

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
SERVICES
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This document is available on the City of Bryan's website:
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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 Shelter Grant Program (ESGP) 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 ESGP 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 ESGP.

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 new 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 has identified specific objectives and outcomes as detailed in the Strategic Plan section, specifically SP-25 and SP-45. Primarily, the City will provide decent housing (general objective category) with housing activities including owner occupied rehabilitation, replacement, assistance to developers of affordable housing, and home buyer assistance. General outcomes from housing activities will include affordability and sustainability. Suitable living environments, general objective categories, will include public service agency program funding, public facility projects, and potentially code enforcement with a general outcome of 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

3. Evaluation of past performance

Following are the most recently reported 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 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

- Bryan College Station Community Health Center (a Section 108 facility) previously funded by the City, reported the following: Prenatal Clinic - 892 unduplicated clients; Counseling and Assessment Center - 200 clients, and; BVCAA's Health Center Office - 12,395 clients.
- 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 of Bryan 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, and developing and planning 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 beak-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 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 and determine allocations of grant funding. In addition, legal announcements, radio and television spots, and other publicized notices and newspaper stories were employed, in both English and Spanish, announcing public meetings and hearings and survey opportunities. Letters were also mailed to Neighborhood Associations and local 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. The following is a list, categorized by the type of service the entity provides, that received surveys, mailings, flyers and/or announcements regarding request for input:

The 2015-2019 CP process was organized within HUD's new online eCon Suite Consolidated Planning software using pre-populated CHAS and ACS data was utilized along with data from various other sources applicable to the needs assessment and market analysis efforts. Previous consultation with local entities was also used and, where needed and appropriate, follow-up consultation was directly made by CDS 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 committee 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. A summary of the CDAC discussions included staff providing an overview of CDBG and Home eligible programs and programs specific to Bryan's Community Development Services Department. Presentations regarding Fair Housing, the Affirmative Marketing Plan, and the Analysis of Impediments. All comments will be considered as part of the planning process for goals, objectives, and outcomes for activities for the next 5 years.

#1

INTERNAL CITY DEPARTMENTS / DIVISIONS / COMMITTEES			
Bryan Community Development Advisory Committee (CDAC)	B/C/S Joint Relief/Funding Review Committee (JRFRC)	Bryan Community Development Loan Committee (CDLC)	Bryan Community Development Department Staff
Bryan Planning Department	Bryan Building Inspections	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	Legal Department
Bryan Risk Management	Bryan Environmental Services	Bryan City Council	
GOVERNMENT ORGANIZATIONS (LOCAL, STATE, FEDERAL) and AGENCIES			
City of College Station Community Development	Bryan/College Station Metropolitan Planning Org	Brazos Valley Council of Governments	Brazos County Commissioners
Brazos County Commissioner's Court, Judge Duane 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 Healthcare	Bryan Independent School District (BISD)
Brazos County Community Supervision Corrections	American Lung Association, Bryan Texas	American Red Cross - Bryan, College Station	Barbara Bush Parent Center
BISD Special Education	BISD Migrant Education	BISD Disciplinary Alternative Ed	BISD Project HOPE
Brazos County Community Corp	Brazos County Juvenile Services	TX Family & Protective Services	TX Department of Transportation
Kiwanis Club of College Station	League of Women Voters	Region-6 Education Service	A&M Department of Education
A&M Corp of Cadet Housing	TAMU Dept of Residence Life	School of Rural Public Health	TEEX Law Enforcement Trng
Texas Ag Extension Service	Texas Commission for the Blind	Texas State Health Services	TX Aging and Disability Services
Brazos County Sheriff's Office	Texas Health and Human Svs	Texas Historical Commission	Texas Parks and Wildlife
TX Comm on Environ 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 Dept
PUBLIC SERVICE PROVIDERS AND ORGANIZATIONS			
Boys and Girls Club	Brazos Food Bank	Brazos County United Way	Brazos County Senior Citizens
Brazos Transit System	BV Homeless Coalition	Bryan Adult Learning Center	BVCAA Aids Services
BVCAA Family Health Clinic	BVCAA Head Start	BVCAA Women Infant and Children's Program	Brazos Valley Council on Alcohol and Drug Abuse
Brazos Maternal and Child Health Clinic, Inc (Prenatal)	BV Council of Governments, Workforce Solutions	Project Unity - Community Partnership Board	Children Nings, Bilingual Education
Church Pantry	College Station Medical Center	Consumer Credit Counseling Service	Department of Health and Kinesiology, TAMU
Early Childhood Intervention	Good Samaritan Pregnancy Svs	Habitat for Humanity	Health for All, Inc.
Home Instead, Senior Care	Hospice	Junction 3-0-3	Lee Chapel
Mosaic	North Bryan Community Center	Sexual Assault Resource Center	Salvation Army
Scotty's House	St. Joseph Regional Health Center	St. Vincent de Paul	Texas Cooperative Extension Family and Consumer Service
Twin City Mission	B/C/S Veteran's Services/Clinic	Arbor Oaks at Crestview	Arbor on the Brazos
Blinn College Housing	Blue Bonnet House	Brazos Oaks Assisted Living	Brazos Valley Affordable Housing Corporation
BVCAA Energy Housing Svs, Bryan Housing Authority	Broadmoor Place Carriage Inn-Bryan	B/C/S Homebuilder's Association Cedar Creek	B/C/S Apartment Association Crestview Retirement Community
Dansby House Inc.	Elder-Aid	Emerald Park Apartments	Emmanuel Baptist Church - Emmanuel Lighthouse Mission
Forest Park Apartments	Grand Court	Hudson Creek Alzheimers Care	Isle at Watercrest Bryan
Lulac Apartments	MHMR Brazos Valley	Park Place	Phoebe's Home
Room for Us All	Saddlewood Apartments	Sherwood Health Care Facility	Southgate Apartments
St Joseph Manor Assisted Living	St Joseph Manor	The Pines	A&M Off Campus Housing
Texas A&M Real Estate Center	Texas Dept of Human Services	The Heritage at Dartmouth	Villas of Rock Prairie
Windsor Pointe Town homes	Junior League of B/C/S		
PRIVATE SECTOR			
AggieLand Credit Union	American Momentum Bank	Bean Construction	BB&T Bank
BBVA Compass Bank	Brazos Site Works	BVS Credit Union	Centex Countertops
City Bank Mortgage	Climate Doctors	Commerce National Bank	Cornersone Mortgage Company
David Whaley Construction	DeWayne Mosley Plumbing	DWNI Plumbing & Construction	Embrace Brazos Valley Inc
EastStar Credit Union	First Commerce Bank	F&W Electric	Job Distributing Inc.
JXE Roofing & Construction	Lemon Construction	Wells Fargo Bank	Midsouth bank
On Top Roofing	Perfection Construction	RNL Homebuilders	Raspro
Ruben Gomez Construction	Stylecraft	Sanchez Plumbing	Spirit of Texas Bank
The Bank and Trust	IDT 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	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 and Christ	

Entities Consulted and/or Contacted for Comment and Input

Entities Contacted and or Consulted for Input and Comment

5. Summary of public comments

Citizen and stakeholder comments received regarding CP and CAP needs and priorities follow:

Public comments received during public hearings / public comment period:

James Thomas – A local citizen volunteer who serves the elderly and 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.

Bill Kelly – 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.

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 governmental entities alike. Online surveys and mailings were utilized, as well as newspaper notices, workshops, public hearings, television, radio, website and YouTube postings. Both English and Spanish were used in outreach efforts. Various groups were included, to include: local and regional agencies, elected officials, city departments, county offices and officials, neighborhood associations, state agencies, churches, schools and civic groups.

The Community Needs Assessment (client survey) was available online and received 94 responses. The Priority Needs Survey was mailed and made available online and received 35 online responses, and 2 hard-copy submittals. The Service Provider Survey garnered over 20 completed responses, primarily from two Service Agency Workshops sponsored by the cities of Bryan and College Station.

Community Needs Assessment and Priority Needs Survey

The Community Needs Assessment (client survey) and the Priority Needs Survey - both available online - solicited input regarding current eligible activities, to include housing and non-housing subjects, and their importance. Housing related questions were asked, including those regarding: supply, energy efficiency, discrimination, repair, and buying/renting opportunities. Citizens were asked to rate the level of importance of community development activities in several categories: housing; public facilities; public services; and economic development. Current eligible program activities include: housing rehabilitation, reconstruction and minor repair; home buyer assistance; clearance and demolition; infrastructure improvements; and public service agency program assistance. All currently administered grant activities were rated as important or very important by 60% or more respondents. Regarding housing discrimination, a large majority reported no discrimination and that local housing was available to all persons, regardless of race, color, gender, national origin, religion, marital status, family size and age. The personal 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

At 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.

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.

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.

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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.

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

1. Introduction

The City of Bryan 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 our 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.

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 services 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 regarding 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 was 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.
- Evaluate 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**

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Table 2 – Agencies, groups, organizations who participated

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

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

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

7	Agency/Group/Organization	BRAZOS VALLEY COMMUNITY ACTION AGENCY
	Agency/Group/Organization Type	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
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs HOPWA Strategy Anti-poverty Strategy Non-housing health and human service needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Personal consultation (in person and/or phone) and sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc.
8	Agency/Group/Organization	BRAZOS VALLEY AFFORDABLE HOUSING
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Personal consultation (in person and/or phone) and sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc.

9	Agency/Group/Organization	The Brazos Transit District
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Regional organization Public Transportation organization
	What section of the Plan was addressed by Consultation?	Non-housing needs, specifically transportation
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Personal consultation (in person and/or phone) and sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc.
10	Agency/Group/Organization	Unity Partners dba Project Unity
	Agency/Group/Organization Type	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
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy Non-housing needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Personal consultation (in person and/or phone) and sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc.
11	Agency/Group/Organization	Bryan-College Station Habitat for Humanity
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing Faith Based Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Personal consultation (in person and/or phone) and sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc.
12	Agency/Group/Organization	Brazos Valley Coalition for the Homeless
	Agency/Group/Organization Type	Services-homeless Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth HOPWA Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Personal consultation (in person and/or phone) and sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc.
13	Agency/Group/Organization	BCS Chamber of Commerce
	Agency/Group/Organization Type	Services-Employment Regional organization Business Leaders Civic Leaders Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Personal consultation (in person and/or phone) and sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc.

14	Agency/Group/Organization	Texas Dept. of Family and Protective Services
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services - Victims Child Welfare Agency Other government - State Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Personal consultation (in person and/or phone) and sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc.
15	Agency/Group/Organization	Bryan Noon Lions Club
	Agency/Group/Organization Type	Business Leaders Civic Leaders Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
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 similiar 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.
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 review 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, mailouts, 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.

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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 procedures and specific 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 Consolidated Plan and Consolidated Annual Action Plan, 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. approve

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)
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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 _____ persons attended the hearings (24 for first meeting and _____ for the second hearing)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.	

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)
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 important or very important.	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 mailout.	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 was unemployment and incarceration.

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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)

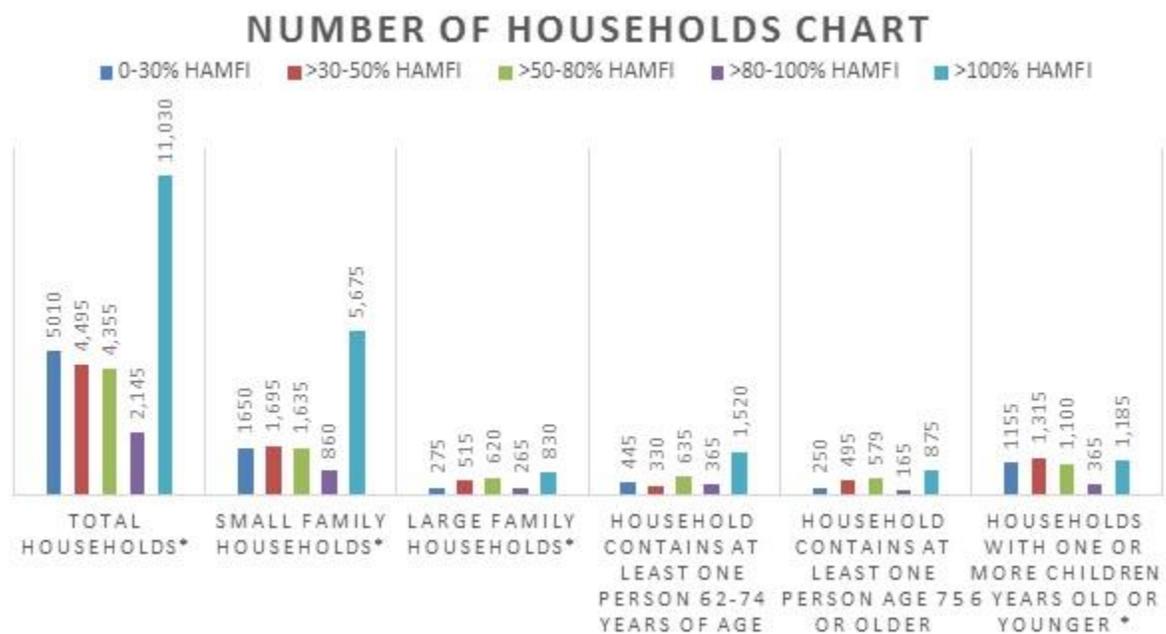
Number of Households Table

	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

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
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
NUMBER OF HOUSEHOLDS										
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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	175	955	1,155	100	2,385	165	395	440	300	1,300
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 Source: 2007-2011 CHAS

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	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 Source: 2007-2011 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	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
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
NUMBER OF HOUSEHOLDS								
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
NUMBER OF HOUSEHOLDS										
Single family households	75	225	320	15	635	115	85	45	65	310

	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
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 Source: 2007-2011 CHAS

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

Table 12 – Crowding Information – 2/2

Data Source

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 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 by far 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 4.3% of households with 0% to 30% of Area Median Income. This is almost double Brazos County, at 2.2%, and much more than the State of Texas, at 2.7%. The fact that the percentage is much higher in comparison means that substandard housing is still a relevant problem for the City of Bryan.

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 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

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

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 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.

DRAFT

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 explored possible occurrences of Disproportionately Greater Need (as defined by HUD) related to severe housing problems for the various racial, ethnic and income groups. Severe 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%, 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

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 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.

DRAFT

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 need.

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 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 need.

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 is currently closed and a waiting list of over 1,600 applicants are awaiting housing voucher assistance.

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	

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
# 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	Certificate	Mod-Rehab	Public Housing	Program Type					
				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 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, 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.

DRAFT

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 was 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.

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.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	41	5
Black or African American	23	7
Asian	1	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
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 who are now being assisted with Rapid Re-Housing. In 2015 there has been an increase in Veterans families with children. We are currently serving 2 Veteran families and have received calls and not met that need of 3 other families.

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

2014 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.

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.

DRAFT

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. These individuals 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, and persons with HIV/AIDS. Elderly special needs are often widows living alone, inspite of frailty or disabilities. The physically disabled includes obviously includes all demographic categories, and often includes veterans. Those struggling with substance abuse also includes all demographic categories. 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.

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:

Public input from multiple sources indicated that public facilities for local non-profit agencies is considered important to the public. Additionally, because Bryan is an older community and, as such, has aging facilities, responders to survey questions and persons consulted indicated that a variety of facilities and park improvements are important considerations regarding use of grant funding.

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.

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, indicated that a variety of improvements are needed throughout the community, to include water and sewer lines, drainage, sidewalks and streets.

How were these needs determined?

These needs were determined 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.

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 other services were deemed important by commenters, to include: youth services; economic development; job training and educational opportunities; and public transportation services.

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.

DRAFT

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 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 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 represents 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 Condition 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.

DRAFT

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%
Total	30,527	100%

Table 26 – 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%
Total	13,292	100%	13,749	100%

Table 27 – Unit Size by Tenure

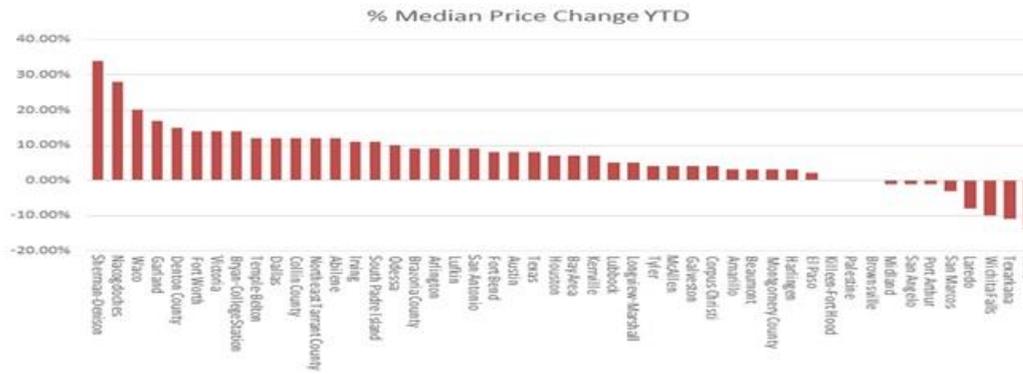
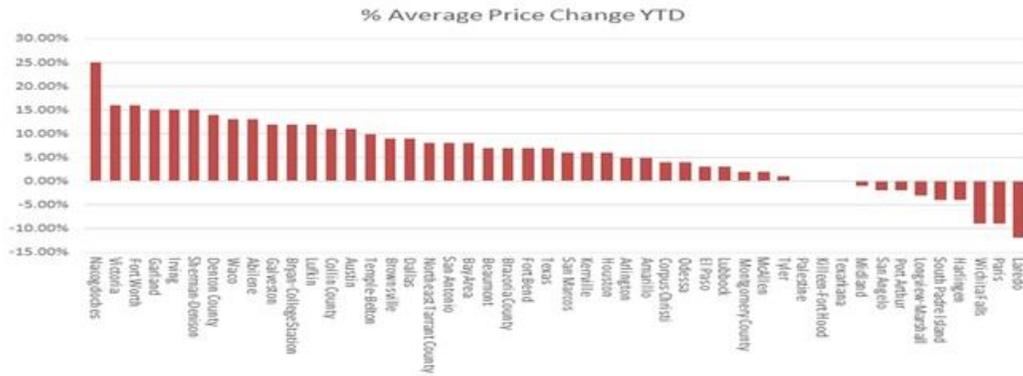
Data Source: 2007-2011 ACS

Owner and Renter Housing Costs

	2010	2011	2012	2013
TOTAL HOUSING UNITS	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
HOUSING TENURE				
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
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)				
Housing units with a mortgage	7,863	7,751	7,787	7,600
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
Housing unit without a mortgage	5,298	5,427	5,319	5,477
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
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)				
Occupied units paying rent	12,277	12,891	13,197	13,315
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
Bryan-College Station						
(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.

NOTE: Enter JPEG of LIHTC and 202 units here. See Market Analysis for Chart

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

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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 suggest 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.

DRAFT

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 housing orders from the City Property Maintenance Division. 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 28 – 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%
Total	13,749	100.0%

Table 29 - 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

% Units affordable to Households earning	Renter	Owner
80% HAMFI	9,095	3,679
100% HAMFI	No Data	5,174
Total	12,565	10,493

Table 30 – 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 31 – Monthly Rent

Data Source: HUD FMR and HOME Rents

DRAFT

Owner / Renter Income and Housing Problems

Data for: Bryan-College Station CCD, Brazos County, Texas		Year Selected: 2007-2011 ACS		
Income Distribution Overview				
	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	
Income by Housing Problems (Owners and Renters)				
	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
Income by Housing Problems (Renters only)				
	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
Income by Housing Problems (Owners only)				
	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
<u>Final FY2015 FMRs</u>	\$647	\$651	\$803	\$1,161	\$1,392

FY 2015 Income Limits Summary

College Station-Bryan, TX MSA										
FY 2015 Income Limit Area	<u>Median Income</u>	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	<u>Very Low (50%) Income Limits</u>	\$21,350	\$24,400	\$27,450	\$30,450	\$32,900	\$35,350	\$37,800	\$40,200
		<u>Extremely Low (30%) Income Limits</u>	\$12,800	\$15,930	\$20,090	\$24,250	\$28,410	\$32,570	\$36,730	\$40,200
		<u>Low (80%) Income Limits</u>	\$34,100	\$39,000	\$43,850	\$48,700	\$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.

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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 Urban 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 generally 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 ≥ 25%; R2 ≥ 20%; R3 ≥ 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%
Total	13,292	100%	13,749	100%

Table 32 - 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%
Total	13,292	99%	13,749	100%

Table 33 – 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 34 – 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 35 - 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). 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 emergency repair, minor home repair assistance, lead based paint removal, and accessibility for the disabled residents.

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

See observations noted above.

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 36 – 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.

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Public Housing Condition

Public Housing Development	Average Inspection Score

Table 37 - 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 outerwall to enhance energy efficiency and other typical upgrades (appliances, fixtures, flooring, painting, etc.).

Landscapping, 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:

Assistance provided by the Bryan Housing Authority and the Brazos Valley Community Action Agency is critical to those lower-income households that may otherwise be in jeopardy of not being able to afford other basic necessities. Because of the assistance provided by the Bryan Housing Authority and the Brazos Valley Community Action Agency, other clients likely avoid homelessness.

MA-30 Homeless Facilities and Services – 91.210(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 was 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

	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
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 38 - Facilities and Housing Targeted to Homeless Households

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

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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.

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 '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.

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.

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

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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.*** 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 hinderance 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.

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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.

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 39 - 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 40 - 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 41 – 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%
Total	33,643	100%

Table 42 - 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
Some college or Associate's degree	6,376	284	1,740

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	7,296	217	1,253

Table 43 - 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 44 - 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 45 – 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.

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.

Local economic development efforts are initiated by both 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 local business and manufacturing recruitment – providing a growing economy and healthy employment market. Infrastructure, transportation investments, and continued job training will be needs going forward.

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 Brazos Valley 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 each day of working parents. The subsidy covers about \$400.00 per child per month for full time care.
- WSBV works with area providers to improve the quality of child care - mentors for Texas Rising Star; provides over \$500,000 of equipment to child care providers; provides bi-monthly child care training for CEU's; and occupational certification training to 150 individual child care workers.
- HYPE (Helping Youth Prepare for Employment) Career Expo: Career expos held for area high school Juniors and Seniors to meet regional employers on possible 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. Included setting up specialized viability events.
- WSBV is partnering with BVAHC and BVCOG to fund a financial fitness center with workshops and individual counseling in all 7 counties for customers.
- To help industries experiencing a down turn and layoffs specialized "How to survive a lay off" free workshops have been held for displaced workers.
- Currently WSBV is procuring industry recognized certification training for specialized training in allied health and computer technology for eligible workforce customers to address local employer needs identified by those two industries.
- 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 local public transportation resources.
- Hosts the BV Veterans Coalition - developed working ties with Veterans groups to expand services to this population.

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.

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. While there are higher numbers of substandard units does occur in the lower-income census tracts and block-groups (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 said 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")

The following chart contains information based on the 2010 U.S. Census and indicates census tracts with 50% or more of any one race or ethnic minority group. Additional minority analysis is provided in the Appendix via maps and tables organizing census data. 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.

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. 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?

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.



Census Tract	Race	Ethnicity	Total # of Persons by Race or Ethnicity	% of Racial or Ethnic Minority
6.03	White (2460) Black (997) American Indian/Alaska Native (53) Asian (5) Native Hawaiian/Other Pacific Islander (2) Some Other Race (1577) 2 or more Races (169)	Hispanic / Latino	3700 / 5263 total population	70%
6.04	White (2927) Black (1221) American Indian/Alaska Native (49) Asian (18) Native Hawaiian/Other Pacific Islander (1) Some Other Race (1766) 2 or more Races (200)	Hispanic / Latino	4244 / 6182 total population	69%
9	White (1430) Black (388) American Indian/Alaska Native (19) Asian (4) Native Hawaiian/Other Pacific Islander (1) Some Other Race (441) 2 or more Races (86)	Hispanic / Latino	1366 / 2369 total population	58%

Source: U.S. Census Bureau – 2010 American FactFinder Data

Race and Ethnic Concentrations

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 and medium 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 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. Other high priority needs that are 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.

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.

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 7,500 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: Seventy Five Hundred (7,500) 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: Seventy Five Hundred (7,500) 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 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.

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

Geographic Area

Table 46 - Geographic Priority Areas

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

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 activities available on a citywide basis. 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 Transist 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 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. It is anticipated that all activities.

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

Priority Needs

Table 47 – Priority Needs Summary

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

	Geographic Areas Affected	
	Associated Goals	Housing Plan Objective 2.1 Housing Objective 2.2
	Description	Provide home buyer's counseling and down payment assistance to eligible persons including extremely low, low, moderate income and special needs populations.
	Basis for Relative Priority	Priority based on surveys, consultations, stakeholder's interviews, public meetings, focus group meetings and secondary data (housing market analysis and American Community Survey).
3	Priority Need Name	Housing Assistance/Rental
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	
	Associated Goals	Housing Plan Objective 3.1 & 3.2 Housing Plan Objective 4.1-4.3
	Description	Provision of technical assistance to nonprofit and for profit developers for rental rehabilitation and new construction.
	Basis for Relative Priority	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).
4	Priority Need Name	Tenant Base Rental Assistance
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	
	Associated Goals	Housing Objective 1.4 Housing Plan Objective 1.5 Housing Plan Objective 4.1-4.3
	Description	Provide technical assistance to local providers of rental assistance.
	Basis for Relative Priority	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).
5	Priority Need Name	Homeless Shelter, Housing and Supportive Services
	Priority Level	High
	Population	Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	
	Associated Goals	Homeless Objective 1.1 & 1.2 Homeless Objective 2.1 & 2.3
	Description	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.

	Basis for Relative Priority	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.).
6	Priority Need Name	Public Service Agency Programs: Low and Moderate
	Priority Level	High
	Population	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
	Geographic Areas Affected	
	Associated Goals	Non Housing Plan Objective 1.1 Non Housing Plan Objective 1.2 Non Housing Objective 1.3
	Description	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.
	Basis for Relative Priority	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).
	7	Priority Need Name
Priority Level		High

	Population	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
	Geographic Areas Affected	
	Associated Goals	Non Housing Plan Objective 1.1 Non Housing Plan Objective 1.2 Non Housing Objective 1.3
	Description	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.
	Basis for Relative Priority	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).
8	Priority Need Name	Public Service Agency Programs: Health
	Priority Level	High
	Population	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

	Geographic Areas Affected	
	Associated Goals	Non Housing Plan Objective 1.1 Non Housing Plan Objective 1.2 Non Housing Objective 1.3
	Description	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).
	Basis for Relative Priority	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).
9	Priority Need Name	Special Needs Public Services / Disabilities
	Priority Level	High
	Population	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
	Geographic Areas Affected	
	Associated Goals	Other Special Needs Non Housing Plan Objective 1.1 Non Housing Plan Objective 1.2 Non Housing Objective 1.3

	Description	Provide funding and/or technical assistance to agencies that provide services to persons with disabilities, including physical, mental and developmental for youth and adults.
	Basis for Relative Priority	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).
10	Priority Need Name	Special Needs Public Services / Elderly
	Priority Level	High
	Population	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
	Geographic Areas Affected	
	Associated Goals	Other Special Needs Non Housing Plan Objective 1.1 Non Housing Plan Objective 1.2 Non Housing Objective 1.3
	Description	Provide funding and/or technical assistance to agencies that provide direct services primarily to elderly.
	Basis for Relative Priority	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).
11	Priority Need Name	Public Facilities/Shelters, Victim Centers, etc.

	Priority Level	High
	Population	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
	Geographic Areas Affected	
	Associated Goals	Non Housing Plan Objective 2.1 Non Housing Plan Objective 2.2
	Description	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.
	Basis for Relative Priority	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).
12	Priority Need Name	Parks Improvements
	Priority Level	High

	Population	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
	Geographic Areas Affected	
	Associated Goals	Non Housing Plan Objective 3.1 & 3.2
	Description	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.
	Basis for Relative Priority	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).
13	Priority Need Name	Infrastructure
	Priority Level	High

	Population	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
	Geographic Areas Affected	
	Associated Goals	Non Housing Plan Objective 4.1 Non Housing Plan Objective 4.2
	Description	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
	Basis for Relative Priority	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).
14	Priority Need Name	Economic Development/Financial Capacity
	Priority Level	High

	Population	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
	Geographic Areas Affected	
	Associated Goals	Non Housing Plan Objective 5/5.2
	Description	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.
	Basis for Relative Priority	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	Priority Need Name	Economic Development/Assistance to Businesses
	Priority Level	High
	Population	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
	Geographic Areas Affected	

	Associated Goals	Non Housing Plan Objective 5/5.1
	Description	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.
	Basis for Relative Priority	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	Priority Need Name	Homeless Services: Housing and Supportive Service
	Priority Level	High
	Population	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
	Geographic Areas Affected	
	Associated Goals	
	Description	Provide technical assistance and /or invest with housing developers and social service providers to increase affordable housing including rental property and owner occupied property.
	Basis for Relative Priority	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).

17	Priority Need Name	Homeless Services Continuum of care
	Priority Level	High
	Population	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
	Geographic Areas Affected	
	Associated Goals	
	Description	Partner with agencies that participate in a continuum of care for homeless, including chronic homeless and special needs populations.
	Basis for Relative Priority	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).

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, BVCOG’s Housing Choice Voucher Program is currently 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 State’s 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.
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.

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
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 48 – Influence of Market Conditions

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

Introduction

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 49 - 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 they 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 and \$400,000 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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
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 50 - 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.

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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X		X
Street Outreach Services			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
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		
Other			

Table 51 - 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 the Bridge Case Manager/Client Assistance program provides emergency shelter and support services. Services include transportation, meals, clothing, toiletries and case management. The Bridge serves approximately 500 clients annually. The program includes enhanced case management to prepare clients to leave the shelter for permanent housing and self-sufficiency. This shelter has 128 beds for individuals; including 56 beds for men and 28 beds for women. 12 additional beds are 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.

The Haven is a Low Income Housing Tax Credit (LIHTC) project providing 24 units of transitional housing specifically to homeless. It expands the Housing Services program and provides increased services to assist in self-sufficiency. Outreach and assessment are handled by a variety of local agencies. As homeless and potentially homeless individuals are identified, they are referred to TCM. A TCM case manager assists in needs identification and delivery of services. 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 to moderate-income individuals.

The City is a member of and provides assistance to the Brazos Valley Coalition for the Homeless (BVCH) which coordinates local housing providers serving homeless and 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 local Workforce Board to address employment needs of the homeless and increased access to local employment programs. The City and BVCH will continue collaboration with agencies and organizations to expand housing opportunities for homeless families with children, and will promote programs specifically 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 and utility assistance through support from area churches and has applied, and also receives FEMA funds for its emergency rent/utility program. The Mental Health Mental Retardation Authority of Brazos Valley (MHMRABV) refers clients, including those with special needs, to local agencies for specific housing needs. MHMRABV also provides a Mobile Crisis Outreach Team (MCOT) which partners specially trained Brazos County Sheriff's officers with MHMRABV Crisis workers who many times must find emergency housing for individuals. This may be through a referral to the Twin City Mission or Phoebe's Home, but sometimes requires a purchased motel room due to the lack of emergency housing beds in the area. The BVCH will continue to request McKinney-Vento Homeless Assistance Continuum of Care funds for housing 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.

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		Homeless Shelter, Housing and Supportive Services		Tenant-based rental assistance / Rapid Rehousing: 20 Households Assisted
2	Homeless Objective 2.1 & 2.3	2015	2019	Homeless		Homeless Shelter, Housing and Supportive Services		Other: 20 Other
3	Homeless Objective 3.1	2015	2019	Homeless				Other: 4 Other
4	Other Special Needs	2015	2019	Non-Homeless Special Needs		Special Needs Public Services / Disabilities Special Needs Public Services / Elderly		Other: 2 Other
5	Housing Plan Objective 1.1	2015	2019	Affordable Housing		Housing Assistance Program/Owner Occupied		Homeowner Housing Added: 20 Household Housing Unit
6	Housing Objective 1.2	2015	2019	Affordable Housing		Housing Assistance Program/Owner Occupied		Other: 3 Other
7	Housing Plan Objective 1.3	2015	2019	Affordable Housing		Housing Assistance Program/Owner Occupied		Homeowner Housing Rehabilitated: 3 Household Housing Unit
8	Housing Objective 1.4	2015	2019	Affordable Housing		Housing Assistance Program/Owner Occupied Tenant Base Rental Assistance		Housing Code Enforcement/Foreclosed Property Care: 10 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Housing Plan Objective 1.5	2015	2019	Affordable Housing		Housing Assistance Program/Owner Occupied Tenant Base Rental Assistance		Rental units constructed: 1 Household Housing Unit Homeowner Housing Added: 1 Household Housing Unit
10	Housing Plan Objective 2.1	2015	2019	Affordable Housing		Home Buyers Program		Direct Financial Assistance to Homebuyers: 10 Households Assisted
11	Housing Objective 2.2	2015	2019	Affordable Housing		Home Buyers Program		Other: 4 Other
12	Housing Plan Objective 3.1 & 3.2	2015	2019	Affordable Housing		Housing Assistance/Rental		Other: 3 Other
13	Housing Plan Objective 4.1-4.3	2015	2019	Affordable Housing		Housing Assistance/Rental Tenant Base Rental Assistance		Other: 2 Other
14	Non Housing Plan Objective 1.1	2015	2019	Non-Housing Community Development		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: 3,000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
15	Non Housing Plan Objective 1.2	2015	2019	Non-Housing Community Development		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: 12 Other
16	Non Housing Objective 1.3	2015	2019	Non-Housing Community Development		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: 12 Other
17	Non Housing Plan Objective 2.1	2015	2019	Non-Housing Community Development		Public Facilities/Shelters, Victim Centers, etc.		
18	Non Housing Plan Objective 2.2	2015	2019	Non-Housing Community Development		Public Facilities/Shelters, Victim Centers, etc.		Other: 3 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
19	Non Housing Plan Objective 3.1 & 3.2	2015	2019	Non-Housing Community Development		Parks Improvements		Other: 1 Other
20	Non Housing Plan Objective 4.1	2015	2019	Non-Housing Community Development		Infrastructure		
21	Non Housing Plan Objective 4.2	2015	2019	Non-Housing Community Development		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		Economic Development/Assistance to Businesses		Other: 3 Other
23	Non Housing Plan Objective 5/5.2	2015	2019	Non-Housing Community Development		Economic Development/Financial Capacity		Other: 2 Other

Table 52 – Goals Summary

Goal Descriptions

1	Goal Name	Homeless Objective 1.1 & 1.2
	Goal Description	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	Goal Name	Homeless Objective 2.1 & 2.3
	Goal Description	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	Goal Name	Homeless Objective 3.1
	Goal Description	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	Goal Name	Other Special Needs
	Goal Description	Assist special needs populations, including elderly, persons with disabilities and person with alcohol/drug additions with housing and supportive services by evaluating needs and providing avenues to address needs.
5	Goal Name	Housing Plan Objective 1.1
	Goal Description	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	Goal Name	Housing Objective 1.2
	Goal Description	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	Goal Name	Housing Plan Objective 1.3
	Goal Description	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	Goal Name	Housing Objective 1.4
	Goal Description	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	Goal Name	Housing Plan Objective 1.5
	Goal Description	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	Goal Name	Housing Plan Objective 2.1
	Goal Description	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	Goal Name	Housing Objective 2.2
	Goal Description	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	Goal Name	Housing Plan Objective 3.1 & 3.2
	Goal Description	Increase the supply of safe affordable rental property for low and moderate income persons and special needs populations
13	Goal Name	Housing Plan Objective 4.1-4.3
	Goal Description	Technical assistance to non-profits that provide rental housing vouchers or utility assistance to low and moderate income persons and special needs populations.
14	Goal Name	Non Housing Plan Objective 1.1
	Goal Description	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	Goal Name	Non Housing Plan Objective 1.2
	Goal Description	Provide technical assistance to potential sub-recipients to provide administrative/financial and programmatic knowledge of federal requirements for public service grant funds.

16	Goal Name	Non Housing Objective 1.3
	Goal Description	: Provide technical assistance to service providers in the procurement of funds, outside the city's available funding to increase access of services.
17	Goal Name	Non Housing Plan Objective 2.1
	Goal Description	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	Goal Name	Non Housing Plan Objective 2.2
	Goal Description	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	Goal Name	Non Housing Plan Objective 3.1 & 3.2
	Goal Description	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	Goal Name	Non Housing Plan Objective 4.1
	Goal Description	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	Goal Name	Non Housing Plan Objective 4.2
	Goal Description	Provide technical assistance and/or funding for improvements of infrastructure, depending on an annual application process and availability of funding.
22	Goal Name	Non Housing Plan Objective 5/5.1
	Goal Description	: Provide technical assistance and/or funding for economic development opportunities for low and moderate income persons.

23	Goal Name	Non Housing Plan Objective 5/5.2
	Goal Description	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)

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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.*** 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 hinderance 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.

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 ordinance 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.

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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 of 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

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%
Total	13,292	100%	13,749	100%	27,041	100%

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.

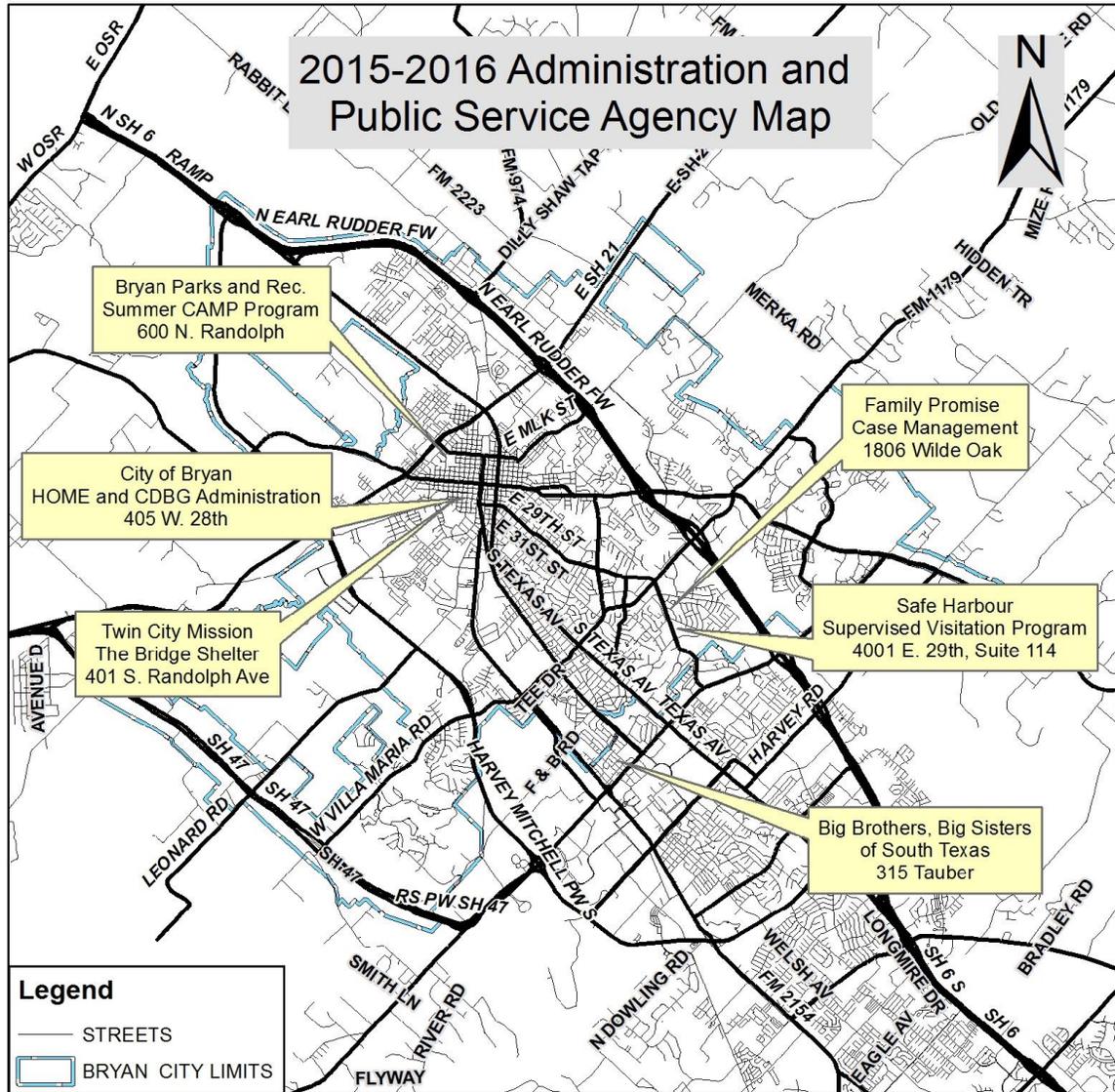
- Objective 1: Improve or expand access to public services for low and moderate income and special needs populations.
- Objective 2: Expand, improve or add public facilities to increase access to services for low and moderate income and special needs populations.

- 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 Bryan Monitoring Plan will consist of three reviews:

Internal Review of City Programs:

Record keeping requirements for CDS programs and all forms used for program implementation constitute legal instruments. The City Attorney, prior to their use, will approve forms such as contracts. All other forms necessary for program use will be developed and approved by CDS staff. CDS staff will be responsible for maintaining accurate and complete files as required by HUD on each participant and recipient of assistance. In addition, staff will conduct reviews to determine compliance with all program requirements. Annual monitoring is done to ensure long term compliance, including but not limited to, checking to make sure the clients have hazard insurance and verifying through Utilities that the home is owner occupied.

Activities that provide any type of housing assistance will be 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 be seeking technical assistance from HUD FHEO staff in the strategy development and will use that strategy in monitoring all housing sub-recipients. On-site inspections are done at the beginning of each housing project (rehabilitation, reconstruction, down payment assistance) to ensure code compliance.

Bryan shall meet all requirements set forth by the Office of Management and Budget and shall comply with the requirements and standards of OMB Circular Nos. A-87 and A-133, and with the applicable sections of 24 CFR Part 85. An independent audit is conducted annually to ensure that CDBG funds are used in accordance with program requirements.

Sub-recipient Monitoring:

Monitoring sub-recipients provides a basis for assessing a program's operations and identifying concerns. A secondary goal of monitoring is to obtain ongoing data for use in determining program achievement. Evaluations will summarize monitoring findings and program goals, and will measure progress towards those goals during the provision of services. All sub-recipients will be monitored at least once per year on-site and quarterly in-house. Bryan has responsibility for overall CDBG performance and Consolidated Plan compliance, including the performance of its sub-recipients. Clear record keeping requirements for sub-recipients are essential to grant accountability. Responsibility for

maintaining many of the records is assigned to the sub-recipient, including responsibility for 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 Strategies:

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

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Expected Resources

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

Introduction

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 53 - 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.

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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 they 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 and \$400,000 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.

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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		Housing Assistance Program/Owner Occupied		Homeowner Housing Rehabilitated: 20 Household Housing Unit
2	Housing Plan Objective 1.3	2015	2019	Affordable Housing		Housing Assistance Program/Owner Occupied		Homeowner Housing Rehabilitated: 3 Household Housing Unit
3	Housing Objective 1.4	2015	2019	Affordable Housing				Other: 10 Other
4	Housing Plan Objective 1.5	2015	2019	Affordable Housing		Housing Assistance Program/Owner Occupied Housing Assistance/Rental		Rental units constructed: 1 Household Housing Unit
5	Housing Plan Objective 2.1	2015	2019	Affordable Housing		Home Buyers Program		Direct Financial Assistance to Homebuyers: 10 Households Assisted
6	Housing Objective 2.2	2015	2019	Affordable Housing		Home Buyers Program		Other: 4 Other
7	Housing Plan Objective 3.1 & 3.2	2015	2019	Affordable Housing		Housing Assistance/Rental		Other: 3 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Housing Objective 1.2	2015	2019	Affordable Housing		Housing Assistance/Rental		Other: 3 Other
9	Housing Plan Objective 4.1-4.3	2015	2019	Affordable Housing		Housing Assistance/Rental Tenant Base Rental Assistance		Other: 1 Other
10	Homeless Objective 1.1 & 1.2	2015	2019	Homeless		Homeless Services: Housing and Supportive Service Homeless Services Continuum of care		Other: 100 Other
11	Homeless Objective 3.1	2015	2019	Homeless		Homeless Services: Housing and Supportive Service Homeless Services Continuum of care		Other: 2 Other
12	Homeless Objective 2.1 & 2.3	2015	2019	Homeless		Homeless Services: Housing and Supportive Service Homeless Services Continuum of care		Other: 100 Other
13	Other Special Needs	2015	2019	Non-Homeless Special Needs		Housing Assistance Program/Owner Occupied Housing Assistance/Rental Tenant Base Rental Assistance Special Needs Public Services / Disabilities Special Needs Public Services / Elderly		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		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: 1630 Persons Assisted
15	Non Housing Plan Objective 1.2	2015	2019	Non-Housing Community Development		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: 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		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: 12 Other
17	Non Housing Plan Objective 2.1	2015	2019	Non-Housing Community Development		Homeless Shelter, Housing and Supportive Services Public Facilities/Shelters, Victim Centers, etc.		Other: 2 Other
18	Non Housing Plan Objective 2.2	2015	2019	Non-Housing Community Development		Homeless Shelter, Housing and Supportive Services Public Facilities/Shelters, Victim Centers, etc.		Other: 2 Other
19	Non Housing Plan Objective 3.1 & 3.2	2015	2019	Non-Housing Community Development		Parks Improvements		Other: 2 Other
20	Non Housing Plan Objective 4.1	2015	2019	Non-Housing Community Development		Infrastructure		Other: 2 Other
21	Non Housing Plan Objective 4.2	2015	2019	Non-Housing Community Development		Infrastructure		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		Economic Development/Assistance to Businesses		Other: 3 Other
23	Non Housing Plan Objective 5/5.2	2015	2019	Non-Housing Community Development		Economic Development/Financial Capacity		Other: 2 Other

Table 54 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Plan Objective 1.1
	Goal Description	Improve the supply of safe & affordable residential property by providing a Minor Repair program 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	Goal Name	Housing Plan Objective 1.3
	Goal Description	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	Goal Name	Housing Objective 1.4
	Goal Description	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	Goal Name	Housing Plan Objective 1.5
	Goal Description	
5	Goal Name	Housing Plan Objective 2.1
	Goal Description	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	Goal Name	Housing Objective 2.2
	Goal Description	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	Goal Name	Housing Plan Objective 3.1 & 3.2
	Goal Description	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	Goal Name	Housing Objective 1.2
	Goal Description	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	Goal Name	Housing Plan Objective 4.1-4.3
	Goal Description	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	Goal Name	Homeless Objective 1.1 & 1.2
	Goal Description	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	Goal Name	Homeless Objective 3.1
	Goal Description	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	Goal Name	Homeless Objective 2.1 & 2.3
	Goal Description	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	Goal Name	Other Special Needs
	Goal Description	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	Goal Name	Non Housing Plan Objective 1.1
	Goal Description	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	Goal Name	Non Housing Plan Objective 1.2
	Goal Description	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	Goal Name	Non Housing Objective 1.3
	Goal Description	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	Goal Name	Non Housing Plan Objective 2.1
	Goal Description	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	Goal Name	Non Housing Plan Objective 2.2
	Goal Description	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	Goal Name	Non Housing Plan Objective 3.1 & 3.2
	Goal Description	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	Goal Name	Non Housing Plan Objective 4.1
	Goal Description	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	Goal Name	Non Housing Plan Objective 4.2
	Goal Description	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	Goal Name	Non Housing Plan Objective 5/5.1
	Goal Description	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	Goal Name	Non Housing Plan Objective 5/5.2
	Goal Description	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

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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	540.46Unity Partners, Safe Harbour
8	Home Owner Housing Assistance -HOME
9	Down Payment Assistance/Acquisition
10	Community Housing Development Organization
11	HOME Administration

Table 55 – Project Information

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

See discussion above.

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AP-38 Project Summary
Project Summary Information

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1	Project Name	Home Owner Housing Assistance
	Target Area	
	Goals Supported	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
	Needs Addressed	Housing Assistance Program/Owner Occupied Home Buyers Program
	Funding	CDBG: \$55,785
	Description	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.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	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.
	Location Description	

	Planned Activities	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.
2	Project Name	Administration CDBG
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$171,010
	Description	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.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
3	Project Name	Bryan Parks & Recreation Summer Camp
	Target Area	
	Goals Supported	Non Housing Plan Objective 1.1 Non Housing Plan Objective 1.2 Non Housing Objective 1.3
	Needs Addressed	Public Agency Programs: Youth and Families
	Funding	CDBG: \$37,540

	Description	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.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	The Summer Camp program will serve approximately 650 unduplicated very low, low and moderate income youth.
	Location Description	
	Planned Activities	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.
4	Project Name	Big Brothers Big Sisters Program
	Target Area	
	Goals Supported	Non Housing Plan Objective 1.1 Non Housing Plan Objective 1.2 Non Housing Objective 1.3
	Needs Addressed	Public Agency Programs: Youth and Families
	Funding	CDBG: \$17,540
	Description	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. Provide for staff program delivery expenditures when funding is available.
	Target Date	9/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	An estimated 69 unduplicated low and moderate income youth will benefit from the proposed activity.
	Location Description	
	Planned Activities	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.
5	Project Name	Family Promise
	Target Area	
	Goals Supported	Non Housing Plan Objective 1.1 Non Housing Plan Objective 1.2 Non Housing Objective 1.3
	Needs Addressed	Public Agency Programs: Youth and Families
	Funding	CDBG: \$22,540
	Description	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.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 95 unduplicated clients will be served by this program.
	Location Description	

	Planned Activities	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	Project Name	Twin City Mission The Bridge
	Target Area	
	Goals Supported	Non Housing Plan Objective 1.1 Non Housing Plan Objective 1.2 Non Housing Objective 1.3
	Needs Addressed	Public Service Agency Programs: Low and Moderate Homeless Services: Housing and Supportive Service Homeless Services Continuum of care
	Funding	CDBG: \$18,097
	Description	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.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	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).
	Location Description	

	Planned Activities	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.
7	Project Name	540.46Unity Partners, Safe Harbour
	Target Area	
	Goals Supported	Non Housing Plan Objective 1.1 Non Housing Plan Objective 1.2 Non Housing Objective 1.3
	Needs Addressed	Public Agency Programs: Youth and Families
	Funding	CDBG: \$32,542
	Description	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).
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	The funded project will serve an estimated 385 unduplicated very low, low and moderate income persons, including youth and families.
	Location Description	
	Planned Activities	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.
8	Project Name	Home Owner Housing Assistance -HOME

Target Area	
Goals Supported	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
Needs Addressed	Housing Assistance Program/Owner Occupied Housing Assistance/Rental
Funding	HOME: \$111,696
Description	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.
Target Date	9/30/2016
Estimate the number and type of families that will benefit from the proposed activities	The activity will provide for a minimum of one funded major rehabilitation/reconstruction project for very low, low and moderate income household.
Location Description	
Planned Activities	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	Project Name	Down Payment Assistance/Acquisition
	Target Area	
	Goals Supported	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
	Needs Addressed	Home Buyers Program
	Funding	HOME: \$85,000
	Description	Down Payment assistance will be provided by assisting households to determine eligibility of the program including the application and counseling regarding purchasing of a home. Ten households are projected to receive down payment assistance and the program provides for program delivery of staff oversight of each activity.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	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.
	Location Description	
	Planned Activities	Home Buyer's counseling and down payment assistance to eligible and qualified households.
10	Project Name	Community Housing Development Organization
	Target Area	

	Goals Supported	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 Objectivce 2.2 Housing Plan Objective 3.1 & 3.2 Housing Plan Objective 4.1-4.3
	Needs Addressed	Housing Assistance Program/Owner Occupied Housing Assistance/Rental
	Funding	HOME: \$39,340
	Description	Provide a mininum of 15% to eligible CHDO's through a request for proposal process to increase and/or maintain affordable housing for purchase or for rent.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	One eligible household will be assisted through the acitivity including an AMI of 50% or below.
	Location Description	
	Planned Activities	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 programatic and administrative requirements.
11	Project Name	HOME Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	HOME: \$26,226

Description	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.
Target Date	9/30/2016
Estimate the number and type of families that will benefit from the proposed activities	
Location Description	
Planned Activities	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.

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AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

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

Target Area	Percentage of Funds
City Wide	100

Table 56 - 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.

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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.

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

Table 57 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	1
Rehab of Existing Units	3
Acquisition of Existing Units	11
Total	15

Table 58 - 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 outerwall to enhance energy efficiency and other typical upgrades (appliances, fixtures, flooring, painting, etc.). Landscaping, fencing and exterior lighting improvements are also planned.

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 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.

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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 hinderance 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.

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 ordinance 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 accommodates 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 as "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 \$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.

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.

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 limitation 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 |
| Total Program Income: | 0 |

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.

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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.

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 housing.

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.