City of Bryan

COMMUNITY DEVELOPMENT SERVICES DEPARTMENT
405 W. 28th 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
# Income Limits for Qualifying Households

80% of Area Median Income

<table>
<thead>
<tr>
<th>Household Size</th>
<th>1 Person</th>
<th>2 Person</th>
<th>3 Person</th>
<th>4 Person</th>
<th>5 Person</th>
<th>6 Person</th>
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<tbody>
<tr>
<td>Maximum Income</td>
<td>$32,200</td>
<td>$36,800</td>
<td>$41,400</td>
<td>$46,000</td>
<td>$49,700</td>
<td>$53,400</td>
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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

Community Housing Development Organization (CHDO)

Acquisition & New Construction
Affordable Housing

Community Housing Development Organization (CHDO)

Acquisition & Rehabilitation
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

Down-payment Assistance

200 Silkwood

309 Copper Falls
Affordable Housing

18th @ Sims Streets Development Site
Affordable Housing

18th @ Sims Streets Development Site
Affordable Housing

Castle Heights – Manor Crest Phase II Development Site
Affordable Housing

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

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
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](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 is 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)
Affirmative Fair Housing Marketing Plan

• 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