



The City of Bryan - Voluntary Demolition Program
One-for-One Replacement Plan Notice
September 1, 2022

Background:

On July 18, 1990, The U.S. Department of Housing and Urban Development (HUD) published a final rule implementing the revision to section 104(d) of the Housing and Community Development Act of 1974, as amended (the Act). This rule specifies the replacement requirements that are triggered when Community Development Block Grant (CDBG) funds are used either for the demolition of a low/moderate-income (L/M) dwelling unit, or for the conversion of a L/M dwelling unit to another use. Under the one-for-one replacement rule, the grantee must provide replacement dwelling units whenever L/M dwelling units are demolished or converted to another use. The intent of this rule is to ensure the maintenance of the L/M housing stock.

Project Description:

The City of Bryan, through its Voluntary Demolition Housing Assistance Program, is proposing to assist in the elimination of Slum or Blight (Spot Basis) by providing funding for the clearance of vacant, substandard, blighted, or hazardous structures, which are infeasible to repair. Funding for this program is provided utilizing CDBG funds through HUD as authorized for this purpose under 24 CFR 570.208(b)(2). This public notice is required under 24 CFR 42.375 of the Code of Federal Regulations. The property locations for the proposed clearance activities are as follows:

1500 Wellington **1 unit (2-bedrooms)**

Total Number of Units to Be Demolished **1**

This property is being demolished on a Slum/Blight Spot basis. This notice is provided in the event that the property is not redeveloped as affordable housing within the 3-year time period required by 24 CFR 42.375.

The structure has been determined to be vacant for a period of at least 90 days, and no households have been displaced according to the definition found in 24 CFR 42.305.

Project Schedule:

Commencement of Demolition and Clearance Date (Estimate): **October 1, 2022**
Commencement of the project shall be the date designated in the Notice to Proceed, or date the Demolition Permit is issued, whichever is later.

Completion of Demolition and Clearance Date (Estimate): **October 21, 2022**

Replacement Units:

The proposed replacement dwellings must initially be made available for occupancy at any time during the period beginning 1 year prior to the publication of this notice, up to 3 years after the commencement of the demolition:

1609 Melvin's Run Lot 2R, W J Coulter Sub of Morille

1 unit (4-bedroom unit)

Total Replacement Units: 1

This replacement unit was under development contract between Bryan College Station Habitat for Humanity and the City of Bryan and completed April of 2022. The unit will remain affordable for low-income citizens for a minimum of 10 years following construction through the enforcement of a recorded Deed of Trust or Land Use Restriction Agreement (HOME Investment Partnerships Program funding). Attached is a location map of the proposed demolition activity site, as well as the location of the new replacement housing unit of equal or greater bedroom size.

Public Comment:

The City of Bryan Community Development Services Department is soliciting public comments concerning this project for a period of 30 days. This notice will be posted at the City of Bryan Municipal Office Building, 300 S. Texas Avenue, Bryan, TX 77803 on September 1, 2022. The comment period will be from September 1, 2022 through September 30, 2022. Submit written comments by mail to the Community Development Services Department, P.O. Box 1000, Bryan, Texas, 77805. Written comments may be delivered to the City of Bryan Community Development Services Department, located at 1803 Greenfield Plaza, Bryan, TX 77802 - office hours are 8-5, Monday through Friday, or call Community Development at (979) 209-5175.

Comments may also be addressed in writing to:

***United States Department of
Housing and Urban Development
CPD Houston Field Office
Attn: Christine L. Cuddeback
1331 Lamar - Suite 550
Houston, TX 77010***