

DRAFT



2024
**COMMUNITY
DEVELOPMENT**
Annual Action Plan

CDBG B-24-MC-48-0006 | HOME M-24-48-0229



1803 Greenfield Plaza, Bryan, TX 77802 | Phone: (979) 209-5175 | Fax: (979) 209-5184 | bryantx.gov/community-development

CITY OF BRYAN
COMMUNITY DEVELOPMENT DEPARTMENT
Acknowledgements

BRYAN CITY COUNCIL

Bobby Gutierrez, Mayor

Paul Torres, Single Member District 1

Ray Arrington, Single Member District 2

Jared Salvato, Single Member District 3

James Edge, Single Member District 4

Marca Ewers-Shurtleff, Single Member District 5

Kevin Boriskie, At Large - Place 6

EXECUTIVE SERVICES STAFF

Kean Register, City Manager

Joey Dunn, Deputy City Manager

Hugh Walker, Deputy City Manager

COMMUNITY DEVELOPMENT STAFF AND VOLUNTEERS

Lindsey Guindi, Director of Special Projects & Community Development

Art Roach, Community Development Manager

Zyreshia Jackson

Shannon Stricker

Blanca Nava

Martin Caesar

Randy Brumley

Gloria Weichert

COMMUNITY DEVELOPMENT ADVISORY COMMITTEE

Bob Byrns

Rissina Hall

Jaime Cavazos

Christopher Reyes

Robbye Taylor

Allison Polka

Tonya Driver

Rebecca Reyes (Alternate)

Lindsay Hackett (Alternate)

SPECIAL THANKS

The Community Development Department expresses sincere appreciation to the numerous agencies, departments, committees, and individuals who participated in the development of the City of Bryan's 2024 Annual Action Plan.

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 Certifications (once approved)

Executive Summary

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

1. Introduction

The U.S. Dept. of Housing and Urban Development (HUD), combines elements of the 1990 National Affordable Housing Act and the 1992 Housing and Community Development Act into the Consolidated Plan (CP). This combines the Comprehensive Housing Affordability Strategy (CHAS) with planning and application requirements of four entitlement grant programs. The CP includes the first Annual Action Plan (AAP), of the 5-year plan period. The Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) provide Bryan with financial resources to achieve strategies developed in the planning process. Following is a description of formula-based entitlement programs involved in the CP process.

CDBG helps to develop viable urban communities by providing adequate housing, a suitable living environment, and meeting needs of those who are, or are at risk homelessness. HOME expands and improves the supply of decent, safe, and affordable housing for low-income persons. Housing Opportunities for Persons with Aids (HOPWA) is meant to provide housing for persons suffering from AIDS.

The City does not receive HOPWA or ESG funds but supports non-profit agencies applying for and administering funds. The City became a Participating Jurisdiction with HUD in 1995, which allows annual receipt of HOME funds. Currently, the City uses CDBG funds to address homelessness with local partners Project Unity and Twin City Mission who receive HOPWA and ESG.

This 2024 AAP is a coordinated approach addressing Bryan's housing and community development needs and is the fifth and final AAP developed under the current 2020-2024 CP. 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 may continue to improve quality of life for all citizens. This approach eliminates duplications of reports and planning efforts using a single application and reporting process. Ultimately, the CP allows the City, its partners, providers, and citizens the opportunity to create a unified vision for the community.

The 2024 AAP covers the time period from October 1, 2024 through September 30, 2025 and describes how federal resources will be used to address community needs. The City has been notified by HUD that the following funds will be available:

- \$871,490 in Community Development Block Grant Funds (CDBG)
- \$349,118 in Home Investment Partnership Funds (HOME)

It's expected that approximately \$40,000 in CDBG program income will also be available in the 2024 program year. The primary sources is from loan repayments through CDBG housing activities. Housing program income is utilized for housing activities. While there may be crossover from one program year to the next, most anticipated projects are expected to be completed within the program year. The City also anticipates \$66,000 in HOME program income generated from past housing activities.

The 2024 AAP has several purposes:

- Review community needs and priorities addressing needs identified in the 2020-2024 CP,
- Report on objectives and outcomes identified in the CP and addressed in the AAP,
- Describe activities undertaken in the program year using grant funds to address those needs, and
- Report amount and type of private funds to be leveraged through use of these federal dollars.

As the City's application for CDBG and HOME funds, the AAP includes objectives and activities established to provide a framework for assessing performance in achieving overall community development goals.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Objectives and outcomes in the 2024 AAP which directly address Bryan's 2020-24 CP and HUD objectives:

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

Funded activities addressing HUD objectives will be assigned one of the following HUD outcomes:

- Availability/Accessibility
- Affordability
- Sustainability

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

Suitable living environments will include technical assistance and funding to public service agency programs, public facility/infrastructure/park improvement projects, and assistance to economic

development. Expanded economic opportunities includes financial and/or technical assistance to small business owners, organizations that provide job training, financial coaching/literacy programs and businesses that provide job creation. These listed activities advance availability/accessibility and sustainability. These objectives and outcomes promote HUD's national objectives of benefiting low and moderate-income persons, elimination of slum and blight, and addressing urgent needs.

While CDBG allows funding of a wider range of housing and non-housing activities to promote HUD objectives listed above, the HOME Grant allows funding of programs and projects that directly address affordable housing needs. Following is a summary of the activities the City of Bryan anticipates undertaking during the 2024 AAP program year (see Continued Objectives and Outcomes):

CDBG

Homeowner Housing Assistance –Housing Priority Needs of rehabilitation of owner-occupied units / acquisition of existing units / development of affordable housing / and demolition of dilapidated units. An expected 32 household housing projects to include various projects: housing replacement, handicap accessibility, minor repair, voluntary demolition, and possibly homebuyer assistance (potential objectives / outcomes: decent housing / availability, accessibility, affordability, sustainability, elimination of slum and blight).

Public Service Agency Funding – Non-housing and Homelessness Priority Needs of Public Services – youth and families; healthcare services – medical care, tests, supplies; homelessness Services – prevention, outreach, continuum-of-care; and homelessness housing and transitional shelter; and rent and utility assistance (potential objectives / outcomes: suitable living environment / availability, accessibility, affordability, sustainability).

- Big Brothers, Big Sisters STEM Education Program – funds salary for STEM coordinator of mentoring activities and provides funds for facility rent, instructional materials, and equipment. The program will serve an estimated 45 unduplicated clients.
- Brazos Maternal and Child Health Clinic Women’s Health Program – provides funds for prenatal program needed supplies, ultrasounds, lab tests, and patient education. The program will serve an estimated 425 unduplicated clients.
- Family Promise Case Management Program – funding for case manager position to expand program access and case management services by this family homeless shelter in Bryan. The program will serve an estimated 180 unduplicated clients.
- Salvation Army – Utility and rent assistance provided to low-income families. The program will serve an estimated 88 families.

Program Administration / Grant Compliance – CDBG – Addresses the goal of Program Administration and Grant Compliance of CDBG programs. (potential objectives / outcomes: decent housing & suitable living environment / availability, accessibility, affordability, sustainability).

HOME

Home Owner Housing Assistance – Housing Priority Needs of Rehabilitation of Owner-occupied Units by assisting families with major housing rehabilitation/reconstruction. Estimated 1 household targeted citywide for assistance. (potential objectives / outcomes: decent housing / availability, accessibility, affordability, sustainability).

Down Payment Assistance/Acquisition (using previous year carry-over funds) – Housing Priority Needs of Acquisition of existing units–Down-payment Assistance by assisting families in the purchase of affordable single-family homes. Due to local housing values, demand, and HUD subsidy and dwelling valuation limits, no households are anticipated for assistance (potential objectives / outcomes: decent housing / availability, accessibility, affordability, sustainability).

Community Housing Development Organizations (CHDO) – Housing Priority Needs of Production of Affordable Units – No project completion is expected, but funding and technical support of the development for a future project is expected by a certified Community Housing Development Organization (CHDO) – a non-profit whose mission is affordable housing (potential objectives / outcomes: decent housing / availability, accessibility, affordability, sustainability).

Program Administration / Grant Compliance – HOME – Goal of Program Administration and Grant Compliance of HOME programs. (potential objectives / outcomes: decent housing / availability, accessibility, affordability, sustainability).

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

As an Entitlement City and Participating Jurisdiction for many years, the City of Bryan has developed programs, procedures, and processes to effectively direct grant resources to identified needs. Under the direction of the Community Development Advisory Committee (CDAC) and the Bryan City Council, and in consultation with HUD’s Office of Community Planning and Development Office in Houston, the City has adopted a formalized process by which annual goals and objectives are achieved.

Previous program experiences allow staff to identify and replicate successes in promotion of CDBG and HOME grant goals and objectives. Accordingly, the following program accomplishments for the most recently completed five-year Consolidated Plan period (2015-19 CP) and more recent Coronavirus Pandemic related accomplishments, have provided guidance to Council and staff in choosing goals and projects found in the 2024 AAP. A summary of the most recently 2022-23 PY accomplishments also follows.

Most Recent Five-year CP Accomplishments

Decent Housing

- 315 homeowners received minor home repairs for low-moderate income households.
- 11 owner-occupied units rehabilitated or reconstructed for low-moderate income households.
- 2 rental units constructed by the city's CHDO for elderly households.
- 46 down-payment assistance loans provided for low-moderate income home-buyers.
- 29 occurrences of technical assistance provided to developers on construction of affordable owner occupied and/or rental properties
- 2 agencies provided technical assistance in increasing rental housing voucher and/or project-based rental assistance.
- 13 households assisted with Tenant Based Rental Assistance using CDBG-CV (COVID-19) funds.

Suitable Living Environment

- 9,566 persons and/or households assisted by public service agencies funded by the City.
- 3,528 homeless persons provided shelter and supportive services by partner agencies.
- Approximately 60 agencies provided technical assistance for potential grant funding.
- 26 public service agencies provided funding to provide expansion or increased services.
- 234 deteriorating, vacant structures were either demolished by the City by order of the Building Standards Commission, or repaired or demolished by owners after ordered by the Commission.
- 2 additional demolitions of dangerous, vacant dwellings were completed by the City's Community Development Dept. to eliminate slum and blight and accommodate new housing.

Expanded Economic Opportunities

- 8 businesses assisted and 122 jobs retained and/or created for low-moderate income employees through the city's Special Emergency Economic Development Program using HUD grant funding in response to Coronavirus Pandemic.
- The Brazos Valley Small Business Development Center reported 111 business start-ups, and 671 jobs created in the Brazos Valley, including Bryan, over the 2015-19 CP period.
- 5 area organizations provided financial literacy/coaching to hundreds of persons annually (Twin City Mission, Bank on Brazos Valley, Brazos Valley Council of Government, and United Way of the Brazos Valley).
- In partnership with other agencies, the City provided workshops and individual counseling on economic development opportunities 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, Equal Opportunity (FHEO)

- The City's Community Development Department (CD) participated in multiple public activities to promote Fair Housing and Equal Opportunities, to include public hearings, radio and television advertisements, and Fair Housing presentations to citizens. Provided for citizen input through multiple public hearings and separate advisory committee meetings.
- Provided FHEO information at 85 unique events, including: regional health and program fairs; internet/webpage PSAs; television and radio announcements, public hearings; interfaith community presentations; online surveys; and other city and non-profit informational functions.
- Held multiple public hearings on FHEO issues and posted online FHEO surveys to gather input and public comment used to facilitate the newly updated City of Bryan Analysis of Impediments (AI). The new AI was prepared in conjunction with the City's new 2020-24 Consolidated Plan.

Other Related Actions

- Assisted Bryan Housing Authority by reviewing their Budget and Annual Plan for consistency with the City's Consolidated Plan.
- Assisted the Brazos Valley Coalition for the Homeless (BVCH) on the Continuum of Care and assisted other agencies through BVCH.
- Participated in the *Bryan Staff Housing Infill Committee* to facilitate affordable housing including infill housing, infrastructure improvements, demolition, and other affordable housing initiatives.
- Prepared and submitted five Annual Action Plans
- Prepared and submitted five Consolidated Annual Performance Evaluation Reports
- Prepared and submitted the 2020-24 Consolidated Plan
- Amended the 2019 Annual Action Plan to receive CDBG-CV funds to allow receipt of CARES Act funding available to address local needs due to the Coronavirus Pandemic.

Most Recent PY2022-23 Accomplishments

- Provided homebuyer counseling and down-payment assistance to 1 eligible household using federal grant funding.
- Provided technical assistance to 3 different private developers (1 for-profit and 2 non-profit) of affordable housing by new construction and rehabilitation activities.
- Technical assistance provided by City-funded (non-CDBG/HOME), code enforcement resulted in 5,663 general enforcement actions and 8 demolitions. Another 22 structures were repaired or removed by owners, using private funds in response to city ordinance orders.
- Provided funds and technical assistance to: Unlimited Potential, Assistance to Foster Care Youth (38 clients); Unity Partners Poverty Reduction Initiative (331 clients); Catholic Charities Financial Stability Program (483 clients); and previous year CARES Act program funds (CDBG-CV) provided to the Brazos Valley Food Bank (80 clients).

- Provided housing assistance to 17 completed minor repair projects to address deficiencies and improve housing stock for low-income homeowners.
- Provided housing assistance through major rehabilitation/reconstruction with 1 project completed and other units in various stages of progress as of the publication of this report.
- Coordinated with and provided HOME Community Housing Development Organization (CHDO) set-aside funding and other available HOME funding for the construction of 1 affordable, senior housing units in partnership with Elder-Aid, a city certified city CHDO.
- Addressed the digital-divide by ensuring that options are available to make broadband services available and affordable were made by local agreements by the City and internet service providers. Additionally, hazard mitigation was ensured by City planning and communication efforts to review, plan, and mitigate various area hazard threats and to ensure coordination with area municipalities, agencies, and state organizations.
- Provided for citizen input at multiple public meetings to include Community Development Advisory Committee and City Council meetings.
- Provided FHEO information at 16 unique events or outreach efforts, to include: advisory committee meetings and public hearings; on internet, TV and radio outreach; internet/webpage PSAs; public hearings; online surveys; and other city and non-profit informational functions.
- Staff served on and provided technical assistance to multiple other (non-PSA funded) agencies in advancement of the city's community development goals and objectives.
- Prepared and submitted the 2022 Consolidated Annual Performance and Evaluation Report.
- Developed the 2023 Annual Action Plan.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

In accordance with 24 CFR 91, the City's Citizen Participation Plan provides citizens with opportunities to provide input on local needs and participate in the development of the 5-Year Consolidated Plan and the Annual Action Plan (see Attachments).

The 2024 AAP commits to the 5-Year CP which includes an assessment of housing and homeless needs, a housing marketing analysis, a 5-year strategic plan, and monitoring standards and procedures to ensure compliance with program requirements. The CP's Strategic Plan describes priorities and strategies (measurable goals) for addressing community needs concerning affordable housing, homelessness, special populations, pandemic related emergencies, economic and social service needs, and non-housing community development needs. The 2020-24 CP was adopted by the City on July 14, 2020.

2024 AAP efforts began as the Community Development Advisory Committee (CDAC) held public meetings (October 12, 2023, January 11, 2024, March 21, 2024, May 9, 2024, and June 13, 2024) to develop Bryan's 2024 AAP. Two of the meetings (March 21, 2024 and June 13, 2024) included public hearings, presentations and discussion on the CDBG and HOME grant allocations for the proposed 2024 AAP, and hearings to provide information and receive comments related to Fair Housing and Affirmative Marketing.

Public service announcements (PSAs) were also provided for publishing to the 211-Texas non-emergency help-line, and the Community Partnership Board (representing approximately 45 local service providers). Additionally, PSAs were viewable on the City of Bryan’s website, the CD Dept. webpage, on the city’s eNews, and on social media (i.e., Instagram, Twitter (X), LinkedIn).

An online survey was available from February 9th to April 10th to garner public input related to local housing, non-housing and fair housing and affirmative marketing needs and issues (see Citizen Participation Comments and Grantee Unique Appendices under Attachments). Public input received was considered by the advisory committee while making program and funding recommendations.

On May 9, 2024, during a public meeting, staff and CDAC reviewed project funding recommendations for the 2024 AAP. At its June 13, 2024 meeting, the CDAC held 2 public hearings to provide information and gather public comment and input on community needs for the 2024 AAP. The June 13 hearings began the comment period for review and comment of the draft 2024 AAP.

A list of proposed activities, program requirements, and a public hearing notice was published in the *Bryan/College Station Eagle* on May 30, 2024, satisfying the notice requirement for the public hearings held on June 13, 2024. An additional publication was published in a Spanish newspaper (*La Voz Hispana*) on June 7, 2024. The June public hearings began the required 30-day comment period. Citizen comments on the proposed 2024 AAP were accepted through July 12, 2024 (see Attachments) and it was determined that the 2024 AAP, and all described therein, be forwarded to the Bryan City Council for action. The Bryan City Council approved the 2024 AAP at its July 2024 regular meeting.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The City of Bryan’s Community Development Action Committee (CDAC) held five public meetings, several of which included public hearings on the 2024 Annual Action Plan and the Fair Housing/Affirmative Marketing Plan. These public hearings were held at two different phases of development of the plans: one early in the year (March 21, 2024) to receive public comment on the needs of low-moderate income persons, and the second public hearings held after development of the Draft 2024 AAP to present and receive public comment on the draft plan. That public meeting was held on June 13, 2024. A 30-day public comment period began on June 13, 2024 and ended on July 12, 2024. Additionally and throughout the development of the 2024 AAP, other various public input was solicited by: public service announcements, online surveys, television and YouTube outreach, city website postings, and other outreach methods. Public comments received at public hearings are found later in this document under **Attachments – Citizen Participation Comments**. Other public input received (2024 AAP surveys, committee comments, and other related 2020-24 CP surveys) are found in under **Attachments – Grantee Unique Appendices**.

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 2024 AAP, 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 2024 Annual Action Plan (AAP) addresses needs and priorities as set forth in the 2020-24 Consolidated Plan. Public input received during the AAP planning process has been used by staff, the city's advisory committee, and by the Bryan City Council in development of the 2024 AAP. Through this plan, the City of Bryan will continue to provide for decent housing, a suitable living environment, and expanded economic opportunities for its citizens.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity 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 Department
HOME Administrator	BRYAN	Community Development Department

Table 1 – Responsible Agencies

Narrative (optional)

Bryan is a Home Rule City with a Council/Manager form of government. The lead entity responsible for overseeing development of the Consolidated Plan (CP) and implementation/management of CP programs is the City of Bryan Community Development Department (CD). The CD Manager reports to the City’s Director of Special Projects and Community Development, who 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 plans and programs. As needed, the CD office coordinates with other various city departments in the process of administering grant funded programs and activities.

Consolidated Plan Public Contact Information

Art Roach, Manager Community Development Dept.
 P.O. Box 1000
 Bryan, TX 77805
 (979) 209-5175
 art@bryantx.gov

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

The City of Bryan Community Development (CD) Department utilized an inclusive approach to solicit participation by local and regional providers of housing, health, and human services assistance. Multiple online and in-person comment and survey opportunities were available, as well as public meetings, public hearings, and workshops, in which agencies, elected officials, coalition members, city departments and other stakeholders could provide input into the City's 2024 AAP. Consultation took place with multiple offices and agencies on: needs, goals, objectives, funding allocations, and Fair Housing activities, as well as discussions with providers addressing: homelessness, public and subsidized housing, HOPWA needs, lead-based paint issues, and regional needs.

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 Bryan CD Department regularly involves local public and assisted housing providers and private and governmental health, mental health and service agencies in its AAP planning process. Additionally, the Bryan City Council delegates to the Community Development Advisory Committee (CDAC) the responsibility to review, advise, and recommend funding allocations and program details to Council and staff. The CDAC is an advisory committee comprised of seven council appointees that hold regular public meetings and required public hearings for federally funded activities.

Bryan is also involved with the Brazos Valley Coalition for the Homeless (BVCH) by consulting with BVCH staff regarding local homeless needs. Participation in the homeless coalition's annual Point-in-Time homeless count and other related HMIS (Homeless Management Information System) actions enhance success of delivered services. CD staff coordinate regularly with the local public housing affiliate, to include review of the housing authority's budgets, construction efforts and applications for Certifications of Consistency with City of Bryan annual and 5-year planning goals. The CD Office also reviews and supports various grant and other funding applications initiated by the Bryan Housing Authority.

City staff serve on and/or is active in multiple other private and governmental entities serving lower-income populations, to include: United Way of the Brazos Valley, Bank on Brazos Valley, and the Community Partnership Board which represents approximately 45 local housing, health and human services providers. The City's Community Development Department prepared and disseminated public service announcements about the 2024 AAP specifically for United Way of the Brazos Valley's 211-Texas Resource Coordinator and for the Community Partnership Board's agency members. The public service announcements provided information on the city's 2024 AAP and on upcoming public hearings, and invited participation and public input at the hearings.

City staff regularly reviews and provides 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.

For over twenty years, several area agencies including Bryan’s CD Department, have worked to address homeless needs. The city’s CDBG funds are available, through an annual application process, to meet health and human service needs, including those addressing homelessness. Additionally, the City coordinates with Twin City Mission and Project Unity in support of 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).

In 2001, initial efforts on a Homeless Gap Analysis took place between BVCH and its member agencies serving the area homeless. Through a data gathering process, statistics were used to help identify service "gaps". Based on the results and with assistance from Enterprise Foundation, homeless priorities were updated. Afterwards a workshop was held to strengthen and streamline the Continuum of Care (CoC) system using feedback from HUD on the 2000 CoC application.

Subsequently, BVCH has conducted regular homeless surveys to gather information on needs with which to do gap analysis updates. In 2005, BVCH performed their first “Point-in-Time” count. During development of the 2020-24 CP, the City solicited information from local agencies at two city-sponsored workshops to ascertain needs for persons at risk of homelessness. 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.

For un-sheltered persons, the 2024 Point-in-Time Count (PIT) revealed there were no families with children, only households with adults. The majority were Male (65%), and persons older than 25 (81%), with White (42%) and Black (40%) persons collectively representing 82% of un-sheltered persons. Demographics follow:

52 un-sheltered individuals:

0 (< 18 year olds) - 0% of total
3 (18-24 year olds) - 6% of total
42 (>25 year olds) - 81% of total
7 (unknown age) - 13% of total
34 Male - 65% of total
15 Female - 29% of total

1 Trans/Non-binary - 2% of total
2 Unknown Sex - 4% of total
3 Hispanic - 6% of total
22 White - 42% of total
21 Black - 40% of total
3 American Indian - 6% of total
3 Unknown Race - 6% of total

The 2024 sheltered count excludes Rapid Re-housing clients as RRH is considered permanent housing by HUD. Otherwise, the 2024 Point-in-Time Count (PIT) revealed the following at the Doug Weedon Shelter for HOME, and Phoebe’s Home for domestic abuse victims. The Brazos County Jail had 4 persons that would be considered sheltered. Family Promise reported no sheltered persons. The majority were Male (69%), and older than 25 (81%), with Black (51%) and White (36%) persons representing 87% of sheltered persons. Demographics follow:

72 sheltered individuals:

4 (< 18 year olds) - 5% of total
 10 (18-24 year olds) - 14% of total
 58 (>25 year olds) - 81% of total
 50 Male - 69% of total
 22 Female - 31% of total

1 Hispanic - 1% of total
 26 White - 36% of total
 37 Black - 52% of total
 4 White & Hispanic- 6% of total
 1 American Indian - 1% of total
 2 Multi-racial including Hispanic - 3% of total
 1 Multi-racial excluding Hispanic - 1% of total

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

While the City of Bryan does not receive ESG funds, 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, United Way, The Brazos Valley Community Action Programs, Project Unity, BCS Habitat for Humanity, Bryan Housing Authority, Twin City Mission, Elder-Aid, No Limits, 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 through the Brazos Valley Coalition for the Homeless (BVCH) planning sessions.

- Services and Assistance to Homeless and Special Needs Populations: See services and direct assistance provided to homeless and special needs populations.
- Increase Permanent Housing (PH) Options: Contact agencies with an interest in applying for PH funding and coordinate training on PH funding sources.
- Address Chronic Homelessness: Create addition beds locally for the chronically homeless.
- I&R for Services: Increase support, case management, and public service referrals provided to clients in PH.
- Eliminate Obstacles: Develop a support team of Coalition members to reduce obstacles to clients’ success in PH.
- Evaluate Programs: Evaluate temporary housing programs and contact agencies working with homeless and special needs persons, focusing on maintaining current successful practices.
- Ensure Quality Case Management: Ensure that case management services and follow-up support are strong enough to help temporary housing participants obtain and maintain PH.

- Employment and Job Skills: Continue coordination with Workforce Board to address employment needs of homeless and special needs populations. Host job/skills training workshops.
- Assist Families with Children: Collaborate to expand housing opportunities to homeless families with children. Foster programs specifically targeting this population.
- Expand HMIS and Satisfy Reporting: Expand HMIS through expansion grant funds. Satisfy CoC HMIS requirements by following HMIS policies, monitoring compliance, and reporting requirements in SuperNOFA and Annual Homeless Assessment Report (AHAR).
- HEARTH Compliance: Incorporate Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act changes into by-law and committee responsibilities.
- Point in Time Homeless Count: Coordinate with agencies to plan for and conduct bi-annual Point-In-Time Homeless population and subpopulation count.
- Timely CoC Reporting: Provide for CoC quarterly achievement reports.
- Evaluated and revised policies, procedures, charter and by-laws: To ensure HUD CoC compliance.

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

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 Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Regional organization Planning organization Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Broadband Needs and Hazard Mitigation

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	To better identify and meet needs, consultation was done for the AAP and/or CP by either personal consultation (in person and/or phone), and/or by sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc., and/or by review of organization's studies, reports, plans, or other publications.
2	Agency/Group/Organization	BRYAN
	Agency/Group/Organization Type	Housing PHA Services - Housing Service-Fair Housing Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - Local Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis Economic Development Lead-based Paint Strategy Anti-poverty Strategy Broadband Needs and Hazard Mitigation

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	To better identify and meet needs, consultation was done for the AAP and/or CP by either personal consultation (in person and/or phone), and/or by sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc., and/or by review of organization's studies, reports, plans, or other publications.
3	Agency/Group/Organization	BRYAN HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-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
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	To better identify and meet needs, consultation was done for the AAP and/or CP by either personal consultation (in person and/or phone), and/or by sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc., and/or by review of organization's studies, reports, plans, or other publications.
4	Agency/Group/Organization	Bryan/College Station Metropolitan Planning Organization
	Agency/Group/Organization Type	Regional organization Planning organization Civic Leaders

	What section of the Plan was addressed by Consultation?	Transportation Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	To better identify and meet needs, consultation was done for the AAP and/or CP by either personal consultation (in person and/or phone), and/or by sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc., and/or by review of organization's studies, reports, plans, or other publications.
5	Agency/Group/Organization	Brazos County Health District
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS Services-Health Other government - County
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy Non-housing needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	To better identify and meet needs, consultation was done for the AAP and/or CP by either personal consultation (in person and/or phone), and/or by sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc., and/or by review of organization's studies, reports, plans, or other publications.

6	Agency/Group/Organization	Brazos Valley Community Action Programs
	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
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	To better identify and meet needs, consultation was done for the AAP and/or CP by either personal consultation (in person and/or phone), and/or by sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc., and/or by review of organization's studies, reports, plans, or other publications.
7	Agency/Group/Organization	Brazos Valley Coalition for the Homeless
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services-homeless Regional organization Planning organization

	What section of the Plan was addressed by Consultation?	Homelessness Needs - Chronically homeless Homelessness Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	To better identify and meet needs, consultation was done for the AAP and/or CP by either personal consultation (in person and/or phone), and/or by sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc., and/or by review of organization's studies, reports, plans, or other publications.
8	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 Financial Literacy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	To better identify and meet needs, consultation was done for the AAP and/or CP by either personal consultation (in person and/or phone), and/or by sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc., and/or by review of organization's studies, reports, plans, or other publications.

9	Agency/Group/Organization	Project Unity (PU)
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Health Services-Education Services - Victims Info and Referral on Services, HOPWA, etc.
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs HOPWA Strategy Anti-poverty Strategy Non-housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	To better identify and meet needs, consultation was done for the AAP and/or CP by either personal consultation (in person and/or phone), and/or by sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc., and/or by review of organization's studies, reports, plans, or other publications.
10	Agency/Group/Organization	Texas Department 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

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	To better identify and meet needs, consultation was done for the AAP and/or CP by either personal consultation (in person and/or phone), and/or by sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc., and/or by review of organization's studies, reports, plans, or other publications.
11	Agency/Group/Organization	TEXAS DEPARTMENT OF STATE HEALTH SERVICES
	Agency/Group/Organization Type	Health Agency Other government - State
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	To better identify and meet needs, consultation was done for the AAP and/or CP by either personal consultation (in person and/or phone), and/or by sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc., and/or by review of organization's studies, reports, plans, or other publications.

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

All agency types were consulted during development of Bryan’s 2020-24 CP and 2024 AAP. Staff regularly consults with various agencies and by participation in the CPB (Community Partnership Board) which includes approximately 45 area agencies collaborating on local needs. Organizations not consulted with in either workshops or one-on-one meetings, were invited to provide input by participation in online survey opportunities and/or by correspondence (see list of contacted entities under AP-10 Consultation. In all, approximately 200 public and private entities were reached out to during the consolidated planning process in an effort to receive comprehensive input regarding local needs and priorities, and information received was likewise reviewed during development of the 2024 AAP.

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	BV Coalition for the Homeless (BV CoC / Doug Weedon Shelter of Hope)	The CP 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 CP goals for meeting: affordable housing; transportation; economic, healthcare, and infrastructure needs reflect similar priorities in the BVCOG CEDS plan.
PHA 5-Year Plan	Bryan Housing Authority (BHA)	Goals identified by BHA mirror goals in the CP, and BHA Strategic Plan, namely: utility assistance, affordable rental housing; renovation of housing; and energy efficiency.
2024 Texas Low Income Housing Plan and Annual Report	Texas Dept. of Housing and Urban Development (TDHCA)	The CP Strategic Plan supports TDHCA affordable housing goals to include home-buyer assistance, housing repair and emergency assistance, affordable housing development, fair-housing, and other local housing needs.
Comprehensive Plan	City of Bryan	CP Strategic Plan goals reflect similar priorities outlined in the Bryan Comprehensive Plan, to include: affordable housing; housing rehabilitation; code enforcement; and infrastructure.
Brazos Valley Health Status Assessment	Center for Community Health Development	Priority needs identified in the CP Strategic Plan are also recognized by the Regional Health Assessment, including: affordable housing, homelessness shelter services, health services, job training, affordable childcare, etc.
Brazos Valley Coordinated Transportation Update	Brazos Valley Council of Governments	Goals identified by the survey confirm needs in the CP 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

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 in the Consolidated Planning process.

Likewise, input and involvement of public and private stakeholders was also solicited in the development of the 2024 AAP, as were other relevant plans that provide guidance on local needs. Individual consultations, agency workshops, online surveys, focus groups, 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 Annual Action Plan. Community Development staff has collaborated with a variety of organizations in review of community needs, to include the Community Partnership Board, Brazos County Housing Coalition, the Brazos Valley Coalition for the Homeless, Bryan Staff Housing Infill Committee, Bank on Brazos Valley, and United Way of the Brazos Valley.

Regarding the City's efforts to: narrow the digital divide, ensure broadband access, participate as a local emergency management partner, and to assist in the management of flood prone areas, public land, and water resources, information is found in the city's 2020-24 CP, and in this AAP's Appendices. Included is an FCC map titled *Texas Internet Coverage by County*, as well another map using FEMA data to illustrate local flood prone areas within the city limits and potentially impacted LMI areas. Additional images show social media posts announcing collaboration between corporate partners and city departments to further ensure that affordable high speed internet service options. To ensure property management of public lands and water resources, the City, as necessary, consults with regional entities like the City of College Station, Brazos County, Brazos Valley Council of Governments, Texas A&M University, and the Brazos Valley Groundwater Conservation District to ensure that these critical resources are properly managed. City staff and elected officials have, and continue to plan contingencies addressing the mitigation and response to local natural disasters, to include storm and flood damage particularly for affected LMI populations.

AP-12 Participation – 91.105, 91.200(c)

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, including low- and moderate-income citizens, the opportunity to comment on Consolidated Plans and Action Plans, grant programs, and projects. Policies 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. Multiple opportunities allowed input regarding the Citizens Participation Plan, and other related policies and procedures, during development of the city's 2020-24 Consolidated Plan (CP) which is the guiding document for the 2024 Annual Action Plan (AAP).

As a public forum for the city's programs, and to gain input on local needs and priorities important to development of the city's 2024 AAP, the City's Community Development Advisory Committee (CDAC) held public meetings on: October 12, 2023, January 11, 2024, March 21, 2024, May 9, 2024 and June 13, 2024 to develop Bryan's 2024 AAP. The earlier development of the controlling 2020-24 CP involved several means of citizen participation, including: multiple 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. Likewise, development of the 2024 AAP involved an online survey opportunity, multiple public meetings and hearings, newspaper notices, television and radio public service announcements; and, website and YouTube informational postings.

The March 21st and June 13th 2024 meetings included public hearings on the local needs and draft 2024 AAP Plan summaries, respectively, as well as on Fair Housing and Affirmative Marketing requirements. Public meetings were announced by notices in the local newspaper, radio, television, public service announcements to agencies, social media, and on the city's website. Public meetings agendas were also posted on the official legal notice websites. The variety of outreach methods resulted in a broad range of input from citizens. Outreach included, but was not limited to: legal ads in newspapers, public services announcements on the city website, television, radio, YouTube, non-profit websites, and other media and venues. An online survey also ran from February 9, 2024 to April 10, 2024 and provided opportunity for citizens to provide input on local housing and non-housing needs and priorities. Assistance was also available to agencies, developers and other inter-departmental offices needing application assistance as well as technical assistance and feasibility reviews so as to apply for grant funding.

CDAC reviewed and sorted the input during its development of the 2024 AAP. The resulting plan containing recommendations regarding needs, priorities, and funding allocations were then forwarded to the Bryan City Council for approval. As required by HUD, a 30-day public comment period ran from June 13, 2024 through July 12, 2024, during which time the Draft 2024 AAP was available for review online and at various city offices. On July 9, 2024, the Bryan City Council held a public council meeting during which the 2024 AAP was approved and adopted.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community English	Approx. (TBD) citizens and staff attended hearings. Other comments received outside of hearings or during 30-day comment period are found in Public Comments	See comments received provided under AP-05 Summary of Public Comments, and under Attachments.	All comments were accepted.	https://theeagle.com http://www.bryantx.gov/community-development https://www.lavozhispana.info

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	Public Hearing	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community English	Hearings held March 21, and June 13, 2024 on 2024 AAP, funds, and Fair Housing and Affirmative Marketing. Approx. (TBD) citizens and staff attended hearings.	See comments received provided under AP-05 Summary of Public Comments, and under Attachments.	All comments were accepted.	https://theeagle.com http://www.bryantx.gov/community-development https://www.lavozhispana.info
3	Webpage links to Survey and Notices in English and Spanish	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community English	Approx. (TBD) citizens and staff attended hearings. Other comments received outside of hearings or during 30-day comment period are found in Public Comments.	See comments received provided under AP-05 Summary of Public Comments, and under Attachments.	All comments were accepted.	http://www.bryantx.gov/community-development

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	Online Survey	Non-targeted/broad community	98 persons participated in the survey.	Respondents rated a variety of housing, public service, and other needs. See comments received under: Attachments – Citizen Participation Comments.	All comments were accepted.	https://www.surveymonkey.com/r/BryanNeeds24
5	March 2024 PSA through UWBV 211 Texas	Local agency partners and stakeholders	Response evaluated by attendance at public hearings and comments received.	See comments received provided under AP-05 Summary of Public Comments, and under Attachments.	All comments were accepted.	https://uwbv.org/211texas
6	March 2024 PSA through Community Partnership Board	Local agency partners and stakeholders	Response evaluated by attendance at public hearings and comments received.	See comments received provided under AP-05 Summary of Public Comments, and under Attachments.	All comments were accepted.	https://www.projectunitytexas.org/community-partnership-board-1

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)
7	March and June 2024 Social Media PSA - English	Non-targeted/broad community	Response evaluated by attendance at public hearings and comments received.	See comments received provided under AP-05 Summary of Public Comments, and under Attachments.	All comments were accepted.	https://www.bryantx.gov/social-media https://www.bryantx.gov/latest-posts
8	March and June 2024 Social Media PSA - Spanish	Non-English Speaking - Specify other language: Spanish	Response evaluated by attendance at public hearings and comments received.	See comments received provided under AP-05 Summary of Public Comments, and under Attachments.	All comments were accepted.	https://www.bryantx.gov/social-media https://www.bryantx.gov/latest-posts
11	Draft 2024 AAP available for review and comment online and at other city offices	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community English	Response evaluated by number of citizens viewing and number of comments received.	See comments received provided under AP-05 Summary of Public Comments, and under Attachments.	All comments were accepted.	http://www.bryantx.gov/community-development

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

In Program Year 2024, the City of Bryan anticipates receiving Community Development Block Grant (CDBG - \$871,490) and HOME Investment Partnerships Program (HOME - \$349,118) grant funding from the U.S. Department of Housing and Urban Development (HUD) and approximately \$40,000 of CDBG program income and an estimated \$66,000 in HOME program income. The City of Bryan also anticipates similar grant and program income amounts on an annual basis through the duration of the 2020-24 Consolidated Plan period. Annual allocations are based on a HUD-established formula. These resources, along with those from other public, private, and nonprofit partners, establish a multi-faceted approach to addressing the goals and objectives identified in this Strategic Plan.

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

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

- \$871,490 in Community Development Block Grant Funds (CDBG)
- \$349,118 in Home Investment Partnership Funds (HOME)

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	871,490	40,000	1,202,300	2,113,790	0	Expected amount for Year-5 of Consolidated Plan, includes grant amount plus forecast program income. Expected remainder of Consolidated Plan is 0.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	349,118	66,000	765,200	1,180,318	0	Expected amount for Year-5 of Consolidated Plan, includes grant amount plus forecast program income. Expected remainder of Consolidated Plan is 0.

Table 5 - 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 of CDBG public service agencies provide private non-profit dollars into CDBG funded public service agency programs, and average approximately \$500,000 annually of other, non-CDBG funds leveraged. The City uses general funds to improve parks, facilities and infrastructure in low/moderate income areas and does partner with the Community Development Department, when appropriate to leverage CDBG funds further. Regarding matching requirements, the City's PY2024 HOME match requirement has been 100% waived, as per the U.S. Dept. of HUD's published HOME Match Waivers based on fiscal distress of the local community, and there are no match requirements for the CDBG program.

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 is working to identify publically owned lots with the potential for use in development of affordable housing. The City does periodically have property donated that stipulates the property be used for affordable housing. Additionally, the City does, and will continue making existing utility right-of-ways available to provide the community affordable and more widely available broadband internet, television, and phone service to Bryan citizens through a previously announced agreement with MetroNet, a national fiber optic service provider, and other providers to address needs identified in the 2020-24 Consolidated Plan. The recent local expansion of broadband services by several internet companies are, in part, made possible by the City and the State as access to, and through public right-of-ways are regularly negotiated and coordinated to allow required cable installation so as to mitigate the digital-divide locally.

Discussion

In the 2024 program year, the City will use CDBG, HOME, and other leveraged funds to address needs summarized in the Consolidated Plan. The City will receive \$871,490 of CDBG (plus anticipated program income of \$40,000) and \$349,118 of HOME (plus anticipated program income of \$66,000). The City continues existing partnerships and seeks new ones to create additional momentum in reaching goals. Partnerships include multiple non-profit and for-profit developers, the Home Builders Association, local housing committees, public service agencies, Habitat for Humanity, Elder-Aid, Brazos Valley Council of Governments, and the Brazos Valley Coalition for the Homeless.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rehabilitation of Existing Owner-occupied Units	2020	2024	Affordable Housing	City Wide	Rehabilitation of Existing Units	CDBG: \$548,468.50 HOME: \$261,839.30	Homeowner Housing Rehabilitated: 32 Household Housing Unit
2	Production of Affordable Units, Rental Housing	2020	2024	Affordable Housing	City Wide	Production of Affordable Units	HOME: \$52,367.70	Rental units constructed: 1 Household Housing Unit
3	Code Enforcement, Slum and Blight	2020	2024	Non-Housing Community Development	City Wide	Code Enforcement	CDBG: \$18,000	Housing Code Enforcement/Foreclosed Property Care: 1 Household Housing Unit
4	Public Services, Youth and Families	2020	2024	Non-Housing Community Development	City Wide	Public Services	CDBG: \$60,000	Public service activities other than Low/Moderate Income Housing Benefit: 133 Persons Assisted
5	Public Services, Healthcare	2020	2024	Non-Housing Community Development	City Wide	Public Services	CDBG: \$35,000	Public service activities other than Low/Moderate Income Housing Benefit: 425 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Homelessness Services, Prevention, Outreach, CoC	2020	2024	Homeless	City Wide	Homelessness Services	CDBG: \$35,000	Homelessness Prevention: 180 Persons Assisted
7	Program Administration, Grant Compliance	2020	2024	Program Administration, Grant Compliance	City Wide	Program Administration	CDBG: \$130,723 HOME: \$34,911	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Rehabilitation of Existing Owner-occupied Units
	Goal Description	Provide technical and/or financial support to low- and moderate-income homeowners to rehabilitate or reconstruct their property to standard condition and provide maintenance education to low- and moderate-income homeowners. Activity will serve an estimated 32 households between CDBG and HOME funding.
2	Goal Name	Production of Affordable Units, Rental Housing
	Goal Description	Provide technical and/or funding in support of new construction to private/public developers and non-profit developers for rental properties. 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 renters. Development of affordable rental unit is expected in PY2025.
3	Goal Name	Code Enforcement, Slum and Blight
	Goal Description	Provide technical and/or financial support to low- and moderate-income homeowners for demolition of their dilapidated and dangerous vacant structures. Activity expected to address 1 properties using CDBG funding.

4	Goal Name	Public Services, Youth and Families
	Goal Description	Public Services/Youth and Families program goals to fund education programs for children of low- and moderate-income households, and another program providing emergency financial rent and utility assistance to program eligible families.
5	Goal Name	Public Services, Healthcare
	Goal Description	Public Services/Healthcare goal for programs providing maternal and child healthcare through funds for medical tests, supplies, and patient education for low- to moderate-income households.
6	Goal Name	Homelessness Services, Prevention, Outreach, CoC
	Goal Description	Homelessness goal for programs providing case management to aid homeless families with assistance and resources necessary to leave homelessness and acquire permanent housings.
7	Goal Name	Program Administration, Grant Compliance
	Goal Description	The goal of providing program administrative and grant compliance review, oversight, and compliance as required by municipal, state, federal, or other grant or charitable funds received by the City to benefit or meet citizen needs, using both CDBG and HOME funding.

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 91.215(b)

The City estimates it will provide affordable housing and demolition assistance to approximately 33 extremely low-income, low-income, and/or moderate-income families during the 2023-24 Annual Action Plan year, as follows: 30 homeowners receive funded minor home repairs, and 1 owner-occupied home will be rehabilitated or reconstructed using CDBG and 1 with HOME funding. It's expected that 1 low-income client will receive CDBG funded volunteer demolition of a vacant, dilapidated house to eliminate slum and blight. HOME CHDO funding for development of one affordable elderly rental unit will be allocated to a local CHDO eligible non-profit, but construction of the unit is not expected to be completed until PY2025. Funds also remain from previous year allocations for down-payment assistance, should a project happen, but no PY2024 grant funds are allocated in this AAP.

Projects

AP-35 Projects – 91.220(d)

Introduction

During the PY2024 year, the City of Bryan will administer approximately \$1,326,608 in federal grant funds and anticipated program income. The \$871,490 in CDBG grant funding, coupled with approximately \$40,000 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 as well as economic development projects promoting creation and/or retention of jobs for low-moderate income persons.

Those activities include: (1) an after-school youth STEM educational program for students from low-income households; (2) a maternal health program providing healthcare for lower-income women; (3) a case management program to assist persons at a homeless family shelter, and; (4) an emergency financial assistance program providing rent and utility assistance to low-income families. Additionally, some CDBG funding allocation and program income will be used to promote decent and affordable housing, including: major rehabilitation/reconstruction; new affordable housing construction; minor repair; and down-payment assistance, volunteer demolition, acquisition, and staff program delivery.

The HOME grant funds, totaling \$349,118, plus another \$66,000 of projected program income, will also be allocated to several housing assistance activities promoting decent and affordable housing. Anticipated activities include: major rehabilitation/reconstruction; demolition of vacant, dilapidated structures, and minor repairs. Funds are not allocated for down-payment assistance, but previous year funds are available should opportunities arise. The PY2024 CHDO allocation will allow the city’s local CHDO to plan and prepare for construction of an affordable elderly rental housing unit in PY2025.

Projects

#	Project Name
1	Owner Housing Assistance - Rehab / Demo Program- CDBG
2	Rehabilitation of Existing Units, Owner-occupied Program- HOME
3	Production of Affordable Units: Rental Housing / CHDO Program- HOME
4	Public Services: Big Brothers, Big Sisters STEM Program - CDBG
5	Public Services: Brazos Maternal & Child Health Clinic Program - CDBG
6	Public Services: Family Promise Homeless Case Management Program - CDBG
7	Public Services: Salvation Army Emergency Rent and Utility Program- CDBG
8	Program Administration: Grant Compliance - CDBG
9	Program Administration: Grant Compliance - HOME

Table 7 - Project Information

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

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

AP-38 Project Summary
Project Summary Information

1	Project Name	Owner Housing Assistance - Rehab / Demo - CDBG
	Target Area	City Wide
	Goals Supported	Rehabilitation of Existing Owner-occupied Units Code Enforcement, Slum and Blight
	Needs Addressed	Rehabilitation of Existing Units Code Enforcement
	Funding	CDBG: \$566,468.50
	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 1; minor repairs 30 (health/safety concerns and handicap accessibility); and 1 volunteer clearance/demolition. Approximately \$40,000 of program income is also anticipated to be available for this project. Addresses the priorities of Rehabilitation of Existing Units, Demolition of Dilapidated units (Code Enforcement, slum/blight); and program delivery, in Bryan's 2024 AAP. Minimum of 32 projects estimated.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	32 households of very low-, low- and moderate-income households/families will benefit from these proposed activities, including households of elderly and disabled, and those of various races and ethnicities.
	Location Description	To be determined.
	Planned Activities	Activities will provide up to 32 households housing assistance in the form of: infrastructure, new development, rehabilitation/replacement, handicap accessibility, minor repair, or demolition, and staff and other related costs necessary to carry out CDBG program activities for housing activities.
2	Project Name	Rehabilitation of Existing Units, Owner-occupied - HOME
	Target Area	City Wide
	Goals Supported	Rehabilitation of Existing Owner-occupied Units
	Needs Addressed	Rehabilitation of Existing Units
	Funding	HOME: \$261,839.30

	Description	Provides 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 1 annually; (health/safety concerns and handicap accessibility), volunteer clearance/demolition Funding includes approximately \$66,000 in program income which the City anticipates will be available for this project. Addresses the priority of Rehabilitation of Existing Units and Demolition of Dilapidated units (Code Enforcement, slum/blight); and program delivery, in Bryan's 2024 AAP. 1 projects expected.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	1 household of very low-, low- and moderate-income household/family will benefit from this proposed activities, including households of elderly and disabled, and those of various races and ethnicities.
	Location Description	To be determined.
	Planned Activities	Activities will provide 1 household housing assistance in the form of: infrastructure, new development, rehabilitation/replacement, handicap accessibility, or demolition, and staff and other related costs necessary to carry out HOME program activity for housing activities.
3	Project Name	Production of Affordable Units: Rental Housing / CHDO - HOME
	Target Area	City Wide
	Goals Supported	Production of Affordable Units, Rental Housing
	Needs Addressed	Production of Affordable Units
	Funding	HOME: \$52,367.70
	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. CHDO activities address production of affordable units, and program delivery. Development of 1 affordable rental unit expected every 2 years.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	An eligible very-low, low- or moderate -income household and/or special needs client will benefit from this activity.

	Location Description	To be determined.
	Planned Activities	CHDO activities will be provided funding through a request for proposal project not less than every two years. Current CHDO's will be monitored for oversight of programmatic and administrative requirements. Activity addresses production of affordable units, and program delivery. Development of 1 unit is expected every 2 years.
4	Project Name	Public Services: Big Brothers, Big Sisters STEM Program - CDBG
	Target Area	City Wide
	Goals Supported	Public Services, Youth and Families
	Needs Addressed	Public Services
	Funding	CDBG: \$25,000
	Description	This activity's goal is to provide a program for STEM course education assistance to students from very low-, low- and moderate-income households.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	This activity is anticipated to serve 30 school age students from low- to moderate-income households, including those of various racial, ethnic, and gender categories.
	Location Description	Services are provided primarily at 705, N. Houston Ave, Bryan, TX 77803.
	Planned Activities	The program goal is to provide a safe and free out-of-school learning environment where youth ages 6-16 work with adult mentors to explore their own ideas, develop new skills, and build confidence in themselves through the use of technology.
5	Project Name	Public Services: Brazos Maternal & Child Health Clinic - CDBG
	Target Area	City Wide
	Goals Supported	Public Services, Healthcare
	Needs Addressed	Public Services
	Funding	CDBG: \$35,000
	Description	This program provides prenatal medical care and health education for very low-, low- and moderate-income medically indigent pregnant women.
	Target Date	9/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	This activity is anticipated to serve 425 persons from very low-, low- and moderate-income women, including those of various racial, and ethnic categories.
	Location Description	Services will be provided primarily at 3370 S. Texas Ave., Ste. G, Bryan, TX 77802.
	Planned Activities	Provides for direct client assistance (prenatal medical care and health education) for medically indigent pregnant women.
6	Project Name	Public Services: Family Promise Case Management Program - CDBG
	Target Area	City Wide
	Goals Supported	Homelessness Services, Prevention, Outreach, CoC
	Needs Addressed	Homelessness Services
	Funding	CDBG: \$35,000
	Description	Family Promise of Bryan-College Station provides case management and support services for families following placement of homeless clients. The program provides shelter, counseling, and referrals to assist families as they transition from homeless to permanent housing. The program will serve an estimated 180 unduplicated clients.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	The program will serve an estimated 180 unduplicated clients from very low-, low- and moderate-income families, including those of various racial, ethnic, and gender categories.
	Location Description	The services will be provided at 1401 W. Martin Luther King, Jr. St., #202, Bryan, TX 77803.
	Planned Activities	Provides for case management and support services for families following placement of homeless clients. The program provides shelter, counseling, and referrals to assist families as they transition from homeless to permanent housing.
7	Project Name	Public Services: Salvation Army Emergency Financial Assistance- CDBG
	Target Area	City Wide
	Goals Supported	Public Services, Youth and Families
	Needs Addressed	Public Services

	Funding	CDBG: \$35,000
	Description	Public Services/Youth and Families program goals to provide emergency rent and utility assistance to very low-, low- and moderate-income households.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	This activity is anticipated to serve 88 eligible very low-, low- and moderate-income households needing emergency rent and / or utility assistance.
	Location Description	Services are provide throughout the community, to include the agency office at: 2506 Cavitt Ave., Bryan, TX 77801.
	Planned Activities	This program provides very low-, low- and moderate-income families emergency rent and utility assistance to address urgent needs.
8	Project Name	Program Administration: Grant Compliance - CDBG
	Target Area	City Wide
	Goals Supported	Program Administration, Grant Compliance
	Needs Addressed	Program Administration
	Funding	CDBG: \$174,298
	Description	Management of CDBG funded projects including, but not limited to, public service activities, housing assistance programs, public facility or infrastructure activities, urgent need actions (declared economic or natural disasters), other special projects, as well as program reporting, plan development, and public outreach.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable, see program public service agency program activity estimates of numbers served.
	Location Description	Activity will take place primarily at 1803 Greenfield Plaza, Bryan, TX 77802.

	Planned Activities	Administrative activities and expenditures related to the management of CDBG funded projects including, but not limited to, public service activities, housing assistance programs, public facility or infrastructure activities, urgent need actions (declared economic or natural disasters), other special projects, as well as program reporting, plan development, public outreach, and other necessary efforts in support of grant goals and objectives.
9	Project Name	Program Administration: Grant Compliance - HOME
	Target Area	City Wide
	Goals Supported	Program Administration, Grant Compliance
	Needs Addressed	Program Administration
	Funding	HOME: \$34,911
	Description	Management of HOME funded activities including, but not limited to, housing rehabilitation, down-payment assistance, Community Housing Development Organization (CHDO) projects, and other efforts to promote decent, safe, and affordable housing.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable, see HOME program activity estimates of numbers served.
	Location Description	Activity will take place primarily at 1803 Greenfield Plaza, Bryan, TX 77802.
	Planned Activities	Administrative activities and expenditures related to the management of HOME funded projects including, but not limited to housing rehabilitation, down-payment assistance, Community Housing Development Organization (CHDO) projects, as well as reporting, project development, program delivery, and other necessary efforts in support of grant goals and objectives.

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 citywide 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 citizens.

Public facilities and infrastructure improvements, such as park or sidewalk 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. Bryan's CDAC committee members and Community Development staff will work to ensure that priority is assigned to livability issues when 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 with business location critical to its potential success, and that business vitality and job stability are needed for employment opportunities to be available for local citizens.

Geographic Distribution

Target Area	Percentage of Funds
City Wide	100

Table 8 - 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, health and human needs, and employment opportunities are found throughout the community, allocation of program funds are available citywide. As noted above, low-income, elderly, disabled, special needs homeowners and renters, and job seekers reside throughout the city, therefore housing assistance is available citywide. Likewise, homeless persons and those facing potential homelessness also reside throughout the city making the need for shelter and housing a citywide activity and services provided for the homeless populations are located city-wide to provide maximum accessibility.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

In the 2024-25 Program Year, the City of Bryan will provide volunteer rehabilitation/reconstruction assistance to a minimum of 2 homeowners through the Home Owner Housing Assistance Program and minor repair assistance to a minimum of 30 low-income owner-occupied dwellings. It is expected that 4 of these 32 households will be elderly and/or disabled. HOME set-aside CHDO funding will also be allocated in PY2024 to be available to an eligible CHDO for affordable housing development, but it is not expected that the funded project will be completed until PY2025.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	28
Special-Needs	4
Total	32

Table 9 - 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	0
Rehab of Existing Units	32
Acquisition of Existing Units	0
Total	32

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

The above noted affordable housing activities are targeted toward low-income home owners, elderly CHDO renters and/or home buyers. While the City is not directly funding housing assistance to homeless populations using PY2024 funding, the local homeless shelter and services provider, Twin City Mission (TCM), will received continued funding from a variety of public and private grant and charitable sources, as will Family Promise. TCM will also generate funds from its donation and thrift shop sales. The City partners with TCM as a member of the Brazos Valley Coalition for the Homeless.

AP-60 Public Housing – 91.220(h)

Introduction

While no Bryan CDBG or HOME funds will be allocated to the Bryan Housing Authority (BHA), plans continued improvements to its 300 duplex and townhome style subsidized rental units using 2023-24 program year funds from HUD. In the currently program year, BHA reported 81 families on the waiting list, notably higher than the previous year's number of 43. BHA also reported 4 vacant units available for lease. BHA is approximately 98% occupied, serving 290 families. Most recent demographics received were: 147 white families or 50.69% with 119 of the 147 families claiming Hispanic descent; 142 black families or 48.97%. and 1 Asian family or less than 1%., and 54 families are considered elderly or disabled. A variety of support services are made available to the residents to promote a healthy affordable living environment for all tenants, young and old. Additionally, the Brazos Valley Council of Governments (BVCOG) makes approximately 1,500 to 1,600 Housing Choice Vouchers available throughout the Bryan-College Station community annually, with approximately 1,000 of those in Bryan. BVCOG also makes various support programs available to person applying for and utilizing rental assistance vouchers.

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

BHA's current capital fund will allow BHA to continue progresses on remodeling project improvements to be completed in phases. BHA was awarded a ROSS Service Coordinator Grant in 2023, and began using this grant during the current program year. In Program Year 2024, BHA and other agency programs expected to be available to PHA residents include: budgeting, homeownership training, parenting skills, 4H Safe Sitter Classes, and Reading Programs in collaboration with BISD as well as nutritional programs. Other services regularly provided to BHA residents include: 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 also initiated a character building sessions during summers for youth, and fitness program for adults as well as an association of BHA residents. The City will provide technical assistance to BHA on an as needed basis.

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

In addition to the budgeting, homeownership training, and other public service programs mentioned above, BVCOG will continue its Family Self-Sufficiency (FSS) Program, one of the largest in the state. Locally, approximately 15% of all HUD-assisted families are working toward independence from government assistance and each year 10 to 20 families graduate off of public assistance though the FSS Program. After graduation, multiple partnerships with other agencies, offer resume writing, job search, job readiness, and financial fitness counselling which includes developing a budget, creating and maintaining a savings account, and credit repair.

If the PHA is designated as troubled, describe the manner in which financial assistance will be

provided or other assistance

Not applicable – The Bryan Housing Authority (BHA) is **not** designated as "troubled" under 24 CFR 902. BHA is currently designated as a "Standard Performing" public housing authority.

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. Similarly, the City regularly coordinates with BVCOG related to local housing assistance needs, as well as support programs available to local low- and moderate-income households.

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 (TCM)'s Doug Weedon Shelter of Hope Case Manager/Client Assistance Program* (formerly *the Bridge*) and Project Unity on applications for ESG and HOPWA funds to meet homeless needs. The City of Bryan is also a member of the Brazos Valley Coalition for the Homeless (BVCH) and coordinates with BVCH on identifying local needs, specific to homelessness in Bryan. The City regularly coordinates with BVCH on its annual Point-in-Time Homeless Count as well as participates in regular coalition efforts to gather information with which to complete regular gaps analysis updates. Additionally, the City regularly uses CDBG to fund agencies that serve both homeless populations, and other persons at risk of becoming homeless.

Brazos Valley Coalition for the Homeless (BVCH) conducts 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 Count (PITC). The most recent count was done on January 25, 2024. Following are demographics for both the sheltered, and un-sheltered 2024 PITC:

For un-sheltered persons, the 2024 Point-in-Time Count (PIT) revealed there were no families with children, only households with adults. The majority were Male (65%), and persons older than 25 (81%), with White (42%) and Black (40%) persons collectively representing 82% of un-sheltered persons. Demographics follow:

52 un-sheltered individuals:

0 (< 18 year olds) - 0% of total
3 (18-24 year olds) - 6% of total
42 (>25 year olds) - 81% of total
7 (unknown age) - 13% of total
34 Male - 65% of total
15 Female - 29% of total

1 Trans/Non-binary - 2% of total
2 Unknown Sex - 4% of total
3 Hispanic - 6% of total
22 White - 42% of total
21 Black - 40% of total
3 American Indian - 6% of total
3 Unknown Race - 6% of total

The 2024 sheltered count excludes Rapid Re-housing clients as RRH is considered permanent housing by HUD. Otherwise, the 2024 Point-in-Time Count (PIT) revealed the following at the Doug Weedon Shelter for HOME, and Phoebe's Home for domestic abuse victims. The Brazos County Jail had 4 persons that would be considered sheltered. Family Promise reported no sheltered persons. The majority were Male (69%), and older than 25 (81%), with Black (51%) and White (36%) persons representing 87% of sheltered persons. Demographics follow:

72 sheltered individuals:

4 (< 18 year olds) - 5% of total
10 (18-24 year olds) - 14% of total
58 (>25 year olds) - 81% of total
50 Male - 69% of total
22 Female - 31% of total

1 Hispanic - 1% of total
26 White - 36% of total
37 Black - 51% of total
5 White & Hispanic- 7% of total
1 American Indian - 1% of total
2 Multi-racial Hispanic - 3% of total
1 Multi-racial Non-Hispanic - 1% of total

In the City's 2020-24 Consolidated Plan, the most underserved groups, as reported by providers, are the low-income, mentally disabled and homeless. Agencies reported housing as the highest related 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. BVCH data identifies the following as major contributing factors to homelessness: physical/mental disabilities; inability to pay rent/mortgage; and job loss.

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 continue coordination and support of BVCH, TCM, and other agencies to ensure needs are addressed. In an effort to reduce and end homelessness, programs serving current homeless persons and others providing services to assist persons avoid homelessness were also considered for funding. PY2024 funded programs meet goals identified in the local Continuum of Care (CoC) applications for funding, as well as the City of Bryan's CDBG – PSA funded objectives, and include:

Family Promise Case Management - Provides case management programs to aid homeless families with assistance and resources necessary to leave homelessness and acquire permanent housing. Will serve an estimated 180 unduplicated clients.

Salvation Army, Emergency Financial Assistance – Provides rent and utility assistance to local very-low, low, and moderate income families in urgent need of assistance. This program will provide assistance that, in many cases, will prevent homelessness for approximately 88 households assisted.

Other area agencies continuing to address local CoC needs, but not receiving Bryan CDBG PSA funds in PY2024 include: Twin City Mission, The Salvation Army's Pathway of Hope, Bryan Public Housing Authority, B/CS United Way, The Brazos Valley Community Action Programs, Project Unity, BCS Habitat for Humanity, Elder-Aid, Emanuel Baptist Church, the Brazos Valley Council of Governments, Mental Health Mental Retardation Authority of Brazos Valley, the Salvation Army, and others.

Addressing the emergency shelter and transitional housing needs of homeless persons

City of Bryan CDBG funded programs and non-funded partnership efforts taken in the 2024-25 Program Year to address emergency shelter and transitional housing needs locally. While some efforts to address homelessness will use PY2024 funds, other programs will address needs indirectly by partnering with regional planning efforts addressing homelessness. Following are planned and anticipated efforts to analyze and address emergency shelter and transitional housing needs locally:

- Point in Time Homeless Count: The City will participate in BVCH's 2025 Point-In-Time Homeless population and subpopulation counts.
- Address Chronic Homelessness: The City and BVCH will support homeless providers in efforts to

provide adequate beds for the chronically homeless.

To ensure direct services to vulnerable populations and persons at risk of homelessness, and to promote programs helping person avoid homelessness, the City of Bryan will also fund:

Family Promise Case Management - Provides case management programs to aid homeless families with assistance and resources necessary to leave homelessness and acquire permanent housing.

Salvation Army, Emergency Financial Assistance – Provides rent and utility assistance to local very-low, low, and moderate income families in urgent need of assistance.

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

To address chronically homeless individuals and families, the City and its Homeless Coalition partners make intensive case management available to reduce recidivism by previously homeless persons. Actions taken in the 2024-25 Program Year to help persons transition to permanent housing and avoid recidivism include:

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

Ensure Quality Case Management: The City will partner with the Brazos Valley Coalition for the Homeless (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/or BVCH will coordinate with the Workforce Board to address employment needs of homeless.

In addition, and as noted elsewhere in section AP-65, the City is funding the following:

Family Promise Case Management - Provides case management programs to aid homeless families with assistance and resources necessary to leave homelessness and acquire permanent housing.

Salvation Army, Emergency Financial Assistance – Provides rent and utility assistance to local very-low, low, and moderate income families in urgent need of assistance.

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 2024-25 Program Year to help individuals and families avoid homelessness include:

CDBG Funds to Assist Clients at Risk of Homelessness: Through the its public service agency funding allocation, the City will make funding available to agencies, as follows: Family Promise Case Management - Provides case management programs to aid homeless families with assistance and resources necessary to leave homelessness and acquire permanent housing. Will serve an estimated 180 unduplicated clients. Salvation Army, Emergency Financial Assistance – Provides rent and utility assistance to local very-low, low, and moderate income families in urgent need of assistance. This program will provide assistance that, in many cases, will prevent homelessness for approximately 88 households assisted.

Assistance to Persons Discharged from Government Institutions: Through the city's PSA funding allocations, the City has previously funded, and will consider future funding request from organizations like Unlimited Potential (UP)'s, a program serving foster youth transitioning out of foster care. Other BVHC members also support and encourage programs assisting persons discharged from public institutions.

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, or those at risk of homelessness.

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 BVCH member agencies ensures a comprehensive approach to identify and meet Continuum of Care (CoC) needs. Many local agencies provide services directly addressing

homelessness and ancillary needs of homeless individuals and families. Local 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.

Regarding ensuring that individuals are not discharged from public institutions into homelessness, area facilities and institutions have policies to guard against that possibility. Following are those safeguards:

Foster Care: Case managers within the Texas Department for Family and Protective Services (TDFPS) ensure a plan is in place for each youth leaving the system, including naming a destination or facilitate transition to private supervision. The plan takes the well-being of the youth into account and follow-up interviews take place to ensure shelter, family and stability. For foster care youth who age-out of the foster care system, TDFPS ensures access to educational and vocational opportunities, financial options and available mental health and substance abuse services.

Health Care: Area hospitals have policies ensuring persons being discharged receive case management on placement needs so as to ensure patients will not be discharged into homelessness but, instead, to emergency or transitional facilities. Homeless and social service providers regularly collaborate with discharge staff to identify patient needs and ensure that patients are not discharged into homelessness.

Mental Health: By networking with family, agencies, and with the patient, MHMR of Brazos Valley works to ensure patients have a place to reside prior to being discharged. This plan includes where the patient will live, whether with family, in a basic care or adult foster care facility, or other care facility. Other local, state or governmental agencies are also consulted to ensure ongoing stability and support services.

Corrections Facilities: The Federal Bureau of Prisons has a pre-release program with discharge planners to ensure inmates have a smooth transition into communities. Parole officers or case managers provide personalized plans to assist inmates with specific needs and provides information on local agencies and service providers. The Texas Department of Criminal Justice utilizes a similar protocol for the discharge of Texas prison inmates. Likewise, the Texas Youth Commission discharges youth in accordance with the Texas Administrative Code which ensures effort is made to release youths back to the homes from which they came. County jails, while not having formal policies, attempt to avoid inmates being discharged into homelessness. Inmates without families are offered transportation to a local shelter, another community, or taken to the local Salvation Army office for assistance in finding shelter, food, clothing, and other supportive needs. The local MHMR Authority collaborates with area correctional entities to establish a comprehensive Jail Diversion plan for mentally ill clients so as to help them avoid homelessness.

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. While no local or other barriers to affordable housing were identified in the City of Bryan, potential future barriers that may affect housing affordability are developer fees, impact fees, code requirements, zoning and other land use ordinances.

One significant change to the zoning ordinance was the elimination of the Mixed Use-1 (MU-1 Residential) zoning district. The MU-1 zoning district allowed manufactured homes by right. The City's Planning and Zoning Commission (P&Z) voted unanimously on March 28, 2019, and the City Council voted 5-2 on April 9, 2019 to convert all of the existing MU-1 zoning district (2,606 properties) into the existing Residential District 5000 (Single Family RD-5) district, which does not allow manufactured homes, except to the extent allowed under Texas state law for one-time replacement (unless destroyed by disaster, in which case a manufactured housing unit may be replaced, regardless of the one-time replacement rule). See Section SP-55 in the City's 2020-24 CP for a full discussion of this policy.

Efforts continue locally to encourage development and preservation of affordable housing. A shortage of affordable undeveloped property, rising demand and construction material and labor costs, and material shortages, delays, and increased materials costs, are the main hindrances to development of affordable housing locally. Additionally, clouded or fragmented title to property often renders otherwise potentially affordable housing developments infeasible. Bryan Community Development staff work regularly with property owners, taxing entities, for- and not-for profit developers (i.e. Habitat and CHDOs) and internal city departments on strategies to facilitate and expedite new affordable housing locally.

More recently, the dramatic increase in building materials cost and availability is driving up the cost of residential construction. Additionally, the increased influx of persons relocating from large urban communities, to smaller communities like Bryan – College Station, and large investment groups seeking residential properties, is having an inflationary effect on the price of local residential units. Moreover, the new requirement that FHA-insured single family and multifamily homes, Housing Trust Fund projects, CDBG and HOME housing programs, and other federally regulated housing activities comply with 2021 IECC guidelines will increase the city's single-family program costs by approximately \$20,000 per unit, thereby reducing the number of CDBG and HOME clients provided housing assistance.

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

Locally, construction or renovation of housing is inexpensive in terms of development and inspection fees, meaning municipal costs do not inhibit development of affordable units. Development standards facilitate both market and affordable units. The City will regularly analyze its development standards to identify potential barriers to production of affordable housing. The City avoids duplication between jurisdictions and ordinances are enforced solely by the City, eliminating redundant, time-consuming steps that add costs. Additionally, zoning allows for minimally sized lots which accommodate development of affordable housing. In 2022, the City passed revisions to its land and site development ordinance reducing the size of building set-back requirements. These amendments to the ordinance will aid in the development of more affordable housing units for Bryan residents.

Building fees are kept reasonable and are generally less than those recommended by national advisory boards. For example, the model codes recommend a plan review fee and a permit fee, but Bryan 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. 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, non-profit developments, and other privately developed properties are, as necessary, evaluated by the City to promote development of affordable units. When appropriate, the City will continue to review proposed private and public affordable rental developments. Special needs housing is also a need as local housing providers struggle with limited funding. The BVCH (Brazos Valley Coalition for the Homeless) applies for available HUD Continuum of Care (CoC) funds and MHMR of the Brazos Valley is also seeks new sources of funds. Local organizations and churches have also established programs to meet 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 (HCV) program continues to administer the Family Self-Sufficiency (FSS) program. Depending on funding, HCV will provide rental and utility assistance to approximately 1,500 - 1,700 monthly to households in the BVCOG service area, the majority of which are in Bryan – College

Station. The Bryan Housing Authority manages 300 affordable duplex and townhome style units at five locations in Bryan to also address affordable housing needs.

Discussion:

The City established an inter-department group - Bryan's Housing Infill Committee - that identifies obstacles and explores ways to enhance local development, including infill housing, infrastructure, demolition, and other affordable housing initiatives. Additionally, the City established the Bryan Home Foundation Initiative, intended to assist owners of manufacture housing in former MU-1 zoned property to replace manufactured housing with site built homes. One project has been successfully completed to date. As noted above, revisions to Bryan's land and site development ordinance reduced the size of building set-back requirements which will aid in the development of more affordable housing units locally.

Locally, a demand for higher cost housing continues, diverting resources from affordable single-family development and limiting opportunities for lower-income buyers. The City, and partnering agencies, coordinate to address the need for decent, safe, and affordable housing locally. Technical assistance and homebuyer counseling, and down-payment assistance is provided by the City and local partners. The Bryan and College Station Community Development Offices, Brazos Valley Affordable Housing Corporation, Habitat for Humanity, Brazos Valley Community Action Program (BVCAP), the Brazos Valley Council of Governments, 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.

Homeownership affordability has continued to erode for most Bryan households. According to the Bryan College Station Association of Realtors, the median Bryan home price is now \$280,000 up 12.0%, or \$13,000 year over year. Also, the current inventory of available listings is 3.3 months (March 2024), up slightly from 3.0 months in March 2023. Inventory of less than six (6) months puts upward pressure on price, according to the Texas Real Estate Research Center at Texas A&M University (TRERC). Adding to the affordability burden, mortgage interest rates continue to increase, with the U.S. weekly average 6.88%, up 9.55%, or .61 points since last April.

The number of closed home sales is up 8.9% over the past twelve months, while active listings have increased by a very large amount, 73.2%. Days on market is slightly higher year over year at 91 days (9 days more than 2023). Single family building permits in calendar year 2023 totaled 615, with a dollar value of \$2,567,903.00. Single family permit activity was down 41% from calendar year 2022, when 869 permits were issued at a value of \$2,477,673, according to TRERC.

Lower income homebuyers utilizing FHA financing and down-payment assistance remain at a competitive disadvantage with cash purchasers and investors in a student-rental dominated housing market. Multiple offers can still be expected on desirable properties, with many still selling at a premium over asking price. According to TRERC, job growth continues, with a 3.08% increase in area jobs since February of last year. To afford the median home at today's interest rate, it is estimated that the

household income necessary to qualify is a minimum of \$95,000 per year (FHA). The current median household income in Bryan is \$55,234. Sources follow:

<https://fred.stlouisfed.org/series/MORTGAGE30US>

<https://trerc.tamu.edu/data/building-permit-place-advanced-search>

<https://trerc.tamu.edu/data/employment-bls>

AP-85 Other Actions – 91.220(k)

Introduction:

The City partners with public and private organizations to enhance the effectiveness of programs delivering housing and social service assistance. A comprehensive network of planning entities and providers ensure that needed and attainable goals are established 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 Community Partnership Board (CPB) – representing approximately 45 agencies, the Brazos Valley Coalition for the Homeless (BVCH), and United Way of the Brazos Valley, all demonstrate the high level of coordination within the local housing and social service providers.

Actions planned to address obstacles to meeting underserved needs

As identified in the 2020-24 CP, an ongoing obstacle to meeting housing and non-housing needs is lack of funding. Accordingly, the City, and its many public and private partners, developed and maintain collaborative associations to ensure effective delivery of service. The CPB agencies meet regularly to ensure cross-agency communication and to eliminate duplication in services. Likewise, the BVCH brings together Continuum of Care (CoC) providers in an effort to leverage funding and program capacity. The City has also created a portfolio of loans from past CDBG and HOME program activities that are now producing program income that allows additional affordable housing program accomplishments each year. United Way of the Brazos Valley, through its three main initiatives (health, education, and financial stability) focuses on strengthening and maintaining effective inter-agency relationships, to include its partnership with the City of Bryan. The City will also continue its partnership with the Brazos County Housing Repair Coalition to maximize single family housing repair opportunities for Bryan citizens.

Actions planned to foster and maintain affordable housing

The City, through its own efforts and those of the non-profit organizations it funds, commit to affordable housing through needs through some or all of the following activities:

- Home Owner Housing Assistance - rehabilitation of low-income owner-occupied homes including minor repair assistance.
- Home Buyers Program – counseling, closing cost, down-payment, and technical assistance.
- Tenant Based Rental Assistance – rent and/or deposit assistance to low- and moderate-income households to mitigate potential homelessness.
- Infrastructure and Technical Assistance - development of mixed-income subdivisions.

- Community Housing Development Organization (CHDO) - organizations creating affordable housing.
- Technical Assistance - assist investors in rental rehabilitation or new construction.
- Volunteer Demolition – facilitate removal of dangerous and/or dilapidated structures.
- Acquisition – for development of affordable housing and/or economic redevelopment.

PY2024 funds are allocated for down-payment, major and minor repairs, housing development, and other affordable housing activities, including program delivery costs. Approximately \$106,000 of program income is anticipated (\$40,000 from CDBG and \$66,000 from HOME). The City will develop relationships with non-profit housing and service providers to improve the quality and quantity of affordable housing and, where feasible, retain housing affordable to low-income families. Housing partners include:

- BCS Habitat for Humanity – serves families who earn up to 80% of the median income and are in need of affordable housing.
- Twin City Mission, Unlimited Potential, Emanuel Baptist Church and Family Promise – permanent, transitional, and temporary housing for the homeless.
- Brazos Valley Council of Governments – Housing Choice Vouchers, rental assistance for an estimated 1,600 household.
- Brazos Valley Community Action Program – housing development, weatherization, and energy assistance.
- Elder-Aid – housing repairs and elderly rental housing development as a City of Bryan CHDO.
- Bryan Housing Authority - 300 units of low-income rental housing.

Efforts continue to identify additional providers such as CHDOs, tax credit developers, other non- or for-profit developers of affordable housing.

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 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 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 lead-based paint strategies related to City

of Bryan Community Development programs and projects are ongoing:

- Provide officials and citizens information and education about lead-based paint.
- Integrate lead hazard evaluation and reduction activities into program housing activities.
- Provide training opportunities for staff to manage lead-based paint impacted projects.
- Make information on childhood lead blood levels available to local officials and citizens.
- Continue to promote the development of new, affordable, and safe housing locally.

Actions planned to reduce the number of poverty-level families

In Program Year 2024-25, the City continues its antipoverty strategy that previous plans AAPs promoted. That strategy has the following components:

- Expand the inventory of safe, decent, affordable dwellings available to low-income residents.
- Support case management through Family Promise's homeless outreach and services.
- Fund public service activities such as Salvation Army's Emergency Financial Assistance program that assists struggling families with rent and utility assistance to avoid homelessness.
- Fund activities like the Boys and Girls Club STEM education program that helps children develop their maximum potential, thereby avoiding poverty.

To advance goals outlined in the 2020-24 Consolidated Plan, the City of Bryan will fund the following activities:

The \$871,490 CDBG grant funding, coupled with approximately \$40,000 of program income, will be allocated for affordable housing programs and 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 youth educational program encouraging STEM (science, technology, engineering, and math studies to promote academic success; a prenatal program providing healthcare to medically indigent pregnant women, so as to ensure babies that have every opportunity to grow into health adults; a homeless program providing case management and services to help homeless families acquire permanent housing; and an emergency utility and rent program to avoid poverty and homelessness. In addition, some of the CDBG funding allocation and program income will be available to promote decent and affordable housing, including: major rehabilitation/reconstruction; new affordable housing construction; minor repair; and down-payment assistance, volunteer demolition, acquisition, and staff program delivery.

The HOME grant funds, totaling \$349,118, plus another \$66,000 of projected program income, will also be allocated to several housing assistance activities promoting decent and affordable housing. Those activities include: major rehabilitation/reconstruction; new affordable housing construction; and down-payment assistance (using prior year funds if eligible project comes available). CHDO set-aside funds will

allow the city's CHDO to participate in the promotion of decent and affordable housing locally.

The City will, where appropriate, partner in agency efforts to assist the unemployed/under-employed and will support local job training, job creation and economic development efforts by local agencies, to include: Brazos Valley Council of Governments - Workforce Solutions, Blinn College, BCS Small Business Development Center, BCS Chamber of Commerce, the Research Valley Partnership, and the Texas A&M University System's RELIS Campus vocational training programs.

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 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 of the 2020-24 Consolidated Plan coordinate with the City, and other entities, in the identification, needs assessments, and delivery of program assistance. The City also is member of the Community Partnership Board, a coalition of approximately 45 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 (CD) Department of the City of Bryan is the lead agency for the Consolidated Plan and all subsequent Action Plans. CD staff will work closely with all housing and social services providers through the 2024-25 Action Plan to achieve stated goals and objectives.

Housing Agencies: CD staff will, as appropriate, work with the Bryan Housing Authority, Brazos Valley Development Council, Texas Department of Housing and Community Affairs, HUD, the Brazos Valley Community Action Program, Habitat for Humanity, Brazos Valley Affordable Housing Corporation, the Brazos Valley Coalition for the Homeless, Brazos Valley Council of Governments, Rebuilding Together of Bryan/College Station, 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 Staff will also continue to work with individual agencies and coalitions to enhance communication and service delivery. Through staff interaction and public hearings, Bryan will provide technical assistance to public service agencies by providing review of grant applications, sources of funding streams, and workshops and will provide programmatic information to the Community Partnership Board (CPB), a coalition of approximately 45 area public service agencies . Where necessary

and appropriate, staff will provide additional technical assistance to local agencies on a one-on-one basis.

The City of Bryan will continue to partner with United Way's 2-1-1 information and referral system and other appropriate committees. Needs identified by the Information and Referral Advisory Committee and resulting goals to enhance coordination between service providers will be addressed by:

- Creating awareness of information and referral services
- Coordination among agencies to eliminate duplication of services
- Coordinating services and maintain a comprehensive database of service information
- Coordination of funding sources to streamline funds into a collaborative network, and
- Providing educational presentations on the viable usage of 211 Texas

Discussion:

The City's CDS staff will also coordinate with the Unity Partners Community Partnership Board, which incorporates local demographics into goals and objectives for low- and moderate-income families. The organization provides a forum allowing non-profits to reduce duplication of services, gain strength through collaborative grant writing, attend workshops and seminars, and provide case management for families to encourage self-sufficiency. CD staff also coordinate with United Way's I&R Committee, Brazos Valley Coalition for the Homeless, the Brazos Valley Health Coalition, and United Way's Financial Initiative. Additionally, CD staff is represented on the Bryan Housing Infill Committee to facilitate affordable housing including infill housing, infrastructure improvements, demolition, and other affordable housing initiatives and participates in the Brazos County Home Repair Coalition which coordinates non-profit housing agency repair efforts. Lastly, Texas A&M University's George Bush School Center for Non-Profit Leadership partners with local non-profits and provides research and technical assistance and assists with training and quarterly meetings of local agencies.

Meeting obstacles, fostering 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 partner 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. Through these partnerships, 2020-24 Consolidated Plan priorities and 2024 Annual 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 (excluding HOME rental assistance). Due to text limitations in the *eCon Planning Suite* template, information related to resale and recapture provisions are abbreviated. Recent revisions, new programs, and other updates regarding client, property, and/or program guidelines have been reviewed and determined consistent with CDBG and HOME regulations (as applicable) and approved by City Council. Full program requirements are found and maintained in the City's Community Development Department's Policies and Procedures Manual, maintained in the CD 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:

It is anticipated that approximately \$200,000 in other, non-HOME funds will be leveraged during the program year. A listing of other potential funding match or leveraging sources include:

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 – potential 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 - other eligible construction costs, program delivery expenses, and administrative costs made available for advancement of HOME grant goals and objectives.

NOTE: The City of Bryan’s HOME match requirement for PY2024 HOME match requirement has been 100% waived, as per the U.S. Dept. of HUD’s published HOME Match Waivers based on fiscal distress of the local community. While the City’s PY2022 match requirement has been waived, other potential investments may, occasionally become available, to include:

- Cash Contributions
- Foregone Taxes, Fees and Charges
- Donated Land or Other Real Property
- On-site and off-site Infrastructure
- Proceeds from Affordable Housing Bonds
- Donated Site Preparation and Construction Materials
- Donated Use of Site Preparation and Construction Equipment
- Donated or Voluntary Labor and Professional Services
- Sweat Equity
- Supportive Services
- Homebuyer Counseling Services

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:

The City does not apply a Shared Net Proceeds HOME Recapture calculation, but instead calculates recapture as follows: HOME Investment = HOME Amount to be Recaptured (to the extent proceeds are available from any sale). Corresponding with HOME funded Homebuyers Assistance of up to \$15,000 or less per purchase/client, the City will require a deferred loan with a 5-year owner-occupancy requirement and 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 twenty 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. As noted above, the City does not apply a Shared Net Proceeds HOME Recapture calculation, but instead calculates recapture as follows: HOME Investment = HOME Amount to be Recaptured (to the extent proceeds are available from any sale).

Additionally, the City acknowledges the 2013 HOME Final Rule, 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:

- HOME funds used for projects not completed within 4 years of the commitment of funds will be considered terminated and all HOME project funds repaid to the city's HOME Investment Trust Fund. The City may request a 1 year extension by submitting information about the status of the project, steps taken to overcome obstacles, proof of adequate funding to complete the project, and a schedule with milestones for completion of the project for HUD's review and approval.
- No HOME funds may be committed to any project involving acquisition, construction, or rehabilitation of rental or homebuyer projects, unless the 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.
- 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.
- No HOME funds may be awarded for development activities to a community housing development organization that cannot demonstrate that it has staff with demonstrated development experience.

- 4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:**

The City does not plan to use HOME funds to refinance existing debt on multi-family housing.

- 5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities.(See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).**

The City does not plan to use Program Year 2024 HOME funds for TBRA activities.

- 6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).**

The City does not plan to use Program Year 2024 HOME funds for TBRA activities.

- 7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).**

The city's ongoing HOME CHDO program will continue to fund its local CHDO – Elder-Aid, an organization whose mission is to provide services and housing to low- and moderate-income elderly persons. Using funding from its 2022 and 2023 HOME allocations, the City will continue to support Elder-Aid's development of affordable single-family rental cottages for Bryan's elderly citizens.

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.

Finally, if HUD pandemic, disaster, or other waivers remain or become available during PY2023, the City will likely request to, again, utilize those waivers for the 2024 AAP program year. Previously utilized HOME Program waivers for previous program years included:

- 10% Administration and Planning Cap
- Reduction of Matching Contributions
- Citizen Participation Reasonable Notice and Opportunity to Comment
- Income Documentation
- On-Site Inspections of HOME-assisted Rental Housing
- Annual Inspection of Units Occupied by Recipients of HOME Tenant-Based Rental Assistance
- Timeframe for a Participating Jurisdiction's Response to Findings of Noncompliance.

Attachments

CITIZEN PARTICIPATION COMMENTS

Public participation related to the 2024 Annual Action Plan (AAP).

Comments received by: public hearings, emails, online surveys, and various other media/marketing outreach. The extensive public input received for the city's 2020-24 Consolidated Plan was also consulted during development of the 2024 AAP.

On March 21, 2024 hearings were held on the 2024 AAP and Fair Housing and Equal Opportunity requirements. Public hearings were announced on the City of Bryan's Community Development Department homepage, the City's E-mail newsletters, on local television and/or radio, on social media like YouTube, in the local newspapers, on the City's Community Development Department homepage, 2-1-1 Texas informational service, and various other venues like United Way of the Brazos Valley and the Community Partnership Board.

Staff public hearing presentations included overviews of CDBG and HOME eligible programs specific to the city's grant programs and development of the 2024 AAP. Presentations regarding Fair Housing were also provided as part of the hearings. Comments and survey results were also considered as part of the planning processes.

On June 13, 2024 CDAC held public hearings on: (1) Summary of Draft 2024 AAP for CDBG and HOME Program Funding, and; (2) Fair Housing/Affirmative Marketing Plan. On July 9, 2024, at the Bryan City Council public meeting, City Council approved the 2024 AAP. The City Manager, or his designee, was designated by City Council as the authorized signature authority for all related and required 2024 AAP documents.

Citizen / Stakeholder Comments Received on the 2024 AAP Follow:

March 21, 2024 Public Hearings:

- No public comments were received at this public hearing -

June 13, 2024 Public Hearings

To be entered at completion of 30-day comment period.

Public Comments Received During the 30-day Public Comment Period

To be entered at completion of 30-day comment period.

Comments in Response to the 2024 Needs Assessment Survey. NOTE: Comments are presented as received, with no editing of grammar, spelling, punctuation, etc.

Survey Comments Q1 - Provide an Economic Development program to enable business job creation/retention for low/moderate income employees.

- Confused. Are you saying to create more low/moderate income jobs?
- Could be successful if the program were conscientiously administered and not merely window dressing or checking off a box.
- Why not enable business job creation of higher wage jobs that those same people can do?
- Education increases opportunity. Programs that expose the trades and other non-traditional education paths are more important.
- We DO need more businesses

Survey Comments Q2 - Provide rent assistance to low income tenants that are experiencing financial crisis to stabilize the family.

- Teach a man to fish...
- there are very few choices for residents that are in need of rent assistance. The two biggest are Salvation Army and St. Vincent de Paul, both run out of funds very early in the month and together are able to help maybe 20 families at most each month.
- Will the rent assistance come with job training?
- I think this assistance is best left to churches who seek to help the whole family and the benefit of the whole person, not just one facet.
- Could be a percentage of rent depending on need
- My mom worked two jobs. We are making people lazy. Jesus does not want people to be lazy

Survey Responses Q3 - Provide utility bill assistance to low/moderate income households that are experiencing financial crisis to stabilize the family.

- BTU is owned by the city. Stop being greedy and start using its profits to provide utility bill assistance
- In addition to utility bill assistance, what is the the city doing to help ensure that this is not just a "band aid" fix?
- Teach a man to fish
- I think this assistance is best left to churches who seek to help the whole family and the benefit of the whole person, not just one facet.

Survey Responses Q4 - Provide minor repairs of owner occupied homes for health and safety issues (repairs of plumbing leaks, roofs, water heaters, heating, air conditioning, handicap bathroom access, etc. to low/moderate income households.

- These are important and expensive repairs that the people who are living paycheck to paycheck often can't afford to pay out of pocket for repairs or replacements. They will have to live in bad conditions or finance repairs under terms where they are paying interest, further hurting them financially.
- Start with the elderly then move onto single mother households
- Many in our area, including myself, live in social security. Some are lucky enough to receive a small retirement income disbursement. I am one of those whose income is just above the poverty level. I'm widowed, own our home but can't afford to pay someone to do the maintenance. I can't afford to replace my old windows, hvac unit and more.
- Yes because I have experienced alot of items breaking in my home where I am still dealing with having no heat or air
- This is not a government function.

Survey Responses Q5 - Provide for a Home Ownership Program (Down Payment Assistance) to low to moderate income homebuyer households.

- The down payment assistance needs to reflect the denizens of Bryan and again not disproportionately towards one particular race.
- Absolutely not. If they can't afford the home they shouldn't buy it.
- this is good to have, but if the cost of housing is so high that low income have difficulty paying rent or mortgage payments because prices are so inflated, down payment assistance won't matter because they won't be able to keep up with payments
- Include financial literacy training with the program.
- If the city does this it should come with the condition that if they sell the house the city gets the down payment back.o

Survey Responses Q6 - Provide for the funding of nonprofit agencies that provide direct services for health and social needs.

- I don't support using a middleman to distribute resources. While the middleman may be a nonprofit, the nonprofit still has overhead and a portion of the funding provided would be used for agency expenses.
- Is this even in the scope of the funds?
- Also not a government function, but better then the previous options.

Survey Responses Q7 - Provide for job training opportunities through partnerships and/or funding.

- It depends on what kind of training. Giving money to for-profit trade schools is not helpful.
- Again, is this in the scope of the funds?
- This needs to benefit ALL citizens and not just construction worker type- jobs for immigrants.
- getting closer.

Survey Responses Q8 - Provide for the demolition of vacant, dilapidated houses to remove potentially dangerous structures.

- The city should have other funding for this
- There are so many homes that need to be knocked down immediately and also please don't allow them to put trailer homes outside of trailer parks.
- Knock down or remove all manufactured homes. They should not be allowed to build or put a manufactured home in any residential neighborhood. That is why we have trailer parks. There should not be any government assistance for manufactured homes.

Survey Responses Q9 - Provide funding for major rehabilitation or reconstruction of owner occupied homes for low/moderate income households.

- We should not waste money on repairing manufactured homes.
- I would prefer it through a private partnership.

Survey Responses Q10 - Provide for funding of public facilities for nonprofit agencies seeking to increase access to their services through rehabilitation of buildings.

- What exactly are you suggesting here? What type public facilities are you referring to?

Survey Responses Q11 - Provide for public education and outreach regarding Fair Housing to improve housing discrimination awareness.

- Landlords/owners and those in the rental housing field generally know the Fair Housing Rules as they apply to their properties. If you are talking about educating the public about how to spot discriminatory housing practices and the ways to report Fair Housing Act violations, then that is a good idea.
- We have to make homes more affordable in the first place.
- We need to go further and punish those that participate in unfair housing practices.

Survey Responses Q12 - Provide funding for a program to assist the homeless and those at risk of homelessness with rent and social services.

- hen combined with services aimed at self sufficient outcomes.
- How would the city decide who is at risk of homelessness. There needs to be a program and it can't be heavily biased toward one nationality of persons.
- Yes Yes re-education for the homeless ..there are very smart homeless people who have lost their jobs and it effected their state of mind and they became homeless due to not having enough support

Survey Responses Q13 - Provide technical or other assistance to encourage development of high speed broadband access for low to moderate income households and businesses currently lacking affordable internet access.

- Provide opportunities to expand by offering computer services and classes
- With all due respect, if low to moderate income households lack affordable internet access, then these are not the people submitting this survey. You can learn from this online survey but who is going door to door and meeting people where they are to hear from homeless, low, and moderate income households?
- A proof of concept is needed to show that providing this type of money actually leads to successful outcomes for the recipients.
- this is especially important for outlying areas, however it has to stay affordable for the low to moderate income households.
- Important to incentivice public to assist in the orderly transition of quality of SFD. Repairing 50 -60 yr old housing stock to a misuse of govt funds. After repairs, still obsolescent structure.

Survey Responses Q14 - The City of Bryan sponsors informational workshops on topics of interest to low to moderate income households. Select a workshop topic you may like to attend, or suggest a different topic in the comments box.

- workshops to force Bryan to quiet the trains!!!
- There's need to be a program sponsored by the government that teaches the citizens of Bryan the spanish language. There are so many programs that help non English speakers learn English and many funded by churches. Wouldn't it be nice if everyone is Bilingual.
- beautification of the house, having vegetable garden
- Computer Classes,
- New/Repair/Add-Ons Cost and Legal Paper Work Required

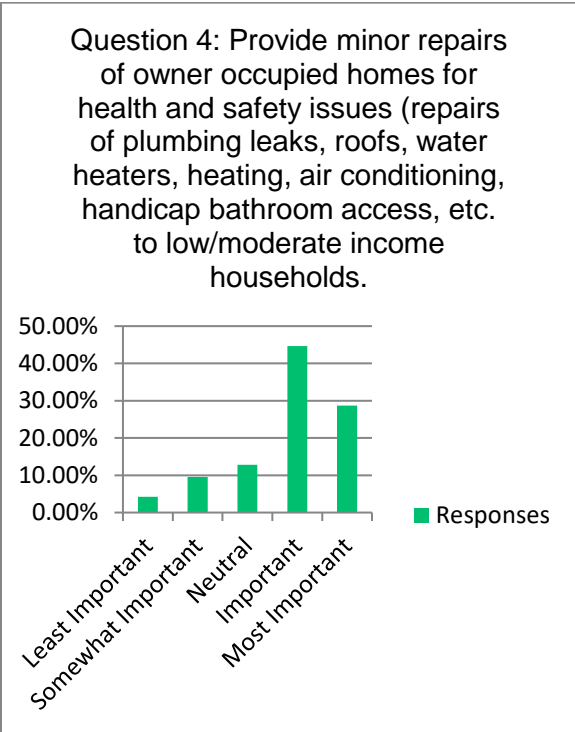
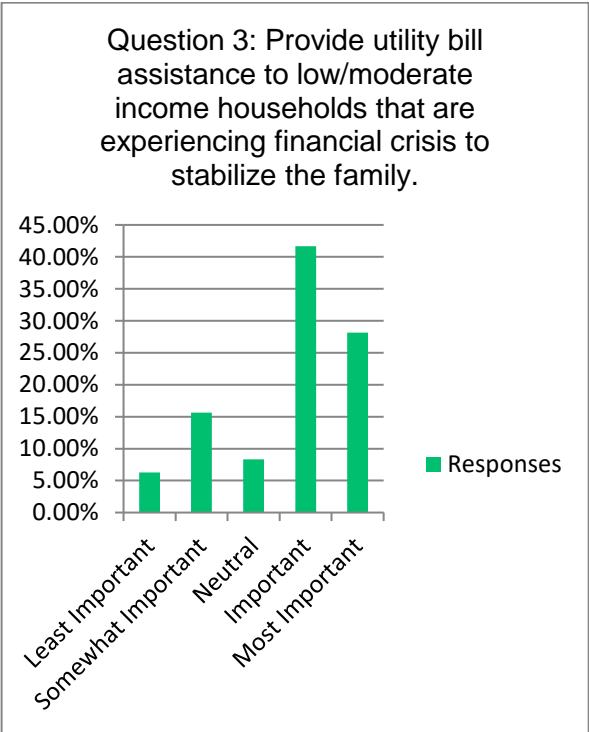
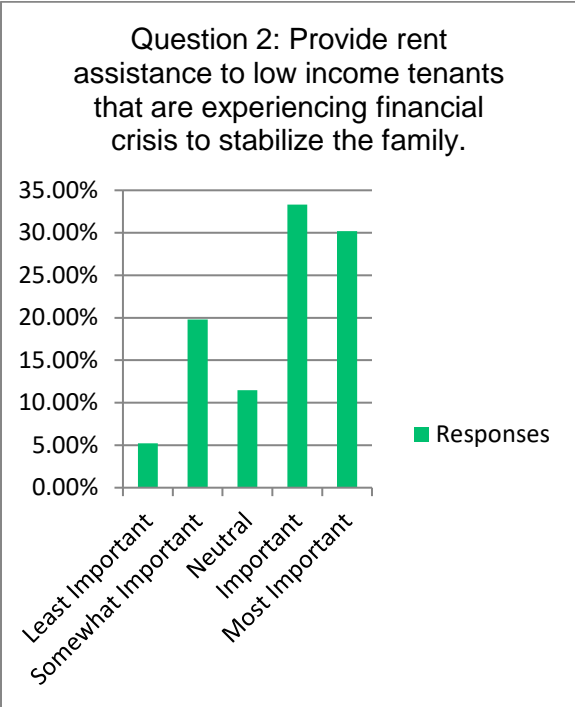
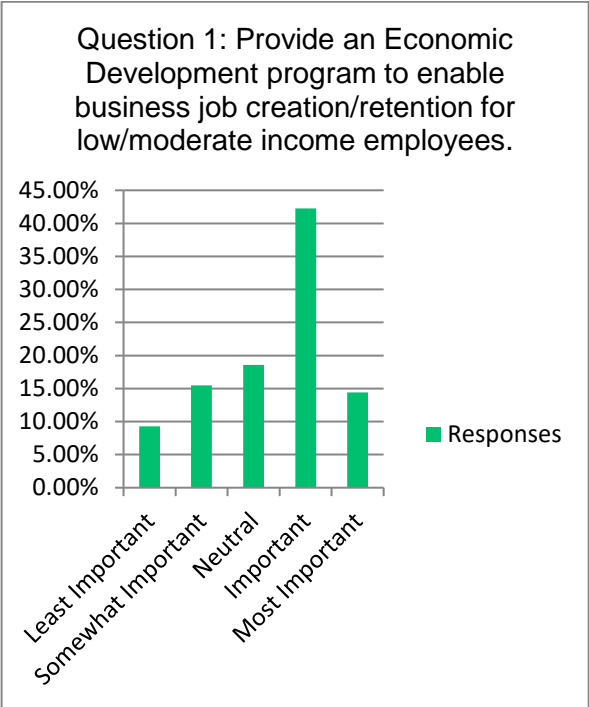
Survey Responses Q15 - For more information, call (979) 209-5175. Please add any comments regarding needed services and programs to assist low to moderate income households in Bryan (optional):

- Stop giving away money and work with local business to spur growth and attract revenue and investment to the area.
- Sidewalks that are safe and passable for pedestrians and bikes, speed bumps in residential neighborhoods, especially Sul Ross Dr.
- affordable housing. There is a lack of available housing. what was available in years past has been geared to students because landlords can charge more for the same rooms/houses.
- This is akin to socialism. A person should be taught how to provide for themselves. This I am for.
- The City Of Bryan needs looked for Waze, so there is not low income. I am Tired of my tax dollars Being given to others or used for idiotic purposes, such as medians on Texas Avenue. I'm tired Of our tax dollars being wasted!!!! How about lowing our tax dollars! And wasting the tax dollars that we are currently paying!

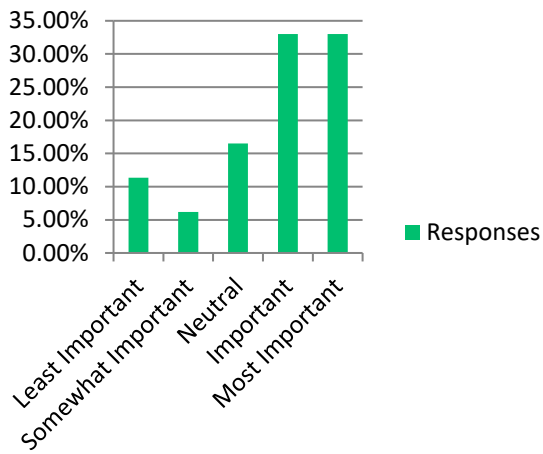
NOTE: following, also find graphic tables providing additional public input gathered and reviewed for preparation of the 2024 AAP.

All comments received were accepted and used in development of the 2024 AAP, particularly regarding program priorities and funding allocations. Only comments outside the scope of CDBG and/or HOME grant program goals and/or grant policies were not used in formulating 2024 AAP priorities.

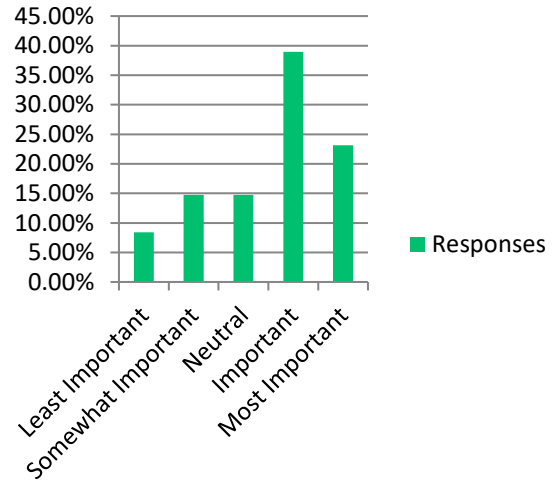
Graphic Results for the City of Bryan, 2024 Online Needs Assessment Survey



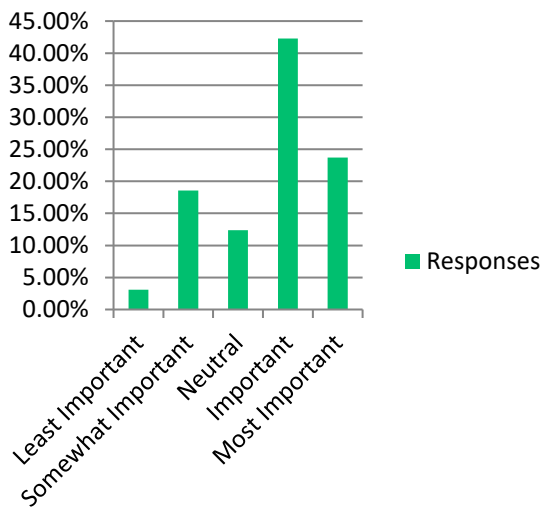
Question 5: Provide for a Home Ownership Program (Down Payment Assistance) to low to moderate income homebuyer households.



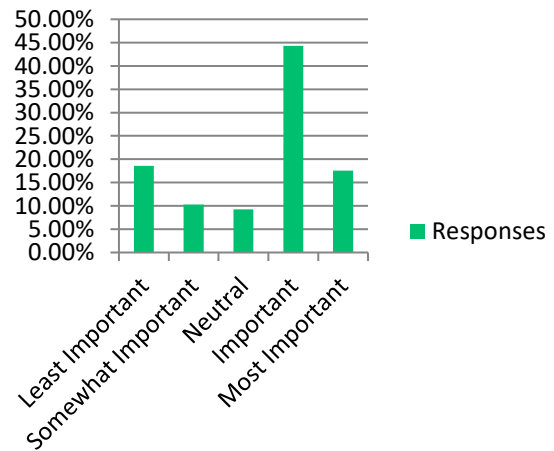
Question 6: Provide for the funding of nonprofit agencies that provide direct services for health and social needs.



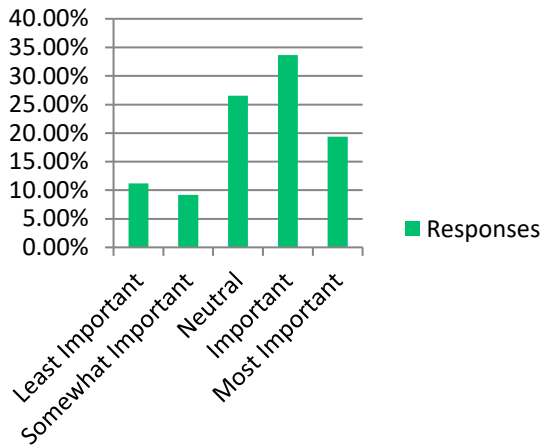
Question 7: Provide for job training opportunities through partnerships and/or funding.



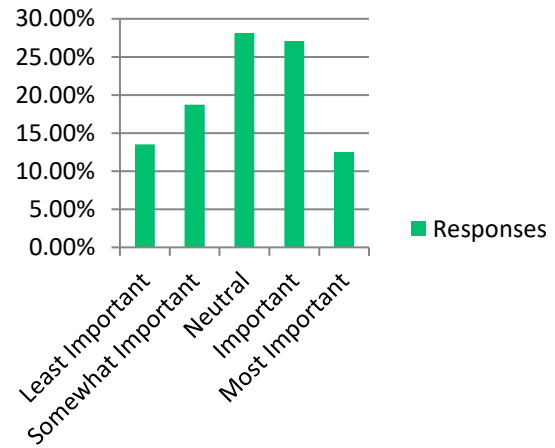
Question 8: Provide for the demolition of vacant, dilapidated houses to remove potentially dangerous structures.



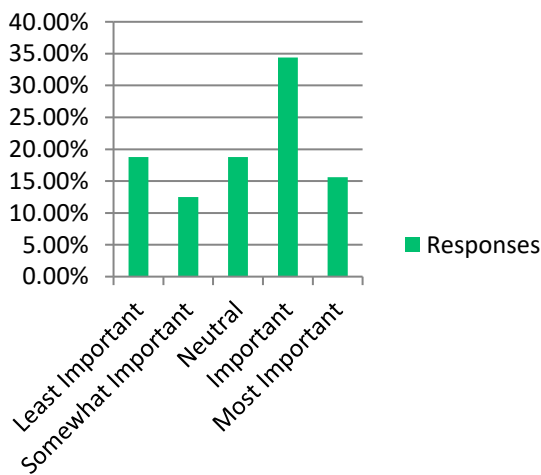
Question 9: Provide funding for major rehabilitation or reconstruction of owner occupied homes for low/moderate income households.



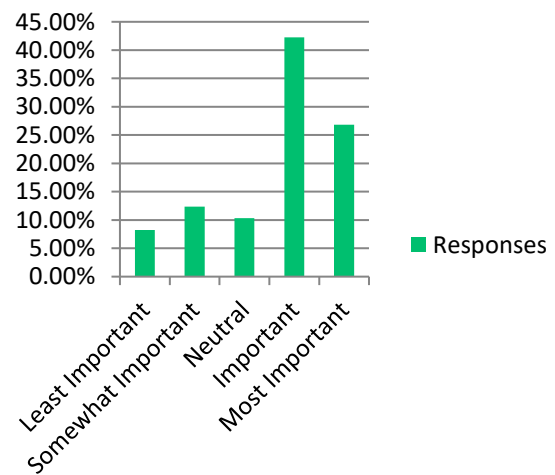
Question 10: Provide for funding of public facilities for nonprofit agencies seeking to increase access to their services through rehabilitation of buildings.



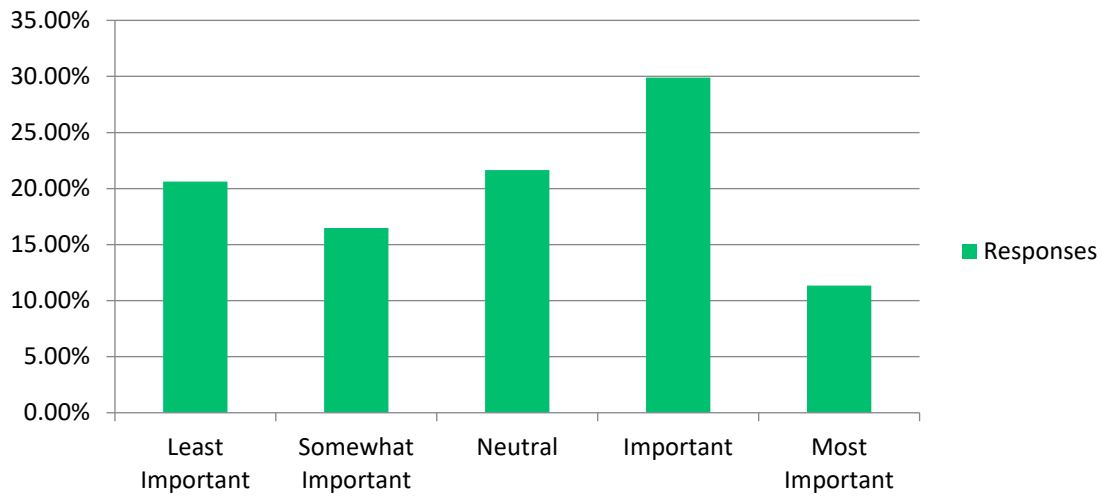
Question 11: Provide for public education and outreach regarding Fair Housing to improve housing discrimination awareness.



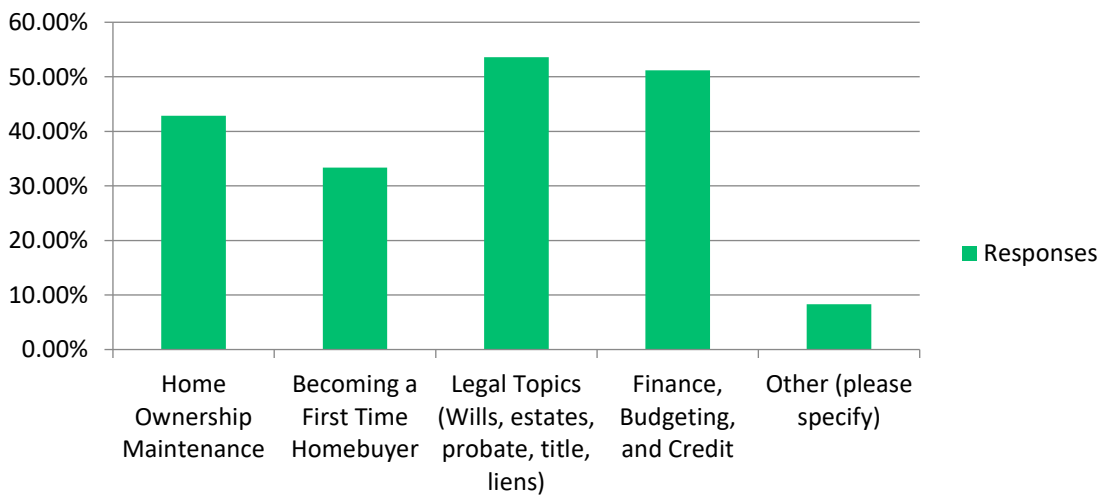
Question 12: Provide funding for a program to assist the homeless and those at risk of homelessness with rent and social services.



Question 13: Provide technical or other assistance to encourage development of high speed broadband access for low to moderate income households and businesses currently lacking affordable internet access.



Question 14: The City of Bryan sponsors informational workshops on topics of interest to low to moderate income households. Select a workshop topic you may like to attend, or suggest a different topic in the comments box.



Above in *Comments in Response to the 2024 Needs Assessment Survey*, see additionally received comments for survey questions 1 through 15.

GRANTEE UNIQUE APPENDICES

CITY OF BRYAN CITIZEN PARTICIPATION PLAN

The City of Bryan Community Development (CD) Department'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, Annual Action Plans, Consolidated Annual Performance and Evaluation Reports, and community development procedures, and specific project goals and funding. Citizens and organizations can provide comments on activities to the Community Development Office, 1803 Greenfield Plaza, P.O. Box 1000, Bryan, TX 77805. The phone number for CDS is 979-209-5175. A messaging service is available for calls after normal business hours and messages may be sent to the CDS Dept. at: CommunityDevelopmentWeb@bryantx.gov

SECTION I. ENCOURAGING PARTICIPATION

The City of Bryan will, as necessary, amend the citizen participation plan to comply with provisions of this section.

The City of Bryan Citizen Plan will provide for and encourage citizens to participate in the development of the Consolidated Plan, Annual Action Plans, any substantial amendments to the plans, and the end-of-year Consolidated Annual Performance and Evaluation Reports.

The ***Citizen Participation Plan*** will encourage participation by low- to moderate-income persons, particularly those living in slum and blighted area and in areas where CDBG and/or HOME grant funds are proposed to be used, and by residents of predominantly low- and moderate-income neighborhoods, as defined by the community development target areas. The City of Bryan will also take whatever actions are appropriate to encourage the participation of all its citizens, including minorities and non-English speaking persons, as well as persons with disabilities (see *SECTION V. PUBLIC HEARINGS* following).

The City of Bryan shall encourage, in conjunction with consultation with public housing authorities, the participation of residents of public and assisted housing developments, in the process of developing and implementing the Consolidated Plans and Annual Action Plans, along with other low-income residents of targeted revitalization areas in which the developments are located. The City of Bryan shall make an effort to provide information available at the annual public hearings required under the Consolidated Plan public participation requirements.

The City of Bryan will provide citizens with a reasonable opportunity to comment on this citizen participation plan, Consolidated Plans, Annual Action Plans, Consolidated Annual Performance and Evaluation Reports, and on substantial amendments to these, and will make these documents public; The City of Bryan Citizen Participation Plan will be in a format accessible to persons with disabilities, upon request.

SECTION II. MINIMUM REQUIREMENTS

The City of Bryan Citizen Participation Plan will require that, before the City of Bryan adopts Consolidated Plans or Annual Action Plans, it will make available to citizens, public agencies, and other interested parties information that includes the amount of assistance the City of Bryan expects to receive and the range of activities that may be undertaken, including the estimated amount that will benefit persons of low- and moderated-income.

The City of Bryan Citizens Participation Plan will also set forth the City of Bryan's plans to minimize displacement of persons and to assist any persons displaced. The City of Bryan Citizen Participation Plan ensure the City informs the public on when and how the jurisdiction will make this information available.

The City of Bryan Citizen Participation Plan requires the City of Bryan to publish the proposed Consolidated Plans or Annual Action Plans in a manner that affords citizens, public agencies, and other interested parties a reasonable opportunity to examine its contents and to submit comments. The City of Bryan Citizen Participation Plan sets forth how the City of Bryan will publish plans and reports and give reasonable opportunity to examine the contents of the proposed plans and reports.

The City of Bryan will provide citizens with a reasonable opportunity to comment on this citizen participation plan, Consolidated Plans, Annual Action Plans, Consolidated Annual Performance and Evaluation Reports, and on substantial amendments to these, and will make these documents public; The City of Bryan Citizen Participation Plan will be in a format accessible to persons with disabilities, upon request.

The City will make the following documents available to the public and provide a period, not less than 30 days to receive comments on Consolidated Plans and Annual Action Plans, as well as substantial amendments to either of these, unless shortened comment and notice periods are necessitated by local, regional, state, or national emergency, disaster, or pandemic, and as allowed by the U.S. Department of HUD. The City will provide a period of not less than 15 days, to receive comments on Consolidated Annual Performance and Evaluation Reports, unless, as noted above, shortened notice and review periods are necessitated by local, regional, state, or national emergency, disaster, or pandemic, and as allowed by the U.S. Department of HUD. The City of Bryan will provide a reasonable number of free copies of the plans and reports to citizens and groups request such.

The City of Bryan Citizen Participation Plan will provide for at least one public hearing during the development phase of the Consolidated Plans or Annual Action Plans. The City of Bryan Citizens Participation Plan shall require the City of Bryan to consider any comments or views of citizens received in writing, or orally at the public hearings, in preparing the final Consolidated Plans or Annual Action Plans. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons therefore, shall be attached to the final Consolidated Plan or Annual Action Plan.

SECTION III. AMENDMENTS

The City of Bryan Citizen Participation Plan will specify the criteria the City of Bryan will use for determining what changes in the City's planned or actual activities constitute a substantial amendment to the Consolidated Plans or Annual Action Plans. It will include criteria for changes in the use of HOME and/or CDBG grant funds from one eligible activity to another.

The City of Bryan Citizen Participation Plan will provide citizens with reasonable notice and an opportunity to comment on substantial amendments. The City of Bryan Citizen Participation Plan will state how reasonable notice and an opportunity to comment will be given. The City of Bryan Citizen Participation Plan requires a period, not less than 30 days, to receive comments on the substantial amendment before an amendment is implemented, unless shortened notice and review periods are necessitated by local, regional, state, or national emergency, disaster, or pandemic, and as allowed by the U.S. Department of HUD.

The City of Bryan Citizen Participation Plan requires that the City of Bryan consider any comments or views of citizens received in writing, or orally at public hearings, if any, in preparing a substantial amendment of Consolidated Plans or Annual Action Plans. A summary of these comments or views and a summary of any comments of views not accepted and the reasons there of shall be attached to the substantial amendment to the Consolidated Plan or Annual Action Plan.

SECTION IV. PERFORMANCE REPORTS

The City of Bryan Citizen Participation Plan ensures citizens with reasonable notice and opportunity to comment on the Consolidated Annual Performance and Evaluation Report (CAPER). The Bryan Citizen Participation Plan states how reasonable notice and an opportunity to comment is provided. The Citizen Participation Plan provides a period of not less than 15 days to receive comments on the CAPER that is to be submitted to HUD before its submission unless shortened notice and review periods are necessitated by local, regional, state, or national emergency, disaster, or pandemic, and as allowed by the U.S. Department of HUD.

The City of Bryan Citizen Participation Plan requires the City of Bryan to consider any citizen comments or views received in writing, email, or verbally at a public hearing in preparation of the CAPER. A summary of these comments or views will be attached to the performance report.

SECTION V. PUBLIC HEARINGS

The City of Bryan Citizens Participation Plan requires at least two public hearings per year be held to obtain citizen's input and to respond to proposals and questions. Hearings will be conducted at a minimum of two different stages of the program year. The hearings will address housing and community development needs, development of proposed activities, and review of program performance. At least one of these hearings will be held before the proposed Consolidated Plan or Annual Action Plan is published for comment to obtain views of citizens on housing and community development needs, including priority on housing community development needs.

The City of Bryan ensures adequate advance notice will be given to citizens of each hearing with sufficient information published about the subject of the hearing to permit informed comment. The City of Bryan Citizen Participation Plan will provide that hearings be held at times and locations convenient to potential and actual beneficiaries and with accommodation for persons with disabilities. The City of Bryan Citizen Participation Plan will specify how it will meet these requirements.

In the event of local, state, or national environmental, economic, health, or other unforeseen disasters, pandemics or other catastrophes and in accordance to HUD guidance the City may elect to hold online and/or broadcast "Virtual Public Hearings" (VPH) to ensure opportunities for citizens to provide comment and input on Consolidated Plans, Annual Action Plans, Consolidated Annual Performance and Evaluation Reports, plan amendments, and any other publication requiring public input and/or review. Virtual public hearings can be used if 1) national /local health authorities recommend social distancing and limiting public gathers for public health reasons; and 2) virtual hearings provide for reasonable notification and access for citizens in accordance with the grantee's certifications, timely response for local officials to all citizens questions, issues, and public access to all questions and responses. The public will be notified of VPHs through the traditional public notice methods (newspaper notices, radio, television, internet, etc.), and accommodations for other means of participating and commenting will be provided for those lacking computer, internet, phone, or other equipment or service requirements.

In these circumstances, the public notification will be abbreviated to a reasonable period of notification as determined by the City (72 hours) and a reasonable opportunity to comment of no less than 5 days.

The City of Bryan Citizen Participation Plan ensure the needs of non-English speaking residents will be met in the case of public hearings where a significant number of non-English residents can be reasonably expected to participate. Notices will be posted in Spanish when necessary, and at a minimum, will include information in Spanish on how to receive translation assistance for public notices and at public meetings. Information will also be made available to the public on how to request other translation or accessibility accommodations.

SECTION VI. MEETINGS

The City of Bryan Citizen Participation Plan will provide citizens with reasonable and timely access to local meetings.

SECTION VII. AVAILABILTY TO THE PUBLIC

The City of Bryan Citizen Participation Plan will provide that Consolidated Plans or Annual Action Plans, as adopted, substantial amendments and Consolidated Annual Performance and Evaluation Reports will be available to the public, including the availability of materials in a form accessible to persons with disabilities, upon request. The City of Bryan Citizen Participation Plan will state how these documents will be made available to the public.

SECTION VIII. ACCESS TO RECORDS

The City of Bryan Citizen Participation Plan will require the City of Bryan to provide citizens, public agencies, and other interested parties with reasonable and timely access to information and a record relating to the City of Bryan's Consolidated Plan and the City's use of assistance under the programs covered by this part during the preceding five years.

SECTION IX. TECHNICAL ASSISTANCE

The City of Bryan Citizen Participation Plan will provide for technical assistance to groups representative of persons of low- and moderate-income that request such assistance in developing proposals for funding assistance. Under any of the programs covered by the Consolidated Plan, with the level and type of assistance determined by the City of Bryan.

SECTION X. COMPLAINTS

The City of Bryan Citizen Participation Plan will describe the City of Bryan's appropriate and practicable procedures to handle complaints from citizens related to the Consolidated Plan, Annual Action Plan, substantial amendments, and Consolidated Annual Performance and Evaluation Report.

SECTION XI. USE OF PLAN

The City of Bryan will follow its citizen participation plan.

SECTION XII. JURISDICTION RESPONSE

The requirements for citizen participation will not restrict the responsibility for the development and execution of its Consolidated Plan.

SECTION XIII. BRYAN LOCAL DEFINITION OF SUBSTANTIAL CHANGE TO COMMUNITY DEVELOPMENT CONSOLIDATED PLAN OR ANNUAL ACTION PLAN

Amendments to Consolidated Plans or Annual Action Plans require notice to the public and opportunity for the public to comment.

Amendments are required whenever an activity is deleted or when one is added as required by HUD regulatory requirements,

Amendments are also required when there will be a substantial change in the purpose, scope, location or beneficiaries of an activity.

For the City of Bryan CDBG and HOME grant programs, a substantial change is defined as one in which:

1. More than 15% if the CDBG or HOME annual allocation is directed to a different activity than originally allocated to in the Annual Action Plan.
2. A change in use of funds from operational to rehabilitation/construction/or vice versa.
3. A change in national objective being addressed.

Prior to amending its Consolidated Plan or Annual Action Plan, the City shall provide citizens with reasonable notice of, and opportunity to comment on, such proposed changes in its use of funds. The City will consider any such comments and, if it deems appropriate, modify the changes. The City will make available to the public, and will submit to HUD, a description of any changes adopted. A letter transmitting such description to the U.S. Department of Housing and Urban Development will be signed by the City Manager or his/her designee.

Disaster / Pandemic Response Plan



Community Development Services Department
City of Bryan, Texas

Disaster / Pandemic Response Plan Summary

A ***Disaster/Pandemic Response Plan*** is adopted by the City outlining policies and procedures to allow the Community Development Services Department (CDS) to continue serving the public in the event of a local, or large scale emergency/disaster. Use of federal grant funding from the U.S. Dept. of HUD, will continue within the controlling regulations and governing statutes, and other amended or waived statutory requirements then in affect. CDS is prepared to respond to a Significant Business Disruption (SBD) – either internal or external, where internal SBDs affect only CDS’s ability to communicate and do business, while external SBDs prevent the operation of all or a large portion of the entire City organization.

Required public notices, comment periods, amendment adoptions, and other submittal requirements will be made in accordance with HUD directives and/or waivers in effect at that time. As allowed by HUD, and directed by city management, a variety of ***modified grant management procedures*** may be enacted, to include but not limited to: use of electronic signature and submittal; amendments to Consolidated and/or Action Plans; abbreviated comment periods; modifications to proposal requirements; establishment of emergency program assistance; creation or elimination of programs; reallocation of funds; and virtual/online public meetings.

Additionally, and to ensure business continuity and safety for staff and the public, a variety of ***contingency operating procedures*** may be enacted by CDS or city management, to include but not limited to: limited public access to CDS office; closed, or relocated CDS office; staff working remotely; suspended program activities; and as also noted above, virtual/online public meetings.



Affirmative Marketing Policy and Implementing Procedures

Statement of Policy

In accordance with the regulations of 24 CFR 92.351 (a) of the Home Program and in furtherance of the City of Bryan's commitment to non-discrimination and equal opportunity in housing, the City of Bryan has established procedures to affirmatively market units constructed or rehabilitated through the City's affordable housing programs. These procedures are intended to further the objectives of Title VIII of the Civil Rights Act of 1968 and Executive Order 11063.

The City of Bryan believes that individuals of similar economic levels in the same housing market area should have available to them a like range of housing choices regardless of their race, color, religion, sex, and national origin.

The City of Bryan is committed to the goals of affirmative marketing which will be implemented in our affordable housing programs through a specific set of steps that the City and participating owners will follow. These goals will be reached through the following procedures:

1. **Informing the public, potential tenants, and owners about Federal Fair Housing Laws and Affirmative Marketing Policies:**

The City will inform the public, potential tenants, and poverty owners about this policy and fair housing laws.

The City will:

- Inform the general public by placing a special news release in The Eagle and La Voz Hispana.
- Inform potential tenants or purchasers by providing informational materials about the program to the B/CS Association of Realtors for membership distribution.
- Inform owners, builders and developers by providing information materials to the Home Builders Association for membership distribution to those who may participate in the City programs.

The City will provide a copy of the Affirmative Marketing Policy to all builders/developers participating in City housing programs.

2. **Inform persons of all racial, ethnic and gender groups of unit availability**

All housing developed through the City of Bryan's Affordable Housing Programs will be marketed using the following guidelines.

The City of Bryan will require participating property owners to contact city staff when they know a property is to become available. We will advise owners to give us this information as close as 30 days prior to the upcoming vacancy as possible.

The City will make information about available properties known by:

- Advertising to the general public in The Eagle which is the newspaper of general circulation.
- We will advertise after special outreach efforts to inform persons otherwise not likely to apply proves unsuccessful.
- Providing public notice at the Community Development Advisory Committee (CDAC) meeting.

3. **Attract and solicit applications for assistance from persons not likely to apply without special outreach**

In order to inform as well as solicit applications from persons in the housing market area who are not likely to apply for units without special outreach, the City has established procedures to reach this objective.

The City has identified African American and Hispanic households as two groups in the housing market area who would probably not apply for the units without special outreach. Having identified these two groups, The Community Development Department will undertake special outreach methods as follows:

- For the predominantly African American, the City of Bryan will contact the churches serving the African American community in the neighborhood of the development, and request that these organizations inform members of their organizations about the availability of newly-developed housing units and housing assistance programs as well as contact specific cultural organizations such as the African American Museum.
- For the predominantly Hispanic group, the City of Bryan will contact churches serving the Hispanic community in the neighborhood of the development and the local LULAC group in order to request that these organizations inform members of their organizations about the availability of newly developed housing units and housing assistance programs.

4 **Record Keeping**

The City will keep records of the following:

- The racial, ethnic and gender characteristics of home buyers, homeowners and applicants for a minimum of 5-years following project completion.
- Copies of advertisements and dates of each contact in conducting special outreach.

We will also require that organizations receiving federal housing funds through the Community Development Department to keep a record of how available properties were marketed.

5. **Assessment and Corrective Actions**

Effectiveness of our affirmative marketing efforts will be addressed as follows:

a) To determine of good faith efforts have been made:

- Compare the information contained on the records to be kept, as determined by Procedure 4, with actions that were taken to carry out Procedures 2 to 3. If the required steps were taken, we will determine that good faith efforts have been made.

b) To determine results:

- Examine whether or not persons from the African American and Hispanic groups in our area applied for or became tenants or owners of units that were affirmatively marketed. If we find that they are represented, we will assume our procedures were effective.

If one or more such groups are not represented, we will review the procedures to determine what changes, if any, might be made to make the affirmative marketing efforts more effective. The City of Bryan will take corrective actions if owners fail to carry out procedures required under this plan. If, after repeated notification, the owners continue to fail to meet the affirmative marketing requirements, the City may disqualify an owner from future participation in any of the City of Bryan's housing programs.

The City of Bryan will carry out assessment activities and complete a written assessment of affirmative marketing efforts to be included in the annual performance report to HUD. This assessment will cover marketing relative to units constructed or rehabilitated and first made available for occupancy during that year.

Affirmative Marketing Techniques

Owners, builders and developers offering properties assisted by the City of Bryan Community Development Department are required to comply with the City's affirmative marketing requirement on all units sold under the program. The Department of Housing and Urban Development has set fourth guidelines and to assist in meeting affirmative marketing goals.

The following is a list of activities which must be carried out by assisted property owners, builders, developers, or agencies in order to insure compliance with federal regulations:

1. Correspond with various community organizations, employment agencies, churches, etc. in order to accomplish special outreach to those not likely to apply for housing in the available properties.
2. Utilize the fair housing logo on all printed advertisements and prominently in the business office.
3. Provide a fair housing brochure to prospective tenants in order to inform them of fair housing laws and the City's Affirmative Marketing Policy.

The following is a list of local agencies which will be notified in the event assisted units become available under the City's Housing Assistance Programs:

Affirmative Marketing Mailing List

Brazos Valley Affordable Housing Corporation
3971 E. 29th Street
Bryan, Texas 77802

Brazos Valley Council of Governments
3991 E. 29th Street
Bryan Texas 77802

Housing Authority of Bryan
1306 Beck Street
Bryan, Texas 77803

Twin City Mission, Inc.
PO Box 3490
Bryan, TX 77805

Lone Star Legal Aid
1714 E. 29th Street
Bryan, Texas 77802

Brazos Valley Community Action Program
3991 E. 29th Street
Bryan, Texas 77802

Habitat for Humanity
119 Lake
Bryan, Texas 77801

National Association for the Advancement of Colored People (NAACP)
Brazos County Branch
PO Box 665
Bryan, TX 77806

**SECTION 3 COMPLIANCE PLAN
For Applicable City of Bryan
Programs and Projects
Effective 6-1-2024**

Section 3 is a provision of the Housing and Urban Development Act of 1968. Section 3 is intended to ensure that when employment or contracting opportunities are generated because a federally-funded project necessitates the employment of additional persons or the awarding of contracts for work, preference must be given to low- and very low-income persons or business concerns residing in the community where the project is located. This plan incorporates the provisions of the HUD Section 3 Final Rule, effective November 30, 2020 and published at 24 CFR Part 75. This plan applies to the department as a recipient of HUD funds for any projects, in which the HUD investment per project is \$200,000 or more. The HUD-Published FAQ's of March 25, 2021, and as may be amended from time to time, are included as Exhibit A, and are incorporated by reference as part of this plan.

I. PURPOSE

The purpose of this Plan is to provide employment and business opportunity for businesses and lower income persons who are residents of the Bryan – College Station MSA referred to as the Section 3 Area under the Community Development Block Grant Program, by setting forth procedures to be implemented by contractors and subcontractors to assure compliance with Section 3 of the Housing and Urban Development Act, as defined in 24 CFR part 75 (for project receiving federal assistance of \$200,000 or more).

A. Definitions:

1. Section 3-Covered Project - A Section 3-Covered project involves the construction or rehabilitation of housing (including reduction of lead-based paint hazards), or other public construction such as street repair, sewage line repair or installation, updates to building facades, etc. which is funded by HUD, and in which the project financing amount is \$200,000 or more in covered funds.
2. Section 3 Business Concern - Section 3 business concerns are businesses that can provide evidence that they meet one of the following, documented within the last six (6)- month period:
 - a. It is at least 51 percent owned and controlled by low- or very low-income persons;
 - b. Over 75 percent of the labor hours performed for the business over the prior three-month period are performed by Section 3 workers; or
 - c. It is a business at least 51 percent owned and controlled by current public housing residents or residents who currently live in Section 8-assisted housing.
 - d. The status of a Section 3 business concern shall not be negatively affected by a prior arrest or conviction of its owner(s) or employees.
 - e. Nothing in this part shall be construed to require the contracting or subcontracting of a Section 3 business concern. Section 3 business concerns are not exempt from meeting the specifications of the contract.
3. Section 3 Worker - Any worker who currently fits or when hired within the past five years fit at least one of the following categories, as documented:
 - a. The worker's income for the previous or annualized calendar year is below the income limit established by HUD.
 - b. The worker is employed by a Section 3 business concern.
 - c. The worker is a YouthBuild participant.
 - d. The status of a Section 3 worker shall not be negatively affected by a prior arrest or conviction.
 - e. Nothing in this part shall be construed to require the employment of someone who meets this definition of a Section 3 worker. Section 3 workers are not exempt from meeting the qualifications of the position to be filled.
4. Targeted Section 3 Worker: Targeted Section 3 worker. A Targeted Section 3 worker for housing and community development financial assistance means a Section 3 worker who is:
 - a. A worker employed by a Section 3 business concern; or
 - b. A worker who currently fits or when hired fit at least one of the following categories, as documented within the past five years:
 - c. Living within the service area or the neighborhood of the project, as defined in §75.5;
or
 - d. A YouthBuild participant.
5. Race and Gender Neutral - Section 3 is both race and gender neutral. The preferences provided under this regulation are based on income-level and location. The Section 3 regulations were designed to encourage recipients of HUD funding to direct new employment and contracting opportunities to low-income residents, and the businesses that employ these persons, within their community regardless of race and/or gender.
6. Compliance: The department shall maintain records demonstrating compliance, provide any information deemed appropriate to the applicable HUD program office of compliance, work to meet HUD-established benchmarks, report as required, and maintain a certification process for Section 3 business concerns.

7. Reporting - a) Reporting of labor hours. (1) For Section 3 projects, recipients must report in a manner prescribed by HUD:
- (i) The total number of labor hours worked;
 - (ii) The total number of labor hours worked by Section 3 workers; and
 - (iii) The total number of labor hours worked by Targeted Section 3 workers.
- (2) Section 3 workers' and Targeted Section 3 workers' labor hours may be counted for five years from when their status as a Section 3 worker or Targeted Section 3 worker is established pursuant to §75.31.
- (3) The labor hours reported under paragraph (a)(1) of this section must include the total number of labor hours worked on a Section 3 project, including labor hours worked by any subrecipients, contractors and subcontractors that the recipient is required, or elects pursuant to paragraph (a)(4) of this section, to report.
- (4) Recipients reporting under this section, as well as subrecipients, contractors and subcontractors who report to recipients, may report labor hours by Section 3 workers, under this section, and labor hours by Targeted Section 3 workers, under this section, from professional services without including labor hours from professional services in the total number of labor hours worked under this section. If a contract covers both professional services and other work and the recipient or contractor or subcontractor chooses not to report labor hours from professional services, the labor hours under the contract that are not from professional services must still be reported.
- (5) Recipients may report their own labor hours or that of a subrecipient, contractor, or subcontractor based on the employer's good faith assessment of the labor hours of a full-time or part-time employee informed by the employer's existing salary or time and attendance based payroll systems, unless the project or activity is otherwise subject to requirements specifying time and attendance reporting.
- (b) Additional reporting if Section 3 benchmarks are not met. If the recipient's reporting under paragraph (a) of this section indicates that the recipient has not met the Section 3 benchmarks described in §75.23, the recipient must report in a form prescribed by HUD on the qualitative nature of its activities and those its contractors and subcontractors pursued. Such qualitative efforts may, for example, include but are not limited to the following:
- (1) Engaged in outreach efforts to generate job applicants who are Targeted Section 3 workers.
 - (2) Provided training or apprenticeship opportunities.
 - (3) Provided technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).
 - (4) Provided or connected Section 3 workers with assistance in seeking employment including: drafting resumes, preparing for interviews, and finding job opportunities connecting residents to job placement services.
 - (5) Held one or more job fairs.

- (6) Provided or referred Section 3 workers to services supporting work readiness and retention (e.g., work readiness activities, interview clothing, test fees, transportation, childcare).
 - (7) Provided assistance to apply for/or attend community college, a four-year educational institution, or vocational/technical training.
 - (8) Assisted Section 3 workers to obtain financial literacy training and/or coaching.
 - (9) Engaged in outreach efforts to identify and secure bids from Section 3 business concerns.
 - (10) Provided technical assistance to help Section 3 business concerns understand and bid on contracts.
 - (11) Divided contracts into smaller jobs to facilitate participation by Section 3 business concerns.
 - (12) Provided bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.
 - (13) Promoted use of business registries designed to create opportunities for disadvantaged and small businesses.
 - (14) Outreach, engagement, or referrals with the state one-stop system as defined in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.
- (c) Reporting frequency. Unless otherwise provided, recipients must report annually to HUD under paragraph (a) of this section, and, where required, under paragraph (b) of this section, on all projects completed within the reporting year in a manner consistent with reporting requirements for the applicable HUD program.

B. The following clause shall be included (verbatim) in bid documents and all contracts for projects in which the amount of federal investment exceeds \$200,000.

24 CFR §75 Section 3 Clause.

All section 3 covered contracts shall include the following clause (referred to as the section 3 clause):

A. The work to be performed under this contract is subject to the requirements of section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (section 3). The purpose of section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.

B. The parties to this contract agree to comply with HUD's regulations in 24 CFR part 75, which implement section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the part 75 regulations.

C. The contractor agrees to send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.

D. The contractor agrees to include this section 3 clause in every subcontract subject to compliance with regulations in 24 CFR part 75, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR part 75. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR part 75.

E. The contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR part 75 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR part 75. The status of a Section 3 worker shall not be negatively affected by a prior arrest or conviction.

F. Noncompliance with HUD's regulations in 24 CFR part 75 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.

G. With respect to work performed in connection with section 3 covered Indian housing assistance, section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e) also applies to the work to be performed under this contract. Section 7(b) requires that to the greatest extent feasible (i) preference and opportunities for training and employment shall be given to Indians, and (ii) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned Economic Enterprises. Parties to this contract that are subject to the provisions of section 3 and section 7(b) agree to comply with section 3 to the maximum extent feasible, but not in derogation of compliance with section 7(b).

D. UTILIZATION OF SECTION 3 AREA RESIDENTS AND BUSINESSES

All contractors subject to this Section 3 regulation will provide a "Preliminary Statement of Work Force Needs" form, prior to the signing of a contract. This form shows the needed number and types of job classifications, current vacant positions and expected positions for new hires in the projected work force.

1. Each applicant, recipient, contractor or subcontractor undertaking work in connection with a Section 3 covered project can fulfill the obligation to utilize lower income project area residents as trainees to the greatest extent in the various training categories and filling any vacant training positions with lower income project area residents except for those training

position which remain unfilled after a good faith effort has been made to fill them with eligible income project area residents.

2. Each applicant, recipient, contractor or subcontractor undertaking work in connection with a Section 3 covered project can fulfill the obligation to utilize lower income project area residents as employees to the greatest extent feasible by identifying the number and types of positions not currently occupied by regular, permanent employees and establishing a goal of positions to be filled by lower income residents of the Section 3 covered project area and thereafter making a good faith effort to fill the identified positions.
3. In recruiting and filling vacancies, the City of Bryan, Texas will require contractors and subcontractors to attempt to recruit from the appropriate areas the necessary number of lower income residents through: local advertising media, signs placed at the proposed site for the project, and community organizations and public or private institutions operating within or serving the project area such as Employment or Workforce Commissions, Rehabilitation Commissions, Manpower Services, Community Action Agencies, Commission for the Blind, Veteran's Outreach Programs, etc. When lower income resident workers apply, either on their own initiative or on referral from any source, the contractor or subcontractor shall determine if the qualifications are satisfactory and if there are openings.

II. CONTRACTOR OR SUBCONTRACTOR AFFIRMATIVE ACTION PLAN

All competitive bidders and negotiated contractors, subject to 24 CFR Part 75 regulations (contracts over \$200,000) will submit to the City of Bryan utilization goals. Evaluation of each bid and negotiated contract will include the determination of responsiveness by evaluation of the proposed goals and provisions to achieve these objectives of Section 3 regulations. The following submittal, or similar, updated document, will be required of each construction contractor:

**SECTION 3 BUSINESS CERTIFICATION
AND NARRATIVE SECTION 3 ACTION PLAN**

The work to be performed under bids on projects assisted under programs providing direct federal financial assistance from the Department of Housing and Urban Development (HUD) **are subject to the requirements of Section 3** of the Housing and Urban Development Act of 1968.

Section 3 worker - A “section 3 worker” is one who within the previous 5 years was documented to be: 1) a public housing or Section-8 (HUD) resident; or 2) a low- or very low-income person residing in the College Station-Bryan Metropolitan Statistical Area (MSA), 3) Employed by a Section 3 business concern, 4) A YouthBuild participant. The preferences provided under this regulation are based on income-level and location, and are race and gender-neutral. The following income limits apply to the households of those considered Section 3 residents based upon income:

2024-25 City of Bryan Income Limits for Consideration as Low to Moderate Income

Household #	1	2	3	4	5	6	7	8
Max. Income 6-1-2024	\$49,500	\$56,550	\$63,650	\$70,700	\$76,350	\$82,050	\$87,700	\$93,350

Section 3 Business Concern - Section 3 business concerns are businesses which can provide evidence that they meet one of the following: 51 percent or more owned by low to very low income persons or public housing or Section 8-assisted housing residents; or at least 75 percent of its labor hours in the prior three month period performed by Section 3 workers.

The Bidder represents and certifies as part of its bid that it **will comply** with the requirements of Section 3 in one of the following categories (**MUST CHECK ONE BOX ONLY**):

- CATEGORY A SECTION 3 BUSINESS CONCERN (OWNERSHIP):**
51% or more of the business is owned by Section 3 Residents (low income residents or residents of public or Section-8 assisted housing in the College Station-Bryan MSA (attach copy of the first and last page of current lease and documentation of business ownership, such as articles of incorporation, form 1099, tax return, bank statement, or other satisfactory proof of ownership, along with the attached Affidavit of Section 3 Business Ownership).

- CATEGORY B SECTION 3 BUSINESS CONCERN (WORKFORCE):**
Over 75 percent of the labor hours performed for the business over the prior three-month period are performed by Section 3 workers (attach a list of all employees and prior 3-month work hours totals with Section 3 worker-designated employees so-designated, along with an Affidavit of Section 3 worker status from each Section 3 employee.)

SECTION 3 NARRATIVE AFFIRMATIVE ACTION PLAN

All competitive bidders for Section 3 covered projects must submit to the City of Bryan a Section 3 narrative affirmative action plan including utilization goals. Evaluation of each bid and will include the determination of responsiveness by evaluation of the proposed goals and provisions to achieve the objectives of Section 3 regulations. Attach additional pages as necessary.

A. Explain how you intend to recruit a minimum of 30% of Section 3 residents for **any new hires** from the time this bid is submitted until the contract is complete, and what actions you will use to require subcontractors to do the same. Check all applicable boxes.

- Ads placed with local advertising media such as newspapers
- Sign at the project site
- Notification of Public Housing Agencies, Employment or Workforce Commissions, Rehabilitation Commissions, Manpower Services, Community Action Agencies, Commission for the Blind, Veteran's Outreach Programs, and any other appropriate entities.
- Other _____
- No new hires are anticipated for this project; however, if hiring becomes necessary, an amended plan will be submitted.

B. If you intend to subcontract, explain how you intend to subcontract a minimum of 25% of the work of this bid to Section 3 business concerns. Check all applicable boxes.

- Ads placed with local advertising media such as newspapers
- Sign at the project site
- Contact a list of Section 3 certified Subcontractors as maintained by the local Community Development office, and/or HUD if available.
- Other _____
- No subcontracts are anticipated for this project; however, if subcontracting becomes necessary, a revised plan will be submitted.

C. Describe how you will document and maintain evidence of all Section 3 outreach efforts, and how you will require any subcontractors to do the same. Check all applicable boxes.

- Maintain copies of ads placed with local advertising media such as newspapers
- Maintain photos of signage at the project site
- Maintain copies of letters or internet search results requesting a list of Section 3 certified Subcontractors as maintained by the local Community Development office, and/or HUD if available.

Other _____

No subcontracts are anticipated for this project; however, if subcontracting becomes necessary, a revised plan will be submitted.

- D. The successful bidder will provide a "Preliminary Statement of Work Force Needs" form, prior to the signing of a contract. This form shows the needed number and types of job classifications, current vacant positions and expected positions for new hires in the projected work force to accomplish the work of this bid. In recruiting and filling vacancies to accomplish the work of this bid, the successful bidder shall recruit from the College Station-Bryan MSA the necessary number of lower income or public housing residents through: local advertising media, signs placed at the project site, and notices to appropriate community organizations and public or private institutions operating within or serving the project area such as: Public Housing Agencies, Employment or Workforce Commissions, Rehabilitation Commissions, Manpower Services, Community Action Agencies, Commission for the Blind, Veteran's Outreach Programs, and any other appropriate entities. Provide selections from the list of resources below or list other resources to be used in recruiting Section 3 employees. Upon contracting, a completed "Preliminary Statement of Work Force Needs" shall be provided by the contractor to each organization contacted. Check all applicable boxes.

Resource List:

Public Housing Agency

Workforce Commission

Manpower Services/Employment Agencies

Texas Commission for the Blind

Brazos Valley Community Action Agency

Other _____

No new hires are anticipated for this project; however, if hiring becomes necessary, an amended plan will be submitted.

If no recruitment or hiring is anticipated, briefly explain why.

Business has no employees other than the owner(s).

Business is currently fully staffed, and has existing capacity for the proposed project.

Other _____

- E. Grievance Procedure: Section 3 workers must be informed that in the event of a grievance or complaint against the municipality or the general contractor, they may file by mail a grievance with:

Assistant Secretary for Equal Opportunity & Fair Housing
Department of Housing and Urban Development
451 Seventh St., S.W. - Room 5100
Washington, D.C. 20410-2000, or;

Fair Housing and Equal Opportunity Division
Department of Housing and Urban Development
801 Cherry Street
P.O. Box 2905
Fort Worth, TX 76113-2905

F. Implementation Schedule: Provide a schedule timeline of the implementation of this plan:

Section 3 Employee Recruitment Timeline:

Not Applicable – This project does not require employee recruitment.

Timeline (Pre-Bid, Pre-Commencement, During) _____

G. Describe training opportunities your firm can provide for low income or public housing Section 3 workers as well as an overview of your training plan. Check all applicable boxes.

Management Training Maintenance Training

Building Trades Training Clerical Training

Support Services Training

Other Training Opportunities: _____

Not Applicable - This project does not require employee recruitment or training opportunities.

Section 3 Training Plan:

H. The successful bidder shall send to each labor organization or representative of workers with which they have a collective bargaining agreement or other contract or understanding, if any, a notice advising the said labor organization or workers' representative of the contractor's commitment under the Section 3 clause and shall have posted copies of the notice in conspicuous places available to employees and applicants for employment or training. List any labor organizations or worker representatives with whom your firm has a collective bargaining agreement, contract, or other understanding:

Not Applicable – bidder does not have any collective bargaining agreement, contract, or understanding with any labor groups.

List Labor Organizations:

Section 3 Clause

A. The work to be performed under this contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (Section 3). The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by Section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.

B. The parties to this contract agree to comply with HUD's regulations in 24 CFR part 75, which implement Section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the part 75 regulations.

C. The contractor agrees to send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this Section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the Section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.

D. The contractor agrees to include this Section 3 clause in every subcontract subject to compliance with regulations in 24 CFR part 75, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this Section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR part 75. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR part 75.

E. The contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR part 75 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR part 75.

F. Noncompliance with HUD's regulations in 24 CFR part 75 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts. The status of a Section 3 worker shall not be negatively affected by a prior arrest or conviction.

G. With respect to work performed in connection with Section 3 covered Indian housing assistance, section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e) also applies to the work to be performed under this contract. Section 7(b) requires that to the greatest extent feasible (i) preference and opportunities for training and employment shall be given to Indians, and (ii) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned Economic Enterprises. Parties to this contract that are subject to the provisions of Section 3 and section 7(b) agree to comply with Section 3 to the maximum extent feasible, but not in derogation of compliance with section 7(b).

SECTION 3 CERTIFICATION

Title 18, Section 1001 of the U.S. Code states that any person who knowingly and willingly makes or uses a document or writing containing any false, fictitious, fraudulent statement or entity, in any matter within the jurisdiction of any department or agency of the United States, shall be fined not more than \$10,000 or imprisoned for not more than five years, or both. The undersigned gives express consent to the City of Bryan to verify any information provided by the vendor within this Section 3 Business Certification Form.

CERTIFICATION

Certification – The information above is true and complete to the best of my knowledge and belief.

Signature

Date

(Print Name and Title)

AFFIDAVIT OF SECTION 3 EMPLOYEES
 (Used to Certify Category B Section 3 Business Concern –Workforce)

On this _____ day of _____, 20____ I, _____, hereby certify
 Date Month Year Name of Employee

that I am an employee of: _____
 Name of Employer

And, I am (Circle as many as apply):

- A. **A resident of public or Section-8(HUD) housing** within the Bryan-College Station MSA (attach front and back page of lease).
- B. **Currently Low income:** Employee's annual household income does not exceed 80% of the area median income based upon the following table:

2024-25 City of Bryan Income Limits for Consideration as Low to Moderate Income

Household #	1	2	3	4	5	6	7	8
Max. Income 6-1-2024	\$49,500	\$56,550	\$63,650	\$70,700	\$76,350	\$82,050	\$87,700	\$93,350

- C. **Previously employed by a Section 3 Business Concern**
- D. **A YouthBuild Participant**
- E. **Previously ANY of the above** based upon the table above, within 5 years prior to becoming employed by this employer

Title 18, Section 1001 of the U.S. Code states that any person who knowingly and willingly makes or uses a document or writing containing any false, fictitious, or fraudulent statement in any matter within the jurisdiction of any department or agency of the United States, shall be fined not more than \$10,000 or imprisoned for not more than five years, or both.

I certify that the above statements are true and correct. I understand that I may be required by program staff to provide income documentation, or some other form of documentation to prove I am a Section 3 employee at the time this affidavit is signed. I understand that any misstatement or falsification of information shall be grounds for revocation or termination of any Section 3 covered contract with the firm in which I am employed.

 Signature of Section 3 Worker

 Date

 Printed Name of Section 3 Worker

STATE OF TEXAS §
 § **ACKNOWLEDGMENT**
COUNTY OF BRAZOS §

This instrument was acknowledged before me on the ____ day of _____, 20____, by
 _____ (name),

 Notary Public in and for
 the State of Texas

AFFIDAVIT OF SECTION 3 BUSINESS CONCERN OWNERSHIP
(Used to Certify Category A Section 3 Business Concern –Ownership)

On this _____ day of _____, 20____ I, _____, hereby certify
 Date Month Year Name of Owner

that I am the/an owner of: _____ . (% Owner: _____ %)
 Name of Business Percent of Ownership

I am able to document that during the previous six (6) months, I am/and/or business is: **(Circle as many as apply)**:

- A. A resident of public (HUD) housing** within the Bryan-College Station MSA (attach front and back page of lease for each owner residing in public or Section-8 housing).
- B. Over 75 percent of the labor hours performed for the business over the prior three-month period are performed by Section 3 workers.**
- C. Currently Low income:** Owner's annual household income does not exceed 80% of the area median income based upon the following table:

2024-25 City of Bryan Income Limits for Consideration as Low to Moderate Income

Household #	1	2	3	4	5	6	7	8
Max. Income 6-1-2024	\$49,500	\$56,550	\$63,650	\$70,700	\$76,350	\$82,050	\$87,700	\$93,350

Title 18, Section 1001 of the U.S. Code states that any person who knowingly and willingly makes or uses a document or writing containing any false, fictitious, or fraudulent statement in any matter within the jurisdiction of any department or agency of the United States, shall be fined not more than \$10,000 or imprisoned for not more than five years, or both.

I certify that the above statements are true and correct. I understand that I may be required by program staff to provide business primary or employee income documentation, or some other form of documentation to prove my company was a Section 3 Business Concern at the time this affidavit was signed. I understand that any misstatement or falsification of information shall be grounds for revocation or termination of any Section 3 covered contract with the firm in which I am employed.

 Signature of Section 3 Business Owner

 Date

 Printed Name of Section 3 Business Owner

STATE OF TEXAS §
 § **ACKNOWLEDGMENT**
COUNTY OF BRAZOS §

This instrument was acknowledged before me on the ____ day of _____, 20____, by
 _____(name).

 Notary Public in and for
 the State of Texas

PRELIMINARY STATEMENT OF WORK FORCE NEEDS

(1) PROJECT NAME			(2) CONTRACT NUMBER		
(3) JOB TITLE	(4) TOTAL # OF EMPLOYEES NEEDED FOR THIS PROJECT	NUMBER OF POSITIONS			
		(5) CURRENTLY FILLED		(6)HIRING GOAL	
		(a) TOTAL	(b) # of SECTION 3 WORKERS	(a) TO BE HIRED	(b) # of SECTION 3 WORKERS

CERTIFICATION

CERTIFICATION – THE INFORMATION ABOVE IS TRUE AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SIGNATURE

DATE

(PRINT NAME AND TITLE)



2024 Fair Housing Narrative Statement In Support of the Analysis of Impediments

Overview

Through its 2024 Annual Action Plan (AAP), the City continues a commitment of preserving and maintaining the existing housing stock of affordable housing. A total of \$915,656 in grant funds (\$566,468 of CDBG and \$349,188 of HOME, including: housing rehabilitation and CHDO developments) is allocated for major and minor repair assistance, affordable housing development, and other affordable housing and related activities, including program delivery costs when applicable, with low- and moderate-income families targeted (see specific allocations) from a total grant allocation of \$871,490 (CDBG) and \$349,118 (HOME). These funds will potentially leverage other funds. HOME funds are specifically allocated to affordable housing activities for lower-income households. This is the city's 24th year to be designated a Participating Jurisdiction. 2024 CDBG and HOME funds will be used to address these needs and those identified in the 2020-24 (CP) Consolidated Plan through some or all of the following activities:

- Home Owner Housing Assistance - rehabilitation of substandard, low-income owner-occupied homes including minor assistance.
- Down Payment Assistance – If projects come available, closing cost, down payment and technical assistance will be available for LMI homebuyers using prior year funds.
- Community Housing Development Organization (CHDO) - funds for qualified organizations to undertake affordable housing activities.
- Public Service Agency Assistance – funding of agencies providing assistance to LMI households needing help gaining and/or remaining housed in affordable housing.
- Technical Assistance - to assist private investors for rental rehabilitation or new construction.
- Volunteer Demolition – to facilitate the removal of dangerous and/or dilapidated structures and to assist in the promotion of new affordable housing and/or economic redevelopment.

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

- BCS Habitat for Humanity – BCS Habitat for Humanity began building homes in 1989 on scattered sites throughout Bryan and College Station. Scattered-site homes are planned as suitable property becomes available. BCS Habitat serves families in Bryan and College Station, Texas, who earn up to 80% of the median income and are in need of quality affordable housing.
- Twin City Mission, Emanuel Baptist Church, and Family Promise – permanent, transitional, and temporary housing stock for the homeless.
- Brazos Valley Council of Governments – Housing Choice Voucher Program for rental housing is authorized for approximately 1,900 individual vouchers (multiplied by each month of use is approximately 19,000 for the entire region). Available program funding will allow an estimated 1,500 to 1,700 households to receive voucher assistance in the upcoming program year.
- Brazos Valley Community Action Programs – housing development, weatherization, and energy assistance programs.

- Elder-Aid – housing repairs and elderly rental housing development as a City of Bryan CHDO.
- Bryan Housing Authority - managing 300 units of low-income rental housing.
- Ministers Alliance – specializing in low- and moderate-income neighborhood needs.

Efforts will continue to identify additional providers such as CHDOs, housing tax credit developers, other non-profit / for-profit developers developing affordable housing, and to develop common resources.

Nexus to Affirmatively Further Fair and Affordable Housing

The Community Development office (CD) tracks staff time spent on FHEO activities so that an equivalent administrative or program delivery costs attributed to FHEO efforts can be quantified. Similar calculations are made regarding local public service and housing agency staff costs on FHEO related activities. The following table lists outreach efforts where FHEO related information was made available during the most recent twelve months to affirmatively further fair and affordable housing and equal opportunities.

DATE	OUTREACH EFFORT / EVENT	AVAILABLE TO:	MEDIA or VENUE
Available 24/7 online	Online FHEO information, local ordinance, and addresses, phone numbers, and email links to HUD and Texas Workforce complaint offices	Public	https://www.bryantx.gov/community-development/
3/1/2024	Spanish Public Hearing Notice Legal Advertisements Referencing FHEO Info	Public	<i>Bryan-College Station La Voz Hispana</i> Newspaper
3/7/2024	English Public Hearing Notice Legal Advertisements Referencing FHEO Info	Public	<i>Bryan-College Station Eagle</i> Newspaper
Mar. 2024	Public Hearing Notice Referencing FHEO Info	Public	https://www.bryantx.gov/community-development/
Mar. 2024	Public Service Announcement through <i>United Way's Texas-211</i> Referencing FHEO Info	Texas-211 Subscribers	Texas-211 Network and email subscribers
Mar. 2024	Public Service Announcement through <i>Community Partnership Board (CPB)</i> Referencing FHEO Info	CPB Agencies	CPB Network and email subscribers
Mar. 2024	Multiple city & global social media sites – English Referencing 2024 AAP Hearings and FHEO info	Public	https://www.bryantx.gov/
Mar. 2024	Multiple city & global social media sites – Spanish Referencing 2024 AAP Hearings and FHEO info	Public	https://www.bryantx.gov/
Feb. – Mar. 2024	Online Needs Survey published on multiple sites requesting, among other needs, input on FHEO	Public	https://www.surveymonkey.com/r/BryanNeeds24
3/21/2024	CDAC Public Hearing on 2024 Annual Action Plan and Fair Housing and Affirmative Marketing	Public	Bryan Municipal Building
4/2/2024	Contractor Orientation – FHEO / Section 3 info packets provided	Developers/ Contractors	City of Bryan municipal building
5/30/2024	English Public Hearing Notice Legal Advertisements Referencing FHEO Info	Public	<i>Bryan-College Station Eagle</i> Newspaper
6/7/2024	Spanish Public Hearing Notice Legal Advertisements Referencing FHEO Info	Public	<i>Bryan-College Station La Voz Hispana</i> Newspaper
May/June 2024	Public Hearing Notices in English and Spanish Referencing FHEO Info	Public	https://www.bryantx.gov/community-development/
May/June 2024	AAP and FHEO references on public outreach: City links to eNews, social media, etc.	Public	https://www.bryantx.gov/
6/13/2023	CDAC Public Hearing on 2024 Annual Action Plan and Fair Housing and Affirmative Marketing	Public	Bryan Municipal Building

Local FHEO activities that the city's CD Office anticipates pursuing in the upcoming program year (PY2024) include the following:

- Provide notices and market affordable housing programs, properties, and services in Spanish language newspapers, radio, social media and/or television.
- Make Fair Housing and Affirmative Marketing information available to the public by holding multiple public hearings at public meetings during the program year.
- Hold all public meetings in ADA accessible facilities and ensure that housing projects comply with FHEO and ADA accessibility requirements.
- Make housing program information available to the disabled and non-English speakers by utilizing ADA accessible facilities and making translation and sign language services available.
- Make information on housing programs available to local churches, churches and civic groups that serve lower income persons and/or protected classes.
- When necessary, provide virtual/online opportunities for citizens to view and participate in public hearings.
- Contact local mortgage lenders and making FHEO information available to them as they carry out CRA programs and activities.
- If any available affordable units to lower income persons and/or protected classes by providing information to local churches, civic groups and agencies that serve them.
- Host a Contractor's Breakfast promoting FHEO topics during the NCDA CDBG week.
- Distribute Fair Housing posters to partnering entities, such as: city funded Public Service Agencies; the Council of Governments, etc.
- Prepare and provide Fair Housing Information and materials to be made available at various events and locations.
- Development standards will be as accommodating as possible to facilitate development of both market and affordable residential units.
- The City will avoid duplication between local jurisdictions regarding development-related processes and procedures.
- The City's building fees will be kept as reasonable as possible to ensure that affordable housing is not hindered.
- The City will apply flexibility in zoning and building requirements when appropriate to promote fair and affordable housing.
- Permit fees for City-sponsored affordable housing development are waived for participating non-profit developers, and outstanding city liens are also.
- Local development expenses are kept to a minimum in terms of housing construction and renovation costs.
- Technical assistance and home buyer counseling provided by the city and/or local agencies to promote programs assisting lower income home buyers.
- When appropriate, and at Council's direction, support affordable rental units, to include HTC (Housing Tax Credit) projects and privately owned properties to promote the development of affordable rental units.
- Continue partnerships with other inter-local agencies and interested citizens to encourage the development of accessible, special-needs housing, and provides funding and technical assistance to its CHDO's for development of affordable housing.
- Staff will continue to track time spent on FHEO activities to quantify time and funds expended.

Analysis of Impediments to Fair Housing

The City of Bryan's Community Development Office has prepared an Analysis of Impediments (AI) and maintains it on file in the Community Development Office for review. The AI was most recently updated in 2020, with the development of the 2020-24, 5-Year Consolidated Plan, which includes a summary of the city's AI. No significant impediments to fair housing choice were found to exist which were created by City of Bryan ordinances, policies, or procedures.

In the five-year review period (2015-2019) leading up to development of the current 2020-24 Consolidated Plan, there were 15 discrimination complaints made, all but one of which related to discrimination in rental. Of the 14 rental cases, 13 were related to discrimination based on rental terms, conditions, acts, refusal, or facilities. The primary basis for discrimination complaints was race (35%), followed by disability (30%). There was one case regarding terms of sale which alleged discrimination based upon national origin. All cases were found to be without cause, withdrawn, conciliated, or administratively closed.

The number of discrimination complaints decreased from the 2010-2014 period, when there were 19 complaints in Bryan. The decrease represented a 21% decrease in discrimination complaints over the prior evaluation period. During the previous and current program years, there have been no fair housing complaints or lawsuits filed under the City's Fair Housing Ordinance, nor any others within the City of Bryan of which the City is aware. Likewise, no fair housing inquiries have been received from citizens during the program year, and no fair housing complaint information was received from the HUD Fair Housing Office after requests for any recent complaint data.

Historically, both Black and Hispanic applicants experience higher refinance loan denial percentages as compared to their respective percentages of the population as a whole. Poor credit history rating remains the primary reason for loan denials for these minority populations. Home Mortgage Disclosure Act (HMDA) data indicates that the incidence of conventional loan denial is higher for Black applicants' than other racial groups and most often due to poor credit history ratings. Likewise, Hispanics have the highest incidences of government insured loan denials due to poor credit.

To address this issue, the City provides down-payment assistance and home buyer counseling and partners with other organizations offering similar services (i.e., Habitat for Humanity, BV Affordable Housing Corp., etc.). These efforts are complemented by the *Brazos Valley Affordable Housing Corporation's* financial coaching through the Financial Fitness Center, as well as efforts by *Bank on Brazos Valley*, a collaborative program effort among local financial institutions and other entities interested in furthering financial security of our most vulnerable populations.

While the City's 2024 AAP does not allocate funds for specific Fair Housing activities, the administrative budgets do facilitate activities promoting Fair Housing, to include: Fair Housing seminars; brochures and literature; public presentations and hearings on Fair Housing, responding to citizens' fair housing inquiries, and; development and maintenance of the city's Fair Housing Plan and Analysis of Impediments.

Furthermore, the City of Bryan has adopted a Fair Housing Ordinance. Complaints regarding violation of this ordinance can be filed in the City Attorney's Office or the Bryan Police Department. A copy of the ordinance can be obtained from the City Attorney's Office or the Public Library. The ordinance is found in the city's Code of Ordinances, Part II, Chapter 58, Article II, Division II, Sections 50-40 to 50-49. The City will review annually the number and type of complaints filed with the City Attorney.

In accordance with the publication of HUD's recent Final Rule entitled *Restoring HUD's Discriminatory Effects Standard*, which rescinds the HUD's 2020 rule governing Fair Housing Act disparate impact claims and restores the 2013 discriminatory effects rule, the City will update its Analysis of Impediments (AI) to ensure it addresses the new directives. Bryan will continue to make the AI available for review and, in promotion of Fair Housing, provide a nexus between the 2024 AAP and future AAP's as well as housing needs identified in the city's current AI. See the following Fair Housing Action Work Plan:

Fair Housing Action Work Plan

This Fair Housing Work Plan provides a nexus between the City of Bryan Community Development Department (CD) planned fair housing activities in the coming fiscal year (Program Year 2024-25), and the observations made in the City's 2020 Analysis of Impediments to Fair Housing Choice:

- **Observation 1:** There were 15 discrimination complaints made during the most recent 5-year review period, all but one of which related to rental discrimination. Of the 14 rental cases, 13 were related to discrimination based upon rental terms, conditions, acts, refusal, or facilities. The primary basis for discrimination complaints were race (35%) and disability (30%). There was one case regarding terms of sale which alleged discrimination based upon national origin. All cases were found to be without cause, withdrawn, conciliated, or administratively closed. The number of discrimination complaints decreased from the 2005-2009 review period, when there were 19 complaints in Bryan. The decrease represents a 21% decrease in discrimination complaints over the prior evaluation period.

Recommendation: Continue fair housing educational and outreach activities through public service announcements to ensure a greater distribution of bilingual materials on the Internet (City website, YouTube), in the public library and through public service radio and television ads and outreach, including Spanish-language radio stations, that inform citizens on their rights and how to file complaints about housing discrimination. Provide educational information to City boards, such as the City's Community Development Advisory Committee, on fair housing education and outreach, provide information in community forums such as quarterly Partnership board meetings (whose 45 non-profits members serve primarily low/moderate income clients), health fairs and coalition groups such as the local Brazos Valley Coalition for the Homeless.

Completion Date: September 30, 2025 (ongoing, thereafter), with quarterly assessments.

Source of Funds: Community Development Budget CDBG – Administrative and City of Bryan Public Communication General Funds.

- **Observation 2:** Most dilapidated housing is located in low to moderate income areas based upon housing condition data reviewed during development of the 2020-24 CP.

Recommendation 1: Continue rehabilitation and reconstruction programs and particularly target clusters of dilapidated housing in low-moderate income minority areas, as well as work to identify target areas where the City's Capital Improvements Project funding can be effectively leveraged with federal grant funds.

Completion Date: September 30, 2025 (ongoing, thereafter), with quarterly assessments.

Source of Funds: Community Development Budget CDBG – Administrative and project funds.

Recommendation 2: Continue to market the housing rehabilitation and reconstruction programs, especially in low and moderate income areas through public service announcements outreach efforts in print media as well as the internet (City website, YouTube), radio, and television.

Completion Date: September 30, 2025 (ongoing, thereafter), with quarterly assessments.

Source of Funds: Community Development Budget CDBG – Administrative funds, and City of Bryan Public Communication General Funds.

- **Observation 3:** A review of advertising indicates that local housing providers, lenders, and insurers are generally diligent to include fair housing logos, disclosures, and diverse human models. However, bilingual advertising of housing availabilities and mortgage loans is lacking in the area, even though the Hispanic demographic is a sizeable percent of the population of Bryan.

Recommendation 1: Continue to regularly review and evaluate advertising for housing providers, lenders, and insurers in the local area. Provide an annual forum for local housing providers and associated fields to provide an open dialogue on local fair housing issues and concerns, and encourage more extensive bilingual advertising by housing providers and lenders.

Completion Date: September 30, 2025 (ongoing, thereafter), with quarterly assessments.

Source of Funds: Community Development Budget CDBG – Administrative funds.

Recommendation 2: Continue fair housing educational and outreach activities targeted toward housing providers, lenders, and insurers through local associations to increase non-discrimination awareness by public service announcements, website education, and community meetings such as the City’s Community Development Advisory Committee meetings.

Completion Date: September 30, 2025 (ongoing, thereafter), with quarterly assessments.

Source of Funds: Community Development Budget CDBG – Administrative funds.

- **Observation 4:** The City of Bryan zoning and land use policies discourage development of large, high-density multifamily developments, particularly those concentrated in areas the City is interested in improving with retail or other economic development activity, or in maintaining neighborhood integrity. In addition, the City promotes scattered site, low-density low-moderate income housing rather than concentrated affordable housing. Such efforts are important to limiting the concentration of poverty in the City.

Recommendation 1: Continue to monitor development activity such as rezoning applications, building permits, and Housing Tax Credit development applications, and provide technical assistance to developers.

Completion Date: September 30, 2025 (ongoing, thereafter), with quarterly assessments.

Source of Funds: Community Development Budget CDBG – Administrative funds.

- **Observation 5:** Current limits on the numbers of occupants in a single family dwelling likely meet the test of reasonableness under the Fair Housing Act, although some Residential Conservation District R-NC zoning by individual neighborhoods (slightly more than 2,000 homes) allows only 2 unrelated adult residents, maximum. This zoning classification could be found not to meet the test of reasonableness under the Fair Housing Act.

Recommendation 1: Continue to monitor case law in relation to this zoning classification.

Completion Date: September 30, 2025 (ongoing, thereafter), with quarterly assessments.

Source of Funds: Community Development Budget CDBG – Administrative funds.

Recommendation 2: Continue to monitor proposed changes to City ordinances and provide feedback to relevant committees and staff members regarding potential conflict with any fair housing laws.

Completion Date: September 30, 2025 (ongoing, thereafter), with quarterly assessments.

Source of Funds: Community Development Budget CDBG – Administrative funds.

- **Observation 6:** While no local policies were identified as barriers to affordable housing, implementation of the Integrated Mortgage Disclosures under the Real Estate Settlement Procedures Act (Regulation X) and the Truth in Lending Act (Regulation Z) by the Consumer Financial Protection Bureau (CFPB) has the potential to negatively affect housing affordability and availability. Sections 1098 and 1100A of the Dodd-Frank Wall Street Reform and Consumer Protection Act (Dodd-Frank Act) revised rules which apply to most mortgage transactions. Real Estate industry professionals anticipate these requirements will significantly extend the time required to close for financed purchases, which will result in cash investor purchasers having an even greater advantage in the marketplace over financed homebuyers, especially in the lower-end housing price ranges. The City continues to monitor and have anecdotally noted that, although closings are somewhat delayed, the lack of supply of affordable homes is of much greater impact to housing availability and affordability.

Recommendation 1: Continue to monitor past and recent implementations of the Integrated Mortgage Disclosures rules on affordable housing and loan availability for low-income homebuyers.

Completion Date: September 30, 2025 (ongoing, thereafter), with quarterly assessments.

Source of Funds: Community Development Budget CDBG – Administrative funds.

- **Observation 7:** According to HMDA data, Black applicants' incidence of conventional loan denial is higher than their percentage of their population as a whole and most often due to poor credit history ratings.

Recommendation 1: Continue to counsel minority Down Payment Assistance applicants regarding credit education and submission of loan applications only when likely to receive approval from the lender.

Completion Date: September 30, 2025 (ongoing, thereafter), with quarterly assessments.

Source of Funds: Community Development Budget CDBG – Administrative funds, and HOME housing project funds (Down Payment Assistance).

Recommendation 2: Continue to promote Homebuyer Counseling Training to minority applicants

Completion Date: September 30, 2025 (ongoing, thereafter), with quarterly assessments.

Source of Funds: Community Development Budget CDBG – Administrative funds.

Recommendation 3: Continue to engage local mortgage lenders through local committees such as the *Bank on Brazos Valley* program, organizations, and other appropriate venues to promote lending to minority applicants.

Completion Date: September 30, 2025 (ongoing, thereafter), with quarterly assessments.

Source of Funds: Community Development Budget CDBG – Administrative funds / General funds.

- **Observation 8:** Hispanics and Blacks have higher incidences of government insured loan denials due to excessive debt and inadequate collateral, respectively.

Recommendation 1: Continue to counsel minority Down Payment Assistance applicants regarding credit education and submission of loan applications only when likely to receive approval from the lender.

Completion Date: September 30, 2025 (ongoing, thereafter), with quarterly assessments.

Source of Funds: Community Development Budget CDBG – Administrative funds, and HOME housing project funds (Down Payment Assistance).

Recommendation 2: Continue to promote Homebuyer Counseling Training to minority applicants

Completion Date: September 30, 2025 (ongoing, thereafter), with quarterly assessments.

Source of Funds: Community Development Budget CDBG – Administrative funds.

Recommendation 3: Continue to engage local mortgage lenders through local committees such as the *Bank on Brazos Valley* program, organizations, and other appropriate venues to promote lending to minority applicants.

Completion Date: September 30, 2025 (ongoing, thereafter), with quarterly assessments.

Source of Funds: Community Development Budget CDBG – Administrative funds / General funds.

- **Observation 9:** Both Black and Hispanic applicants experience higher refinance loan denial percentages as compared to their respective percentages of the population as a whole. Poor credit history rating remains the primary reason for loan denials for these minority populations.

Recommendation 1: Continue to counsel minority Down Payment Assistance applicants regarding credit education and submission of loan applications only when likely to receive approval from the lender.

Completion Date: September 30, 2025 (ongoing, thereafter), with quarterly assessments.

Source of Funds: Community Development Budget CDBG – Administrative funds, and HOME housing project funds (Down Payment Assistance).

Recommendation 2: Continue to promote Homebuyer Counseling Training to minority applicants

Completion Date: September 30, 2025 (ongoing, thereafter), with quarterly assessments.

Source of Funds: Community Development Budget CDBG – Administrative funds.

Recommendation 3: Continue to engage local mortgage lenders through local committees such as the *Bank on Brazos Valley* program, organizations, and other appropriate venues to promote lending to minority applicants

Completion Date: September 30, 2025 (ongoing, thereafter), with quarterly assessments.

Source of Funds: Community Development Budget CDBG – Administrative funds / General funds.

- **Observation 10:** Data indicates that both Black and Hispanic applicants for home improvement loans experience high denial rates due, primarily, to poor credit history ratings.

Recommendation 1: Continue to provide homebuyer education to Down Payment Assistance applicants regarding credit education and submission of loan applications only when likely to receive approval from the lender.

Completion Date: September 30, 2025 (ongoing, thereafter), with quarterly assessments.

Source of Funds: Community Development Budget CDBG – Administrative funds, and HOME housing project funds (Down Payment Assistance).

Recommendation 2: Continue referring minority applicants to available Homebuyer Counseling.
Completion Date: September 30, 2025 (ongoing, thereafter), with quarterly assessments.
Source of Funds: Community Development Budget CDBG – Administrative funds.

Recommendation 3: Continue to engage local mortgage lenders through local committees such as the *Bank on Brazos Valley* program, organizations, and other appropriate venues to promote lending to minority applicants
Completion Date: September 30, 2025 (ongoing, thereafter), with quarterly assessments.
Source of Funds: Community Development Budget CDBG – Administrative funds / General funds.

Recommendation 4: Implementation of CDBG and HOME required identification and use of HUD certified Housing Counselors for applicants of loans generated for CDBG or HOME housing programs and work with local agencies on certification and client referral to other HUD certified counselors.
Completion Date: September 30, 2025 (ongoing, thereafter), with quarterly assessments.
Source of Funds: Community Development Budget CDBG – Administrative funds / General funds.

Affirmative Marketing Techniques

Owners, builders, and developers offering properties assisted by the City of Bryan Community Development Department are required to comply with the City's affirmative marketing requirement on all units sold under the program. The Department of Housing and Urban Development has set fourth guidelines and to assist in meeting affirmative marketing goals.

The following is a list of activities which must be carried out by assisted property owners, builders, developers, or agencies in order to insure compliance with federal regulations:

- Correspond with various community organizations, employment agencies, churches, etc. in order to accomplish special outreach to those not likely to apply for housing in the available properties.
- Utilize the fair housing logo on all printed advertisements and prominently in the business office.
- Provide a fair housing brochure to prospective tenants in order to inform them of fair housing laws and the City's Affirmative Marketing Policy.

The City maintains a list of local agencies which will be notified in the event assisted units become available under the City's Housing Assistance Programs.

Program Monitoring

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

Internal Review of City Programs:

Record keeping and forms used for program implementation constitute legal instruments. The City Attorney, prior to their use, approves contracts. All other forms necessary for program use are developed and approved by CD staff. Staff is responsible for maintaining accurate and complete files as required by HUD on each program participant. In addition, staff conducts reviews to determine compliance with program requirements. Annual monitoring ensures long term compliance, including but not limited to, ensuring clients have hazard insurance and verifying that homes are owner occupied. Housing assistance activities are monitored for compliance with the Fair Housing and Equal Opportunities (FHEO) laws. Bryan consistently updates strategies to monitor efforts to affirmatively further Fair Housing. Bryan will seek technical assistance from FHEO staff in the strategy development to use in monitoring sub-recipients. On-site inspections are done at the beginning of each housing project to ensure code compliance.

Bryan shall meet all requirements set forth by OMB and documentation shall conform to HUD 24 CFR parts 84 and 85 as described in 24 CFR Section 570.502, the City accounting practices and applicable Federal Office of Management and Budget Circular 2 Part 200. An independent audit is conducted annually to ensure that grant funds are used in accordance with program requirements. The City monitors internal benchmarks for goals on a quarterly basis. Additional financial reconciliation is done monthly.

Sub-recipient Monitoring:

Monitoring provides a basis for assessing a program and identifying concerns. A secondary goal is to obtain data assess achievement. Evaluations summarize monitoring findings and program goals, and measure progress towards goals during program efforts. All sub-recipients are monitored at least once quarterly on-site (when feasible unless precluded by social distancing during pandemics) and quarterly in-house, with a final onsite (after year-end), to ensure compliance before contract close-out. Bryan has responsibility for overall CDBG performance and Consolidated Plan compliance, including sub-recipient performance. Clear record keeping of sub-recipients is essential to grant accountability. Responsibility for maintaining many of the records is assigned to the sub-recipient, including documenting activities with special requirements. Bryan serves as the grantee and contracts with sub-recipient organizations to provide services to low-income citizens. The contract details the services provided and a concise statement of conditions, requirements, and performance criteria. The City Attorney, prior to execution, shall approve the contract.

Categories of Eligible HOME Applicants and Application Processes

Homebuyer Down Payment Assistance (DAP) (HOME)

An open-application process available to all eligible applicants on a first-come, first-serve basis. Appropriate homebuyer assistance funding is provided as a deferred loan of up to \$15,000 (or potentially more for City-sponsored developments) for all potential households seeking a home within the city limits of Bryan.

Information regarding the program and application process (including applications) is available at the Community Development Department office, the Department's website (<http://www.bryantx.gov/community-development/community-development-programs/>), in periodic advertisements through local media, at Community Development Advisory Committee monthly public meetings, and at the City's library.

Applicant Requirements:

1. Participant's household income may not exceed 80% of the Area Median Household Income.
2. Participants must be first-time home buyers or not have owned a home in the past three (3) years.
3. Applicants must be employed or have a verifiable family income (SSI, Social Security, child support, documented self-employment, etc.) sufficient to repay any necessary note based upon the City's debt to income ratios: 33% Housing Payment Ratio, and 43% Total Debt to Income Ratio.
4. All household members must be U.S. citizens or qualified permanent legal resident aliens.
5. Married Couples are considered joint applicants and both spouses must be on all documents.
6. Applicants must attend a formal homebuyer housing counseling training by an approved provider.
7. Applicants must contribute a minimum of \$1,000 toward the transaction.
8. Applicants must be employed in the same job or field for at least six (6) months, and self-employed applicants for at least two (2) years.
9. Applicants must be current on income taxes, student loans and child support payments, with no previous foreclosure in the past five (5) years.
10. Applicants may have not outstanding delinquent Bryan Texas Utilities accounts or City of Bryan loans, unpaid citations, or fines.
11. Detailed records are kept for applicants approved, denied or declined the services of the program.

Home Owner's Housing Assistance (Major Rehabilitation/Reconstruction) (HOME)

An open-application process available to all eligible homeowners applicants within the city limits, based on a first-come, first-serve basis (after completion of the application and once eligibility has been established). Funding assistance is provided as a deferred loan of up to \$45,000 for applicants less than 50% of the AMI, with the remaining necessary funding provided as a repayable loan at terms and rates affordable to the applicant and acceptable to the City.

Information regarding the program and application process (including applications) is available at the Community Development Department office, the Department's website (<http://www.bryantx.gov/community-development/community-development-programs/>), in periodic advertisements through local media, at Community Development Advisory Committee monthly public meetings, and at the City's library.

Requirements 1,3,4,5,9,10, and 11 above are applicable, in addition to the following:

1. Participants must own their home and live there as a principal residence (Homestead) for at least the past two years.
2. Applicants must be current on property taxes (or legally deferred because of age or disability) income taxes, student loans and child support payments, with no previous foreclosure or bankruptcy in the past five (5) years.
3. Applicant's home must be a single-family detached home or condominium which meets applicable eligibility and feasibility guidelines. Applicants with sites which are infeasible to rehabilitate or reconstruct may have the option to relocate to alternative sites, if available.

Housing Development Program

An open-proposal process available to all eligible developers with the capacity to complete developments deemed feasible by the department. Available to non-profit and for-profit developers to increase housing availability and access, depending on funding availability throughout the year. Request-for-proposals are solicited when a specific type of development is warranted.

Homes are made available through the application process, and HOME Program beneficiary and affordability requirements are imposed on rental and/or owner applicants. Where the City is the owner/seller, and/or where the City of Bryan's Down Payment Assistance Program (DAP) is used, all DAP Program requirements listed above apply. All applicable City development and RFP requirements also apply.

Information regarding the program, process, and available units is available at the Community Development Department office, the Department's website (<http://www.bryantx.gov/community-development/community-development-programs/>), in periodic advertisements through local media, at Community Development Advisory Committee monthly public meetings, and on the City's Community Development website: <https://www.bryantx.gov/community-development/public-services-facilities-funding/>

Community Housing Development Organization (CHDO) Program

A closed-application process available every two years to all eligible non-profit developers using a request-for-proposals (RFP) method for CHDO eligible developers to increase housing availability and access, as funding allows.

Homes are made available through the application process, and HOME Program beneficiary and affordability requirements are imposed on rental and/or owner applicants. Where the City of Bryan's Down Payment Assistance Program (DAP) is used, all DAP Program requirements listed above apply. All applicable City development and RFP requirements also apply.

Information regarding the program, process, and available units is available at the Community Development Department office, the Department's website (<http://www.bryantx.gov/community-development/community-development-programs/>), in periodic advertisements through local media, at Community Development Advisory Committee monthly public meetings, and on the City's Community Development website: <https://www.bryantx.gov/community-development/public-services-facilities-funding/>

Information and consultation findings related to broadband needs of low- and moderate-income households

Bryan is fortunate to have multiple broadband providers. Bryan's Information Technology Office estimates that 85-95% of citizens wanting home connections, have access. Regarding connectivity, particularly for low- to moderate-income (LMI) households, it is noted that while some LMI households may not have internet service connection to a dwelling, the majority have cell phones and data plans allowing to access the internet. Those households generally have the ability to use cell phones as "mobile-hotspots" to access the internet using a laptop or other device. Based on a *Pew Research Center* study, interaction with clients, and other industry data, it's presumed that many of the LMI households lacking internet service or cellphones are senior citizens who are not interested in utilizing computers for internet service. An example is a recent *Pew Research* study indicated only 28% of seniors purchase broadband service. To further assist households with students, the Bryan Independent School District (BISD) provides WIFI service for those near their various campuses. BISD has also acquired mobile-hotspot locations throughout Bryan and are in the process of partnering on the implementation of LTE towers to further increase their broadband access throughout the community. A local public service agency, *Project Unity*, also assists with households, particularly those with children, who are unable to pay monthly internet bills. Due to its many college students, Bryan has numerous diners and coffee shops that also provide internet access to their customers. Through its public library system, the City also ensures internet access to residents by providing personal computers connected to internet service.

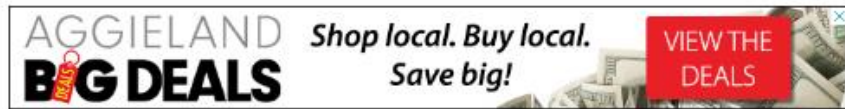
According to *BroadbandNow*, there are 19 internet providers in Bryan, with 7 of those offering residential service. Approximately 86% of residents are serviced by multiple wired providers with plans starting at \$27.99 per month, affordable to most households. The following *Federal Communications Commission* map shows internet coverage for Texas counties. Brazos county (Bryan's location), is shown to have the one of the highest coverage rates for its citizens – confirming high service coverage for those with home broadband connections - or those without, but with cell phone plans allowing internet access. Alternatively, access is available through Bryan ISD provided WIFI service, Bryan Library computer and internet access, local beverage or food shops, or by local public service agencies provided assistance in paying for home internet access. Online and public meeting surveys received for the 2020-24 Consolidated Plan showed approximately 60% of respondents considered broadband service important or very important, and over 50% reported that internet service in their neighborhoods was usually or always a problem. As data show high levels of local availability and affordable internet plans, it's presumed that reports of service being problematic is related to quality of service.

Recently, the City entered into a memorandum of understanding with a new provider of high speed internet services to bring in additional broadband capacity to the citizens of Bryan. The services provided by MetroNet's 100 percent fiber-optic internet, TV, and phone services will greatly enhance services to Bryan citizens, to include the LMI households needing affordable internet options. To accommodate broadband access and affordability, the City regularly makes its public right-of-ways available to broadband providers to install the necessary cables and equipment so as to help mitigate the "digital-divide" The City also consults with the Brazos Valley Council of Governments (BVCOG) on local and regional broadband needs and how best to meet them.

See the following broadband internet service announcement posted on the City of Bryan website.

Feb 14, 2023 Report on Countywide Study of Broadband Availability

NOTE: audio of consultant reporting less than 10% of residence without broadband



Brazos County Commissioners Hire A Consultant To Do A Broadband Study

February 14, 2023 Bill Oliver



The next step is being taken towards the possibility of extending broadband to the less than ten percent of Brazos County residents without high speed internet.

That is after county commissioners awarded a \$70,000 dollar consultant's study as recommended by purchasing agent Charles Wendt.

Wendt says a Missouri company will be doing an assessment of the local broadband market and where the broadband gaps are in Brazos County.

The study also includes business and residential surveys, discussions with key stakeholders and existing broadband providers, and doing a rate study.

The consultant expects to complete the study by June 30, 2023.

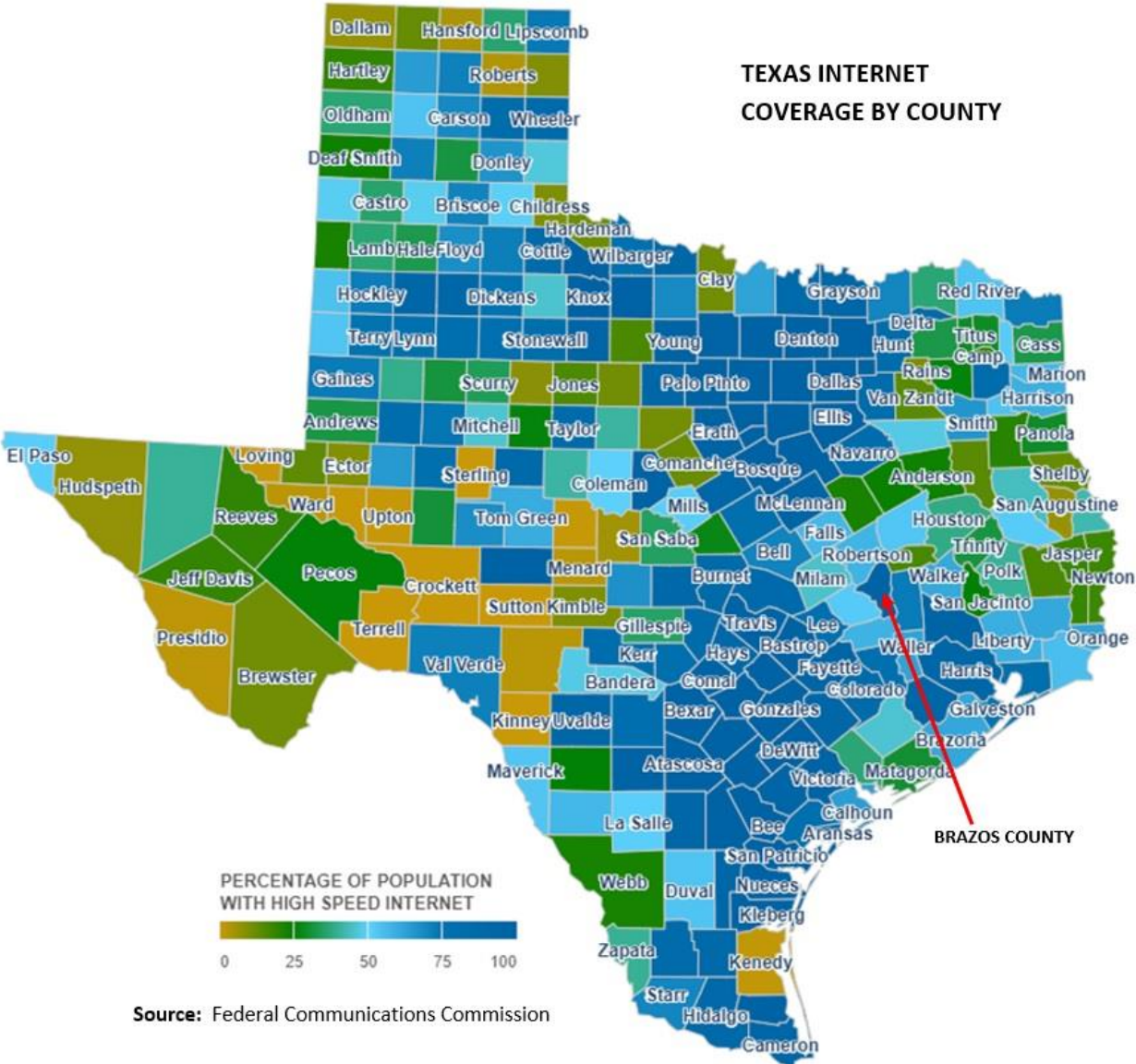
Click [HERE](#) to read and download the list of itemized costs as part of the contract that was approved by Brazos County commissioners.

Click below to hear comments from the February 7, 2023 Brazos County commission meeting.





Sign up for the WTAW

Map of Texas Internet Coverage by County



Bryan Broadband Service Announcement





Get the latest news and events information from the City of Bryan delivered straight to your inbox.

MORE INFO >

- [Addresses](#)
- [Contact Us](#)
- [Menus](#)
- [Search](#)



Broadband Internet

[Home](#) / [Broadband Internet](#)

In early 2020, the city embarked on a research process to understand the long-term internet needs of the Bryan community through conversations with consultants and a public feedback survey. The results of that survey indicated strong interest in residents and businesses having additional choice in their internet services.

High-speed internet services coming to Bryan

MetroNet

The City of Bryan and MetroNet announced a memorandum of understanding (MOU) that will soon bring MetroNet's 100 percent fiber-optic internet, TV and phone services to businesses and residents. MetroNet will fully fund the building of their network throughout the community and will have a physical local storefront presence and support staff within the City of Bryan.

- [Learn more about MetroNet](#)

Nextlink

As a result of the internet provider recruiting efforts in Bryan, NextLink Internet will be deploying high speed wireless internet and voice services to Bryan, Brazos County and surrounding areas. NextLink uses both fixed wireless and fiber-optic technology to deliver services to commercial and residential markets.

- [Learn more about NextLink](#)

Bryan Broadband Service Announcement



THE GOOD LIFE

CITY OF BRYAN NEWSLETTER

Are you new to Bryan? Check out our [New Resident Guide](#).

Broadband Internet

[Home](#) / [Broadband Internet](#)

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[Learn more about MetroNet](#)

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NextLink Internet will be deploying high speed wireless internet and voice services to Bryan, Brazos County and surrounding areas. NextLink uses both fixed wireless and fiber-optic technology to deliver services to commercial and residential markets.

[Learn more about NextLink](#)

Frontier

Frontier will also be offering fiber-optic internet, TV and phone services in Bryan.

[Learn more about Frontier](#)

Information and consultation findings related to hazard mitigation needs of low- and moderate-income households

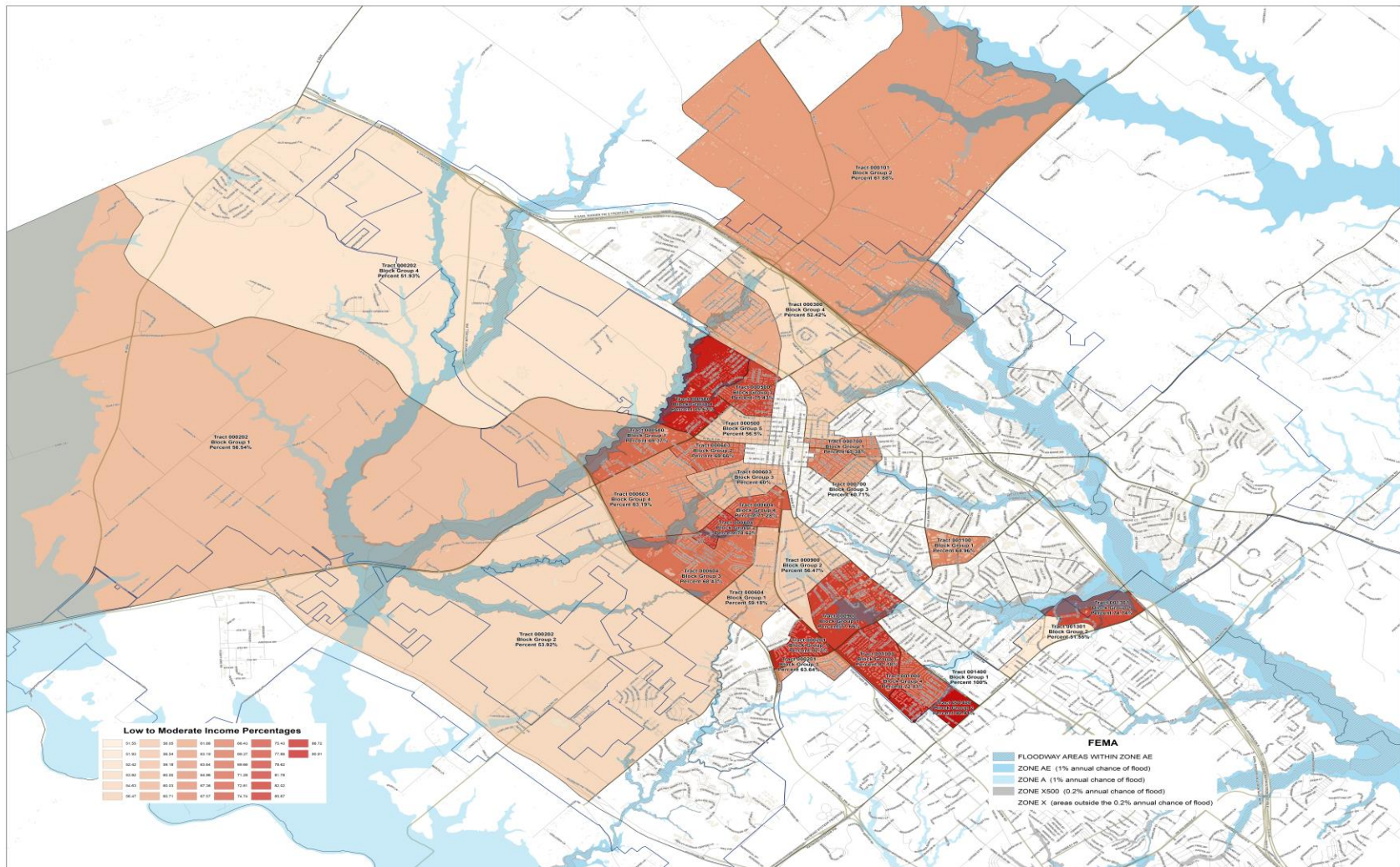
The most likely natural hazard threatening the jurisdiction, particularly lower-income households, is flooding due to storms, mainly from tropical systems originating in Caribbean and/or Gulf of Mexico. If the frequency or intensity of such tropical weather were to increase, flooding and loss of power would affect the entire region and would be particularly impactful to lower-income households. Such weather events have typically caused flooding, loss of power, fallen trees, damage to structures, and other effects that threaten the public, to include food and water supply shortages and difficulty navigating streets due to flooding, downed power lines, and other debris.

Because lower-income households have less financial resources, often live in marginal housing, and are more likely to live in structures in flood prone areas, they are more vulnerable to the effects of natural disasters. These households often reside in older, poorly built and maintained structures. The City's CDBG and HOME housing program staff often find that grant program applicants who's residence or prospective properties for purchase are ineligible for assistance due to their location in a FEMA flood hazard designation.

Lower-income households in several areas of Bryan are more likely to be at risk of flooding during heavy tropical storms or other severe weather events. Those census tracts with more than 50% of low- and moderate-income households, and near flood prone areas are: northeast Bryan near the Coulter Field Airport and along Carters Creek.; Briar, Burton, and Carter Creeks in southeastern Bryan; north of downtown and along Still Creek and its tributary; west and southwest Bryan along Turkey Creek and its tributary, west of downtown Bryan and along Cottonwood Creek and its tributary; and north and northwest Bryan along Thompson Creek, Thompson Branch, and their tributaries.

As noted above, such weather events have occurred in Bryan in the past resulting in power outages, downed trees, building damage, and street closures due to flooding and debris. As such, during development of this AAP, the City has notified the Brazos Valley Council of Governments (BVCOG) of its interest in receiving CDBG-MIT funds provided by the US Department of HUD, through the State of Texas, and allocated locally by BVCOG.

Following is a City of Bryan FEMA Flood Zone and Topography Map illustrating the flood prone locations noted above:



0 0.5 1 Miles

Low to Moderate Income Areas



Bryan LMI Areas and FEMA Flood Zones

Community Outreach – Consultations Hearings, Surveys , etc. (tables follow)

During development of the 2024 AAP and the controlling 2020-24 CP, consultation and public input was reviewed to aid in determining program and project funding for PY2022. Following are some of the 2020-24 CP consultation and community outreach consulted for development of the 2024 AAP.

Specific consultations and/or outreach was completed and/or attempted with: Brazos Valley Council of Governments; Brazos County Judge, Brazos County Health Dept.; Brazos Transit District; Bryan Housing Authority; Brazos Valley Affordable Housing Corporation; Mayor of Bryan, Brazos Valley Coalition for the Homeless; Twin City Mission; Bryan Independent School District, Unity Way of the BV, B/CS Habitat for Humanity, and other entities (see following table titled “Public Services, Educational, and Governmental Providers and Organizations Consulted” Table-1).

During development of the 2020-24 CP, the Citizens Questionnaire Priorities (Client Survey), was made available at multiple meetings, the Community Development office, and online receiving approximately 123 responses for 22 different options in five broad categories of: housing, public facilities, public services, code enforcement, and economic development. Priority needs are ranked by five major categories as found in the following table titled “Citizens Questionnaire Priorities” Table-2.

Likewise, and also for the 2020-24 CP, the Health and Human Service Providers ranking of client needs by four need categories: primary, personal, health, and family. Health and human service providers ranked client needs by four need categories: primary, personal, health, and family. Priorities were ranked as follows in the “Service Providers Ranking of Needs” Table-3.

Table – 1

Public Services, Educational, and Governmental Providers and Organizations Consulted			
Brazos County Judge	City of Bryan Mayor	BV Council of Governments Executive Director	Brazos County Health Department
Bryan Housing Authority	BV Coalition for the Homeless	United Way of the Brazos Valley	Texas A&M University System
Brazos Transit System – The District	Twin City Mission	Bryan Independent School District	Brazos Valley Affordable Housing Corp.
Texas Dept. of Housing and Community Development	Brazos Valley Food Bank	Project Unity	Brazos Valley Community Action Programs
B/CS Habitat for Humanity	Bryan and College Station Community Development	Texas A&M University School of Public Health	Elder-Aid
Brazos County District Attorney Office	Chi St. Joseph Faith Advisory Network	BV Rehabilitation Center	MHMR Authority of BV
Brazos County Juvenile Probation	National Alliance on Mental Illness	Brazos Interfaith Immigration Network	Adult and Teen Challenge of Texas
Rock Prairie Behavioral Health	BVCAP Energy / Housing Services	BV Center for Independent Living	A&M Church of Christ Lincoln House of Hope
Brazos Valley Council on Alcohol and Substance Abuse	Chi St. Joseph Healthy Communities	B/CS Homebuilders Association	BV Small Business Development Center
Brazos Valley Maternal and Child Health Clinic	Scotty’s House Child Advocacy Center	Project Unity Special Health Services	Family Promise (Homeless Shelter)
Scotty’s House Child Advocacy Center	Sexual Assault Resource Center	Big Brothers, Big Sisters	Single Mothers Created 4 Change
Catholic Charities of Central Texas	St. Vincent de Paul Society	Early Childhood Intervention: Easter Seals of East Texas	Telehealth Counseling Clinic
Texas Agrilife Extension Service	Aggieland Pregnancy Outreach	Health for All	Texas Department of Family and Protective Services
Rebuilding Together of Bryan/College Station	North Bryan Community Center	Children’s Museum	La Hacienda Treatment Center
Brazos Valley Economic Development Corporation	Voices for Children (CASA)	Lone Star Legal Aid	Brazos County Adult Probation
BV Boys and Girls Club	Pride Community Center	S.O.S Ministries	BVCAP Aids Services
Brazos Maternal and Child Health Clinic (Prenatal)	Brazos Valley Council on Alcohol and Drug Abuse	BVCAP Family Health Clinic	BVCOG Area Agency on Agency
Salvation Army	Hospice of Brazos Valley	North Bryan Community Center	MOSAIC Bryan-College Station
Junction 5-0-5	BVCAP Energy / Housing Services	Son-Shine Outreach Center	Texas Ramp Project

Table – 2

Citizens Questionnaire Priorities for Categories Ranked 1 through 12 Top 5 Categories Bolded (all under housing)				
Housing (9 of 9)	Public Facilities (4 of 4)	Public Services (2 of 2)	Econ. Development (3 of 3)	Code Enforcement (1 of 1)
Special Needs Rental Housing (#1 overall)	Neighborhood Centers (#7 overall) – tied with Permanent Housing for Homeless (#7 overall) - tied with #7 Large Family Rental (both under housing)	Health Services (#8 overall) - tied with #8 Social Services and #8 Job Creation (under Econ Development)	Job Creation (#8 overall) - tied with #8 Health Services and #8 Social Services (both under Public Services)	Code Enforcement (#9 overall) and tied with #9 Infrastructure Improvements (under Public Facilities)
Homeowner Repair Assistance (#2 overall)	Infrastructure Improvements (#9 overall) and tied with #9 Code Enforcement (under Code Enforcement)		Commercial Building Renovation (#10 overall)	
Home Buyer Assistance (#3 overall) - tied with #3 Housing Counseling	Non-Profit Public Facilities (#11 overall) – and tied with #11 Park Development or Improvement		Broadband Access (#12 overall)	
Emergency Housing for Homeless (#4 overall)				
Clearance and Demo (#5 overall)				
Transitional Housing for Homeless (#6 overall)				
Permanent Housing for Homeless (#7 overall) - tied with #7 Large Family Rental and #7 Neighborhood Centers (under public facilities)				

Table – 3

Service Providers Ranking of Needs

Rank	Primary Needs	Personal Needs	Health Needs	Family Needs	
1	Safe/Affordable Housing	Transportation	Mental Health	Drug and Alcohol Abuse	
2	Healthcare	Affordable Childcare	Pharmaceutical and Medical Equipment	Child Abuse and Neglect	Child Abuse and Neglect
3	Shelter	Education/Job Skills	Dental	-- tied with -- Crime and Violence	-- tied with -- Crime and Violence
4	Food Programs	Financial Literacy	Services for the Physical Disabled	Teen Pregnancy	
5		Eliminate Language Barriers	Services for LGBT		

An online survey also ran from February 9, 2024 to April 10, 2024 and provided opportunity for citizens to provide input on local housing and non-housing needs and priorities. Links and addresses to the survey were made available in public notices, public service announcements, and links to the survey was provided on the city’s Community Development Departments online homepage. There were 98 responses to the survey. The 2024 survey questions follow:

City of Bryan, Texas - 2024 Community Needs Online Survey

Please rank the importance of the following:

1. Provide an Economic Development program to enable business job creation/retention for low/moderate income employees.

Least Important Somewhat Important Neutral Important Most Important

Comments _____

2. Provide rent assistance to low income tenants that are experiencing financial crisis to stabilize the family.

Least Important Somewhat Important Neutral Important Most Important

Comments _____

3. Provide utility bill assistance to low/moderate income households that are experiencing financial crisis to stabilize the family.

Least Important Somewhat Important Neutral Important Most Important

Comments _____

4. Provide minor repairs of owner occupied homes for health and safety issues (repairs of plumbing leaks, roofs, water heaters, heating, air conditioning, handicap bathroom access, etc. to low/moderate income households.

Least Important Somewhat Important Neutral Important Most Important

Comments _____

5. Provide for a Home Ownership Program (Down Payment Assistance) to low to moderate income homebuyer households.

Least Important Somewhat Important Neutral Important Most Important

Comments _____

6. Provide for the funding of nonprofit agencies that provide direct services for health and social needs.

Least Important Somewhat Important Neutral Important Most Important
Comments _____

7. Provide for job training opportunities through partnerships and/or funding.

Least Important Somewhat Important Neutral Important Most Important
Comments _____

8. Provide for the demolition of vacant, dilapidated houses to remove potentially dangerous structures.

Least Important Somewhat Important Neutral Important Most Important
Comments _____

9. Provide funding for major rehabilitation or reconstruction of owner occupied homes for low/moderate income households.

Least Important Somewhat Important Neutral Important Most Important
Comments _____

10. Provide for funding of public facilities for nonprofit agencies seeking to increase access to their services through rehabilitation of buildings.

Least Important Somewhat Important Neutral Important Most Important
Comments _____

11. Provide for public education and outreach regarding Fair Housing to improve housing discrimination awareness.

Least Important Somewhat Important Neutral Important Most Important
Comments _____

12. Provide funding for a program to assist the homeless and those at risk of homelessness with rent and social services.

Least Important Somewhat Important Neutral Important Most Important
Comments _____

13. Provide technical or other assistance to encourage development of high speed broadband access for low to moderate income households and businesses currently lacking affordable internet access.

Least Important Somewhat Important Neutral Important Most Important
Comments _____

14. The City of Bryan sponsors informational workshops on topics of interest to low to moderate income households. Select a workshop topic you may like to attend, or suggest a different topic in the comments box.

- Home Ownership Maintenance
- Becoming a First Time Homebuyer
- Legal Topics (Wills, estates, probate, title, liens)
- Finance, Budgeting, and Credit
- Other (please specify)

Community Outreach for Hearings, Surveys and 2024 AAP - March 2024
Available to general population via 2-1-1 Texas, United Way of Brazos Valley

2-1-1 Texas, United Way BV



- What:** City of Bryan CDAC Meeting and Public Hearings on the 2024 Annual Action Plan and Fair Housing / Affirmative Marketing Plan
- When:** Thursday - March 21, 2024 at 6:00 P.M.
- Where:** City of Bryan Municipal Office Building, Council Chambers, 300 S. Texas Avenue, Bryan, Texas 77803
- Contact:** City of Bryan Community Development Office at 979-209-5175 or via email at: communitydevelopmentweb@bryantx.gov

The City of Bryan Community Development Advisory Committee (CDAC) will host a public meeting on Thursday, March 21st, at 6:00 p.m. in the Municipal Building Council Chambers, at 300 S. Texas Ave., Bryan, TX 77803. Public hearings will be held on the 2024 Action Plan, and on Fair Housing and Affirmative Marketing topics. Comments will be welcomed.

CDAC and the city's Community Development Office administer the Community Development Block Grant (CDBG) and Home Investment Partnership Program (HOME). The City will receive an estimated \$910,061 in CDBG funds and \$443,351 in HOME funds for the 2024-25 Program Year

Partnering with local entities, these grants provide funds for eligible activities addressing local needs and priorities. Programs and projects are evaluated and funded in accordance with grant regulations and the city's current 5-year Consolidated Plan. Please attend, and respond to our online survey!

<https://www.surveymonkey.com/r/BryanNeeds24>

City of Bryan, Texas – 2024 AAP
Needs Assessment Survey



Community Outreach for Hearings, Surveys and 2024 AAP - March 2024
Sent to approximately 45 area non-profit agencies

Community Partnership Board



- What:** City of Bryan CDAC Meeting and Public Hearings on the 2024 Annual Action Plan and Fair Housing / Affirmative Marketing Plan
- When:** Thursday - March 21, 2024 at 6:00 P.M.
- Where:** City of Bryan Municipal Office Building, Council Chambers, 300 S. Texas Avenue, Bryan, Texas 77803
- Contact:** City of Bryan Community Development Office at 979-209-5175 or via email at: communitydevelopmentweb@bryantx.gov

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<https://www.surveymonkey.com/r/BryanNeeds24>

City of Bryan, Texas – 2024 AAP
Needs Assessment Survey 



Community Outreach for 2024 AAP Public Hearings - March 2024
Local United Way affiliate and Texas 2-1-1 posting online

March 14th, 2024

Community Information Digest



TEXAS
Health and Human
Services



POWERED BY

United Way
of the Brazos Valley



Benefiting United Way of the Brazos Valley!

Upcoming Events

Public Hearing 2024 Annual Action Plan and Fair - City of Bryan Community Development

Date: March 21st

Time: 6:00 pm

Location: City of Bryan Municipal Office Building, Council Chambers, 300 S. Texas Avenue,
Bryan, 77803

CDAC and the city's Community Development Office administer the Community Development Block Grant (CDBG) and Home Investment Partnership Program (HOME). The City will receive an estimated \$910,061 in CDBG funds and \$443,351 in HOME funds for the 2024-25 Program Year. Partnering with local entities, these grants provide funds for eligible activities addressing local needs and priorities. Programs and projects are evaluated and funded in accordance with grant regulations and the city's current 5-year Consolidated Plan. Please attend, and respond to our online survey!

To learn more, please contact Art Roach, Community Development Manager, 979-209-5175 or email: communitydevelopmentweb@bryantx.gov

**March 2024 Outreach Postings for
2024 AAP Public Hearing and 2024 Needs Assessment Survey**

Postings on the City of Bryan Community Development Dept. homepage regarding the City's 2024 Annual Action Plan, and providing date, details, and link to the Community Need Assessment Survey. Postings available via LinkedIn, Facebook, City of Bryan eNews

**Public Hearings:
Community
Development Advisory
Committee**

Thursday Mar 21 6:00pm - 7:30pm

[public meetings](#) [community development](#)

Bryan City Hall, 300 Texas Ave, Bryan, TX 77803, USA
[map](#)



The City of Bryan's Community Development Advisory Committee will host two public hearings during its regular meeting on Thursday, March 21, at 6 p.m. in the Council Chambers

of Bryan City Hall.

The first hearing will consist of a presentation on the Community Development Block Grant (CDBG) and HOME Investment Partnerships Grant programs, which the city receives from the U.S. Department of Housing and Urban Development (HUD), and development of the 2024 Annual Action Plan. The second hearing is a presentation on the city's Fair Housing Plan/Affirmative Marketing Plan. Public comments are encouraged.

If you are unable to attend, you are invited to share your comments in the Community Needs Assessment for Federal Funding Survey by April 10.

Resources

- [Community Needs Assessment for Federal Funding Survey](#)
- [View current and past Annual Action Plans](#)

For more information, call the Community Development Office at 979-209-5175.



Bryan's Newsletter webpage with announcements and links to a Needs Survey and Public Notices in English for March 21, 2024 Public Hearings on the 2024 AAP



Contact Us

GOVERNMI

Get the latest news and events information from the City of Bryan delivered to your inbox.

enter your email address here

THE GOOD LIFE
CITY OF BRYAN NEWSLETTER

Are you new to Bryan? Check out our New Resident Guide.

March 6, 2024

[Home](#) / [Articles](#) / [Residents Invited to Comment on Community Needs](#)

Residents Invited to Comment on Community Needs

The City of Bryan's Community Development Advisory Committee will host two public hearings during its regular meeting on Thursday, March 21, at 6 p.m. in the Council Chambers of Bryan City Hall.

The first hearing will consist of a presentation on the Community Development Block Grant (CDBG) and HOME Investment Partnerships Grant programs, which the city receives from the U.S. Department of Housing and Urban Development (HUD), and development of the 2024 Annual Action Plan. The second hearing is a presentation on the city's Fair Housing Plan/Affirmative Marketing Plan. Public comments are encouraged.

If you are unable to attend, you are invited to share your comments in the Community Needs Assessment for Federal Funding Survey by April 10.

Resources

- [Community Needs Assessment for Federal Funding Survey](#)
- [View current and past Annual Action Plans](#)

For more information, call the Community Development Office at 979-209-5175.

Bryan's Newsletter webpage with announcements and links to a Needs Survey and Public Notices in Spanish for March 21, 2024 Public Hearings on the 2024 AAP





THE GOOD LIFE

CITY OF BRYAN NEWSLETTER

Reciba la información más reciente sobre noticias y eventos de la ciudad de bandeja de entrada.

[Entregar](#)

¿Eres nuevo en Bryan? Consulte nuestra Guía para nuevos residentes.

6 de marzo de 2024

[Inicio](#) / [Artículos](#) / [Residentes invitados a comentar sobre las necesidades de la comunidad](#)

Residentes invitados a comentar sobre las necesidades de la comunidad

El Comité Asesor de Desarrollo Comunitario de la Ciudad de Bryan organizará dos audiencias públicas durante su reunión ordinaria el jueves 21 de marzo a las 6 pm en la Cámara del Consejo del Ayuntamiento de Bryan.

La primera audiencia consistirá en una presentación sobre los programas Community Development Block Grant (CDBG) y HOME Investment Partnerships Grant, que la ciudad recibe del Departamento de Vivienda y Desarrollo Urbano de EE. UU. (HUD), y el desarrollo del Plan de Acción Anual 2024. La segunda audiencia es una presentación sobre el Plan de Vivienda Justa/Plan de Marketing Afirmativo de la ciudad. Se alientan los comentarios públicos.

Si no puede asistir, lo invitamos a compartir sus comentarios en la Encuesta de Evaluación de Necesidades Comunitarias para Financiamiento Federal antes del 10 de abril.

Recursos

- [Evaluación de las necesidades de la comunidad para la encuesta de financiación federal](#)
- [Ver planes de acción anuales actuales y pasados](#)

Para obtener más información, llame a la Oficina de Desarrollo Comunitario al 979-209-5175.

**Community Development webpage with announcements on multiple social media of June 13, 2024
Public Hearings on Draft 2024 Annual Action Plan and Fair Housing/Affirmative Marketing Plan**



Upcoming Events

[back](#) [Twitter](#) [Facebook](#) [Email](#) [Link](#) [Envelope](#)

Public Hearings: Community Development Advisory Committee

Thursday Jun 13 6:00pm - 7:00pm

[public-meetings](#) [community-development](#)

Bryan City Hall, 300 Texas Ave, Bryan, TX 77803, USA

[map](#)



The Community Development Advisory Committee is hosting two public hearings on Thursday, June 13, at 6 p.m. in the Basement Training Room of Bryan City Hall.

The first hearing is on the draft 2024 Annual Action Plan, which recommends projects and programs using Community Development Block Grant (CDBG) and Home Investment Partnerships Program (HOME) funds, which the city receives from the U.S. Department of Housing and Urban Development (HUD). The second hearing is on the Fair Housing Plan/Affirmative Marketing Plan.

For more information, call the Community Development Department at 979-209-5175.

Publications, Affidavits, and Documentation on the Bryan 2024 AAP

March 21st Public Hearing Notices
(Spanish on March 1st and English on March 7th affidavits and notices follow)

March 21st Spanish Public Hearing Notice Affidavit (March 1st Public Notice Follows)

**ALTERNATIVE LANGUAGE
PUBLISHER'S AFFIDAVIT**

STATE OF TEXAS §
COUNTY OF BRAZOS §

Before me, the undersigned notary public, on this day personally appeared
Adriana Alfaro, who being by me duly sworn, deposes
(name of person representing newspaper)
and says that (s)he is the Office Assistant of the
(title of person representing newspaper)
La Voz Hispana; that said newspaper is
(name of newspaper)
generally circulated in Brazos County, Texas and
(same county as proposed facility)
is published primarily in Spanish language; that the
(alternative language)
enclosed notice was published in said newspaper on the following date(s):
March 01st, 2024.
Subscribed and sworn to before me this the 01st day of March,
2024, by _____
(newspaper representative's signature)

(Seal)



Angelica Diaz Robledo
Notary Public in and for the State of Texas
Angelica Diaz Robledo
Print or Type Name of Notary Public
My Commission Expires 09/04/24

Nota Pública

Aviso Público

La División de Desarrollo Comunitario de la Ciudad de College Station llevará a cabo una Audiencia Pública el martes 19 de marzo de 2024, a las 6 p.m., en el salón Bush 4141 en el Edificio Municipal de College Station (1101 Texas Ave, College Station, 77840).

La audiencia pública incluirá una presentación sobre el uso permitido de la Subvención en Bloque para el Desarrollo Comunitario (CDBG, por sus siglas en Inglés) y los fondos de la Subvención de la Asociación de Inversión HOME (HOME, por sus siglas en Inglés) recibidos anualmente del Departamento de Vivienda y Desarrollo Urbano de los EE. UU. e Información sobre el Plan de Vivienda Justa y el cumplimiento de la Alianza Nacional de Vivienda Justa.

Se anima a los ciudadanos a asistir a esta audiencia pública y dar su opinión sobre el uso de los fondos de subvenciones CDBG y HOME 2024-2025 por parte de la Ciudad. Los fondos deben utilizarse para cumplir uno de los tres objetivos nacionales:

1. Beneficiar a las personas de Ingresos bajos a moderados
2. Eliminar los áreas marginales o en deterioro
3. Satisfacer una necesidad urgente de la comunidad

AGENDA

- I. Llamada al orden
- II. Presentación, discusión y posible acción con respecto a los requisitos federales y el uso elegible de la Subvención en Bloque para el Desarrollo Comunitario y la Subvención del Programa de Asociación de Inversión HOME
- III. Presentación, discusión y posible acción con respecto al Plan de Vivienda Justa local y el cumplimiento de la Alianza Nacional de Vivienda Justa
- IV. Escuche la opinión de los visitantes y los ciudadanos
- V. Cierre de reunión

Para obtener más información, comuníquese con la oficina de Servicios de Desarrollo Comunitario de la Ciudad de College Station al 979-764-3488 o complete una encuesta en los siguientes enlaces:

Encuesta en Inglés: <https://www.surveymonkey.com/r/CDBGHOME-Funds>

Encuesta en español: <https://www.surveymonkey.com/r/CDBGyHOME>

Este edificio es accesible en silla de ruedas. Se les pide a las personas con discapacidades que planean asistir a esta reunión y que puedan necesitar adaptaciones, ayudas auxiliares o servicios como intérpretes, lectores o letra grande que se comuniquen con la Oficina de la Secretaría de la Ciudad al (979) 764-3541, TDD al 1-800-735-2989 o envíen un correo electrónico a adaassistance@cs.tx.gov al menos dos días hábiles antes de la reunión para que se puedan hacer los arreglos apropiados. Si la Ciudad no recibe la notificación al menos dos días hábiles antes de la reunión, la Ciudad hará un esfuerzo razonable para proporcionar las adaptaciones necesarias. El servicio de Interpretación al español deben hacerse 48 horas antes de junta. Por favor, llame a la oficina de Desarrollo de Comunidad al 979-764-3778.

Aviso Público

El Comité Consultivo de Desarrollo Comunitario (CDAC) de la Ciudad de Bryan llevará a cabo presentaciones y dos audiencias públicas el **Jueves 21 de marzo de 2024 a las 6:00 p.m. en las Cámaras del Consejo del Edificio de la Oficina Municipal de Bryan, 300 S. Texas, Bryan, TX, 77803.** Una audiencia pública se llevará a cabo en relación con los programas de Subvención Global para el Desarrollo Comunitario (CDBG) y Programa de Asociaciones para Inversión en Vivienda (HOME), los cuales la Ciudad recibe del Departamento de Vivienda y Desarrollo Urbano de EE.UU. (HUD) y el desarrollo del Plan de Acción Anual 2024 (AAP). Una segunda audiencia pública se llevará a cabo en relación al Plan de Vivienda Justa/Plan de Mercadotecnia Afirmativa. Comentarios públicos de ambas audiencias públicas serán grabados. La agenda oficial para esta junta estará disponible el 18 de marzo, 2024 y podrá accederse en: <https://go.boarddocs.com/bx/cobtx/Board.nsf/Public>

La Ciudad no ha sido notificada por HUD sobre las asignaciones de subvenciones para el año de programación 2024, pero anticipa que recibirá aproximadamente \$910,061 de CDBG y \$443,351 de fondos HOME. No menos del 70% de los fondos CDBG debe utilizarse para beneficiar a personas de Ingresos bajos a moderados (LMI). En las audiencias públicas, se les anima a los ciudadanos dar sus opiniones sobre las necesidades locales y los usos propuestos de los fondos de las subvenciones CDBG y HOME. Los ciudadanos pueden hacer comentarios a través de la Encuesta de Necesidades 2024 hasta el 11 de abril de 2024: <https://www.surveymonkey.com/r/BryanNeeds2024>

Los fondos de CDBG/HOME deben ser utilizados para cumplir mínimo uno de los tres objetivos nacionales de HUD: Beneficiar Personas de Ingresos Bajos a Moderados (LMI), Eliminar los Barrios Marginales, y Satisfacer una Necesidad Urgente de la Comunidad. El rendimiento del programa se evalúa en base a los tres objetivos estatutarios básicos de HUD: Vivienda Digna, Entorno de Vida Adecuado, y Mayores Oportunidades Económicas.

Las directrices, políticas, procedimientos y solicitudes de financiación de servicios públicos y/o instalaciones públicas puede consultarse en: <https://www.bryantx.gov/community-development/public-services-facilities-funding/>

En la reunión pública del CDAC de abril de 2024 (que será anunciada), el CDAC deliberará sobre la financiación de los programas CDBG y HOME. Una última reunión del CDAC en junio de 2024 con respecto al Plan de Acción Anual (AAP) 2024 iniciará un plazo de 30 días para comentarios del público. El CDAC revisará el borrador del AAP, llevará a cabo audiencias públicas, y hará recomendaciones al Concejo Municipal. Las recomendaciones de financiamiento del CDAC y la remisión del AAP 2024 serán enviadas al Concejo de la Ciudad de Bryan para acción en una Reunión del Concejo de la Ciudad en junio o julio de 2024 que será anunciada. Dependiendo de las aprobaciones del Concejo de la Ciudad y HUD del AAP 2024, los fondos del Programa del Año 2024 estarán disponibles para su uso el 1 de octubre de 2024.

Información Adicional

PARA OBTENER INFORMACIÓN SOBRE INTERPRETACIÓN DE LENGUA DE SIGNOS, TDD U OTRA INFORMACIÓN SOBRE TRADUCCIÓN O ACCESIBILIDAD, COMUNÍQUESE CON LA SECRETARÍA DE LA CIUDAD DE BRYAN AL 979-209-5002 AL MENOS 48 HORAS ANTES DE LA HORA PROGRAMADA PARA LA REUNIÓN PARA QUE SE PUEDA ATENDER SU SOLICITUD.

CONSULADO DE MÉXICO

424-309-0009

y 713-271-6800

March 21st English Public Hearing Notice Affidavit (March 7th Public Notice Follows)

The Eagle

AFFIDAVIT OF PUBLICATION

The Eagle
1729 Briarcrest Dr
(979) 776-4444

I, Yuade Moore, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of The Eagle, a newspaper published in Bryan, Brazos County, Texas, and generally circulated in Brazos, Burleson, Grimes, Lee, Leon, Madison, Milam and Robertson Counties, and that the notice, a copy of which is hereto attached, was published in said newspaper on the following named dates:

March. 7 2024

The First Insertion being given Mar. 7, 2024

PUBLICATION FEE: \$280.31

Yuade Moore

Agent

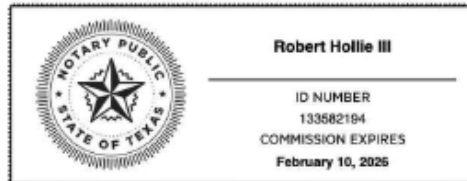
VERIFICATION

State of Texas
County of Bexar

Signed or attested before me on this: 03/07/2024

Robert Hollie III

Notary Public
Electronically signed and notarized online using the Proof platform.



Public Notice

The City of Bryan's Community Development Advisory Committee (CDAC) will conduct presentations and two public hearings on **Thursday, March 21, 2024 at 6:00 p.m. at the Bryan Municipal Office Building Council Chambers, 300 S. Texas, Bryan, TX, 77803**. A public hearing will be held regarding the Community Development Block Grant (CDBG) and HOME Investment Partnerships Grant (HOME) programs, which the City receives from the U.S. Dept. of Housing and Urban Development (HUD), and development of the 2024 Annual Action Plan (AAP). A second public hearing will be held regarding the City's Fair Housing Plan/Affirmative Marketing Plan. Public comments from both public hearings will be recorded. The official agenda for this meeting will be available on March 18, 2024 and can be viewed at <https://go.boarddocs.com/tx/cobtx/Board.nsf/Public>

The City has not yet been notified by HUD of its 2024 Program Year grant allocations, but anticipates receiving approximately \$910,061 of CDBG and \$443,351 of HOME funds. Not less than 70% of CDBG funds must be used to benefit low to moderate income (LMI) persons. At the Hearings, citizens are encouraged to provide input on local needs and the proposed uses of CDBG and HOME grant funds. Citizens may comment via the 2024 Needs Survey until April 11, 2024: <https://www.surveymonkey.com/r/BryanNeeds24>

CDBG/HOME funds must be used to meet at least one of HUD's three national objectives: Benefit LMI Individuals; Eliminate Slum or Blight; or Meet an Urgent Community Need. Program performance is evaluated against HUD's three basic statutory goals: Decent Housing; A Suitable Living Environment; and Expanded Economic Opportunities.

Public Service and/or Public Facility funding Request and proposals guidelines, policies, procedures, and applications can be found at: <https://www.bryantx.gov/community-development/public-services-facilities-funding/>

At CDAC's April 2024 public meeting (to be announced), CDAC will deliberate regarding funding for the CDBG and HOME programs. A final CDAC public meeting in June 2024 (to be announced) regarding the 2024 AAP will begin a 30-day public comment period. CDAC will review the draft AAP, hold public hearings, and make recommendations to City Council. CDAC funding recommendations and the 2024 AAP referral will then be forwarded to the Bryan City Council for action at a June or July 2024 City Council Meeting to be announced. Contingent upon City Council and HUD approvals of the 2024 AAP, the Program Year 2024 funds become available for use on October 1, 2024.

Additional Information

FOR INFORMATION ON SIGN LANGUAGE INTERPRETATION, TDD OR OTHER TRANSLATION OR ACCESSIBILITY INFORMATION, PLEASE CONTACT THE CITY OF BRYAN CITY SECRETARY'S OFFICE AT 979-209-5002 AT LEAST 48 HOURS BEFORE THE SCHEDULED TIME OF THE MEETING SO THAT YOUR REQUEST MAY BE ACCOMMODATED.

The Eagle

AFFIDAVIT OF PUBLICATION

The Eagle
1729 Briarcrest Dr
(979) 776-4444

I, Laquansay Nickson Watkins, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of The Eagle, a newspaper published in Bryan, Brazos County, Texas, and generally circulated in Brazos, Burleson, Grimes, Lee, Leon, Madison, Milam and Robertson Counties, and that the notice, a copy of which is hereto attached, was published in said newspaper on the following named dates:

May. 30 2024

The First Insertion being given May. 30, 2024

PUBLICATION FEE: \$262.85

Laquansay Nickson Watkins

Agent

SHANNEA H HOLMES
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires August 1, 2026

VERIFICATION

State of New Jersey
County of Hudson

Signed or attested before me on this: 05/30/2024

Shanea H. Holmes

Notary Public
Notarized remotely online using communication technology via Proof.

June 8th English Public Hearing Notice – (published on May 22nd)

Public Notice

The City of Bryan's Community Development Advisory Committee (CDAC) will conduct two public hearings on June 13, 2024 at 6:00 p.m. at the Bryan Municipal Office Building Basement Training Room, 300 S. Texas, Bryan, TX, 77803. Comments will be recorded. The first is on the Draft 2024 Annual Action Plan (AAP) which recommends projects and programs using Community Development Block Grant (CDBG) and Home Investment Partnerships Program (HOME) funds from the U.S. Dept. of Housing and Urban Development (HUD). The second is on the Fair Housing /Affirmative Marketing Plan. A comment period for the AAP will occur from June 13, 2024 through July 12, 2024. The AAP will be submitted to City Council for action on July 9, 2024 and to HUD no later than August 15, 2024. Project funding will be available October 1, 2024.

Bryan will receive \$871,490 of CDBG and \$349,118 of HOME funds in PY2024. An estimated \$40,000 of CDBG and \$66,000 of HOME program income will be available from project loan repayments. Not less than 70% of funds will benefit low- and moderate-income (LMI) persons for CDBG and will address at least one of HUD's National Objectives: benefit low- to moderate-income individuals; eliminate slum or blight; meet an urgent community need. Program performance is evaluated against HUD's three basic Statutory Goals: decent housing; a suitable living environment; expanded economic opportunities. Proposed use of funds to address priority needs identified in the City's 2020-24 Consolidated Plan (CP) follow:

CDBG projects:

1. Homeowner Housing Assistance - \$566,468. Needs addressed: rehabilitation of owner-occupied units and/or demolition of dilapidated units. Approximately 32 households assisted by: housing replacement, handicap accessibility, minor repair, voluntary demolition, staff program delivery, and other costs needed to administer activities.
2. Public Service Agency Funding - \$130,723. Needs addressed: youth and families; healthcare; homelessness services and outreach:
 - a. Big Brothers, Big Sisters - \$25,000. Goal: public services, youth and families – funds STEM Center education program. Estimated 45 students.
 - b. Brazos Maternal & Child Health Clinic - \$35,000. Goal: public services, youth and families; healthcare – funds medical tests, supplies, and patient education. Estimated 425 clients.
 - c. Family Promise Case Management - \$35,000. Goal: homeless services/outreach. Funds case management program. Estimated 180 clients.
 - d. Salvation Army Emergency Financial Assistance - \$35,000. Goal: Public Services, Other – Funds for rent and utility assistance. Estimated 88 families.
3. Administration / Grant Compliance - CDBG - \$174,298. Goal: administration and grant compliance of CDBG program.

HOME projects:

1. Home Owner Housing Assistance - \$415,118. Goal: rehabilitation of owner-occupied with major housing rehabilitation/reconstruction. Estimated 1 household assisted.
2. Community Housing Development Organizations (CHDO - a non-profit whose mission is affordable housing) - \$52,367.70. Goal: production of affordable units, homebuyer or rental housing, by funds and technical support of development of 1 project in program year 2025.
3. Administration / Grant Compliance - HOME - \$34,911. Goal: program administration and grant compliance of HOME program.

During comment period citizens may comment on the AAP at hearings or by mail to the Bryan Community Development (CD) Dept., P.O. Box 1000, Bryan, TX 77805, or by calling (979) 209-5175, or visiting the CD Dept. at 1803 Greenfield Plaza., Bryan, TX (office hours 8:00 p.m. - 5:00 p.m., Monday – Friday), or by emailing at communitydevelopmentweb@bryantx.gov. AAP drafts may be viewed during business hours at the Bryan CD Dept., the Clara B. Mounce Public Library, 201 E. 26th Street, Bryan, Texas 77803, and on the web at: <http://www.bryantx.gov/community-development>.

FOR INFORMATION ON SIGN LANGUAGE INTERPRETATION, TDD OR OTHER TRANSLATION OR ACCESSIBILITY INFORMATION, PLEASE CONTACT THE CITY OF BRYAN CITY SECRETARY'S OFFICE AT 209-5002 AT LEAST 48 HOURS BEFORE THE SCHEDULED TIME OF THE MEETING SO THAT YOUR REQUEST MAY BE ACCOMMODATED.

Para información en la interpretación de lenguaje por señas, TDD U otra información de traducción o accesibilidad, por favor contacte la Oficina de la Secretaria de la Ciudad de Bryan al 979-209-5002 por lo menos 48 horas antes del tiempo planificado de la reunión para que su petición pueda ser acomodada.

June 13th Spanish Public Hearing Affidavit – (published on June 7th)

Official Public Notice Printed Legal Ad follows

(To Be Inserted Once Received)

June 13th Spanish Public Hearing Affidavit – (published on June 7th)

AVISO PUBLICO

El Comité Consejero de Desarrollo Comunitario (CDAC) de la Ciudad de Bryan llevará a cabo dos audiencias públicas el 13 de junio de 2024 a las 6:00 p.m. en la Sala de Capacitación del Sótano del Edificio de la Oficina Municipal de Bryan, 300 S. Texas, Bryan, TX, 77803. Comentarios serán grabados. La primera es sobre el Borrador del Plan de Acción Anual (AAP) 2024, que recomienda proyectos y programas que utilizan los fondos de Subvenciones en Bloque para el Desarrollo Comunitario (CDBG) y Programa de Asociaciones para Inversión en Vivienda (HOME) de los EE.UU. Departamento de Vivienda y Desarrollo Urbano (HUD). La segunda es sobre el Plan de Marketing Afirmativo y de Vivienda Justa. Desde el 13 de junio de 2024 hasta el 12 de julio de 2024 se abrirá un plazo de comentarios para el AAP. El AAP se presentará al Consejo de la Ciudad para su aprobación el 9 de julio de 2024 y a HUD no más tarde del 15 de agosto de 2024. Financiación para proyectos estará disponible el 1 de octubre de 2024. Bryan recibirá \$871,490 de CDBG y \$349,118 de fondos HOME en PY2024. Un estimado de \$40,000 de CDBG y \$66,000 de ingresos del programa HOME estarán disponibles para pagos a préstamos de proyectos. No menos del 70% de los fondos beneficiarán a personas de ingresos bajos y moderados (LMI) para CDBG y abordarán al menos uno de los Objetivos Nacionales de HUD: beneficiar a personas de ingresos bajos a moderados; eliminar tugurios o deterioros; satisfacer una necesidad urgente de la comunidad. El rendimiento del programa se evalúa en función de los tres objetivos estatutarios básicos del HUD: una vivienda digna, un entorno de vida adecuado y mayores oportunidades económicas. El uso propuesto de los fondos para hacer frente a las necesidades prioritarias identificadas en el Plan Consolidado (CP) 2020-24 de la Ciudad es el siguiente:

Proyectos CDBG:

- Ayuda a la vivienda de propietarios - \$566,468. Necesidades abordadas: rehabilitación de viviendas ocupadas por sus propietarios y/o demolición de viviendas ruinosas. Aproximadamente 32 hogares asistidos por: sustitución de viviendas, accesibilidad para discapacitados, reparaciones menores, demolición voluntaria, programa de entrega de personal y otros costes necesarios para administrar las actividades.
- Financiación de Agencias de Servicios Públicos - \$130,723. Necesidades abordadas: jóvenes y familias; atención sanitaria; servicios para personas sin hogar y divulgación:
- Big Brothers, Big Sisters - \$25,000. Objetivo: servicios públicos, jóvenes y familias - financia el programa educativo STEM Center. Estimación de 45 estudiantes.
- Brazos Maternal & Child Health Clinic - \$35,000. Objetivo: servicios públicos, jóvenes y familias; atención sanitaria - financia pruebas médicas, suministros y educación de pacientes. Estimación de 425 clientes.
- Coordinación de Casos Family Promise - \$35,000. Objetivo: servicios para personas sin hogar. Financia el programa de coordinación de casos. Estimación de 180 clientes.

- Asistencia financiera de emergencia de Salvation Army - \$35,000. Objetivo: servicios públicos, otros - Fondos para ayudar con el alquiler y los servicios públicos. Estimación de 88 familias.

- Administración / Cumplimiento de Subvenciones - CDBG - \$174,298. Objetivo: administración y cumplimiento de subvenciones del programa CDBG.

Proyectos HOME:

- Ayuda a la vivienda de propietarios - \$415,118. Objetivo: rehabilitación de viviendas ocupadas por sus propietarios con importantes obras de rehabilitación/reconstrucción. Estimación de 1 hogar asistido.

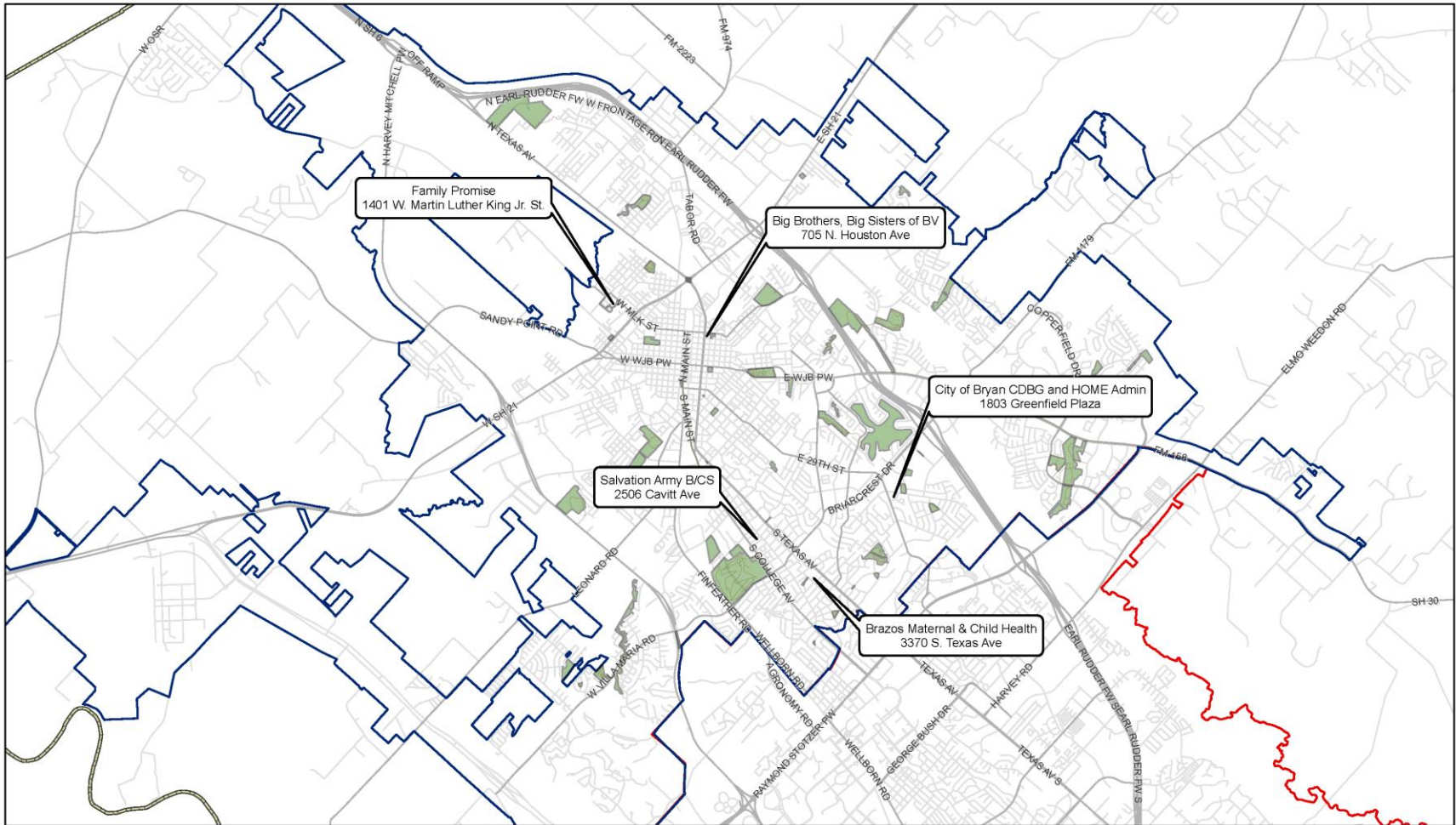
- Organizaciones de desarrollo de la vivienda comunitaria (CHDO - una organización sin fines de lucro cuya misión es la vivienda asequible) - \$52,367.70. Objetivo: producción de unidades asequibles, viviendas para compradores o alquileres, mediante fondos y apoyo técnico para el desarrollo de 1 proyecto en el año del programa 2025.

- Administración / Cumplimiento de subvenciones - HOME - \$34,911. Objetivo: administración del programa y cumplimiento de las subvenciones del programa HOME.

Durante el plazo de comentarios, los ciudadanos pueden hacer comentarios sobre el AAP en las audiencias o por correo dirigido al Bryan Community Development (CD) Dept., P.O. Box 1000, Bryan, TX 77805, o llamando al (979) 209-5175, o visitando el CD Dept. en 1803 Greenfield Plaza, Bryan, TX (horario de oficina 8:00 p.m. - 5:00 p.m., lunes - viernes), o por correo electrónico a communitydevelopmentweb@bryantx.gov. Se pueden revisar o ver los borradores de AAP durante el horario de oficina del CD Dept. en la Biblioteca Pública Clara B. Mounce, 201 E. 26th Street, Bryan, Texas 77803, y en la página web: <http://www.bryantx.gov/community-development>.

PARA INFORMACIÓN EN LA INTERPRETACIÓN DE LENGUAJE POR SEÑAS, TDD U OTRA INFORMACIÓN DE TRADUCCIÓN O ACCESIBILIDAD, POR FAVOR CONTACTE LA OFICINA DE LA SECRETARÍA DE LA CIUDAD DE BRYAN AL 979-209-5002 POR LO MENOS 48 HORAS ANTES DEL TIEMPO PLANIFICADO DE LA REUNIÓN PARA QUE SU PETICIÓN PUEDA SER ACOMODADA.

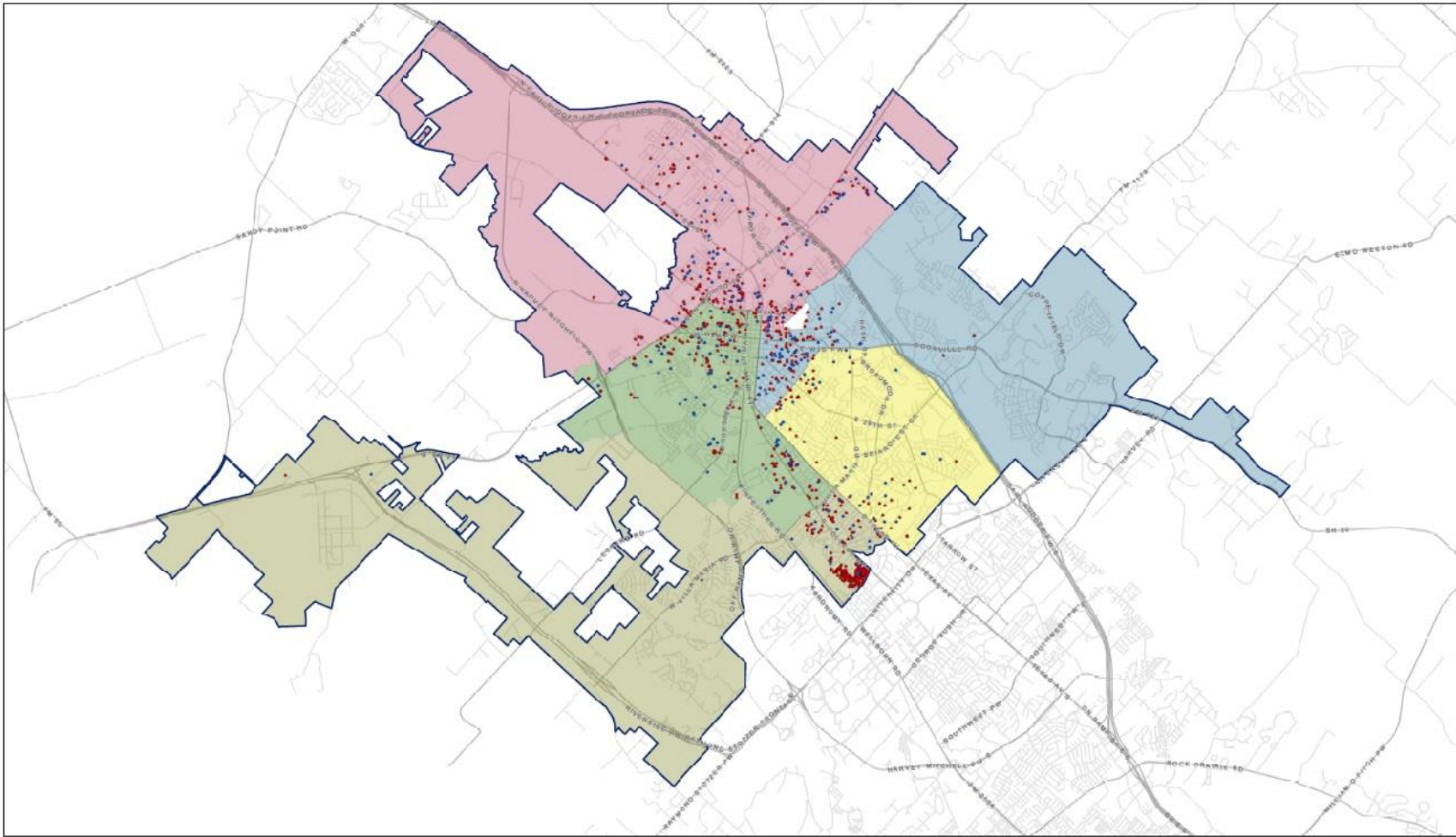
Community Development Program Maps follow:



1:63,360

PY2024-25 Administration and Public Service Agency Program Map

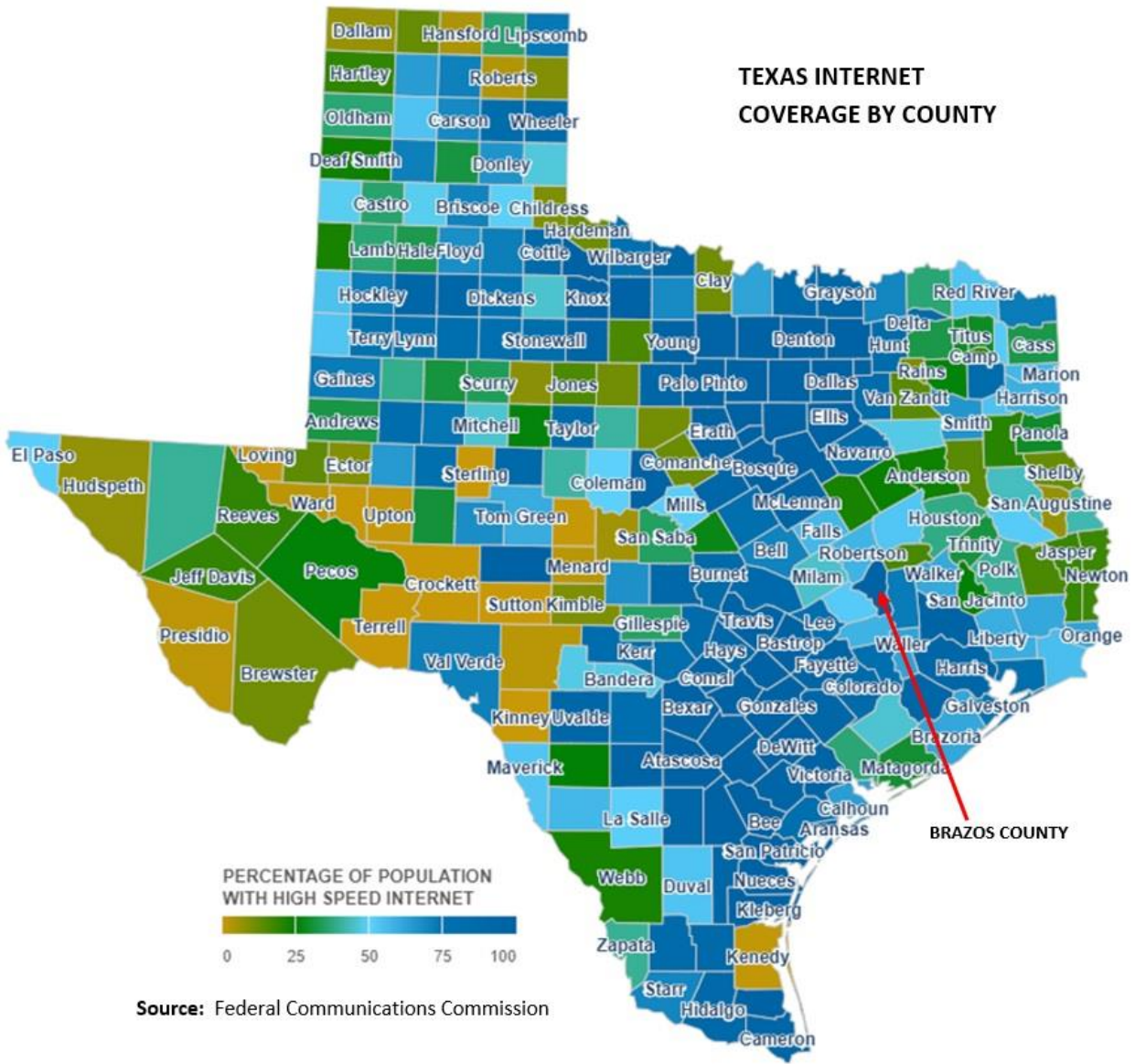




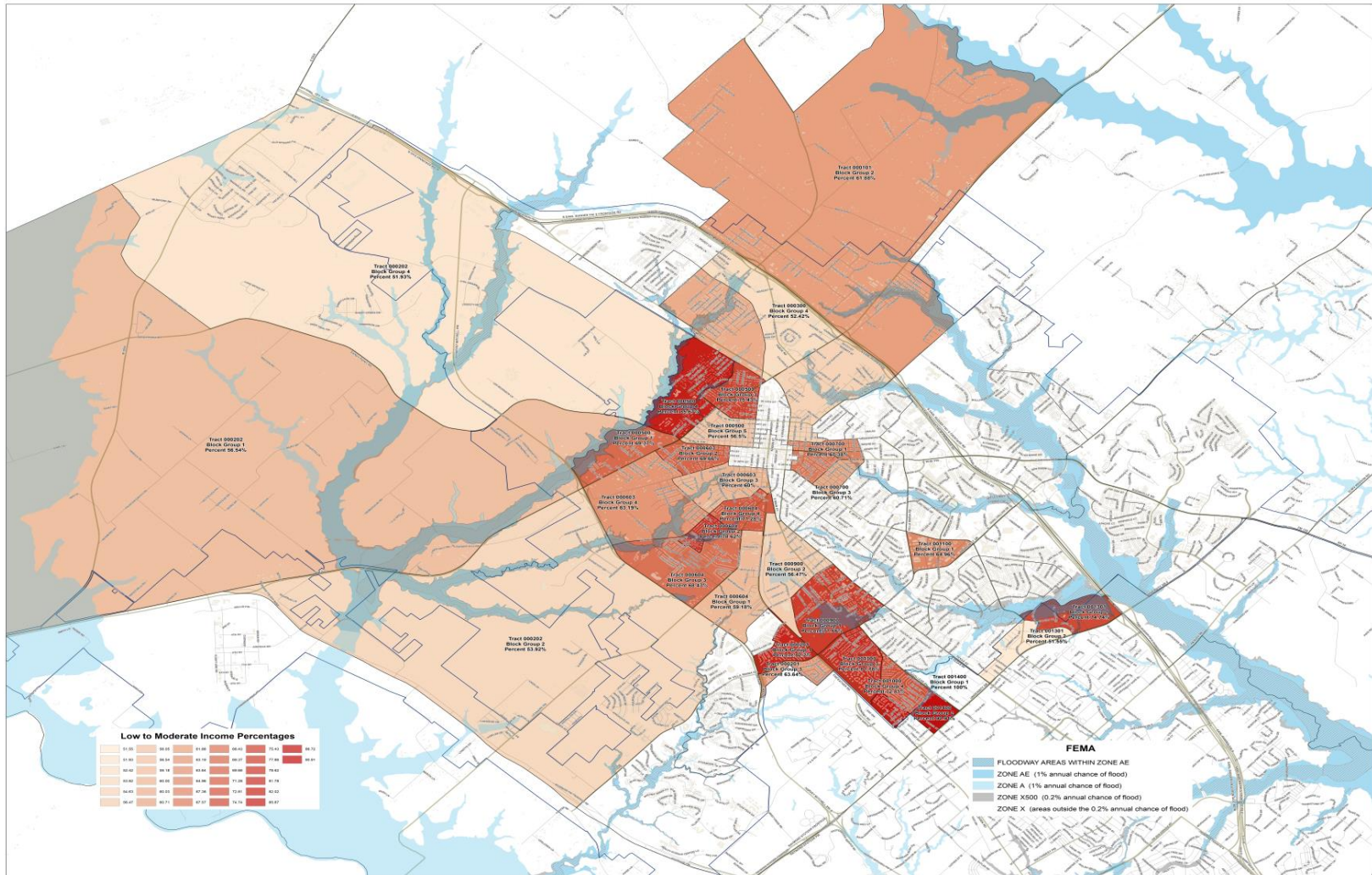
Substandard Single-Family Units

- Owner Occupied
- Non-Owner Occupied
- Paulsen Mathis - District 1
- Freddie Medlock - District 2
- Greg Owens - District 3
- Mike Southland - District 4
- Brents Robinson - District 5

Produced by: City of Bryan Geographic Information Services (COGIS)
 401 East 20th Street, Bryan, Texas 77803
 979.208.5700 www.bryan.gov/gis
 © 2010-2011



Map of Texas Internet Coverage by County

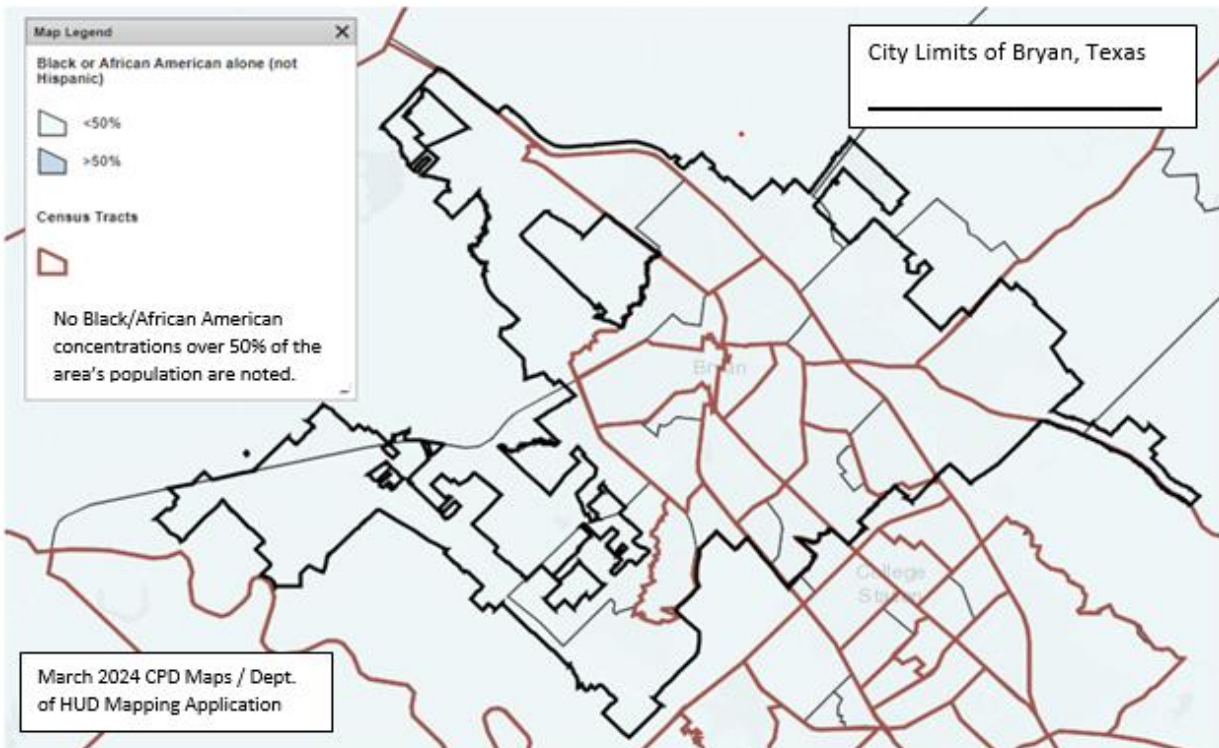
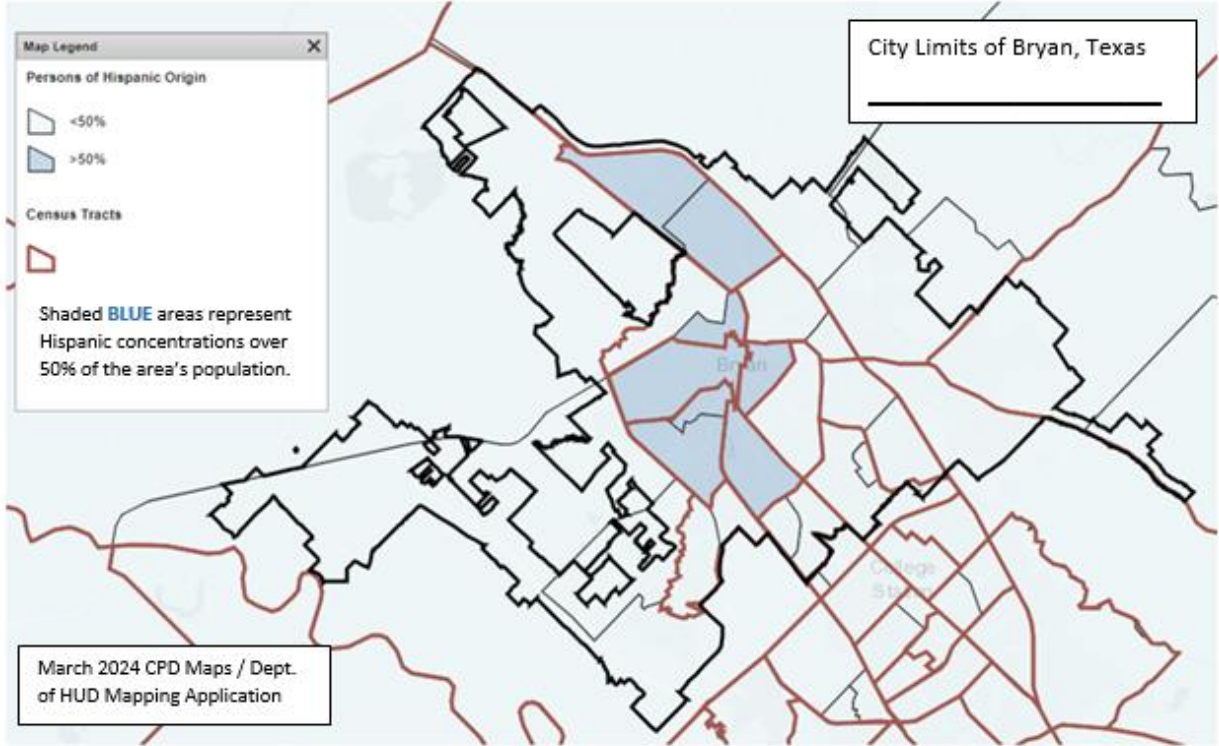


Low to Moderate Income Areas

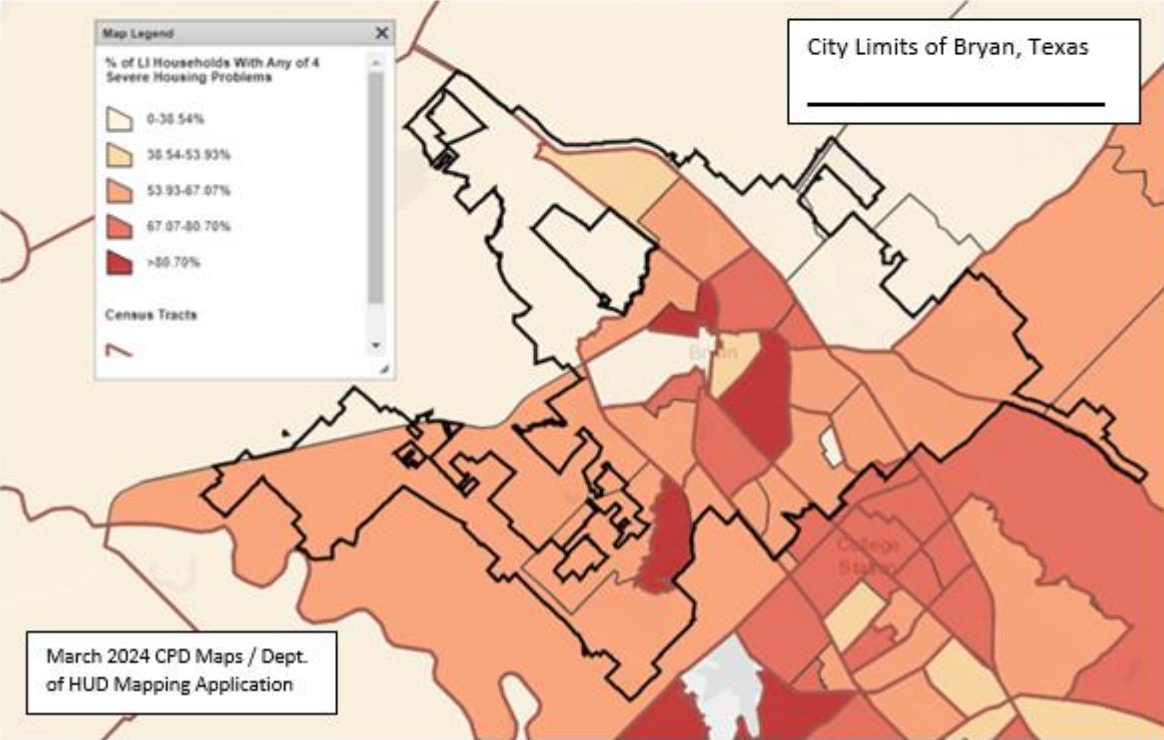
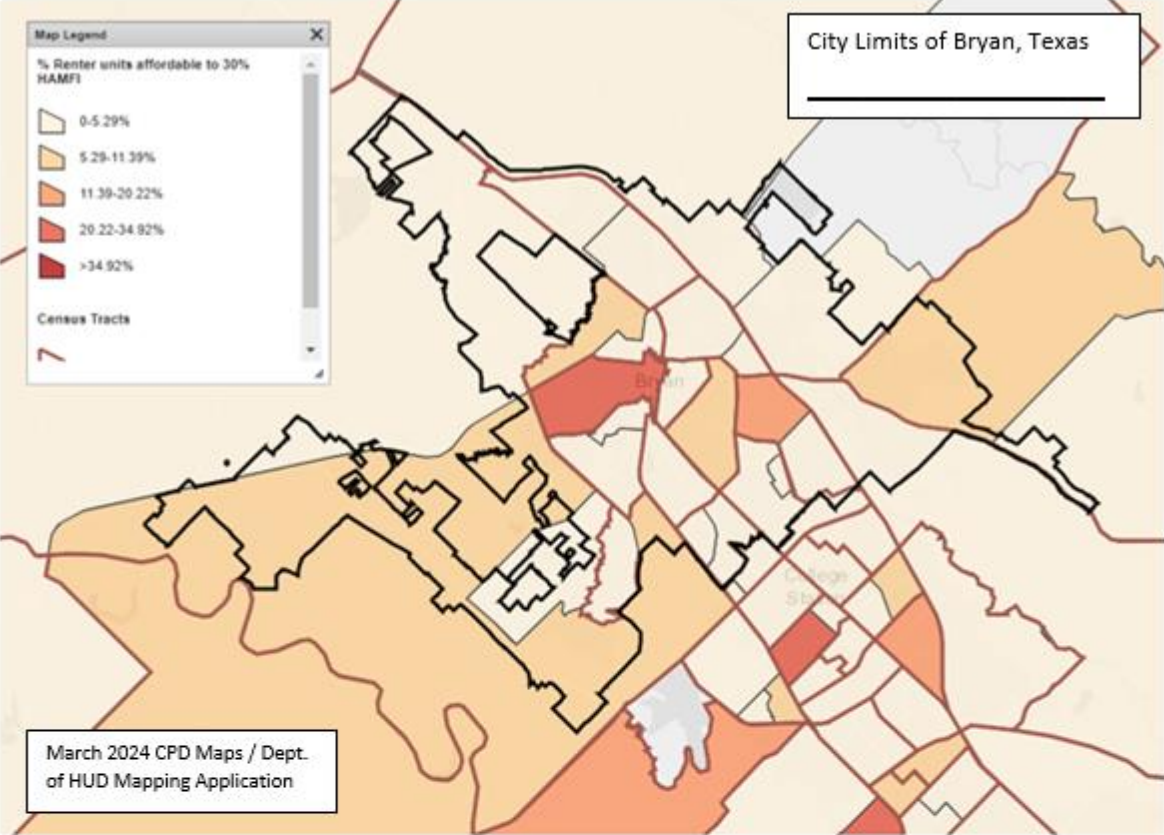


Bryan LMI Areas and FEMA Flood Zones

HUD CPD Map Application Showing Racial & Ethnic Concentrations Over 50% by Census Block Groups



HUD CPD Map Application Showing Rental Affordability & Housing Problems by Census Block Groups



Glossary of Terms and Acronyms

Affordable Housing: Affordable housing is generally defined as housing where the occupant is paying no more than 30% gross income for housing costs.

BVCH: Brazos Valley Coalition for the Homeless.

CARES Act: Coronavirus Aid, Relief, and Economic Security Act (CARES Act). A federal Act providing funds and regulatory relief to address COVID-19 pandemic related needs of U.S. citizens, schools and universities, industry, businesses, and state and local governmental entities.

CDBG-MIT: Community Development Block Grant – Mitigation. Federal grant funding to funding to identify, mitigate, and address the effects of natural disasters..

CDAC: Community Development Advisory Committee.

Cost Burden: The extent to which gross housing costs, including utility costs, exceed 30% of gross income, based on available data from the U. S. Census Bureau.

Community Development Block Grant (CDBG): An annual grant of federal dollars to the City of Bryan from the U.S. Department of Housing and Urban Development. The funds are spent on activities benefiting low and moderate income persons.

Continuum of Care: A comprehensive system for moving individuals and families from homeless to permanent housing by providing services (e.g. job training, counseling, budget counseling, education, etc.)

Down-Payment Assistance Program: A voluntary program providing counseling, down-payment, and closing cost assistance to income-eligible homebuyers of single-family homes in Bryan Texas.

Elderly: A person who is at least 62 years of age.

Emergency Shelter: Any facility with overnight sleeping accommodations, the primary purpose of which is to provide temporary shelter for the homeless in general or for specific populations of the homeless.

Emergency Solutions Grant (ESG): HUD provides funds to improve the quality of emergency shelter, to help make available emergency shelter, and to help meet operating costs and costs of essential social services to homeless individuals.

Federal Emergency Management Agency (FEMA): Administers funds to local emergency service organization for responses to emergency situations.

Frail Elderly: An elderly person (62+) who is unable to perform at least three activities of daily living, such as eating, dressing, bathing, grooming, or household management.

HOME Investment Partnership Program (HOME): An annual grant from the U. S. Department of Housing and Urban Development that provides funds for affordable housing projects/programs.

HOME-American Rescue Plan (HOME-ARP): provides funds to assist individuals or households who are homeless, at risk of homelessness, and other vulnerable populations, by providing housing, rental assistance, supportive services, and non-congregate shelter, to reduce homelessness and increase housing stability across the country.

Homeless Person: Unaccompanied person 17 years of age or older who is living in situations described by terms “sheltered” or “unsheltered”.

Housing Condition: City developed visual assessment of single-family residential structures as defined in its Consolidated Plan. Ratings are: *Excellent* – Approximately 5-years old, or less, and well maintained; *Conservable* - Currently maintained and in generally good repair. Any required work is minor; *Substandard* - Requires significant repairs beyond normal maintenance; *Dilapidated* - Does not provide safe or adequate shelter and endangers the health, safety and well-being of the occupants.

Housing Problems: Households with housing problems including physical defects, overcrowding, and cost burden. Overcrowding is a housing unit containing more than one person per bedroom.

HUD: U. S. Department of Housing and Urban Development.

Jurisdiction: A state or unit of general local government.

Lead-Based Paint Hazard: Any condition that causes exposure to lead from lead-contaminated dust, soil, and paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects.

LIHTC: Low Income Housing Tax Credit

Low- to Moderate-Income: Any of the following income categories: **Extremely Low-Income** - Households whose income is 0 to 30% of the area median income; **Very Low-Income** - Households whose income is greater than 30% and up to 50% of the area median income; and **Low-Income** - Households whose income is greater than 50% and up to 80% of the area median income.

Minor Repair Program: A voluntary repair program available to income-eligible owners of substandard, owner-occupied single-family homes in Bryan Texas in need of minor or emergency repairs.

MOD: Method of Distribution required of recipients of CDBG-MIT funding to identify, mitigate, and address the effects of natural disasters.

Rehabilitation / Reconstruction Program: A voluntary rehabilitation/reconstruction program available to income-eligible owners of substandard, owner-occupied single-family homes in Bryan Texas needing repair or replacement.

Section 8 Program: The program provides rental assistance. Those who receive the assistance pay no more than 30% of their gross income for rent.

Self Sufficiency: A program designed to provide support services to enable participating families to achieve economic independence and self-sufficiency.

Standard Condition: Improvements / structures which are determined to be in compliance with the City of Bryan Building Codes.

Substandard Condition: Improvements / structures which are determined to be in non-compliance with the City of Bryan Building Codes.

Substandard - Suitable for Rehabilitation (Rehabable): An improvement/structure which is structurally sound, and for which the cost to address the identified City of Bryan Building Code deficiencies will not cause the total property indebtedness to exceed 90 percent of the after-rehabilitation property value.

Substandard - Not Suitable for Rehabilitation (Non-Rehabable, Dilapidated):
(For the purposes of Section 104(d) of the Housing and Community Development Act)

1) Structurally Infeasible for Rehabilitation: An improvement/structure in which the majority of the primary structural components have deteriorated to the extent that the physical integrity is seriously compromised. The structure can only be brought into code compliance through new construction activities.

2) Economically Infeasible for Rehabilitation: An improvement/structure for which the cost required to address the identified City of Bryan Building Code deficiencies will cause the total property indebtedness to exceed the after-rehabilitation property value.

Substandard Condition and Not Suitable for Rehab: By local definition, dwelling units that are in such poor condition as to be neither structurally nor financially feasible for rehabilitation.

Substandard Condition but Suitable for Rehab: By local definition, dwelling units that do not meet standard conditions but are both financially and structurally feasible for rehabilitation. This does not include units that require only cosmetic work, correction of minor livability problems, or maintenance work.

Virtual Public Hearings (VPH): Method of making hearings available for citizens to safely and remotely provide comment and input on Consolidated Plans, Annual Action Plans, etc., during declared local, regional, or national emergencies.

2024 ANNUAL ACTION PLAN RESOLUTION

Space reserved for Council approved
2024 Annual Action Plan Resolution pages

GRANTEE SF-424'S AND CERTIFICATIONS

Space reserved for signature documents, to
Included: SF424, SF424B, SF424D, and Certifications