan City Council held a public meeting during which the CP and CAP were approved and adopted.

#### **Citizen / stakeholder comments received regarding CP and CAP follow:**

#### Public comments received during public hearings / public comment period:

#### March 12, 2015 Public Hearings:

James Thomas – A local volunteer serving the elderly, commended the CDS programs benefiting the elderly. Indicated there are needs remaining and suggested the City have a staff member dedicated to local elderly needs, to include: counseling, utilities, rent, home repairs, money management, assistance with applications, and delivery services for seniors needing food deliveries, etc.

Doug Weedon – CEO of Twin City Mission, thanked the Committee for past recommendations of the maximum 15% grant allowance for public service agency programs and advocated for additional community support for needs such as transportation and childcare.

Lynn Yeager – Executive Director of the Prenatal Clinic, explained the services offered by the Prenatal Clinic and thanked the Committee for previously recommending the maximum allowed 15% grant allowance for public service agency programs and encourage the Committee to do so again this year.

Roy Lopez – Founder of Fiestas Patrias, with a mission on education, would like to see an increase in services and recommends the maximum 15% allowed grant budget for local services. Also recommends pursuit of a local museum celebrating the Hispanic community.

Jeannie McGuire – As President of Project Unity, an agency that addresses gaps in local needs by coordinating with the Community Development program, as well as other local agencies and organizations recommended the 15% allowed grant allocation to public service agency programs because the need is critical (e.g. HOPWA programs). She thanked the City for the Beck Street facility and also noted that safe, affordable housing is also a priority need.

Roy Flores - A local citizen volunteer recommends the maximum allowed 15% grant allowance for public service agency programs. Mr. Flores also recommended the City develop flexibility for employees to report and/or recommend needs to supervisors related to local needs they observe such as infrastructure needs. He commented on the attractive MLK sidewalk/Bridge project and suggested sidewalk improvements for both sides of the road, not just one side.

June 25, 2015 Public Hearings:

Bill Kelly (via email) – Executive Director of MHMR of Brazos Valley, thanked the City for bringing CDBG funds to the community and indicated that CDBG was very important to local agencies. He indicated CDBG fills a funding gap, allowing the needs of citizens to be met. He encouraged the City to continue making the maximum allowed 15% grant allocation for PSA programs.

Lynn Yeager – Executive Director of the Prenatal Clinic, described services offered by the Prenatal Clinic and thanked the Committee for recommending the maximum allowed 15% grant allowance for public service agency programs saying that the funds are crucial to the local agency programs.

Jeannie McGuire – President of Project Unity, an agency that addresses gaps in local needs by coordinating with the CDS program, as well as other agencies and organizations thanked the committee for the 15% grant allocation to public service agency programs because the need is critical and thanked the committee and staff for their efforts on the CP and CAP. She commented on the amount of effort put forth by the staff in preparing the plans.

Phoebe Simmons – Executive Director of Family Promise, was thankful for being recommended for funds in the upcoming year saying the agency could not serve homeless children without CDBG funds. She commented on the large number of homeless locally that depend on their services and thank CDAC for their efforts.

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All comments were accepted and used in development of the CP and CAP, particularly regarding program priorities and funding allocations. Only comments outside the scope of City or CDBG and HOME grant policies were not used in formulating priorities.

## Grantee Unique Appendices

### Glossary of Terms and Acronyms

Affordable Housing: Affordable housing is generally defined as housing where the occupant is paying no more than 30% gross income for housing costs.

BVCH: Brazos Valley Coalition for the Homeless.

CDAC: Community Development Advisory Committee.

Cost Burden: The extent to which gross housing costs, including utility costs, exceed 30% of gross income, based on available data from the U. S. Census Bureau.

Community Development Block Grant (CDBG): An annual grant of federal dollars to the City of Bryan from the U.S. Department of Housing and Urban Development. The funds are spent on activities benefiting low and moderate income persons.

Continuum of Care: A comprehensive system for moving individuals and families from homeless to permanent housing by providing services (e.g. job training, counseling, budget counseling, education, etc.)

Elderly: A person who is at least 62 years of age.

Emergency Shelter: Any facility with overnight sleeping accommodations, the primary purpose of which is to provide temporary shelter for the homeless in general or for specific populations of the homeless.

Emergency Solutions Grant (ESG): HUD provides funds to improve the quality of emergency shelter, to help make available emergency shelter, and to help meet operating costs and costs of essential social services to homeless individuals.

Extremely Low-Income Family: A Family whose income is between 0% and 30% of the median income for the area, as determined by HUD.

Federal Emergency Management Agency (FEMA): Administers funds to local emergency service organization for responses to emergency situations.

Frail Elderly: An elderly person (62+) who is unable to perform at least three activities of daily living, such as eating, dressing, bathing, grooming, or household management.

HOME Investment Partnership Program (HOME): An annual grant from the U. S. Department of Housing and Urban Development that provides funds for affordable housing projects/programs.

Homeless Person: Unaccompanied person 17 years of age or older who is living in situations described by terms "sheltered" or "unsheltered".

Housing Condition: City developed visual assessment of single-family residential structures as defined in its Consolidated Plan. Ratings are: Excellent – Approximately 5 years old, or less, and well maintained; Conservable - Currently maintained and in generally good repair. Any required work is minor; Substandard - Requires significant repairs beyond normal maintenance; Dilapidated - Does not provide safe or adequate shelter and endangers the health, safety and well-being of the occupants.

Housing Problems: Households with housing problems including physical defects, overcrowding, and cost burden. Overcrowding is a housing unit containing more than one person per bedroom.

HUD: U. S. Department of Housing and Urban Development.

JRFRFC: Joint Relief Funding Review Committee.

Jurisdiction: A state or unit of general local government.

Lead-Based Paint Hazard: Any condition that causes exposure to lead from lead-contaminated dust, soil, and paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects.

LIHTC: Low Income Housing Tax Credit

Low Income: Households whose income is below 80% of the area median income. This is referred to as moderate income in the CDBG program.

Middle Income: Households whose income is between 80% and 95% of the median income for the area.

Other Low Income: Households whose income is between 51% and 80% of the area median income. This income level is referred to as moderate-income level in the CDBG program.

Section 8 Program: The program provides rental assistance. Those who receive the assistance pay no more than 30% of their gross income for rent.

Self Sufficiency: A program designed to provide support services to enable participating families to achieve economic independence and self-sufficiency.

Standard Condition: Improvements / structures which are determined to be in compliance with the City of Bryan Building Codes.

Substandard Condition: Improvements / structures which are determined to be in non-compliance with the City of Bryan Building Codes.

Substandard - Suitable for Rehabilitation (Rehabable): An improvement/structure which is structurally sound, and for which the cost to address the identified City of Bryan Building Code deficiencies will not cause the total property indebtedness to exceed 90 percent of the after-rehabilitation property value.

Substandard - Not Suitable for Rehabilitation (Non-Rehabable):  
(For the purposes of Section 104(d) of the Housing and Community Development Act)

- 1) Structurally Infeasible for Rehabilitation: An improvement/structure in which the majority of the primary structural components have deteriorated to the extent that the physical integrity is seriously compromised. The structure can only be brought into code compliance through new construction activities.
- 2) Economically Infeasible for Rehabilitation: An improvement/structure for which the cost required to address the identified City of Bryan Building Code deficiencies will cause the total property indebtedness to exceed the after-rehabilitation property value.

Substandard Condition and Not Suitable for Rehab: By local definition, dwelling units that are in such poor condition as to be neither structurally nor financially feasible for rehabilitation.

Substandard Condition but Suitable for Rehab: By local definition, dwelling units that do not meet standard conditions but are both financially and structurally feasible for rehabilitation. This does not include units that require only cosmetic work, correction of minor livability problems, or maintenance work.

## CITIZEN PARTICIPATION PLAN

The City of Bryan Community Development Citizen Participation Plan is designed to afford all citizens of Bryan, including low and moderate income citizens the opportunity to comment on the Consolidated Plan, community development procedures and specific projects. Citizens and organizations can provide comments on activities to the Community Development Office, 405 W. 28<sup>th</sup> Street, Bryan, TX. 77803. The phone number for the office is 979-209-5175. A messaging service is available for calls after normal business hours.

### SECTION I. ENCOURAGING PARTICIPATION

The City of Bryan will amend the citizen participation plan to comply with provisions of this section.

The City of Bryan Citizen Plan will provide for and encourage citizens to participate in the development of the consolidated plan, any substantial amendments to the consolidated plan, and the performance report.

The City of Bryan Citizen Participation Plan will encourage participation by low to moderate income persons, particularly those living in slum and blighted area and in areas where CDBG funds are proposed to be used, and by residents of predominantly low and moderate income neighborhoods, as defined by the community development target areas. The City of Bryan will also take whatever actions are appropriate to encourage the participation of all its citizens, including minorities and non-English speaking persons, as well as persons with disabilities.

The City of Bryan shall encourage, in conjunction with consultation with public housing authorities, the participation of residents of public and assisted housing developments, in the process of developing and implementing the consolidated plan, along with other low-income residents of targeted revitalization areas in which the developments are located. The City of Bryan shall make an effort to provide information available at the annual public hearing required under the Comprehensive Grant program.

The City of Bryan will provide citizens with a reasonable opportunity to comment on the original citizen participation plan and on substantial amendments to the citizen participation plan, and will make the citizen participation plan public; The City of Bryan Citizen Participation Plan will be in a format accessible to persons with disabilities, upon request.

### SECTION II. MINIMUM REQUIREMENTS

The City of Bryan Citizen Participation Plan will require that, before the City of Bryan adopts a consolidated plan, it will make available to citizens, public agencies, and other interested parties information that includes the amount of assistance the City of Bryan expects to receive and the range of activities that may be undertaken, including the estimated amount that will benefit persons of low-and moderated-income. The City of Bryan Citizens Participation Plan will also set forth the City of Bryan's plans to minimize displacement of persons and to assist any persons displaced. The City of Bryan Citizen Participation Plan will state when and how the jurisdiction will make this information available.

The City of Bryan Citizen Participation Plan will require the City of Bryan to publish the proposed consolidated plan in a manner that affords citizens, public agencies, and other interested parties a reasonable opportunity to examine its contents and to submit comments. The City of Bryan Citizen Participation Plan will set forth how the City of Bryan will publish the proposed consolidated plan and give reasonable opportunity to examine the contents of the proposed consolidated plan. The City of Bryan will provide a reasonable number of free copies of the plan to citizens and groups that request it.

The City of Bryan Citizen Participation Plan will provide for at least one public hearing during the development of the consolidated plan.

The City of Bryan Citizens Participation Plan shall require the City of Bryan to consider any comments or views of citizens received in writing, or orally at the public hearings, in preparing the final consolidated plan. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons therefore, shall be attached to the final consolidated plan.

### SECTION III. AMENDMENTS

The City of Bryan Citizen Participation Plan will specify the criteria the City of Bryan will use for determining what changes in the City's planned or actual activities constitute a substantial amendment to the consolidated plan. It will include criteria for changes in the use of HOME and CDBG funds from one eligible activity to another.

The City of Bryan Citizen Participation Plan will provide citizens with reasonable notice and an opportunity to comment on substantial amendments. The City of Bryan Citizen Participation Plan will state how reasonable notice and an opportunity to comment will be given. The City of Bryan Citizen Participation Plan will provide a period, not less than 30 days, to receive comments on the substantial amendment before the amendment is implemented.

The City of Bryan Citizen Participation Plan will require the City of Bryan to consider any comments or views of citizens received in writing, or orally at public hearings, if any, in preparing the substantial amendment of the consolidated plan. A summary of these comments or views and a summary of any comments of views not accepted and the reasons therefore shall be attached to the substantial amendment to the consolidated plan.

### SECTION IV. PERFORMANCE REPORTS

The City of Bryan Citizen Participation Plan will provide citizens with reasonable notice and an opportunity to comment on performance reports. The City of Bryan Citizen Participation Plan will state how reasonable notice and an opportunity to comment will be given. The City of Bryan Citizen Participation Plan will provide a period, not less than 15 days, to receive comments on the performance report that is to be submitted to HUD before its submission.

The City of Bryan Citizen Participation Plan will require the City of Bryan to consider any comments or views of citizens received in writing, or orally at public hearing in preparing the performance report. A summary of these comments or views will be attached to the performance report.

### SECTION V. PUBLIC HEARINGS

The City of Bryan Citizens Participation Plan will provide for at least two public hearings per year to obtain citizen's views and to respond to proposals and questions, to be conducted at a minimum of two different stages of the program year. The hearings will address housing and community development needs, development of proposed activities, and review of program performance. At least one of these hearings will be held before the proposed consolidated plan is published for comment to obtain views of citizens on housing and community development needs, including priority on housing community development needs.

The City of Bryan Citizen Participation Plan will state how and when adequate advance notice will be given to citizens of each hearings with sufficient information published about the subject of the hearing to permit informed comment.

The City of Bryan Citizen Participation Plan will provide that hearings be held at times and locations convenient to potential and actual beneficiaries and with accommodation for persons with disabilities. The City of Bryan Citizen Participation Plan will specify how it will meet these requirements.

The City of Bryan Citizen Participation Plan will identify how the needs of non-English speaking residents will be met in the case of public hearings where a significant number of non-English residents can be reasonably expected to participate.

#### SECTION VI. MEETINGS

The City of Bryan Citizen Participation Plan will provide citizens with reasonable and timely access to local meetings.

#### SECTION VII. AVAILABILITY TO THE PUBLIC

The City of Bryan Citizen Participation Plan will provide that the consolidated plan as adopted, substantial amendments and the performance report will be available to the public, including the availability of materials in a form accessible to persons with disabilities, upon request. The City of Bryan Citizen Participation Plan will state how these documents will be available to the public.

#### SECTION VIII. ACCESS TO RECORDS

The City of Bryan Citizen Participation Plan will require the City of Bryan to provide citizens, public agencies, and other interested parties with reasonable and timely access to information and a record relating to the City of Bryan's consolidated plan and the City's use of assistance under the programs covered by this part during the preceding five years.

#### SECTION IX. TECHNICAL ASSISTANCE

The City of Bryan Citizen Participation Plan will provide for technical assistance to groups representative of persons of low-and moderate-income that request such assistance in developing proposals for funding assistance. Under any of the programs covered by the consolidated plan, with the level and type of assistance determined by the City of Bryan.

#### SECTION X. COMPLAINTS

The City of Bryan Citizen Participation Plan will describe the City of Bryan's appropriate and practicable procedures to handle complaints from citizens related to the consolidated plan, amendments, and performance report.

#### SECTION XI. USE OF PLAN

The City of Bryan will follow its citizen participation plan.

#### SECTION X11. JURISDICTION RESPONSE

The requirements for citizen participation will not restrict the responsibility for the development and execution of its consolidated plan.

#### BRYAN LOCAL DEFINITION OF SUBSTANTIAL CHANGE TO COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FINAL STATEMENT

Amendments to Final Statements require notice to the public and opportunity for the public to comment.

Amendments are required whenever an activity is deleted or when one is added as required by HUD regulatory requirements,

Amendments are also required when there will be a substantial change in the purpose, scope, location or beneficiaries of an activity.

For the City of Bryan CDBG and HOME programs, a substantial change is defined as one in which:

1. More than 10% of the CDBG or HOME annual allocation is directed to a different activity than originally allocated to in the annual Consolidated Action Plan.
2. A change in use of funds from operational to rehabilitation/construction/or vice versa.
3. A change in national objective being addressed.

Prior to amending its annual Consolidated Action Plan, the City shall provide citizens with reasonable notice of, and opportunity to comment on, such proposed changes in its use of funds. The City will consider any such comments and, if it deems appropriate, modify the changes. The City will make available to the public, and will submit to HUD, a description of any changes adopted. A letter transmitting such description to HUD will be signed by the City Manager.



## Affirmative Marketing Policy and Implementing Procedures

### Statement of Policy

In accordance with the regulations of 24 CFR 92.351 (a) of the Home Program and in furtherance of the City of Bryan's commitment to non-discrimination and equal opportunity in housing, the City of Bryan has established procedures to affirmatively market units constructed or rehabilitated through the City's affordable housing programs. These procedures are intended to further the objectives of Title VIII of the Civil Rights Act of 1968 and Executive Order 11063.

The City of Bryan believes that individuals of similar economic levels in the same housing market area should have available to them a like range of housing choices regardless of their race, color, religion, sex, and national origin.

The City of Bryan is committed to the goals of affirmative marketing which will be implemented in our affordable housing programs through a specific set of steps that the City and participating owners will follow. These goals will be reached through the following procedures:

1. Informing the public, potential tenants, and owners about Federal Fair Housing Laws and Affirmative Marketing Policies:

The City will inform the public, potential tenants, and poverty owners about this policy and fair housing laws.

The City will:

- Inform the general public by placing a special news release in The Eagle.
  - Inform potential tenants or purchasers by providing informational materials about the program to the B/CS Association of Realtors for membership distribution.
  - Inform owners, builders and developers by providing information materials to the Home Builders Association for membership distribution to those who may participate in the City programs.
- The City will provide a copy of the Affirmative Marketing Policy to all builders/developers participating in City housing programs.

2. Inform persons of all racial, ethnic and gender groups of unit availability

All housing developed through the City of Bryan's Affordable Housing Programs will be marketed using the following guidelines.

The City of Bryan will require participating property owners to contact city staff when they know a property is to become available. We will advise owners to give us this information as close as 30 days prior to the upcoming vacancy as possible.

The City will make information about available properties known by:

- Advertising to the general public in The Eagle which is the newspaper of general circulation. We will advertise after special outreach efforts to inform persons otherwise not likely to apply proves unsuccessful.
- Providing public notice at the Community Development Advisory Committee (CDAC) meeting.

3. Attract and solicit applications for assistance from persons not likely to apply without special outreach

In order to inform as well as solicit applications from persons in the housing market area who are not likely to apply for units without special outreach, the City has established procedures to reach this objective.

The City has identified African American and Hispanic households as two groups in the housing market area who would probably not apply for the units without special outreach. Having identified these two groups, The Community Development Services Department will undertake special outreach methods as follows:

- For the predominantly African American, the City of Bryan will contact the churches serving the African American community in the neighborhood of the development, and request that these organizations inform members of their organizations about the availability of newly-developed housing units and housing assistance programs.
- For the predominantly Hispanic group, the City of Bryan will contact churches serving the Hispanic community in the neighborhood of the development and the local LULAC group in order to request that these organizations inform members of their organizations about the availability of newly developed housing units and housing assistance programs.

4. Record Keeping

The City will keep records of the following:

- The racial, ethnic and gender characteristics of home buyers, homeowners and applicants for a minimum of 5 years following project completion.
- Copies of advertisements and dates of each contact in conducting special outreach.

We will also require that organizations receiving federal housing funds through the Community Development Services Department to keep a record of how available properties were marketed.

5. Assessment and Corrective Actions

Effectiveness of our affirmative marketing efforts will be addressed as follows:

- a) To determine if good faith efforts have been made:
  - Compare the information contained on the records to be kept, as determined by Procedure 4, with actions that were taken to carry out Procedures 2 to 3. If the required steps were taken, we will determine that good faith efforts have been made.
- b) To determine results:
  - Examine whether or not persons from the African American and Hispanic groups in our area applied for or became tenants or owners of units that were affirmatively marketed. If we find that they are represented, we will assume our procedures were effective.

If one or more such groups are not represented, we will review the procedures to determine what changes, if any, might be made to make the affirmative marketing efforts more effective. The City of Bryan will take corrective actions if owners fail to carry out procedures required under this plan. If, after repeated notification, the owners continue to fail to meet the affirmative marketing requirements, the City may disqualify an owner from future participation in any of the City of Bryan's housing programs.

The City of Bryan will carry out assessment activities and complete a written assessment of affirmative marketing efforts to be included in the annual performance report to HUD. This assessment will cover marketing relative to units constructed or rehabilitated and first made available for occupancy during that year.

#### Affirmative Marketing Techniques

Owners, builders and developers offering properties assisted by the City of Bryan Community Development Services Department are required to comply with the City's affirmative marketing requirement on all units sold under the program. The Department of Housing and Urban Development has set forth guidelines and to assist in meeting affirmative marketing goals.

The following is a list of activities which must be carried out by assisted property owners, builders, developers, or agencies in order to insure compliance with federal regulations:

1. Correspond with various community organizations, employment agencies, churches, etc. in order to accomplish special outreach to those not likely to apply for housing in the available properties.
2. Utilize the fair housing logo on all printed advertisements and prominently in the business office.
3. Provide a fair housing brochure to prospective tenants in order to inform them of fair housing laws and the City's Affirmative Marketing Policy.

The following is a list of local agencies which will be notified in the event assisted units become available under the City's Housing Assistance Programs:

#### Affirmative Marketing Mailing List

Brazos Valley Affordable Housing Corporation  
3971 E. 29<sup>th</sup> Street  
Bryan, Texas 77802

Brazos Valley Council of Governments  
3991 E. 29<sup>th</sup> Street  
Bryan Texas 77802

Housing Authority of Bryan  
517 Bryant  
Bryan, Texas 77803

Twin City Mission, Inc.  
PO Box 3490  
Bryan, TX 77805

Brazos County Legal Aid  
202 E. 27<sup>th</sup> Street  
Bryan, Texas 77803

Brazos Valley Community Action Agency  
1500 University Dr. East  
College Station, Texas 77802  
Habitat for Humanity  
119 Lake  
Bryan, Texas 77801

National Association for the Advancement of Colored People (NAACP)  
Brazos County Branch  
PO Box 665  
Bryan, TX 77806

Local Union of Latin American Citizens (LULAC)  
LULAC Council 4893 of College Station, TX  
2404 Pintail Loop  
College Station, TX 77845  
[lulackelly@neo.tamu.edu](mailto:lulackelly@neo.tamu.edu)

SECTION 3 COMPLIANCE PLAN  
for  
City of Bryan Programs and Projects

- I. PURPOSE. The purpose of this Plan is to provide employment and business opportunity for businesses and lower income persons who are residents of the Bryan – College Station MSA referred to as the Section 3 Area under the Community Development Block Grant Program, by setting forth procedures to be implemented by contractors and subcontractors to assure compliance with Section 3 of the Housing and Urban Development Act, as defined in 24 CFR part 135 (for project receiving federal assistance of \$200,000 or more or subcontractors of covered projects receiving \$100,000 or more).
- II. DEFINITIONS. “Lower-income resident” is any person who resides within the Bryan – College Station MSA or applicable Section 3 area and whose personal income does not exceed 80% of the median income, adjusted for family size, for the Metropolitan Statistical Area (MSA).

“Business concerns located within the Section 3 covered area” means those individuals or firms located within the established boundaries of the Bryan – College Station MSA area and which qualify as small under the small business size standards of the Small Business Administration; or firms which are 51% or more owned by persons residing within those established boundaries and who qualify under the Small Business Administration regulations as socially or economically disadvantaged, or as small under the small business size standards of the Small Business Administration.

“Section 3 Area” is that area which includes the areas inside the Bryan – College Station MSA. These boundaries are the most feasible areas to carry out the goals and objectives of Section 3 regulations.

GENERAL PROJECT INFORMATION

- III. POLICY STATEMENT.
  - A. The work to be performed under a Section-3 applicable contract is on a project assisted under a program providing direct federal financial assistance from the Department of Housing and Urban Development (HUD) and is subject to the requirements of Section 3 of the Housing and Urban Development Act (project contracts of \$200,000 or more). Section 3 requires that, to the greatest extent feasible, opportunities for training and employment be given lower income residents of the project area and contracts for work in connection with the project be awarded to business concerns which are located in the area or owned in substantial part by persons residing in the area of the project.
  - B. Successful bidders will comply with the provisions of said Section 3 and the regulations issued pursuant thereto by the Secretary of Housing and Urban Development as set forth in 24 CFR part 135, and all applicable rules and orders of HUD issued thereunder prior to the execution of the contract. The parties to the contract certify and agree that they are under no contractual and other disability which would prevent them from complying with these requirements.

- C. The City, where applicable, will require the contractor to send to each labor organization or representative of workers with which they have a collective bargaining agreement or other contract or understanding, if any, a notice advising the said labor organization or workers' representative of a commitment under the Section 3 clause and shall have posted copies of the notice in conspicuous places available to employees and applicants for employment or training.
  - D. The City will require the contractor to include the Section 3 clause in every subcontract for work in connection with the project. The contractor will be required to take appropriate action upon a finding that the subcontractor is in violation of regulations at 24 CFR Part 135 as issued by the Secretary of Housing and Urban Development. The contractor will not subcontract with any subcontractor where it has notice or knowledge that the latter has been found in violation of the regulations and will not execute any subcontract unless the subcontractor has first provided it with a preliminary statement of ability to comply with the requirements of these regulations.
  - E. Compliance with the provision of Section 3 as codified in 24 CFR Part 135, all applicable rules and order of the Department issued thereunder prior to the execution of the contract, shall be a condition of the federal financial assistance provided to the project, binding upon the applicant or recipient for such assistance, its successors, and assigns. Failure to fulfill these requirements shall subject the applicant or recipient, its contractors and subcontractors, its successors, and assigns to those sanctions specified in the grant or loan agreement or contract through which federal assistance is provided, and/or to such sanctions as are specified by the Department in 24 CFR Part 135.
- IV. UTILIZATION OF SECTION 3 AREA RESIDENTS AND BUSINESSES.
- A. All contractors subject to Section 3 regulation will provide a "Preliminary Statement of Work Force Needs" form, prior to the signing of a contract. This form shows the needed number and types of job classifications, current vacant positions and expected positions for new hires in the projected work force.
    1. Each applicant, recipient, contractor, or subcontractor undertaking work in connection with a Section 3 covered project can fulfill the obligation to utilize lower income project area residents as trainees to the greatest extent in the various training categories and filling any vacant training positions with lower income project area residents except for those training position which remain unfilled after a good faith effort has been made to fill them with eligible income project area residents.
    2. Each applicant, recipient, contractor or subcontractor undertaking work in connection with a Section 3 covered project can fulfill the obligation to utilize lower income project area residents as employees to the greatest extent feasible by identifying the number and types of positions not currently occupied by regular, permanent employees and establishing a goal of positions to be filled by lower income residents of the Section 3 covered project area and thereafter making a good faith effort to fill the identified positions.
    3. In recruiting and filling vacancies, the City of Bryan, Texas will require contractors and subcontractors to attempt to recruit from the appropriate areas the necessary number of lower income residents through: local advertising media, signs placed at the proposed site for the project, and community organizations and public or private institutions operating within or serving the project area such as Employment or Workforce Commissions, Rehabilitation Commissions, Manpower Services, Community Action Agencies, Commission for the Blind, Veteran's Outreach

Programs, etc. When lower income resident workers apply, either on their own initiative or on referral from any source, the contractor or subcontractor shall determine if the qualifications are satisfactory and if there are openings.

- V. CONTRACTOR OR SUBCONTRACTOR AFFIRMATIVE ACTION PLAN. All competitive bidders and negotiated contractors, subject to 24 CFR Part 135 regulations (contracts over \$200,000) will submit to the City of Bryan utilization goals. Evaluation of each bid and negotiated contract will include the determination of responsiveness by evaluation of the proposed goals and provisions to achieve these objectives of Section 3 regulations.
- A. Contractors will explain how they intend to cooperate in employing lower income residents and/or small businesses and what actions you will use to persuade contractors to do the same.
  - B. Contractors will describe all subcontracts that have been let.
  - C. Contractors will describe subcontracts which have not yet been let.
  - D. Contractors will list Employment Agencies, Workforce Commissions, News Media, and Minority Organizations, Plans Rooms or other organizations to be used in recruiting employees. A completed "Preliminary Statement of Work Force Needs" should be mailed to each organization contacted by the contractor.
  - E. Contractors will identify below the names and addresses of business organizations, such as the Chamber of Commerce, Home-Builder Associations, etc. to be contacted to attract small businesses.
  - F. Contractors will indicate the percentage of low-income residents you hope to hire in relation to total employees hired, and the time frame involved.
- VI. GRIEVANCE PROCEDURE. Lower income residents and owners of small businesses will be informed that in the event of a grievance or complaint against the municipality or the general contractor, they may file by mail a grievance with:
- A. Assistant Secretary for Equal Opportunity & Fair Housing  
Department of Housing and Urban Development  
451 Seventh St., S.W. - Room 5100  
Washington, D.C. 20410-2000
  - B. Fair Housing and Equal Opportunity Division  
Department of Housing and Urban Development  
801 Cherry Street  
P.O. Box 2905  
Fort Worth, TX 76113-2905
- VII. STATEMENTS. Subcontractors will be informed of their requirement to submit copies of their Section 3 (Affirmative Action Plan) to the municipality to determine whether established goals will accomplish the objective of Section 3 regulations.
- VIII. CERTIFICATION. Contractors will certify if they will not subcontract any part of contract.
- IX. LOW INCOME LIMITS. Contractors will be provided with the current low income limits as published by HUD.
- X. HUB INTERNET WEBSITE. Contractors will be provided with the internet site for searching for Historically Under-utilized Businesses (HUBs), to include MBE and WBE businesses:  
<http://www.window.state.tx.us/pr ocurement//cmb1/hubonly.html>

- XI. EQUAL OPPORTUNITY CERTIFICATION. Certification of Non-segregated Facilities must be submitted prior to the award of a federally assisted construction contract exceeding \$100,000 which is not exempt from the provisions of the equal opportunity clause. Contractors and subcontractors receiving federally assisted construction contract awards exceeding \$100,000 which are not exempt from the provisions of the equal opportunity clause will be required to provide for the forwarding of the following notice to prospective subcontractors for supplies and construction contracts where the subcontracts exceed \$100,000 and are not exempt from the provisions of the equal opportunity clause:

#### CERTIFICATION OF NON-SEGREGATED FACILITIES

The federally assisted construction contractor certifies that he does not maintain or provide for his employees any segregated facilities at any of his establishments, and that he does not permit his employees to perform their services at any location, under his control, where segregated facilities are maintained. The federally assisted construction contractor certifies further that he will not maintain or provide for his employees any segregated facilities at any of his establishments, and that he will not permit his employees to perform their services at any location, under his control, where segregated facilities are maintained. The federally assisted construction contractor agrees that a breach of this certification is a violation of the equal opportunity clause in this contract. As used in this certification, the term "segregated facilities" means any waiting rooms, work areas, restrooms and washrooms, restaurants and other eating areas, time-clocks, locker rooms and other storage or dressing areas, transportation, and housing facilities provided for employees on the basis of race, color, religion, sex or national origin, because of habit, local custom, or any other reason. The federally assisted construction contractor agrees that (except where he has obtained identical certifications from proposed subcontractors for specific time periods) he will obtain identical certifications from proposed subcontractors prior to the award of subcontracts exceeding \$100,000 which are not exempt from the provisions of the equal opportunity clause, and that he will retain such certifications in his files.

- XII. STATUTORY ASSURANCES AND COMPLIANCIES: Contractors will be required to certify compliance with the following statutes:
- A. EQUAL EMPLOYMENT OPPORTUNITY. The Contractor will certify as to compliance with Section 109 of the Housing and Community Development Act of 1974 and in conformance with the requirements imposed by or pursuant to the Regulations of the Department of Housing and Urban Development (24 CFR Part 570.601) issued pursuant to that Section; and in accordance with that Section, no person in the United States shall on the ground of race, color, national origin or sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity funded in whole or in part with the Community Development funds.
  - B. COMPLIANCE WITH TITLE VI OF THE CIVIL RIGHTS ACT OF 1964, AS AMENDED. The Contractor will certify that: Contractor will comply with Title VI of the Civil Rights Act of 1964 (P.L. 83-352) and all requirements imposed by or pursuant to regulations of the Department of Justice appearing at 28 CFR et Seq and especially Subparts C and D thereof issued pursuant to that title, to the end that no person shall on the ground of race, color, or national origin be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the Contractor receives compensation through the City, and the United States shall have the right to seek judicial enforcement of this assurance. The Contractor agrees to post in a conspicuous place available to employees and applicants for employment, government notices setting forth the provisions of this nondiscrimination clause.

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The Contractor will, in all solicitations of advertisement for employees placed by or in behalf of the Contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, creed, or national origin.

- C. COMPLIANCE WITH EXECUTIVE ORDER 11246, AS AMENDED. The contractor will certify that: During the performance of the contract the contractor will:
- (a) Conform to Executive Order No. 11246 of September 24, 1965 (E.O. 11246) which requires that Contractor not discriminate against any employee or applicant for employment because of race, religion, sex, color, or national origin. The Contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, religion, sex, color, or national origin. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or other forms of compensation; and selection for training, including apprenticeship. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.
  - (b) The Contractor will, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, state that all qualified applicants will receive consideration for employment without regard to race, religion, sex, color, or national origin.
  - (c) The Contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the labor union or workers' representative of the Contractor's commitments under Section 202 of E.O. 11246, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
  - (d) The Contractor will comply with all provisions of E.O. 11246, and the rules, regulations, and relevant orders of the Secretary of Labor.
  - (e) The Contractor will furnish all information and reports required by E.O. 11246, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the Department of Housing and Urban Development and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.
  - (f) In the event of the Contractor's noncompliance with the nondiscrimination clauses of this contract or with any of such rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the Contractor may be declared ineligible for further Government contracts or Federally-assisted construction contracts, in accordance with procedures authorized in E.O. 11246, and such other sanctions may be imposed and remedies invoked as provided in E.O. 11246, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.
  - (g) The Contractor will include the provisions of paragraphs (a) through (f) of this section in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to Section 204 of

E.O. 11246, so that such provisions will be binding upon each subcontractor or vendor. The Contractor will take such action with respect to any subcontract or purchase order as the Department of Housing and Urban Development may direct as a means of enforcing such provisions, that in the event the Contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the Department of Housing and Urban Development the Contractor may request the United States to enter into such litigation to protect the interests of the United States.

- XIII. EMPLOYMENT OF CERTAIN PERSONS PROHIBITED. Contractors will certify that no person under the age of sixteen years and no person who, at the time, is serving sentence in a penal or correctional institution shall be employed on the work covered by this Contract.
- XIV. REGULATIONS PURSUANT TO THE COPELAND "ANTI-KICKBACK ACT". The Contractor shall certify compliance with the most current regulations of the United States Department of Labor, made pursuant to the Copeland "Anti-Kickback Act" (48 Stat. 948; 62 Stat. 862; Title U.S.C., Section 874; and Title 40 U.S.C., Section 276C – to be incorporated by reference), and any amendments thereof and shall cause these provisions to be inserted into any subcontractors contract.
- XV. CERTIFICATION OF COMPLIANCE WITH AIR AND WATER ACTS (Applicable to Federally assisted construction contracts and related subcontracts exceeding \$100,000). Contractor will certify compliance with Air and Water Acts such that during the performance of the contract, the contractor and all subcontractors shall comply with the requirements of this Clean Air Act, as amended, 42 USC 1857 at seq., the Federal Water Pollution Control Act, as amended, 33 USC 1251 at seq. and the regulations of the Environmental Protection Agency with respect thereto, at 40 CFR Part 15, as amended. In addition to the foregoing requirements, all nonexempt contractors and subcontractors shall furnish to the owner, the following:
- (a) A stipulation by the Contractor or subcontractors, that any facility to be utilized in the performance of any nonexempt contract or subcontract, is not listed on the List of Violating Facilities issued by the Environmental Protection Agency (EPA) pursuant to 40 CFR 15.20.
  - (b) Agreement by the Contractor to comply with all the requirements of Section 114 of the Clean Air Act, as amended, (42 USC 1857c-8) and Section 308 of the Federal Water Pollution Control Act, as amended, (33 USC 1318) relating to inspection, monitoring, entry, reports and information, as well as all other requirements specified in said Section 114 and Section 308, and all regulations and guidelines issued there under.
  - (c) A stipulation that as a condition for the award of the contract, prompt notice will be given of any notification received from the Director, Office of Federal Activities, EPA, indicating that a facility utilized, or to be utilized for the contract, is under consideration to be listed on the EPA List of Violating Facilities.
  - (d) Agreement by the Contractor that he will include, or cause to be included, the criteria and requirements in paragraph (1) through (4) of this section in every nonexempt subcontract and requiring that the Contractor will take such action as the Government may direct as a means of enforcing such provisions.

- XVI. COMPLIANCE WITH FEDERAL LABOR STANDARDS PROVISIONS. The Contractor shall certify agreement to comply with all requirements related to the Davis-Bacon Act and other federally related Labor Standard requirements as noted in the bid and contract documents. Upon request by the City, the Contractor shall agree to provide evidence of compliance consistent with this paragraph.
- XVII. COMPLIANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS. The Contractor shall certify agreement to comply with all local, state and federal laws, ordinances and regulations applicable to the services to be provided under this contract. Upon request by the City, the Contractor agrees to provide evidence of compliance consistent with this paragraph.
- XVIII. QUESTIONS CONCERNING CERTAIN FEDERAL STATUTES AND REGULATIONS. All questions arising under the Contract which relate to the application or interpretation of (a) the aforesaid Copeland Anti-Kickback Act, (b) the Contract Work Hours and Safety Standards Act, (c) the aforesaid Davis-Bacon Act, (d) the regulations issued by the Secretary of Labor, United States Department of Labor, pursuant to said Acts, or (e) the labor standards provisions of any other pertinent Federal statute, shall be referred, through the Local Public Agency or Public Body and the Secretary of Housing and Urban Development, to the Secretary of Labor, United States Department of Labor, for said Secretary's appropriate ruling of interpretation which shall be authoritative and may be relied upon for the purposes of this Contract.



## 2015 Fair Housing Narrative Statement

### Overview

Through its 2015-16 Action Plan, the City continues a commitment of preserving and maintaining the existing housing stock of affordable housing. A total of \$791,820.80 in grant funds (CDBG - \$555,785.00 and HOME -\$236,035.80 – includes CHDO) is allocated for down payment assistance, major and minor repair assistance, housing development, and other affordable housing and related activities, including program delivery costs when applicable, with low to moderate income families targeted (see specific allocations) from a total grant allocation of \$855,054.00 (CDBG) and \$262,262.00 (HOME). It is expected these funds will leverage approximately \$1,200,000.00 in other funds. HOME funds are specifically allocated to affordable housing activities for lower-income households. This is the city's seventeenth year to be designated a Participating Jurisdiction. 2015 CDBG and HOME funds will be used to address these needs and those identified in the 2015-2019 Consolidated Plan through some or all of the following activities:

- Home Owner Housing Assistance - rehabilitation of substandard, low-income owner-occupied homes including minor assistance.
- Down Payment Assistance - closing cost, down payment and technical assistance to homebuyers.
- Public Facility Improvements - in low to moderate-income areas, including infrastructure improvements or repairs to streets, sidewalks, fire safety, and/or park equipment.
- Infrastructure and Technical Assistance - to the development of mixed income subdivisions located in a low to moderate-income neighborhoods.
- Community Housing Development Organization (CHDO) - funds for qualified organizations to undertake affordable housing activities.
- Technical Assistance - to assist private investors for rental rehabilitation or new construction.
- Volunteer Demolition – to facilitate the removal of dangerous and/or dilapidated structures and to assist in the promotion of new affordable housing and/or economic redevelopment.
- Acquisition – to facilitate the development of additional affordable housing and/or economic redevelopment.

The City will also continue to develop relationships with non-profit housing and service providers to improve the quality and quantity of affordable housing stock locally and to retain, where feasible, housing affordable to low-income families including the following local non-profit housing partners:

- BCS Habitat for Humanity – BCS Habitat for Humanity began building homes in 1989 on scattered sites throughout Bryan and College Station. Scattered-site homes are planned as suitable property becomes available. BCS Habitat serves families in Bryan and College Station, Texas who earn up to 60% of the median income and are in need of quality affordable housing.
- Twin City Mission, Genesis Corner, Emanuel Baptist Church, and Family Promise – permanent, transitional, and temporary housing stock for the homeless.
- Brazos Valley Council of Governments – Housing Choice Voucher Program for rental housing is authorized up to 1,901 vouchers. Available program funding will allow an estimated 1,600 households to receive housing voucher assistance in the upcoming program year.
- Brazos Valley Community Action Agency – housing development, weatherization, and energy assistance programs.

- Elder-Aid – housing repairs and elderly rental housing development as a City of Bryan CHDO.
- EMBRACE and No Limits – Both City of Bryan CHDOs developing homeownership housing.
- Bryan Housing Authority - managing 300 units of low-income rental housing.

Efforts will continue to identify additional providers such as CHDOs, housing tax credit developers, other non-profit / for-profit developers developing affordable housing, and to develop common resources.

#### Nexus to Affirmatively Further Fair and Affordable Housing

The City's Community Development Services Department (CDS) tracks staff time spent on FHEO activities so that an equivalent administrative or program delivery costs attributed to FHEO efforts can be quantified. Similar calculations are made regarding local public service and housing agency staff costs on FHEO related activities. Following are events where FHEO related information and/or presentations were held during the last twelve months to affirmatively further fair and affordable housing.

DATE	OUTREACH EVENT	AVAILABLE TO:	MEDIA or VENUE
6/19/2014	Health & Safety Expo	Municipal Employees	Brazos Center
6/19/2014	Homebuilders Assoc. & Assoc. of Realtors	Builders, Realtors	HBA
7/10/2014	Housing Programs & Credit Info Radio Outreach	Public	WTAW Radio
7/19/2014	Housing Programs & Credit Info Radio Outreach	Public	Clear Channel Radio
8/6/2014	Fair Housing Presentation	TCM Staff	Twin City Mission
3/12/2015	CDAC Public Hearing on Fair Housing and Affirmative Marketing	Public	Bryan Neal Rec. Center
9/17/2014	Fair Housing & Lending Presentation	BOBV Members	Bank on Brazos Valley
9/17/2014	Housing Programs & Fair Housing Presentation	Bryan Neighborhood Associations	Bryan Municipal Offices
9/20/2014	Housing Programs & Fair Housing Presentation	Carver-Kemp Neighborhood Association	Neal Recreation Center
10/1/2014	Community Health Fair	Public	BV Council of Governments
4/10/2015	Contractor Breakfast: Section 3, CDBG Policies, Fair Housing	Contractors	Bryan Municipal Offices
5/14/2014	Public Hearing Notice for CDAC - Fair Housing and Affirmative Marketing	Public	WTAW Radio
5/19/2014	Senior Resource Fair	Senior Citizens	Brazos Center
6/25/2015	CDAC Public Hearing on CP, CAP, Fair Housing and Affirmative Marketing	Public	Bryan Municipal Offices

Local FHEO activities that the city's CDS Office anticipates pursuing in the upcoming program year (PY 2015-16) include the following:

- Provide notices and market affordable housing programs, properties, and services in Spanish language newspapers, radio and/or television.
- Make Fair Housing and Affirmative Marketing information available to the public by holding multiple public hearings at public meetings during the program year.
- Hold all public meetings in ADA accessible facilities and ensure that housing projects comply with FHEO and ADA accessibility requirements.
- Make housing program information available to the disabled and non-English speakers by utilizing ADA accessible facilities and making translation and sign language services available.
- Make information on housing programs available to local churches, churches and civic groups that serve lower income persons and/or protected classes.
- Contact local mortgage lenders and making FHEO information available to them as they carry out CRA programs and activities.
- Market available affordable units to lower income persons and/or protected classes by providing information to local churches, civic groups and agencies that serve them.
- Host a Contractor's Breakfast promoting FHEO topics during the NCDCA CDBG week.
- Distribute Fair Housing posters to partnering entities, such as: city funded Public Service Agencies; the Council of Governments, etc.
- Provide FHEO information and/or materials to local neighborhood associations.
- Partner with Texas A&M's Center on Disability and Development, Brazos Valley Council of Governments, City of College Station, Brazos Valley Affordable Housing Corporation, and others, in the promotion of Fair Housing.
- The City will disseminate Fair Housing Brochures and/or literature to local Realtors through the local Realtors Association.
- Prepare and provide Fair Housing Information and materials to be made available at various events and locations.
- Hold presentations with public and private employers, in conjunction with HR orientations.
- Host Fair Housing events with other local public and/or private organizations.
- Development standards will be as accommodating as possible to facilitate development of both market and affordable residential units.
- The City will avoid duplication between local jurisdictions regarding development-related processes and procedures.
- The City's building fees will be kept as reasonable as possible to ensure that affordable housing is not hindered.
- The City will apply flexibility in zoning and building requirements when appropriate to promote fair and affordable housing.
- Permit fees for City-sponsored affordable housing development are waived for participating non-profit developers, and outstanding city liens are also.
- Local development expenses are kept to a minimum in terms of housing construction and renovation costs.
- Technical assistance and home buyer counseling is being provided by the cities and local agencies to promote programs assisting lower income home buyers.
- When appropriate, support affordable rental units, to include HTC (Housing Tax Credit) projects and privately owned properties to promote the development of affordable rental units.
- Continue partnerships with other inter-local agencies and interested citizens to encourage the development of accessible, special-needs housing, and provides funding and technical assistance to its CHDO's for development of affordable housing.
- City staff will continue to track time spent on FHEO activities to quantify time and funds expended.

## Analysis of Impediments to Fair Housing

The City of Bryan's Community Development Office has prepared an Analysis of Impediments (AI) and maintains it on file in the Community Development Office for review. The AI was most recently updated in 2015, with the development of the 2015-19 5-Year Consolidated Plan, which includes a summary of the city's AI. No significant impediments to fair housing choice were found to exist which were created by City of Bryan ordinances, policies, or procedures.

There were 15 discrimination complaints made during the 2010-2014 period, all but one of which related to discrimination in rental. Of the 14 rental cases, 13 of these were related to discrimination based upon rental terms, conditions, acts, refusal, or facilities. The primary basis for discrimination complaints was race (35%), followed by disability (30%). There was one case regarding terms of sale which alleged discrimination based upon national origin. All cases were found to be without cause, withdrawn, conciliated, or administratively closed.

The number of discrimination complaints decreased from the 2005-2009 period, when there were 19 complaints in Bryan. The decrease represents a 21% decrease in discrimination complaints over the prior evaluation period. During the previous and current program years, there have been no fair housing complaints or lawsuits filed under the City's Fair Housing Ordinance, nor any others within the City of Bryan of which the City is aware. Likewise, no fair housing inquiries have been received from citizens during the program year.

Historically, both Black and Hispanic applicants experience higher refinance loan denial percentages as compared to their respective percentages of the population as a whole. Poor credit history rating remains the primary reason for loan denials for these minority populations. Home Mortgage Disclosure Act (HMDA) data indicates that the incidence of conventional loan denial is higher for Black applicants' than other racial groups and most often due to poor credit history ratings. Likewise, Hispanics have the highest incidences of government insured loan denials due to poor credit.

To address this issue, the City provides down-payment assistance and home buyer counseling and partners with other partners organizations offering similar services (i.e., Habitat for Humanity, BV Affordable Housing Corp., etc.). The City also partners with United Way to provide financial coaching through the Financial Fitness Center, as well as coordinating a local Bank on It Program. This program is a collaborative effort among local financial institutions and other entities that are interested in furthering financial security of our most vulnerable populations.

While the City's 2015 CAP does not allocate funds for specific Fair Housing activities, the administrative budgets do facilitate activities promoting Fair Housing, to include: Fair Housing seminars; brochures and literature; public presentations and hearings on Fair Housing, responding to citizens' fair housing inquiries, and; development and maintenance of the city's Fair Housing Plan and Analysis of Impediments.

Furthermore, the City of Bryan has adopted a Fair Housing Ordinance. Complaints regarding violation of this ordinance can be filed in the City Attorney's Office or the Bryan Police Department. A copy of the ordinance can be obtained from the City Attorney's Office or the Public Library. The ordinance is found in the city's Code of Ordinances, Part II, Chapter 58, Article II, Division II, Sections 50-40 to 50-49. The City will review annually the number and type of complaints filed with the City Attorney. The City will also update, as needed, its Analysis of Impediments and continue to make it available for review.

In promotion of Fair Housing and to provide a nexus between the 2015 CAP and the issues and needs identified in the city's current Analysis of Impediments, see the following Fair Housing Action Work Plan.

## Fair Housing Action Work Plan

This Fair Housing Work Plan provides a nexus between the City of Bryan Community Development Services Department (CDS) planned fair housing activities in the coming fiscal year (Program Year 2015), and the observations made in the City's 2015 Analysis of Impediments to Fair Housing Choice:

- Observation 1: There have been 15 discrimination complaints made during the 2010-2014 period, all but one of which related to discrimination in rental. Of the 14 rental cases, 13 of these were related to discrimination based upon rental terms, conditions, acts, refusal, or facilities. The primary basis for discrimination complaints was race (35%), followed by disability (30%). There was one case regarding terms of sale which alleged discrimination based upon national origin. All cases were found to be without cause, withdrawn, conciliated, or administratively closed. The number of discrimination complaints decreased from the 2005-2009 period, when there were 19 complaints in Bryan. The decrease represents a 21% decrease in discrimination complaints over the prior evaluation period.

Recommendation: Continue fair housing educational and outreach activities through public service announcements to ensure a greater distribution of bilingual materials on the Internet (City website, YouTube), in the public library and through public service radio and television ads and outreach, especially on Spanish-language radio stations, that inform citizens on their rights and how to file complaints about housing discrimination. Provide educational information to City boards, such as the City's Community Development Advisory Committee, on fair housing education and outreach, provide information in community forums such as quarterly Partnership board meetings (whose 80 non-profits members serve primarily low/moderate income clients), health fairs and coalition groups such as the local Brazos Valley Coalition for the Homeless.

Completion Date: September 30, 2016 (ongoing, thereafter), with quarterly assessments.

Source of Funds: Community Development Budget CDBG – Administrative and City of Bryan Public Communication General Funds.

- Observation 2: Most dilapidated housing is located in low to moderate income areas based upon housing condition data collected in April, 2015.

Recommendation 1: Continue rehabilitation and reconstruction programs and particularly target clusters of dilapidated housing in low-moderate income minority areas, as well as work to identify target areas where the City's Capital Improvements Project funding can be effectively leveraged with federal grant funds.

Completion Date: September 30, 2016 (ongoing, thereafter), with quarterly assessments.

Source of Funds: Community Development Budget CDBG – Administrative and project funds.

Recommendation 2: Continue to market the housing rehabilitation and reconstruction programs, especially in low and moderate income areas through public service announcements outreach efforts in print media as well as the internet (City website, YouTube), radio, and television.

Completion Date: September 30, 2016 (ongoing, thereafter), with quarterly assessments.

Source of Funds: Community Development Budget CDBG – Administrative funds, and City of Bryan Public Communication General Funds.

- Observation 3: A review of advertising indicates that local housing providers, lenders, and insurers are generally diligent to include fair housing logos, disclosures, and diverse human models. However, bilingual advertising of housing availabilities and mortgage loans is lacking in the area, even though the Hispanic demographic is more than a third of the population of Bryan.

Recommendation 1: Continue to regularly review and evaluate advertising for housing providers, lenders, and insurers in the local area. Provide an annual forum for local housing providers and associated fields to provide an open dialogue on local fair housing issues and concerns, and encourage more extensive bilingual advertising by housing providers and lenders.

Page 5 of 9

Completion Date: September 30, 2016 (ongoing, thereafter), with quarterly assessments.  
Source of Funds: Community Development Budget CDBG – Administrative funds.

Recommendation 2: Continue fair housing educational and outreach activities targeted toward housing providers, lenders, and insurers through local associations to increase non-discrimination awareness by public service announcements, website education, and community meetings such as the City's Community Development Advisory Committee meetings.

Completion Date: September 30, 2016 (ongoing, thereafter), with quarterly assessments.  
Source of Funds: Community Development Budget CDBG – Administrative funds.

- Observation 4: The City of Bryan zoning and land use policies discourage development of large, high-density multifamily developments, particularly those concentrated in areas the City is interested in improving with retail or other economic development activity, or in maintaining neighborhood integrity. In addition, the City promotes scattered site, low-density low-moderate income housing rather than concentrated affordable housing. Such efforts are important to limiting the concentration of poverty in the City.

Recommendation 1: Continue to monitor development activity such as rezoning applications, building permits, and Housing Tax Credit development applications, and provide technical assistance to developers.

Completion Date: September 30, 2016 (ongoing, thereafter), with quarterly assessments.  
Source of Funds: Community Development Budget CDBG – Administrative funds.

- Observation 5: Current limits on the numbers of occupants in a single family dwelling likely meet the test of reasonableness under the Fair Housing Act, although some Residential Conservation District R-NC zoning by individual neighborhoods (slightly more than 2,000 homes) allows only 2 unrelated adult residents, maximum. This zoning classification could be found not to meet the test of reasonableness under the Fair Housing Act.

Recommendation 1: Continue to monitor case law in relation to this zoning classification.

Completion Date: September 30, 2016 (ongoing, thereafter), with quarterly assessments.  
Source of Funds: Community Development Budget CDBG – Administrative funds.

Recommendation 2: Continue to monitor proposed changes to City ordinances and provide feedback to relevant committees and staff members regarding potential conflict with any fair housing laws.

Completion Date: September 30, 2016 (ongoing, thereafter), with quarterly assessments.  
Source of Funds: Community Development Budget CDBG – Administrative funds.

- Observation 6: While no local policies were identified as barriers to affordable housing, the upcoming implementation of the Integrated Mortgage Disclosures under the Real Estate Settlement Procedures Act (Regulation X) and the Truth in Lending Act (Regulation Z) by the Consumer Financial Protection Bureau (CFPB) will have the potential to negatively affect housing affordability and availability. Sections 1098 and 1100A of the Dodd-Frank Wall Street Reform and Consumer Protection Act (Dodd-Frank Act) when implemented beginning August 1, 2015 (Proposed to be delayed until October 3, 2015), will revise rules which apply to most mortgage transactions. Real Estate industry professionals anticipate that these new requirements will significantly extend the time required to close for financed purchases, which will result in cash investor purchasers having an even greater advantage in the marketplace over financed homebuyers, especially in the lower-end housing price ranges.

Recommendation 1: Continue to monitor implementation of the Integrated Mortgage Disclosures rules on affordable housing and loan availability for low income homebuyers.

Completion Date: September 30, 2016 (ongoing, thereafter), with quarterly assessments.

Source of Funds: Community Development Budget CDBG – Administrative funds.

- Observation 7: According to HMDA data, Black applicants' incidence of conventional loan denial is higher than their percentage of their population as a whole and most often due to poor credit history ratings.

Recommendation 1: Continue to counsel minority Down Payment Assistance applicants regarding credit education and submission of loan applications only when likely to receive approval from the lender.

Completion Date: September 30, 2016 (ongoing, thereafter), with quarterly assessments.

Source of Funds: Community Development Budget CDBG – Administrative funds, and HOME housing project funds (Down Payment Assistance).

Recommendation 2: Continue to promote Homebuyer Counseling Training to minority applicants

Completion Date: September 30, 2016 (ongoing, thereafter), with quarterly assessments.

Source of Funds: Community Development Budget CDBG – Administrative funds.

Recommendation 3: Continue to engage local mortgage lenders through local committees such as the City's Brazos Valley Bank on It program, organizations, and other appropriate venues to promote lending to minority applicants.

Completion Date: September 30, 2016 (ongoing, thereafter), with quarterly assessments.

Source of Funds: Community Development Budget CDBG – Administrative funds.

- Observation 8: Hispanics and Blacks have higher incidences of government insured loan denials due to excessive debt and inadequate collateral, respectively.

Recommendation 1: Continue to counsel minority Down Payment Assistance applicants regarding credit education and submission of loan applications only when likely to receive approval from the lender.

Completion Date: September 30, 2016 (ongoing, thereafter), with quarterly assessments.

Source of Funds: Community Development Budget CDBG – Administrative funds, and HOME housing project funds (Down Payment Assistance).

Recommendation 2: Continue to promote Homebuyer Counseling Training to minority applicants

Completion Date: September 30, 2016 (ongoing, thereafter), with quarterly assessments.

Source of Funds: Community Development Budget CDBG – Administrative funds.

Recommendation 3: Continue to engage local mortgage lenders through local committees such as the City's Brazos Valley Bank on It program, organizations, and other appropriate venues to promote lending to minority applicants.

Completion Date: September 30, 2016 (ongoing, thereafter), with quarterly assessments.

Source of Funds: Community Development Budget CDBG – Administrative funds.

- Observation 9: Both Black and Hispanic applicants experience higher refinance loan denial percentages as compared to their respective percentages of the population as a whole. Poor credit history rating remains the primary reason for loan denials for these minority populations.

Recommendation 1: Continue to counsel minority Down Payment Assistance applicants regarding credit education and submission of loan applications only when likely to receive approval from the lender.

Completion Date: September 30, 2016 (ongoing, thereafter), with quarterly assessments.

Source of Funds: Community Development Budget CDBG – Administrative funds, and HOME housing project funds (Down Payment Assistance).

Recommendation 2: Continue to promote Homebuyer Counseling Training to minority applicants  
Completion Date: September 30, 2016 (ongoing, thereafter), with quarterly assessments.  
Source of Funds: Community Development Budget CDBG – Administrative funds.

Recommendation 3: Continue to engage local mortgage lenders through local committees such as the City's Brazos Valley Bank on It program, organizations, and other appropriate venues to promote lending to minority applicants  
Completion Date: September 30, 2016 (ongoing, thereafter), with quarterly assessments.  
Source of Funds: Community Development Budget CDBG – Administrative funds.

- Observation 10: Data indicates that both Black and Hispanic applicants for home improvement loans experience high denial rates due, primarily, to poor credit history ratings.

Recommendation 1: Continue to counsel minority Down Payment Assistance applicants regarding credit education and submission of loan applications only when likely to receive approval from the lender.  
Completion Date: September 30, 2016 (ongoing, thereafter), with quarterly assessments.  
Source of Funds: Community Development Budget CDBG – Administrative funds, and HOME housing project funds (Down Payment Assistance).

Recommendation 2: Continue to promote Homebuyer Counseling Training to minority applicants  
Completion Date: September 30, 2016 (ongoing, thereafter), with quarterly assessments.  
Source of Funds: Community Development Budget CDBG – Administrative funds.

Recommendation 3: Continue to engage local mortgage lenders through local committees such as the City's Brazos Valley Bank on It program, organizations, and other appropriate venues to promote lending to minority applicants  
Completion Date: September 30, 2016 (ongoing, thereafter), with quarterly assessments.  
Source of Funds: Community Development Budget CDBG – Administrative funds.

#### Affirmative Marketing Policy

In accordance with the regulations of 24 CFR 92.351(a) of the Home Program and in furtherance of the City of Bryan's commitment to non-discrimination and equal opportunity in housing, the City of Bryan has established procedures to affirmatively market units constructed or rehabilitated through the City's affordable housing programs. The City of Bryan believes that individuals of similar economic levels in the same housing market area should have available to them a like range of housing choices regardless of their race, color, religion, sex, and national origin. The City of Bryan is committed to the goals of affirmative marketing which will be implemented in our affordable housing programs through a specific set of steps that the City and participating owners will follow. These goals will be reached through the following procedures:

- Informing the public, potential tenants, and owners about Federal Fair Housing Laws and Affirmative Marketing Policies
- Inform persons of all racial, ethnic, and gender groups of unit availability
- Attract and solicit applications for assistance from persons not likely to apply without special outreach
- Record Keeping
- Assessment and Corrective Actions

### Affirmative Marketing Techniques

Owners, builders, and developers offering properties assisted by the City of Bryan Community Development Services Department are required to comply with the City's affirmative marketing requirement on all units sold under the program. The Department of Housing and Urban Development has set forth guidelines and to assist in meeting affirmative marketing goals.

The following is a list of activities which must be carried out by assisted property owners, builders, developers, or agencies in order to insure compliance with federal regulations:

- Correspond with various community organizations, employment agencies, churches, etc. in order to accomplish special outreach to those not likely to apply for housing in the available properties.
- Utilize the fair housing logo on all printed advertisements and prominently in the business office.
- Provide a fair housing brochure to prospective tenants in order to inform them of fair housing laws and the City's Affirmative Marketing Policy.

The City maintains a list of local agencies which will be notified in the event assisted units become available under the City's Housing Assistance Programs.

AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS  
COUNTY OF BRAZOS

On this 3<sup>RD</sup> day of AUGUST, 2015 Personally, appeared before me, the undersigned a Notary Public in and for said county and state MARILYN GREEN of **THE EAGLE**, a newspaper published in Bryan, County of Brazos, State of Texas, and generally circulated in Brazos, Burleson, Grimes, Lee, Leon, Madison, Milam, and Robertson, who, being by me duly sworn, on oath States that;

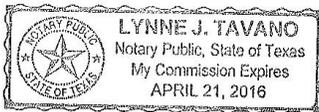
NOTICE OF PUBLIC HEARINGS

Was published in said newspaper in 1 issue(s) there of on the following dates:  
FEBUARY 24<sup>TH</sup> ,2015



Subscribed and sworn to before me, on this 3<sup>RD</sup>, DAY OF AUGUST, 2015

  
Notary Public, Brazos County, Texas



**Professional and Technical**  
**HVAC TECHS & INSTALLERS:** needed!!! \$18.00/hr and up depending on experience. Paid vacation, holidays and sick leave. 5 years experience required. Service truck provided. All local work. (479)255-3151

**LAB TECHNICIANS:** for established Bio-technology business in the cattle industry. College Station, multiple openings. day/night shifts, benefits, w/ train. Send resume to: [resurno@sox-technology.com](mailto:resurno@sox-technology.com) or fax to 210-529-4250.

**LICENSED PLUMBER Business Opportunity No Franchising Fees**  
 Send resume to: Code 507 via The Eagle, P.O. Box 3900, Bryan, TX 77806

**Professional and Technical**  
**TECHNICIAN:** Full Time for Construction Materials Testing Lab. Positive and motivated applicant will be responsible for sampling, testing, and inspecting construction materials both in the lab and field. Duties include: compaction testing, piler monitoring, preparing concrete cylinders, laboratory soil testing, etc. Must be able to work on construction sites and handle heavy lifting. 40 hours per week, plus overtime and occasional Saturdays. Applicant must be authorized to work in the US and have a High School Diploma or equivalent. Experience is a plus but not required - will train. Apply in person: 2501 Ashford Dr. Suite 102, College Station, TX 77840



**Trades and Construction**  
**CABINET MAKER:** Experience Only! Must have Own Reliable Transportation & speak English, pay depends on experience. Call (979)485-3125

**Experienced Licensed Plumbers \$20 & up!**  
**Exp. Apprentices \$15 & up!**  
 Call (979)772-3130 or [feldmanmgf@aol.com](mailto:feldmanmgf@aol.com)

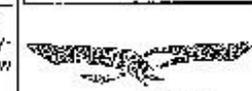
**INSTALLERS:** Floorlace & Garage Door installers. Willing to train. Benefits paid vacation. Must have valid TXDL, Drug Free. Apply at AAA Overhead Door: 2704 Wildflower Drive, Bryan (979)775-5100

**SKILLED REMODELING:** Carpenters, painters, dry-walls & tile setters. FT w/ benefits. (979)896-0624

**Home & Garage**  
**AAA OVERHEAD DOOR**  
 Call (979)775-5100

**BENEFITS:** Home nights & weekends, Uniform, Paid Holidays, Insurance, Paid Vacation, Profit Sharing, Retirement Plan

**Apply in Person**  
 1820 N. Harvey Mitchell Pkwy., Bryan



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**Notice of Public Hearings**

The City of Bryan is preparing its 2015-19 Consolidated Plan and 2015 Consolidated Action Plan (CAP) and will solicit public input regarding local needs and the use of future federal grant funds in meeting those needs. The City will receive Community Development Block Grant (CDBG) funds and Home Investment Partnerships Program (HOME) funds for the program year 2015 from the U.S. Dept. of Housing and Urban Development (HUD). The City anticipates receiving approximately \$855,054 of CDBG funds and \$262,262 of HOME funds.

The City's Community Development Advisory Committee (CDAC) will hold two public hearings on March 12, 2015 to afford Bryan residents an opportunity to voice community needs, priorities and concerns for the 2015 program year funding, and to receive input related to the 2015-19 Consolidated Plan, Fair Housing, the Affirmative Marketing Plan, and the Analysis of Impediments.

On or about April 9, 2015, CDAC will review preliminary 2015 program year funding recommendations. On or about June 25, 2015, CDAC will hold public hearings to receive comments on the proposed 2015 CAP and 2015-19 Consolidated Plan. At its June 2015 public hearings, and after community input, consultations, an application process for external programs, and based on the federal requirements and regulations of both programs, CDAC will recommend the 2015-19 Consolidated Plan and the 2015 CAP to City Council and will forward its funding recommendations to the Bryan City Council (on or about July 14, 2015) regarding identified priorities and funding allocations for the 2015 CAP (Dates are subject to change due to Committee and City Council agenda scheduling).

For citizens wanting to attend and/or provide input regarding community needs, the date, time, location, and public meeting/public hearing schedule is:

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For citizens wanting to attend and/or provide input regarding community needs, the date, time, location, and public meeting/public hearing schedule is:

**COMMUNITY DEVELOPMENT ADVISORY COMMITTEE  
REGULAR MEETING AND PUBLIC HEARINGS  
THURSDAY, MARCH 12, 2015  
6:00 P.M.  
CITY MUNICIPAL BUILDING BASEMENT TRAINING ROOM  
300 S. TEXAS  
BRYAN, TX 77803**

- I. Call to order
- II. Recognition of Affidavits filed in response to State Law on Disclosure of Local Citizens Conflict of Interest
- III. Approval of the Minutes from the February 12, 2015 Public Meeting
- IV. Hear Citizens
- V. Presentation, Discussion, and Possible Action on Community Development Services Department Programs: Presentation by Community Development Staff
  1. Minor Repair
  2. Major Rehabilitation/Reconstruction
  3. Housing Developments
  4. Homebuyer's Assistance
  5. Public Services and Public Facilities/Infrastructure
- VI. Call to order Public Hearings
  1. Open Public Hearing I: Planning and Development of the 2015-19 Consolidated Plan and the 2015 Consolidated Action Plan for Community Development Block Grant and Home Investment Partnerships Program funds: Presentation by Community Development Staff
    - a. Comments by Committee
    - b. Public Comments
  2. Close Public Hearing I
  3. Open Public Hearing II: Fair Housing, Planning and Development of Affirmative Marketing Plan, and 2015-19 Analysis of Impediments: Presentation by Community Development Staff
    - a. Comments by Committee
    - b. Public Comments
  4. Close Public Hearing II
- VII. Adjournment

Citizens may also provide written or verbal comments to the Community Development Office in lieu of attending the public hearings. Comments must be received by 5 p.m. Friday, April 10, 2015 for the potential 2015 program year funding allocations, 2015-19 5-Year Consolidated Plan priorities and needs, Fair Housing, Affirmative Marketing Plan, and Analysis of Impediments.

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At the hearings, funding applications will be available to organizations interested in applying for public facility/infrastructure and code enforcement funds. Applications will also be available beginning March 12, 2015 at the Community Development Office - 405 West 28th St., Rm. 138 and on the City's website at [www.bryantx.gov/community-development](http://www.bryantx.gov/community-development). Completed applications must be returned to the Community Development office by 2:00 P.M., Thursday, March 26, 2015 to be considered. All potential applicants are encouraged to meet with Community Development staff to discuss project eligibility and program guidelines. Developers (housing or economic development) must meet with staff individually, as these projects are reviewed by staff throughout the program year, for consideration of award. CDAC will review funding applications on or about April 9, 2015, with the exception of public service funds (eligible program operating expenditures). These applications are reviewed by the Joint Relief Funding Review Committee (JRFRC). Agency presentations for any public facility applications will be scheduled for the April 9, 2015 CDAC public meeting, at 6:00 P.M. at the Neal Recreation Center, 600 N. Randolph Ave., Bryan Texas 77803. CDAC's 2015 recommendations for eligible Community Development activities funding allocations will be forwarded to the Bryan City Council for action (on or about July 14, 2015), including the

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**Program Background**

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 CDBG funds must be used for activities which benefit low and moderate-income persons. CDBG goals include:

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

Eligible CDBG activities include but are not limited to: public facility construction and improvements; handicapped accessibility; operational funding for non-profit agencies serving primarily low-income persons; rehabilitation of owner occupied housing; clearance and demolition, housing development assistance, enforcement of City codes, business development, and job creation activities. HOME funds are used to provide decent, safe, sanitary and affordable housing opportunities for low-income individuals. Eligible activities include but are not limited to: new housing construction, homeowner rehabilitation assistance, down payment assistance, site acquisition, housing related infrastructure and appropriate Community Housing Development Organization (CHDO) activities.

**Fair Housing Issues**

Community Development Advisory Committee members and staff will also solicit input regarding fair housing and related issues. Citizens with suggestions and/or concerns will be provided opportunity to voice those issues during the last portion of each of the above listed public hearings. A copy of the City's current Analysis of Impediments (AI) to Fair Housing will also be available for review at the hearings as well as at the Community Development Office beginning March 12, 2015. The revised and updated 2015-19 AI will be available at the June 25, 2015 CDAC meeting.

**Additional Information**

To comment or request additional information, call the Community Development Services Office at 979-209-5175 or visit the office at 405 West 28th St., Rm. 138, or by mail at P. O. Box 1000, Bryan, TX 77805. FOR INFORMATION ON TDD, SIGN LANGUAGE INTERPRETATION, OR OTHER TRANSLATION OR ACCESSIBILITY INFORMATION, PLEASE CONTACT THE CITY OF BRYAN'S COMMUNICATIONS DEPARTMENT AT 979-209-5120. CONTACT THE ABOVE OFFICE AT LEAST 48 HOURS BEFORE THE SCHEDULED TIME OF THE MEETING SO THAT THE REQUEST MAY BE COMPLETELY FULFILLED.

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# The Eagle

Bryan, Brazos County, Texas

Affidavit of Publication

Account Number

1034600

Date

June 10, 2015

CITY OF BRYAN CITY SECRETARY  
PO BOX 1000  
BRYAN, TX 77806

Date	Category	Description	Ad Size	Total Cost
06/16/2015	Municipal Notices	Proposed 5-Year Consolidated Plan 2016-19 and 2015 Consolidated	6 x 21.00 IN	1,906.80

## Proof of Publication

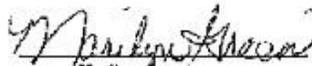
On said day, personally, appeared before me, the undersigned a Notary Public in and for said county and state, Marilyn Green, of The Eagle, a newspaper published in Bryan, Brazos County, Texas, and generally circulated in Brazos, Burleson, Gillespie, Lee, Leon, Madison, Milam and Robertson Counties, and that the notice, a copy of which is hereto attached, was published in said newspaper on the following named dates:

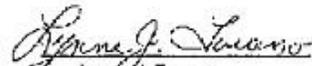
05/10/2015

The First insertion being given ... 08/10/2015

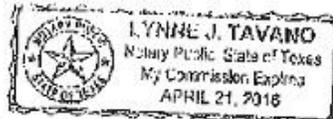
Newspaper reference: C000123247

Sworn to and subscribed before me this Wednesday, June 10, 2015

  
Marilyn Green  
Clerk

  
Lynne J. Tavano  
Notary

State of Texas  
Brazos County  
My Commission expires \_\_\_\_\_



THIS IS NOT A BILL. PLEASE PAY FROM INVOICE. THANK YOU

**PUBLIC NOTICE**

Final Public Hearings  
Proposed 5-Year Consolidated Plan 2015-19 and 2015 Consolidated Action Plan  
Bryan, Texas

B-15-MC-48-0006 & M-15-MC-48-0229

The City of Bryan Community Development Services (CDS) Dept. has prepared a draft 2015-19 5-Year Consolidated Plan (CP) and 2015 Consolidated Action Plan (CAP) and 2015-2019 Analysis of Impediments. The City will hold one public hearing to satisfy requirements for the Community Development Block Grant (CDBG) and Home Investment Partnerships Program (HOME). A second Public Hearing will be held to solicit input regarding fair housing/affirmative marketing and provide for comments on the 2015/2019 Analysis of Impediments. These Public Hearings will be held: Thursday, June 25, 2015 at the Bryan Municipal Office Building, Basement Training Room, 300 S. Texas Avenue, Bryan, Texas at 6:00 P.M. A comment period for all public hearings will be from June 25, 2015 through July 24, 2015. All Plans will be submitted to the Bryan City Council for action at its tentatively scheduled July 28, 2015 meeting, 6:00 P.M., Council Chambers, Bryan Municipal Building, 300 S. Texas Avenue and to the U.S. Department of Housing and Urban Development no later than August 15, 2015. The 2015/2016 projects and activities will be funded after October 1, 2015. The agenda is as follows:

**COMMUNITY DEVELOPMENT ADVISORY COMMITTEE**

**AGENDA**

**REGULAR PUBLIC MEETING**

and

**PUBLIC HEARINGS**

Thursday, June 25, 2015

6:00 P.M.

Bryan Municipal Office Building, Basement Training Room  
300 S. Texas Avenue, Bryan, Texas  
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 May 14, 2015 Public Meeting
- IV. Recognition of Visitors/Citizens to be Heard
- V. Presentation, Discussion, and Possible Action on Community Development Services Department's Programs:
  - 1. Minor Repair
  - 2. Major Rehabilitation/Reconstruction
  - 3. Housing Developments
  - 4. Homebuyer's Assistance
  - 5. Public Services and Public Facilities/Infrastructure

**VI.**

- Call to Order Public Hearings
- 1. Open Public Hearing I
  - a. Summary of Draft 2015-19 Consolidated Plan and 2015 Consolidated Action Plan for Community Development Block Grant and Home Investment Partnerships Program funds: Presentation by Community Development Staff
  - b. Public Comments
  - c. Committee Comments
  - d. Close Public Hearing I
- 2. Open Public Hearing II:
  - a. Fair Housing, Planning and Development of Affirmative Marketing Plan, and Summary of 2015-19 Analysis of Impediments Update: Presentation by Community Development Staff
  - b. Public Comments
  - c. Committee Comments
  - d. Close Public Hearing II

VII. Adjournment

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

The CAP was developed through a community participation process and in response to prioritized needs described in the City's proposed 2015-19 CP. The CP was developed through a community participation process including public hearings, Community Development Advisory Committee public meetings, community needs assessment surveys, consultations with public service organizations, government entities, private enterprise, focus group meetings and the general public. The CP includes Housing and Homeless Needs Assessments, a Housing Market Analysis, a Five Year Strategic Plan, 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 Shelter Grant (ESG); or the Housing Opportunities for People with AIDS Grant (HOPWA). The City of Bryan receives CDBG and HOME funds. Proposed funding allocations and activities for CDBG and HOME follow:

**CDBG**

The National Objectives of the CDBG Program are 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; improve neighborhoods and public facilities in low and moderate-income areas.
  - III. Ensure decent, safe, sanitary housing for low and moderate-income residents.

Objectives

- A. Provide housing assistance.
- B. Improve public services access.
- C. Improve public facilities access.
- D. 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 2015 Action Plan  
Proposed Projects/Activities**

**CDBG Projects: Relation to 2015-19 Consolidated Plan and Funds Leveraged**

Bryan's 2015 CDBG allocation is \$855,054.00. It is anticipated that \$19,000.00 in program income will also be available during the 2015 program year from the grantees, with no program income from sub-recipients. Funds will become available October 1, 2015. Because the City of Bryan is a HOME Entitlement City, the proposed uses of these funds are listed separately. The 2015 CAP proposes the following projects to benefit low and moderate-income persons and to eliminate blighting influences.

**Proposed CDBG Projects**

- 1. **Homeowner Housing Assistance (\$555,785.00)** - This project addresses Objectives 1, 2, 3 & 4 of the Affordable Housing Plan and Objective 1 & 2 of the Homeless Plan of Bryan's 2015-19 CP. CDBG Funds are the primary source of funding. Major rehabilitation/reconstruction recipients are asked to contribute and/or obtain private funding as appropriate. CDBG represents 99% of major rehabilitation/reconstruction and minor repair activity funds and will provide a minimum of 24 families housing assistance in the form of infrastructure, new development, replacement, handicap accessibility, minor repair, acquisition, voluntary demolition, homebuyer assistance, staff program delivery, and other related costs necessary to carry out CDBG Program activities (Outcome objective: decent housing availability/accessibility).
- 2. **Administration (\$171,010.00)** - Administrative expenses related to administration of CDBG and HOME programs. These include, but are not limited to, housing programs, public service agency programs, public facility project management, neighborhood preservation, and economic development. Total funds administered by CDS during 2015-16 are estimated to be \$1,196,316.00. Provide technical or financial support for code enforcement activities to encourage maintenance of structures in compliance with city ordinances and community appearance standards, and removal of dilapidated structures.
- 3. **Public Service Agency Funding (\$128,259.00)** - Public service contracts \$115,556.70 and city staff program delivery expenditures to provide oversight to the contracted programs will be additional to each contract amount (not to exceed \$12,702.30 for all funded contracts).

**Total CDBG Allocation: \$855,054.00**

The following projects addresses Objective 1 of the Non-Housing Plan of Bryan's 2015-19 CP (Outcome objective codes: suitable living environment, availability/accessibility).

- a. **Bryan Parks and Recreation Summer Camp Program (interdepartmental funding), \$35,000.00 contract** - For eligible operating expenses including partial salaries and benefits, supplies, equipment, transportation and field trips. Offered in 5 Bryan low and moderate-income neighborhood parks, provides educational, social, and recreational activities to approximately 650 unduplicated clients. CDBG represents approximately 35% of this activity's funding.

for code enforcement activities to encourage maintenance of structures in compliance with city ordinances and community appearance standards, and removal of dilapidated structures.

3. **Public Service Agency Funding (\$128,259.00)** – Public service contracts \$115,556.70 and city staff program delivery expenditures to provide oversight to the contracted programs will be additional to each contract amount (not to exceed \$12,702.30 for all funded contracts).

The following projects address Objective 1 of the Non-Housing Plan of Bryan's 2015-19 CP: (Outcome objective codes: suitable living environment, availability/accessibility).

- a. **Bryan Parks and Recreation Summer Camp Program (interdepartmental funding), \$35,000.00 contract** - For eligible operating expenses including partial salaries and benefits, supplies, equipment, transportation and field trips. Offered in 5 Bryan low and moderate-income neighborhood parks, provides educational, social, and recreational activities to approximately 650 unduplicated clients. CDBG represents approximately 35% of this activity's funding.
- b. **Big Brothers, Big Sisters of South Texas \$15,000.00** – Provides for eligible expenses for a Mentoring Program matching at-risk youth with volunteer mentors to build relationships and help teach positive decision making skills. Program will serve an estimated 69 unduplicated clients. CDBG represents approximately 20% of activity's funding.
- c. **Family Promise of Bryan-College Station, Case Management Program, \$20,000.00 contract** - Provides for eligible labor expenses. Program extends services for 2 years following housing placement of homeless clients. The program will serve an estimated 95 unduplicated clients. CDBG represents 100% of this activity's funding. Program delivery expenditures to provide oversight to the program will be additional to the contract amount (not to exceed \$12,702.30 for all funded contracts).
- d. **Twin City Mission, The Bridge Shelter Case Manager / Client Assistance Program, \$15,556.70 contract (plus \$15,739.30 from City of College Station for a total of \$29,316.00)** – Provides funds for salary/benefits for Case Manager and for Client Assistance Program. Case Manager assists clients with supportive services. The Client Assistance Program assists with identification, prescriptions, clothing, education, and other services. The program will serve an estimated 500 unduplicated clients. CDBG from Bryan and College Station represents approximately 4% of this activity's funding.
- e. **Unity Partners dba Project Unity, Safe Harbour, Supervised Visitation Program, \$30,000.00 contract** - Provides for eligible expenses, including personnel and security costs. Provides supervised court ordered visitation between non-custodial parents and children in a safe environment. Provides parenting education, support groups and case management. The program will serve an estimated 385 unduplicated clients. CDBG represents 31% of this activity's funding.

#### HOME Projects: Relation to 2015-19 Consolidated Plan and Funds Leveraged

Bryan's 2015 HOME allocation is \$262,262.00. It is anticipated that \$60,000.00 in program income will also be available during the 2015 program year from the grantees, with no program income from sub-recipients. Funds will become available October 1, 2015. Funds are used for eligible housing programs and satisfy required federal regulations. The intent of the HOME Program is to: provide decent affordable housing to lower-income households; expand the capacity of non-profit housing providers; strengthen the ability of state and local governments to provide housing; and to leverage private-sector participation. The 2015 CAP proposes the following projects to benefit low and moderate-income persons and to eliminate blighting influences.

#### Proposed HOME Projects

1. **Home Owner Housing Assistance (\$111,696.50)** - This project addresses Objective 1 of the Affordable Housing Plan of Bryan's 2015-19 CP with 1 family targeted citywide for major housing rehabilitation/reconstruction. The City anticipates \$60,000 in program income for the HOME Program. (Outcome objectives: decent housing/sustainability).
2. **Down Payment Assistance/Acquisition (\$85,000.00)** - This project addresses Objective 2 of the Affordable Assistance Housing Plan of Bryan's 2015-19 Consolidated Plan with 10 families targeted citywide (Outcome objectives: decent housing/affordability).
3. **Community Housing Development Organizations (CHDO) (\$39,339.30)** - This project potentially addresses Objectives 1, 3 and 4 of the Affordable Housing Plan and Objective 1 and 2 of the Homeless Plan of Bryan's Consolidated Plan with 1 CHDO targeted. (Outcome objectives: decent housing/affordability).
4. **Administration (\$26,226.20) - No priority assigned.**

**Total HOME Allocation: \$262,262.00**

#### Match Requirements

The city's match requirement has been waived. Estimated HOME leveraging is anticipated to be \$1.2 million.

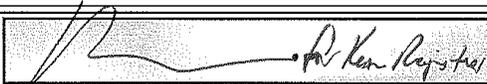
**Public meetings and Comment Period:** Between October 2014 and June 2015 the City held 7 public meetings (October, 16, 2014, November 12, 2014, January 22, 2015, February 12, 2015, March 12, 2015, April 9, 2015, May 14, 2015) during which 2 public hearings were held (March 12, 2015) to allow public input and comment on the CP process and needs, priorities and funding allocations in the CP. CAP Fair Housing and the Affirmative Marketing Plan and Analysis of Impediments. The Bryan-College Station Joint Relief Funding Review Committee, which reviews applications for public service agency funding, held 7 public meetings between April 9, 2015 and May 21, 2015 to rank proposals and make funding recommendations. Citizens interested in commenting on the above noted plans and/or programs may do so during the Public Comment Period (June 25, 2015 through July 24, 2015) by mailing written comments to the Bryan Community Development Services Dept., P.O. Box 1000, Bryan, TX 77805, or by calling (979) 209-5175, or by visiting the CDS Office at the Horizon Building, 405 W. 28th St., Bryan, TX 77803. Office hours are 8:00 A.M. until 5:00 P.M., Monday through Friday. A draft copy of the plans will be available for viewing at the CDS Office and on the web at: <http://www.bryants.gov/community-development>. Citizens interested in addressing the Bryan City Council on the proposed plans, programs, and funding recommendations, may do so at the tentatively scheduled July 28, 2015 council meeting, 6:00 P.M., Council Chambers, Bryan Municipal Building, during the "Citizens to be Heard" portion of the agenda.

**Grantee SF-424's and Certification(s)**

OMB Number: 4040-0004  
Expiration Date: 8/31/2016

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: 08/07/2015	4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: B-15-MC-48-0006	
<b>State Use Only:</b>		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
<b>8. APPLICANT INFORMATION:</b>		
* a. Legal Name: City of Bryan		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 74-6000441	* c. Organizational DUNS: 1710867830000	
<b>d. Address:</b>		
* Street1: 300 S. Texas Ave.	<input type="text"/>	
Street2: <input type="text"/>	<input type="text"/>	
* City: Bryan	<input type="text"/>	
County/Parish: Brazos	<input type="text"/>	
* State: TX: Texas	<input type="text"/>	
Province: <input type="text"/>	<input type="text"/>	
* Country: USA: UNITED STATES	<input type="text"/>	
* Zip / Postal Code: 77803-3937	<input type="text"/>	
<b>e. Organizational Unit:</b>		
Department Name: Community Development Services	Division Name: <input type="text"/>	
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>		
Prefix: Mrs.	* First Name: Alsie	<input type="text"/>
Middle Name:	<input type="text"/>	
* Last Name: Bond	<input type="text"/>	
Suffix:	<input type="text"/>	
Title: Community Development Services Manager		
Organizational Affiliation: <input type="text"/>		
* Telephone Number: 979-209-5175	Fax Number: 979-209-5184	
* Email: abond@bryantx.gov		

Application for Federal Assistance SF-424	
<p><b>* 9. Type of Applicant 1: Select Applicant Type:</b></p> <p>C: City or Township Government</p> <p>Type of Applicant 2: Select Applicant Type:</p> <p>Type of Applicant 3: Select Applicant Type:</p> <p>* Other (specify):</p>	
<p><b>* 10. Name of Federal Agency:</b></p> <p>U.S. Department of Housing and Urban Development</p>	
<p><b>11. Catalog of Federal Domestic Assistance Number:</b></p> <p>14.218</p> <p>CFDA Title:</p> <p>Community Development Block Grant</p>	
<p><b>* 12. Funding Opportunity Number:</b></p> <p>Not Applicable</p> <p>* Title:</p> <p>Not Applicable</p>	
<p><b>13. Competition Identification Number:</b></p> <p>Title:</p>	
<p><b>14. Areas Affected by Project (Cities, Counties, States, etc.):</b></p> <p>Add Attachment    Delete Attachment    View Attachment</p>	
<p><b>* 15. Descriptive Title of Applicant's Project:</b></p> <p>Enhancing the community by providing safe, decent and affordable housing; improved infrastructure; support services; and a suitable living environment, principally for low-moderate income residents.</p>	
<p>Attach supporting documents as specified in agency instructions.</p> <p>Add Attachments    Delete Attachments    View Attachments</p>	

Application for Federal Assistance SF-424	
<b>16. Congressional Districts Of:</b>	
* a. Applicant	TX-017
* b. Program/Project	TX-017
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
<b>17. Proposed Project:</b>	
* a. Start Date:	10/01/2015
* b. End Date:	09/30/2016
<b>18. Estimated Funding (\$):</b>	
* a. Federal	855,054.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	19,000.00
* g. TOTAL	874,054.00
<b>* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?</b>	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/> .	
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
<b>* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)</b>	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes", provide explanation and attach	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
<b>21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)</b>	
<input checked="" type="checkbox"/> ** I AGREE	
<small>** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.</small>	
<b>Authorized Representative:</b>	
Prefix:	Mr.
* First Name:	Kean
Middle Name:	
* Last Name:	Register
Suffix:	
* Title:	City Manager
* Telephone Number:	979-209-5100
Fax Number:	979-209-5106
* Email:	kregister@bryantx.gov
* Signature of Authorized Representative:	
* Date Signed:	8/5/15

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text" value="08/07/2015"/>	4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text" value="M-15-MC-48-0229"/>	
<b>State Use Only:</b>		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
<b>8. APPLICANT INFORMATION:</b>		
* a. Legal Name: <input type="text" value="City of Bryan"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="74-6000441"/>	* c. Organizational DUNS: <input type="text" value="1710867830000"/>	
<b>d. Address:</b>		
* Street1: <input type="text" value="300 S. Texas Ave."/>	Street2: <input type="text"/>	
* City: <input type="text" value="Bryan"/>	County/Parish: <input type="text" value="Brazos"/>	
* State: <input type="text" value="TX: Texas"/>	Province: <input type="text"/>	
* Country: <input type="text" value="USA: UNITED STATES"/>	* Zip / Postal Code: <input type="text" value="77803-3937"/>	
<b>e. Organizational Unit:</b>		
Department Name: <input type="text" value="Community Development Services"/>	Division Name: <input type="text"/>	
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>		
Prefix: <input type="text" value="Mrs."/>	* First Name: <input type="text" value="Alsie"/>	
Middle Name: <input type="text"/>	* Last Name: <input type="text" value="Bond"/>	
Suffix: <input type="text"/>	Title: <input type="text" value="Community Development Services Manager"/>	
Organizational Affiliation: <input type="text"/>		
* Telephone Number: <input type="text" value="979-209-5175"/>	Fax Number: <input type="text" value="979-209-5184"/>	
* Email: <input type="text" value="abond@bryantx.gov"/>		

Application for Federal Assistance SF-424	
<b>* 9. Type of Applicant 1: Select Applicant Type:</b> <input type="text" value="C: City or Township Government"/> Type of Applicant 2: Select Applicant Type: <input type="text"/> Type of Applicant 3: Select Applicant Type: <input type="text"/> * Other (specify): <input type="text"/>	
<b>* 10. Name of Federal Agency:</b> <input type="text" value="U.S. Department of Housing and Urban Development"/>	
<b>11. Catalog of Federal Domestic Assistance Number:</b> <input type="text" value="14.239"/> CFDA Title: <input type="text" value="HOME Investment Partnership Program"/>	
<b>* 12. Funding Opportunity Number:</b> <input type="text" value="Not Applicable"/> * Title: <input type="text" value="Not Applicable"/>	
<b>13. Competition Identification Number:</b> <input type="text"/> Title: <input type="text"/>	
<b>14. Areas Affected by Project (Cities, Counties, States, etc.):</b> <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
<b>* 15. Descriptive Title of Applicant's Project:</b> <input type="text" value="Programs to expand the supply of safe, decent and affordable housing for low to moderate income residents through public, private and non-profit partnerships."/>	
Attach supporting documents as specified in agency instructions. <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/>	

Application for Federal Assistance SF-424	
<b>16. Congressional Districts Of:</b>	
* a. Applicant	TX-017
* b. Program/Project	TX-017
Attach an additional list of Program/Project Congressional Districts if needed.	
	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
<b>17. Proposed Project:</b>	
* a. Start Date:	10/01/2015
* b. End Date:	09/30/2016
<b>18. Estimated Funding (\$):</b>	
* a. Federal	262,262.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	60,000.00
* g. TOTAL	322,262.00
<b>* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?</b>	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on	
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
<b>* 20. Is the Applicant Delinquent On Any Federal Debt? (if "Yes," provide explanation in attachment.)</b>	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If "Yes", provide explanation and attach	
	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
<p>21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)</p> <input checked="" type="checkbox"/> ** I AGREE	
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.	
<b>Authorized Representative:</b>	
Prefix:	Mr.
* First Name:	Kean
Middle Name:	
* Last Name:	Register
Suffix:	
* Title:	City Manager
* Telephone Number:	979-209-5100
Fax Number:	979-209-5106
* Email:	kregister@bryantx.gov
* Signature of Authorized Representative:	
* Date Signed:	8/5/15

## CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

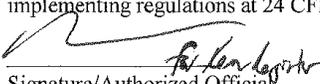
**Anti-Lobbying** -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

  
Signature/Authorized Official

Date 8/5/15

### Specific CDBG Certifications

The Entitlement Community certifies that:

**Citizen Participation** -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

**Following a Plan** -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

**Use of Funds** -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) ~~2015~~<sup>12</sup> ~~MONTHS~~ (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

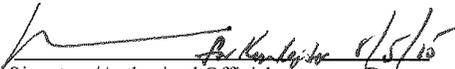
jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

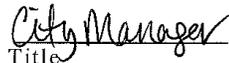
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

**Compliance With Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

**Compliance with Laws** -- It will comply with applicable laws.

  
Signature/Authorized Official      Date

  
Title

**Specific HOME Certifications**

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

**Eligible Activities and Costs** -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

**Appropriate Financial Assistance** -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

  
Signature/Authorized Official *R. Landwehr* *8/5/15*  
Date

*City Manager*  
Title

**APPENDIX TO CERTIFICATIONS**

**INSTRUCTIONS CONCERNING LOBBYING:**

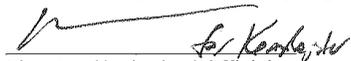
**A. Lobbying Certification**

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

**Drug Free Workplace Certifications**

The Entitlement Community will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about -
  - a) The dangers of drug abuse in the workplace;
  - b) The grantee's policy of maintaining a drug-free workplace;
  - c) Any available drug counseling, rehabilitation, and employee assistance programs; and
  - d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employees in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
  - a) Abide by the terms of the statement; and
  - b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of each conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted -
  - a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
  - b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

  
Signature/Authorized Official      4/5/15  
Date

  
Title

## Appendix - Alternate/Local Data Sources

1	<p><b>Data Source Name</b> Housing Condition Survey and Analysis</p>
	<p><b>List the name of the organization or individual who originated the data set.</b> City of Bryan Community Development Services Department in partnership with the Brazos County Appraisal District.</p>
	<p><b>Provide a brief summary of the data set.</b> Brazos County Appraisal District (BCAD) data sets sorted to determine number and locations of substandard residential units. Sorting was accomplished using a variety of available property characteristics from BCAD data, to include: quality of construction, year built, depreciation factors and maintenance or upgrade adjustments.</p>
	<p><b>What was the purpose for developing this data set?</b> To determine number and locations of substandard residential units so as to more accurately identify needs and create strategies for the 2015-19 Consolidated Plan.</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> February 2015.</p>
	<p><b>Briefly describe the methodology for the data collection.</b> Brazos County Appraisal District (BCAD) data sets were sorted using applicable property characteristics (e.g. quality of construction, year built, depreciation factors and maintenance or upgrade adjustments). A determination was made as to the categories and values assigned to properties and, based on those results, which properties were likely substandard. Results were then calculated and tested to ensure accuracy</p>
	<p><b>Describe the total population from which the sample was taken.</b> All single family residential properties within the Bryan city limits.</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b> Approximately 16,000 single family residential units located within the Bryan city limits.</p>
	2
<p><b>List the name of the organization or individual who originated the data set.</b> The survey was made available to the public by the City of Bryan Community Development Services Department (CDS) staff.</p>	

	<p><b>Provide a brief summary of the data set.</b></p> <p>Bryan CDS staff conducted a needs assessment survey of residents to help identify needs and to set priorities for the use of CDBG and HOME funds. The 15-page survey asked questions regarding housing needs, health and human services, fair-housing and discrimination issues, special needs, infrastructure and public facility needs, and economic development needs.</p> <p><b>What was the purpose for developing this data set?</b></p> <p>Development of the data provides the CDS staff, Community Development Advisory Committee, and Bryan City Council public input to complement other available data in the development of the 2015-19 Consolidated Plan and 2015 Consolidated Action Plan.</p> <p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>Data was collected during February and March of 2015.</p> <p><b>Briefly describe the methodology for the data collection.</b></p> <p>The Community Needs Assessment Survey was available online on the City of Bryan’s website. Various types of notices and announcement methods were employed to raise public awareness of the survey (public service announcements, radio and television advertisements, etc.)</p> <p><b>Describe the total population from which the sample was taken.</b></p> <p>All Bryan citizens were encouraged to participate in the survey.</p> <p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>The Community Needs Assessment Survey received 94 responses. Approximately 43% of those responding to questions on race and ethnicity reported being African-American, 51% White, and 6% Other. Twenty-eight percent listed their ethnicity as Hispanic.</p>
3	<p><b>Data Source Name</b></p> <p>2015 Point-In-Time Homeless Count Data</p> <p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Brazos Valley Coalition for the Homeless (BVCH)</p> <p><b>Provide a brief summary of the data set.</b></p> <p>2015 Point-in-Time data provides a snap-shot of persons in the community experiencing homelessness and defines and surveys both sheltered and unsheltered homeless families and individuals in the region. It was collected on January 22, 2015, by members of the Brazos Valley Coalition for the Homeless.</p> <p><b>What was the purpose for developing this data set?</b></p> <p>HUD requires all Continuums of Care to collect data each year on homelessness at a single point-in-time during the last week of January. This information is used by the local homeless providers and other partnering service agencies for development of short- and long-term strategies to alleviate homelessness and meet currently homeless health and human service needs.</p>

	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>Information was collected throughout the service area of the BVCH, which includes a seven county region (Brazos, Burleson, Grimes, Robertson, Madison, Leon, and Milam counties).</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>The data represents a point-in-time count, conducted on January 22, 2015.</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete.</p>
<b>4</b>	<p><b>Data Source Name</b></p> <p>2015 Brazos Valley CoC Inventory List</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Brazos Valley Coalition for the Homeless (BVCH).</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>This inventory list of homeless facilities is categorized by emergency, transitional, and permanent housing beds.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>The goal was to provide an up-to-date and accurate assessment of housing resources available to area homeless populations.</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>The data is comprehensive, and based on eCon Suite guidelines and parameters.</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>This is updated information for 2015.</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete.</p>