

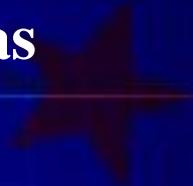
City of Bryan



**COMMUNITY DEVELOPMENT  
SERVICES DEPARTMENT**

**405 W. 28<sup>th</sup> Street**

**Bryan, Texas**



# Community Development Services



- **Housing**
- **Code Enforcement**
- **Public Services**
- **Historic Preservation**
- **Interim Assistance**
- **Public Facilities**
- **Economic Development**
- **Infrastructure**
- **Planning Capacity**
- **Administration**

# Community Development Block Grant: \$864,653.00



- Meet a HUD National Objective
- Administration Cap 20%
- 70% towards low-income
- Public Services Cap 15%
- Qualified Target Areas 51%
- Davis-Bacon Wage Decisions
- URA 1970 as Amended
- Fair Housing

HOME: \$302,724.00



- Affordable Housing Only
- Compliance Affordability Periods
- Administration Cap 10%
- Community Housing Development Organization set aside 15%
- Davis-Bacon Wage Decisions
- URA 1970 as Amended
- Fair Housing

# CDBG Funding Recommendations by CDAC



• Housing Assistance- CDBG	\$562,025
• Demolition/Clearance	n/a
• Administration	172,931
• Public Service Funding	129,697

# HOME Funding Recommendations by CDAC



• Housing Assistance	\$142,043.00
• Home Buyers (DPA)	85,000.00
• Community Housing Development Organization (CHDO)	45,408.60
• Administration	30,272.40
Total	\$302,724.00

# Community Development Services



## Income Limits for Qualifying Households

Household Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person
Maximum Income	\$32,200	\$36,800	\$41,400	\$46,000	\$49,700	\$53,400

80% of Area Median Income

# What We Do



- Public Service Funding
- Housing-
  - maintain viability of current housing stock and increase new housing stock
- Public Facilities/Infrastructure-
  - provide increased access
- Economic Development –T.A. to businesses

# Affordable Housing



Acquisition & New  
Construction

**Community Housing  
Development Organization  
(CHDO)**



# Affordable Housing



Acquisition &  
Rehabilitation

Community Housing  
Development Organization  
(CHDO)



# Affordable Housing



**Replacement**

# Affordable Housing



**Replacement**

# Affordable Housing



## New Construction



**HOME Investment Partnerships Program Grant**

# Affordable Housing



## New Construction



**HOME Investment Partnerships Program Grant**

# Affordable Housing



## HOME Investment Partnerships Program Grant



**200 Silkwood**



**309 Copper Falls**

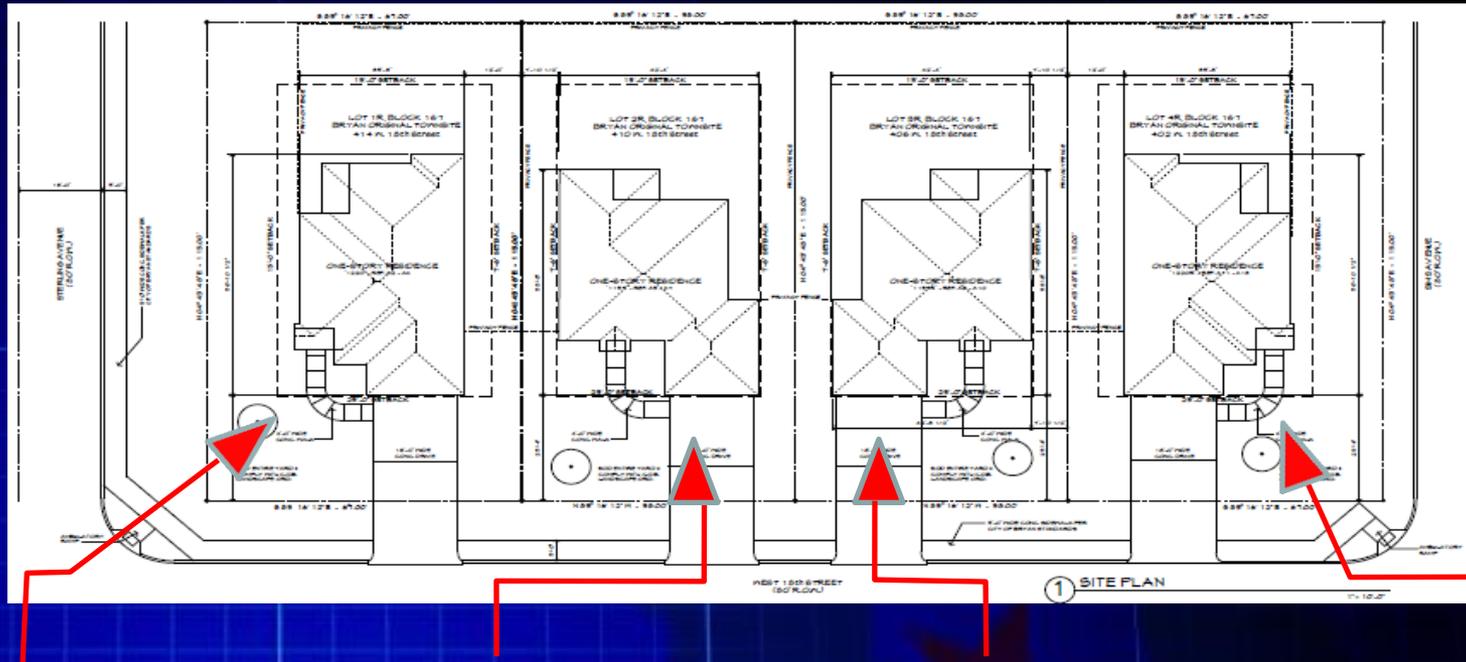
**Down-payment Assistance**

# Affordable Housing



**18<sup>th</sup> @ Sims Streets Development Site**

# Affordable Housing



18<sup>th</sup> @ Sims Streets Development Site

# Affordable Housing



**Castle Heights – Manor Crest Phase II Development Site**

# Affordable Housing



House #240 Wall Raising 1/25/14

**Bryan/College Station Habitat for Humanity**  
Garcia Family Home  
1416 Frankfort St.  
Bryan, TX

Underwriters:  
Federal Home Loan Bank of Dallas  
M.G. Cangelose & Associates / Volvo Rents  
Texas Commercial Waste

Home Sponsors  
Thanks to our generous sponsors!  
Nina Heard Astin Charitable Trust

BARKER'S LEAKS HEATING & COOLING

www.habitatbcs.org (979) 823-7200

**SOLD**



Castle Heights – Habitat for Humanity / 1416 Frankfort

# Voluntary Demolition Program





## 2014 Housing Assistance Programmatic Changes

Because of grant reductions, to ensure sustainability of the programs, the following changes are proposed:

- Rehab/Reconstruction – Modify guidelines to remove the forgivable portion of the loan, requiring all of the assistance to be repayable. For households earning less than 50% of the Area Median Income (A.M.I.), the repayable loan is combined with a deferred loan portion that must be repaid if the property is sold to a non-eligible household or is no longer owner-occupied.



## 2014 Housing Assistance Programmatic Changes

Because of grant reductions, to ensure sustainability of the programs, the following changes are proposed:

- Down Payment Assistance (DPA) – Modify guidelines to remove the forgiveness feature of the DPA loan, requiring all of the assistance to be repayable if the property is sold or no longer owner-occupied.

# Public Agency Programs



## 2014 Recommended:

- **LMC**
- **Competitive RFP Process (external)**
- **Monitored for Compliance**
- **Current Recommended Programs:**
  - ◆ **COB: Parks & Recreation Summer Camp Program**
  - ◆ **Family Promise Family Support Services Program**
  - ◆ **Scotty's House Brazos Valley Child Advocacy Center, B/CS Advocacy Educational Series Program**
  - ◆ **Voices for Children, Unlimited Potential Mentoring Program**
  - ◆ **Brazos Maternal & Child Health Prenatal Clinic**



## To Qualify for Funding

- **LMC – non profit agency**
  - Providing services to L/M clients
- **LMA – public benefit in L/M area**
- **Competitive Application - CDAC**
- **Davis Bacon Wage Decision**
- **Monitored for Compliance**

# Public Facilities



## Assisted Public Facilities

- **Crestview**
- **Junction 5-0-5**
- **Consolidated Health Care Facility**
- **Project Unity**
- **Bryan Housing Authority**
- **Twin City Mission**
- **Downtown Sidewalks**
- **Code Enforcement Officer**
- **Brazos Food Bank**
- **Bryan Parks and Recreation**
- **Engineering/Water/CD**
- **MHMR**
- **Fannin School Playground**

# Public Facilities



**Food Bank**

# Public Facilities



**HACOB Dansby Playground**

**Fannin Elementary Playground**



## Playgrounds

# Public Facilities



**Project Unity**

**City of Bryan**



**Community Development  
Services Department**

**979-209-5175**

**Important Dates:**

**July 8, 2014 City Council Meeting:**

**Consideration of 2014 Consolidated Action Plan**

**July 28, 2014 last day for public comments**



## Staff

Eric Barton, Construction Specialist

Alsie Bond, Manager

Randy Brumley, Project Specialist

Vicki Mack-Carr, Rehabilitation Specialist

Blanca Nava, Program Analyst

Patricia Ortega, Administrative Assistant

Art Roach, Assistant Manager



# Fair Housing

*It's Your Right*

Affirmatively Furthering Fair  
Housing in Bryan

# *The Fair Housing Act*



- The Fair Housing Act prohibits discrimination in housing because of:
  - Race, Color or National Origin
  - Religion
  - Sex
  - Family status (Children)
  - Handicap or Disability

# What Housing is Covered?

- Fair housing covers most housing.
- However, in some circumstances, the Act exempts:
  - Owner-occupied buildings with no more than 4 units
  - Single family housing sold or rented without use of a broker
  - Housing operated by clubs and orgs

# *What is Prohibited?*



- Based on race, color, national origin, religion, sex, family status or handicap:
- Refuse to rent or sell housing
- Refuse to negotiate for housing
- Make housing unavailable
- Deny a Dwelling
- Set different terms or conditions for sale or rental of a dwelling

# *Who must follow this law?*



- **Property owners**
- **Property managers**
- **Real estate brokers or agents**
- **Housing developers and contractors**
- **Mortgage lenders, financial institutions**
- **Advertising media**
- **Other residents**

# *Prohibited (continued)*



- Refuse to make a mortgage loan
- Refuse to provide information regarding loans
- Impose different terms or conditions on a loan such as different interest rates, points or fees
- Discriminate in appraising property

## *In addition...*



- It is illegal for anyone to: Threaten, coerce, intimidate or interfere with anyone exercising a fair housing right or assisting others who exercise that right
- This logo indicates knowledge of the Act



# Example



# Recent Changes



- As of 2/3/2012 HUD published a new policy rule in the Federal Register: Equal Access to Housing in HUD Programs – Regardless of Sexual Orientation or Gender Identity (FR-5359)
- Requires owners/operators of HUD-assisted housing or HUD-insured housing to make housing available without regard to the sexual orientation or gender identity for rental assistance and homeownership programs such as FHA mortgage insurance programs, community development programs, and public and assisted housing programs

# Recent Changes (Cont.)



- Prohibits lenders from using sexual orientation or gender identity as a basis to determine a borrower's eligibility for FHA-insured mortgage financing.
- Clarifies that all otherwise eligible families, regardless of marital status, sexual orientation, or gender identity, will have the opportunity to participate in HUD programs - otherwise eligible families may not be excluded because members of the family may be an LGBT individual, have an LGBT relationship, or be perceived to be such an individual or in such relationship.

# NEW! (Cont.)



- Prohibits owners and operators of HUD-assisted housing or housing insured by HUD from asking about an applicant or occupant's sexual orientation and gender identity for the purpose of determining eligibility or otherwise making housing available.
- A claim of discrimination based on nonconformity with gender stereotypes may be investigated and enforced under the Fair Housing Act as sex discrimination.

# If Discriminated Against:



- Review the Fair Housing information on the City's Website:  
<http://www.bryantx.gov/community-development/#fairhousing>
- Contact the Community Development Services Department
- Contact your local U.S. Dept. of HUD Office and/ or Texas Workforce Commission Civil Rights Division and fill out the complaint form.
- You have one (1) year after an alleged violation to file a complaint.

# Examples



## Recent Texas Example:

- August 15, 2013: U.S. Dept. of HUD levied a \$16,000 fine plus compensatory damages against the Texan RV Park in Athens, TX.
- Allegation: In 2012, park owner, In Toone Services, LLC., engaged in sex discrimination against a transgender female by harassment and unlawful eviction.
- Result: Fine, compensatory damages, and enjoined In Toone Services, its agents, employees, and successors from engaging in future discrimination.

# *Fair Housing Ordinance*



- In addition to HUD, the City of Bryan has adopted a similar Fair Housing ordinance
- Any complaints may be filed in the City Attorney's Office or the Bryan Police.
- The ordinance is contained in Chapter 13, Article III, Sections 13-46 through 13-55 of the Bryan City Code of Ordinances.

# *Bryan HUD Complaints*



## 2010 Analysis of Impediments to Fair Housing Choice (AI) Analyzed 2005-2009 Period

- 10 Complaints to HUD from Bryan
- 19 Separate Issues, 100% Rental-Related
- All dismissed, withdrawn, or found no cause
- Most complaint issues regard discriminatory rental terms and conditions.
- The most common basis for complaint was disability, followed by family status and race.

AI is available for review (Also available on website)



- Marketing of available units to all races
- Special outreach to those least likely to apply
  - Aid Agency Notification
  - Neighborhood Church Notification
  - Spanish Language Radio
- Maintain Records
- Periodic Assessment
- Draft Plan Available for Review



- Comment is requested from the public regarding Affirmatively Furthering Fair Housing in Bryan. Written Comments may be made to:

Fair Housing

Community Development Services

City of Bryan

PO BOX 1000

BRYAN, TX 77805

[Communitydevelopmentweb@bryantx.gov](mailto:Communitydevelopmentweb@bryantx.gov)