

City of Bryan, Texas

2009 Consolidated Action Plan to the 2005-2009 Consolidated Plan for the Community Development Block Grant (CDBG) and Home Investment Partnerships Programs (HOME)



CITY OF BRYAN
The Good Life, Texas Style.™

Alsie Bond, Manager
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This draft document is made available for public comment from June 29, 2009 through July 31, 2009. Comments or questions concerning this Annual Action Plan may be mailed or e-mailed to the address above. This document is available on the City of Bryan's official website:

<http://www.bryantx.gov/departments/?name=community>



CITY OF BRYAN
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August 12, 2009

U.S. Department of Housing and
Urban Development
Office of Community Planning and Development
Attention: Mr. Robert Beck, CPD Representative
1301 Fannin St
Suite 2200
Houston, TX 77002

Re: Submission of the 2009 Consolidated Action Plan (CAP) for the 2005-2009 Consolidated Plan for the Community Development Block Grant and HOME Investment Partnerships Programs

Dear Mr. Beck,

The City of Bryan is pleased to submit the enclosed 2009 Consolidated Action Plan (CAP) to the 2005-2009 Consolidated Plan for the Community Block Grant (CDBG) and HOME Investment Partnerships Programs. This Annual Consolidated Action Plan allocates \$941,398 of CDBG funds and \$474,706 in HOME funds, as well as approximately \$53,000 in program income. The activities and allocations described in the 2009 CAP were approved by the Community Development Advisory Committee on June 29, 2009 and by the City Council at the July 28, 2009 city council meeting, agenda item 10(g.).

1. The Community Development Advisory Committee (CDAC) held public meetings on October 23, 2008, November 10, 2008, January 15, 2009, March 26, 2009, and May 14, 2009 in order to develop Bryan's 2009 Consolidated Action Plan (CAP). In addition, five total public hearings were held; on March 26, 2009, two public hearings were held, with one for Community Development Block Grant and HOME funds, and one for fair housing. Three additional public hearings were held June 29, 2009; for the 2009 Action Plan, Fair Housing, and Affirmative Marketing plan. These public hearings began the 30 day comment period on the CAP, which ended July 31, 2009.
2. CDBG Funding requests were solicited from the community from March 26, 2009 until April 9, 2009. No code enforcement requests were submitted, and one public facility request was submitted, but later withdrawn by the applicant.
3. During the public meeting on May 14, 2009, Community Development Services staff and CDAC reviewed the project allocation recommendations. CDAC made recommendations that activities described herein be approved and forwarded to the Bryan City Council for action. The Bryan City Council approved the plan at its July 28, 2009 regular meeting.
4. The public was notified of the 2009 Consolidated Action Plan via a list of the proposed activities published in the *Bryan/ College Station Eagle* on June 14, 2009, at least 15 days prior to the June 29, 2009 Public Hearing, which began the 30 day comment period. All citizen comments on the Consolidated Action Plan were accepted through July 31, 2009. A Public Service Announcement on June 26, 2009 which advertised the June 29, 2009 public meeting of the CDAC to discuss the plan and solicit public comment. The meeting was publicized during several news broadcasts on the local CBS affiliate, KBTX TV from June

28-29, 2009. Also, the *Bryan/ College Station Eagle* published an article June 28, 2009 to bring awareness to the June 29, 2009 public meeting. Additionally, the plan was publicized on the City's official website beginning June 29, 2009. The plan was placed on the City Council Statutory Agenda for consideration on July 28, 2009 and was passed unanimously. Many constructive public comments were received, which are noted in the enclosed plan.

5. In addition to the 2009 Consolidated Action Plan, the following supporting documents are enclosed:
- a. The FY 2009 Action Plan Review Checklist
 - b. CDBG and HOME SF-424 Requests
 - c. Funding Sources
 - d. Original Resolution No. 3229
 - e. Required signed Certifications
 - f. A copy of the agenda from the June 29, 2009 public meeting of the Community Development Advisory Committee.
 - g. A copy of the agenda from the July 28, 2009 Bryan City Council meeting

Please let us know if you have any questions or require additional action by the City regarding the City's submission of the 2009 CAP.

Sincerely,



Alsie Bond, Manager
City of Bryan Community Development Services

cc: David F. Watkins, City Manager
Joey Dunn, Deputy City Manager

Attachments:

The FY 2009 Action Plan Review Checklist
CDBG and HOME SF-424 Requests
Funding Sources
Original Resolution No. 3229
Required signed Certifications
A copy of the agenda from the June 29, 2009 public meeting of the Community Development Advisory Committee.
A copy of the agenda from the July 28, 2009 Bryan City Council meeting

RECORD OF CONCURRENCE AND APPROVAL

SUBJECT 2009 Consolidated Action Plan		SUSPENSE DATE 08/10/2009		
EXPLANATION The U.S. Department of Housing and Urban Development requires participating jurisdictions that receive formula grant allocations for the Community Development Block Grant (CDBG) and HOME Investment Partnerships Grant (HOME) prepare an annual Consolidated Action Plan. This 2009 Consolidated Action Plan (CAP) allocates \$941,398 of CDBG funds and \$474,706 in HOME funds, as well as approximately \$53,000 in program income. The activities and allocations described in the 2009 CAP were approved by the Community Development Advisory Committee on June 29, 2009 and by the City Council at the July 28, 2009 city council meeting, agenda item 10(g.).				
ORIGINATOR Alsie Bond		DATE ORIGINATED 08/5/2009	PERSON TO CONTACT FOR DETAILS Art Roach Alsie Bond	TELEPHONE NUMBER 209-5173 209-5181
ROUTING SEQUENCE	APPROVING AUTHORITY	SIGNATURE	DATE	COMMENTS
1.	Alsie Bond, CD Manager		8/5/09	
2.	Janis Hampton, City Attorney		8-10-09	
3.	Joey Dunn, Deputy City Manager		8-11-09	
4.	David F. Watkins, City Manager	 FOR DFW	8-11-09	

*Please call Art Roach at x5173 for pickup

ACTIVITIES – 91.220(d)

1. Are all proposed activities described completely and identified in sufficient detail, including the number and type of families that will benefit from the proposed activities and locations, so that citizens know the degree to which they may be affected? **See Table 3C**

CDBG	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>
HOME	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>
ESG	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input checked="" type="checkbox"/>
HOPWA	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input checked="" type="checkbox"/>

2. Has the grantee indicated the timeframe for completion of each activity? **See Table 3C** Yes No Page ref. 88-92
3. Do the proposed activities correspond to the priority needs identified/local specific objectives listed in the Consolidated Plan? (See tables 2A and 2B from the Con Plan) Yes No Page ref. 72-74
4. Is the grantee in compliance with the following caps and set-asides?
- | | | |
|--|---|-----------------------------|
| CDBG (check here if not a CDBG grantee <input type="checkbox"/>) | | |
| 20% cap on administration | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| 15% cap on public services | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| HOME (check here if not a HOME grantee <input type="checkbox"/>) | | |
| 10% cap on administration | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| 5% cap on CHDO operations | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| 15% set-aside for CHDOs | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| ESG (check here if not an ESG grantee <input checked="" type="checkbox"/>) | | |
| 5% cap on administration | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| 30% cap on essential services | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| If no, is there a waiver request? | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| 30% cap on homeless prevention | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| HOPWA (check here if not a HOPWA grantee <input checked="" type="checkbox"/>) | | |
| 3% administrative cap for grantees | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| 7% administrative cap for project sponsors | Yes <input type="checkbox"/> | No <input type="checkbox"/> |

OUTCOMES – 91.220(e)

- Does the action plan contain outcome measures for activities in accordance with the Federal Register Notice dated March 7, 2006? ☆ Yes No Page ref. 20, 104, 88-92

GEOGRAPHIC DISTRIBUTION - 91.220(f)

1. Did the grantee include a narrative, maps, or tables that identify the geographic areas in which it will direct assistance? Yes No Page ref. 96-99
2. Does the grantee provide a description of the areas, including areas of low income and/or minority concentration, in which it will direct funds? Yes No Page ref. 25

3. Does the grantee provide the rationale for the priorities for allocating investment geographically for each program, including within the metropolitan area (or a state's service area) for the HOPWA program? Yes No Page ref. n/a

If no, explain

4. Did the grantee estimate the percentage of funds it plans to dedicate to target areas? ☆ Yes No Page ref. 26

AFFORDABLE HOUSING – 91.220(g) see attached Affordable Housing Specialist review

1. Does the action plan specify one-year goals for the number of homeless, non-homeless, and special needs households to be provided affordable housing units using funds made available to the jurisdiction? **See Table 3B** ☆ Yes No Page ref. 87

2. Does the action plan specify one-year goals for the number of households to be provided affordable housing units through activities that provide rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units using funds made available to the jurisdiction? **See Table 3B** ☆ Yes No Page ref. 87

PUBLIC HOUSING – 91.220(h)

Does the action plan include actions that address the following:

- | | | | |
|---|---|-----------------------------|--|
| 1. Needs of public housing ☆ | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | NA <input type="checkbox"/> |
| 2. Public housing improvements and resident initiatives | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | NA <input type="checkbox"/> |
| 3. Assist troubled public housing agencies ☆ | Yes <input type="checkbox"/> | No <input type="checkbox"/> | NA <input checked="" type="checkbox"/> |

HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES 91.220(i)

1. Have homeless prevention activities been proposed? Yes No Page ref. 27-34
2. Have emergency shelter, transitional housing, programs to assist in the transition to permanent housing and independent living been proposed? Yes No Page ref. 27-34
3. Have supportive housing activities been proposed to address the priority housing needs of persons who are not homeless (elderly, frail elderly, persons with disabilities, person with HIV/AIDS, persons with alcohol or other substance abuse problems)? Yes No Page ref. 27-34
4. Have specific action steps to end chronic homelessness been identified? ☆ Yes No Page ref. 27-34, 57

OTHER ACTIONS 91.220(j, k)

Does the action plan include other proposed actions to address the following:

- | | | | |
|--|---|-----------------------------|-----------------------------|
| 1. Remove barriers to affordable housing pg.36 | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | NA <input type="checkbox"/> |
| 2. Meet underserved needs pg.31 | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | NA <input type="checkbox"/> |
| 3. Foster and maintain affordable housing pg.34 | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | NA <input type="checkbox"/> |
| 4. Evaluate and reduce lead-based hazards pg. 39 | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | NA <input type="checkbox"/> |
| 5. Reduce the number of poverty-level families pg.39 | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | NA <input type="checkbox"/> |
| 6. Develop institutional structure pg.38 | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | NA <input type="checkbox"/> |
| 7. Enhance coordination between housing and service agencies pg.42 | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | NA <input type="checkbox"/> |

PROGRAM SPECIFIC REQUIREMENTS 91.220(l)

CDBG check here if not a CDBG grantee

- | | | |
|--|---|-----------------------------|
| 1. Does the total amount of funds allocated equal the amount of the grant plus program income and carryover funds? The grantee can exclude up to 10% of the total available CDBG funds if it has been identified for the contingency of cost overruns. | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| 2. Does the action plan identify the amount of CDBG funds that will be used for activities that benefit persons of low- and moderate-income? ☆ pg.26 | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |

HOME check here if not a HOME grantee
see attached Affordable Housing Specialist review

- | | | |
|--|---|--|
| 1. Did the PJ describe other forms of investment? See Section 92.205 | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| 2. If the PJ plans to use HOME funds for homebuyers, are the guidelines for resale or recapture stated, as required in 92.254(a)(5)? Pg. 44-45 | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> NA <input type="checkbox"/> |
| 3. If the PJ plans to use HOME funds to refinance existing debt secured by multifamily housing that is being rehabilitated with HOME funds, does the action plan state its refinancing guidelines, as required under 24 CFR 92.206(b)? | Yes <input type="checkbox"/> | No <input type="checkbox"/> NA <input checked="" type="checkbox"/> |
| 4. If the PJ plans to use HOME funds for tenant-based rental assistance, does the action plan describe the local market conditions that led to the use of HOME funds for such a program? | Yes <input type="checkbox"/> | No <input type="checkbox"/> NA <input checked="" type="checkbox"/> |
| <ul style="list-style-type: none"> If the TBRA program is targeted to or provides a preference for a special needs group that group must be identified in the Consolidated Plan as having an unmet need and show the preference is needed to narrow the gap in benefits and services received by this population. | | |
| 5. Did the PJ describe the policy and procedures it will follow to affirmatively market housing containing five or more HOME-assisted units? Pg. 117 | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> NA <input type="checkbox"/> |
| 6. Did the PJ describe actions taken to establish and oversee a minority outreach program within its jurisdiction? Pg .117 | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| <ul style="list-style-type: none"> The purpose of a minority outreach program is to ensure inclusion, to the maximum extent possible, of minorities and women, and entities owned by minorities and women, including without limitation, real estate firms, construction firms, appraisal firms, management firms, financial institutions, investment banking firms, underwriters, accountants, and providers of legal services, in all contracts, entered into by the participating jurisdiction with such persons or entities, public and private, in order to facilitate the activities of the participating jurisdiction to provide affordable housing under the HOME program or any other Federal housing law applicable to such jurisdiction. | | |
| 7. Did the PJ provide an estimate of the total number of minority households expected to be assisted in becoming homeowners? Pg.45, 75, 83, 105 | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |

ADDI check here if grantee does not receive ADDI
 see attached Affordable Housing Specialist review

1. Did the PJ describe the plan for conducting targeted outreach to residents and tenants of public and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families? Yes No
2. Did the PJ describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers? Yes No

HOPWA ☆ check here if not a HOPWA grantee

1. Does the action plan include one-year goals for the number of low-income households to be provided affordable housing using HOPWA funds for the following:
 - a. Short-term rent, mortgage and utility payments to prevent homelessness Yes No
 - b. Tenant-based rental assistance Yes No
 - c. Units provided in housing facilities operated with HOPWA funds Yes No
2. Does the action plan identify the method for selecting project sponsors (including providing full access to grassroots faith-based and other community organizations)? ☆ Yes No Page ref.

CERTIFICATIONS - 91.225 (PG. 12-18)

Are the general and specific certifications for each funded program complete and accurate, where applicable:

- Consortia, refer to 91.425
- State, refer to 91.325

General

1. Affirmatively furthering fair housing Yes No
2. Anti-displacement and relocation plan; acquisition and relocation Yes No
3. Drug-free workplace Yes No
4. Anti-lobbying Yes No
5. Authority of jurisdiction Yes No
6. Consistency with Plan Yes No
7. Section 3 Yes No

CDBG check here if grantee does not receive CDBG

1. Citizen participation pt. 19&20 Yes No
2. Community development plan pg.20 Yes No
3. Following plan Yes No
4. Use of funds (*The certification period for the CDBG program's overall benefit requirements must be consistent with the period stated in the prior year's certification.*) Yes No
5. Excessive force Yes No
6. Compliance with anti-discrimination laws pg. 12-18 Yes No
7. Compliance with lead-based paint procedures pg. 31 Yes No
8. Compliance with laws pgs.12-18 Yes No

HOME check here if grantee does not receive HOME

1. TBRA is consistent w/Plan Yes No
2. Eligible activities and costs Yes No
3. Appropriate financial assistance Yes No

ESG check here if grantee does not receive ESG

1. Major rehab/conversion Yes No
2. Essential services and operating costs Yes No

- | | | |
|--------------------------------|------------------------------|-----------------------------|
| 3. Renovation | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| 4. Supportive services | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| 5. Matching funds | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| 6. Confidentiality | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| 7. Homeless person involvement | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| 8. Consolidated Plan | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| 9. Discharge policy | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| 10. HMIS | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
- HOPWA** check here if grantee does not receive HOPWA
- | | | |
|----------------------------|------------------------------|-----------------------------|
| 1. Meet urgent needs | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| 2. 10- or 3-year operation | Yes <input type="checkbox"/> | No <input type="checkbox"/> |

MONITORING - 91.230

- | | | | |
|--|---|-----------------------------|--------------|
| 1. Does the grantee describe the standards and procedures that it will use to monitor activities carried out in furtherance of the plan during the program year? | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | Page ref. 46 |
| 2. Do the standards/procedures include the following: | | | |
| a) A description of the actions the grantee will take to monitor its performance in meeting the goals and objectives set forth in its Consolidated Plan? | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | Page ref. 46 |
| b) A description of the actions the grantee will take to monitor its sub-recipients, sponsors and/or administering agents during the program year? | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | Page ref. 46 |
| c) A description of the actions the grantee will take to insure compliance with program requirements, including requirements involving the timeliness of expenditures? <i>(If timeliness of expenditures is an issue make sure the grant award letter includes language regarding appropriate actions the grantee should take to remedy this problem.)</i> | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | Page ref. 46 |
| d) A description of the steps/actions the grantee will take to ensure long-term compliance with housing codes during the program year (including on-site inspections)? | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | Page ref. 46 |

HUD APPROVAL ACTION - 91.500

The regulations at Section 91.500(b) state that HUD will approve or disapprove a plan or a portion of a plan for the three following reasons:

- if it is inconsistent with the purposes of NAHA;
- if it is substantially incomplete;
- if certifications are not satisfactory to the Secretary; and/or
- if it does not include a description of the manner in which the unit of local government or state will provide financial or other assistance to public housing agencies designated as "troubled" by HUD. ☆

Based on my review of the Action Plan against the regulations, I have determined the Action Plan is:

Approved

Disapproved Date plan disapproved (in part or in its entirety)

Note: Written notification of disapproval must be communicated to the applicant in accordance with 24 CFR 91.500(c). **If disapproved**, provide documentation including dates and times on incompleteness determination, and discussions with grantee and Headquarters:

Reviewed by _____

Date _____

Program Manager _____

Date _____

CPD Director _____

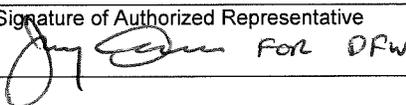
Date _____

CITY OF BRYAN 2009 CONSOLIDATED ACTION PLAN
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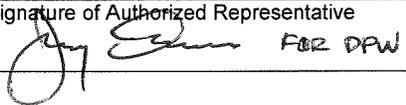
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I. Application for Federal Assistance

		2. Date Submitted 08/07/2009	Applicant Identifier B-09-MC-48-0006	
1. Type of Submission Application: Not Applicable Pre-application: Not Applicable	3. Date Received by State		State Application Identifier	
	4. Date Received by Federal Agency		Federal Identifier DUNS NO. 138253294	
5. Applicant Information				
Legal Name CITY OF BRYAN		Organizational Unit COMMUNITY DEVELOPMENT SERVICES		
Address P. O. BOX 1000 405 W. 28 th Street Bryan, Texas 77803 BRAZOS COUNTY		Contact Alsie Bond (979) 209-5175		
6. Employer Identification Number (EIN): 74-6000441		7. Type of Applicant: Municipal		
8. Type of Application: Type: Continuation		9. Name of Federal Agency: U. S. Department of Housing & Urban Development		
10. Catalog of Federal Domestic Assistance Number: Catalog Number: 14.218 Assistance Title: Community Development Block Grant		11. Descriptive Title of Applicant's Project: Programs designed to enhance the community by providing safe, decent and affordable housing; improved infrastructure; support services; and a suitable living environment, principally for low-moderate income residents of Bryan.		
12. Areas Affected by Project: BRYAN, TEXAS BRAZOS COUNTY				
13. Proposed Project:		14. Congressional Districts of:		
Start Date 10/01/2009	End Date 09/30/2010	a. Applicant 17th CONGRESSIONAL DISTRICT	b. Project 17th CONGRESSIONAL DISTRICT	
15. Estimated Funding:		16. Is Application Subject to Review by State Executive Order 12372 Process?		
a. Federal \$941,398		No		
b. Applicant				
c. State		17. Is the Applicant Delinquent on Any Federal Debt?		
d. Local				
e. Other		No		
f. Program Income \$3,000				
g. Total \$ 944,398				
18. To the best of my knowledge and belief, all data in this application/preapplication are true and correct, the document has been duly authorized by the governing body of the applicant and the applicant will comply with the attached assurance if the assistance is awarded.				
a. Typed Name of Authorized Representative David F. Watkins		b. Title City Manager	c. Telephone Number (979) 209-5100	
d. Signature of Authorized Representative 		e. Date Signed 8-11-09	d. Date Signed 08/07/2009	

II. Application for Federal Assistance

		2. Date Submitted 08/07/2009	Applicant Identifier M-09-MC-48-0229	
1. Type of Submission Application: Not Applicable Pre-application: Not Applicable	3. Date Received by State		State Application Identifier	
	4. Date Received by Federal Agency		Federal Identifier DUNS No. 138253294	
5. Applicant Information				
Legal Name CITY OF BRYAN		Organizational Unit COMMUNITY DEVELOPMENT AND REAL ESTATE SERVICES		
Address P. O. BOX 1000 405 W. 28 th Street Bryan, Texas 77803 BRAZOS COUNTY		Contact Alsie Bond (979) 209-5175		
6. Employer Identification Number (EIN): 74-6000441		7. Type of Applicant: Municipal		
8. Type of Application: Type: Continuation		9. Name of Federal Agency: U. S. Department of Housing & Urban Development		
10. Catalog of Federal Domestic Assistance Number: Catalog Number: 14.239 Assistance Title: HOME Program		11. Descriptive Title of Applicant's Project: Various programs designed to expand the supply of decent, safe and affordable housing for very low and low income residents through public, private, and non-profit partnerships.		
12. Areas Affected by Project: BRYAN, TEXAS BRAZOS COUNTY				
13. Proposed Project:		14. Congressional Districts of:		
Start Date 10/01/2008	End Date 09/30/2009	a. Applicant 17 th CONGRESSIONAL DISTRICT	b. Project 17th CONGRESSIONAL DISTRICT	
15. Estimated Funding:		16. Is Application Subject to Review by State Executive Order 12372 Process?		
a. Federal \$474,706		No		
b. Applicant				
c. State		17. Is the Applicant Delinquent on Any Federal Debt? No		
d. Local				
e. Other				
f. Program Income \$50,000				
g. Total \$524,706				
18. To the best of my knowledge and belief, all data in this application are true and correct, the document has been duly authorized by the governing body of the applicant and the applicant will comply with the attached assurance if the assistance is awarded.				
a. Typed Name of Authorized Representative David F. Watkins		b. Title City Manager	c. Telephone Number (979) 209-5100	
d. Signature of Authorized Representative  FOR DFW		e. Date Signed 8-11-09	d. Date Signed 08/07/2009	

III. Funding Sources

Entitlement Grant (includes reallocated funds)		
CDBG	\$941,398	
ESG	\$0	
HOME	\$474,706	
HOPWA	\$0	
Total		\$1,416,104
Prior Years' Program Income NOT previously programmed or reported		
CDBG	\$0	
ESG	\$0	
HOME	\$0	
HOPWA	\$0	
Total		\$0
Prior Year's Reprogrammed Funds		
CDBG	\$0	
ESG	\$0	
HOME	\$0	
HOPWA	\$0	
Total		\$0
Total Estimated Program Income		
CDBG	\$ 3,000	
HOME	\$50,000	
Total		\$53,000
Section 108 Loan Guarantee Fund	\$0	
TOTAL FUNDING SOURCES		\$1,469,104
Other Funds		\$0
Submitted Proposed Projects Totals		\$1,469,104
Un-Submitted Proposed Projects Totals		\$0

RESOLUTION NO. 3229

A RESOLUTION AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO SUBMIT THE CITY OF BRYAN'S 2009 CONSOLIDATED ACTION PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FOR \$941,381.00 IN COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS AND \$474,706.00 IN HOME INVESTMENT PARTNERSHIP FUNDS; APPROVING THE PROPOSED USE OF THESE FUNDS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Bryan, Texas is a home rule city with the legal authority to apply for and accept Federal funds described as the Community Development Block Grant (CDBG) and the Home Investment Partnership (HOME) funds; and

WHEREAS, the Community Development staff has prepared the 2009 Consolidated Action Plan (Plan) for submission to the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, the funding recommendations were developed by the Community Development Advisory Committee and the Bryan-College Station Joint Relief Funding Review Committee following extensive public participation, site visits, and an application review process; and

WHEREAS, views of the citizens have been solicited and obtained through public hearings; and

WHEREAS, the Plan describes how the City of Bryan intends to utilize \$941,381.00 in CDBG funds and \$474,706.00 in HOME funds,

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF BRYAN, TEXAS THAT:

Section 1.

The City Manager of the City of Bryan or his designee is hereby authorized to sign and submit the Plan to HUD.

Section 2.

The City Secretary is authorized to attach a copy of the above-described Plan to this Resolution, as an Exhibit, when such an application is finally prepared; and it shall be incorporated herein by reference for all purposes.

Section 3.

The City Council approves of the allocation of CDBG and HOME funds attached to this Resolution as Attachment A.

This resolution shall be effective immediately upon its passage and adoption.

APPROVED AND ADOPTED at a regular City Council meeting on this 28 day of July 2009.

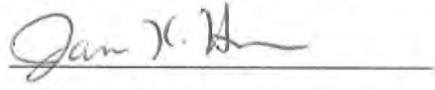
ATTEST:


Mary Lynne Stratta, City Secretary

CITY OF BRYAN

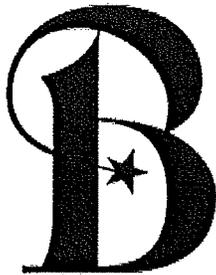

D. Mark Conlee, Mayor

APPROVED AS TO FORM:


Janis K. Hampton, City Attorney

Attachment A:
City of Bryan, Texas

**Draft 2009 Consolidated Action Plan to the 2005-2009
Consolidated Plan for the Community Development Block
Grant (CDBG) and Home Investment Partnerships
Programs (HOME)
*Proposed Activities***



CITY OF BRYAN
"The Good Life, Texas Style."

Alsie Bond, Manager
Community Development Services Department
P.O. Box 1000
405 W. 28th St
Bryan, TX 77805
(979) 209-5175
abond@bryantx.gov

This draft document is made available for public comment from June 29, 2009 through July 31, 2009. Comments or questions concerning this Annual Action Plan may be mailed or e-mailed to the address above. This document is available on the City of Bryan's official website:

<http://www.bryantx.gov/departments/?name=community>

CITY OF BRYAN

2009 CONSOLIDATED ACTION PLAN

Executive Summary

Introduction

This document serves as Bryan's submission for the 2009 Consolidated Action Plan (CAP). The Plan covers the time period from October 1, 2009 through September 30, 2010 and describes how federal resources will be used during this period to address community needs. The City has been notified by the Department of Housing and Urban Development (HUD) that the following funds will be available:

- \$941,398 in Community Development Block Grant Funds (CDBG)
- \$474,706 in Home Investment Partnership Funds (HOME).

The City will also generate approximately \$3,000 in CDBG program income during the 2009 program year. The primary sources of program income are loan repayments through CDBG economic development loan activities and housing activities. The City recently dissolved its revolving loan fund program and program income generated from the remaining loans will be used for economic development activities and/or program delivery. Housing program income is returned to the housing activities. Although there may be some cross over from one program year to the next, all anticipated projects are expected to be completed within the program year. The City also anticipates \$50,000 in HOME program income generated from housing activities.

The 2009 Consolidated Action Plan has several purposes:

- ⇒ review community needs and priorities for addressing those needs as identified in the 2005-2009 5-Year Consolidated Plan,
- ⇒ report objectives and outcomes identified in the Plan,
- ⇒ describe activities to be undertaken during the 2009 program year, using federal dollars to address those needs, and
- ⇒ report the amount and type of private funds that will be leveraged through the use of these federal dollars.

The Consolidated Action Plan also serves as the City of Bryan's application to HUD for these funds. The objectives and activities established in this plan also provide a framework for assessing the City's performance in achieving its overall community development goals.

Public Participation

Planning for the 2009 Consolidated Action Plan began in the early part of the program year 2008 when the Community Development Advisory Committee (CDAC) held numerous public meetings (October 23, 2008, November 10, 2008, January 15, 2009, March 26, 2009, and May 14, 2009) in order to develop Bryan's 2009 Consolidated Action Plan (CAP). In addition, five total public hearings were held; on March 26, 2009, two public hearings were held, with one for Community Development Block Grant and HOME funds, and one for fair housing. Three additional public hearings were held June 29, 2009; for the 2009 Action Plan, Fair Housing, and Affirmative Marketing plan. These public hearings began the 30 day comment period on the CAP. This document annually updates and commits to the 5-Year

Consolidated Plan, was adopted by the City of Bryan Council on July 12, 2005. A list of the proposed activities was published in the *Bryan/ College Station Eagle* on June 14, 2009, at least 15 days prior to the June 29, 2009 Public Hearing, which began the 30 day comment period. Citizen comments on the proposed Consolidated Action Plan were accepted through July 31, 2009.

City of Bryan 2009 Action Plan Proposed Projects/Activities

Priority Summary & Leveraging Information

Proposed CDBG Projects: Relation to 2005-09 Consolidated Plan and funds leveraged:

The 2009 Consolidated Action Plan proposes the following projects be undertaken to benefit low and moderate-income persons and to eliminate blighting influences. These funds will become available October 1, 2009. Because Bryan is a HOME entitlement city, the proposed uses of these funds are listed separately.

Proposed CDBG Projects

Total CDBG Allocation: \$941,398.00

- 1) **Homeowner Housing Assistance, \$611,911.00**-This project addresses Priority 3 of the Affordable Housing Plan of Bryan's 2005-09 Consolidated Plan. CDBG Funds are the primary source of funding. Recipients are asked to contribute and/or obtain private funding as appropriate. CDBG represents 99% of activity funds. Funds will provide up to 15 families housing assistance in the form of infrastructure, new development, replacement, handicap accessibility, minor repair, acquisition, staff and other related costs necessary to carry out CDBG Program activities.
- 2) **Administration, \$188,278.00** -Administrative expenses related to administration of CDBG and HOME programs and project management/oversight of Section 108 loans. These programs include, but are not limited to, housing programs, public service agency funding project management, public facility project management, neighborhood preservation program, and economic development program. Total funds administered by Department during 2008-09 are estimated to be \$1,496,339.00.
- 3) **Public Service Agency Funding (\$141,209.00):**
 - A. **Bryan Parks and Recreation Neal Recreation Program (interdepartmental funding), \$4,000.00**-to provide for eligible operating expenses, including partial salaries for sports instructors (gymnastic, basketball, and swimming) and partial expenditures of a bus driver for a summer dribbler's program, gymnastics program, learn to swim and other appropriate year round activities for 200 unduplicated clients through the Bryan Parks and Recreation Division. This program has increased its level of services by adding additional programs such as softball, flag football and summer trips. This project addresses Priority 2 of the Non-Housing Community Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents approximately 20% of this activity's funding for the requested program.
 - B. **Bryan Parks and Recreation Summer Camp Program (interdepartmental funding), \$40,000.00**-for eligible operating expenses for a summer recreational camp including partial salaries and benefits, supplies/training, equipment, transportation and field trips for low to moderate-income children. This program, offered in five Bryan parks located in low to moderate-income neighborhoods, provides educational, social, and recreational activities to approximately

575 unduplicated clients. This project addresses Priority 2 of the Non-Housing Community Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents approximately 40% of this activity's funding for the requested program.

C. Unity Partners d.b.a. Project Unity, Safe Harbour Supervised Visitation Program, \$20,000.00 -to provide for eligible operating expenses for the Safe Harbour program including personnel partial salary (\$12,000) and security (\$8,000.00). This program provides supervised visitation between non-custodial parent and children in a safe, child-friendly environment. Visitations are court ordered supervised visits under the supervision of trained staff and volunteers. Safe Harbour also provides parenting education, assists in the development of shared parenting plans, fathering support groups and case management services for fragile families. The program will serve an estimated 650 unduplicated clients. This project addresses Priority 2 of the Non-Housing Community Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents approximately 17% of this activity's funding for the requested program. Objective category/outcome category: suitable living environment/availability/accessibility.

D. Brazos Valley Food Bank, Inc. Backpack Program \$25,000.00-to provide for eligible operating expenses for food items for the Backpack Program Assistant and for supplies. This program will provide eligible low to moderate income children with food for the weekends when they do not have access to free or reduced school lunches. The program will serve an estimated 575 unduplicated clients during the contract year. This project addresses Priority 2 of the Non-Housing Community Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents approximately 46% of this activity's funding for the requested program. Objective category/outcome category: suitable living environment/availability/accessibility.

E. MHMRA of Brazos Valley, Mary Lake Drop In Center, \$17,212.00 (and \$2,773.00 from College Station)-to provide for eligible operating expenses for the maintenance (\$1,664.00) and auto (\$1,016.00), utilities of the center (\$3,932.00), food for clients (\$600.00), partial salary (\$10,000) of the Therapist Technician for the Mary Lake Drop in Center. This Center, which is increasing its service level by adding hours to the operation, is a site based client driven program which provides peer support, self advocacy, education, weekly outings, and community socialization for clients. The model promotes recovery from mental illness. The program will serve 40 unduplicated low to moderate income children during the contract year. This project addresses Priority 2 of the Non-Housing Community Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents less than 1% of the activity funds.

F. Family Promise of Bryan-College Station, Family Support Services Program, \$10,000.00 -to provide for eligible operating expenses of contract labor for case management services for the Family Support Services Program. This program will extend case management services for 2 years following housing placement for their homeless clients. The services will include long range case management in the home to encourage the stability of the family after leaving the agency's short term emergency shelter program. . A tracking system will be utilized to track outcomes of families for 2 years after the move out down. The program will serve an estimated 60 unduplicated clients during the program year. This project addresses Priority 2 of the Non-Housing Community Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents less than 1% of this activity's funding for the requested program.

G. Voices for Children, Court Appointed Special Advocates (CASA) of Brazos County Program, \$24,997.00-to provide for partial salaries of the Program Director (\$12,805.00) and Volunteer Coordinator (\$11,142.00); in addition, volunteer training equipment (\$750.00) and staff training /travel (\$300.00). This program provides court appointed special advocates through

a program which trains and supervises volunteers to advocate on behalf of abused and neglected children under court jurisdiction until the child has received a permanent home. The program will serve 135 unduplicated low to moderate income children during the contract year. This project addresses Priority 2 of the Non-Housing Community Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents less than 1% of the activity funds.

HOME

Bryan's 2009 HOME allocation is \$474,706.00. It is anticipated that \$50,000.00 in program income will also be available during the 2009 program year. All funds are used for eligible housing programs and meet all required federal regulations. Projects for the 2009 year include:

HOME Projects: Relation to 2005-09 Consolidated Plan and funds leveraged:

Proposed HOME Projects

Total HOME Allocation - \$474,706.00

1. **Home Owner Assistance, \$196,029.50**- This project addresses Priority 2 and Priority 3 of the Affordable Housing Plan of Bryan's 2005-09 Consolidated Plan with 5 families targeted citywide. The City anticipates \$50,000 in program income for the HOME program.
2. **Down Payment Assistance, \$160,000.00** - This project addresses Priority 4 of the Affordable Assistance Housing Plan of Bryan's 2005-09 Consolidated Plan with 15 families targeted citywide.
3. **Community Housing Development Organizations (CHDO), \$71,205.90** - This project potentially addresses items 1-5 of the Affordable Housing Plan of Bryan's Consolidated Plan with one CHDO targeted.
4. **Administration, \$47,470.60** - No priority assigned.

Potential funding matches:

- **Down Payment Assistance** - Down payment, closing cost and /or principal buy-down assistance using municipal funds in an effort to assist low-income homebuyers.
- **Property Donations** - Donation of City-owned property to facilitate affordable housing projects. Value not yet established.
- **Non-profit Resources** - Volunteer help (sweat equity), and other documented non-profit contributions will be leveraged to accommodate affordable housing options. Value not yet established.
- **General Fund Match** - for administrative costs for Housing and Real Estate Services Administrator position.

The City's match requirement has been waived. Estimated HOME leveraging is anticipated to be \$2.1 million.

V. CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing: The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan: It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace: It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about -
 - a) The dangers of drug abuse in the workplace;
 - b) The grantee's policy of maintaining a drug-free workplace;
 - c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employees in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
 - a) Abide by the terms of the statement; and
 - b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of each conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working,

unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted –
 - a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1,2,3,4,5 and 6.

Anti lobbying: To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or any employee of a Member of Congress in connection with this Federal contract, grant, loan, cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub grants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

Authority of Jurisdiction: The consolidated plan is authorized under State and Local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan: The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3: It will comply with Section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.



Signature/Authorized Official

8-11-09
Date

David F. Watkins
City Manager

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation: It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan: Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing and expanded economic opportunities primarily for persons of low to moderate income. (See CFR 24 570.2 and CFR 24 part 570).

Following A Plan: It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds: It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities, which benefit low and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and that other financial resources are not available;
2. **Overall Benefit.** The aggregate use of CDBG funds including Section 108 guaranteed loans during program year(s) 2007, 12 months, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments.** The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (and low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force: It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and Local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance with Anti-discrimination Laws: the grant will be conducted and administered in conformity with Title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-based Paint: Its notification, inspection, testing and abatement procedures concerning lead-based paint will comply with the requirements of 24 CFR 570.608;

Compliance with Laws: It will comply with applicable laws.

 FOR DFW

Signature/Authorized Official

8-11-09

Date

David F. Watkins
City Manager

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance - If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs - It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in 92.214.

Appropriate Financial Assistance - Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

 FOR DFW

Signature/Authorized Official

8-11-09

Date

David F. Watkins
City Manager

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code):

405 W. 28th Street
Bryan, Texas 77803
Brazos County

Check _____ if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR part 24, subpart F.

7. Definitions of terms in the Non-procurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

“Controlled substance” means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

“Conviction” means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

“Criminal drug statute” means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

“Employee” means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All “direct charge” employees; (ii) all “indirect charge” employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee’s payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee’s payroll; or employees of sub-recipients or subcontractors in covered workplaces).

CITY OF BRYAN

2009 CONSOLIDATED ACTION PLAN

VI. Executive Summary

Introduction

This document serves as Bryan's submission for the 2009 Consolidated Action Plan (CAP). The Plan covers the time period from October 1, 2009 through September 30, 2010 and describes how federal resources will be used during this period to address community needs. The City has been notified by the Department of Housing and Urban Development (HUD) that the following funds will be available:

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The City will also generate approximately \$3,000 in CDBG program income during the 2009 program year. The primary sources of program income are loan repayments through CDBG economic development loan activities and housing activities. The City recently dissolved its revolving loan fund program and program income generated from the remaining loans will be used for economic development activities and/or program delivery. Housing program income is returned to the housing activities. Although there may be some cross over from one program year to the next, all anticipated projects are expected to be completed within the program year. The City also anticipates \$50,000 in HOME program income generated from housing activities.

The 2009 Consolidated Action Plan has several purposes:

- Review community needs and priorities for addressing those needs as identified in the 2005-2009 5-Year Consolidated Plan,
- Report objectives and outcomes identified in the Plan,
- Describe activities to be undertaken during the 2009 program year, using federal dollars to address those needs, and
- Report the amount and type of private funds that will be leveraged through the use of these federal dollars.

The Consolidated Action Plan also serves as the City of Bryan's application to HUD for these funds. The objectives and activities established in this plan also provide a framework for assessing the City's performance in achieving its overall community development goals.

Public Participation

Planning for the 2009 Consolidated Action Plan began in the early part of the program year 2008 when the Community Development Advisory Committee (CDAC) held numerous public meetings (October 23, 2008, November 10, 2008, January 15, 2009, March 26, 2009, and May 14, 2009) in order to develop Bryan's 2009 Consolidated Action Plan (CAP). In addition, five total public hearings were held; on March 26, 2009, two public hearings were held, with one for Community Development Block Grant and

HOME funds, and one for fair housing. Three additional public hearings were held June 29, 2009; for the 2009 Action Plan, Fair Housing, and Affirmative Marketing plan (See Comment pg. 94-95). These public hearings began the 30 day comment period on the CAP, which ended July 31, 2009.

This document annually updates and commits to the 5-Year Consolidated Plan, which includes an assessment of housing and homeless needs, a housing marketing analysis, a five-year strategic plan, and monitoring standards and procedures to ensure compliance with program requirements. The Strategic Plan describes priorities and strategies (measurable goals) for addressing the community needs concerning affordable housing, homelessness, needs of special populations, and non-housing community development needs. The 2005-09 5-Year Consolidated Plan was adopted by the City of Bryan Council on July 12, 2005. In addition, a public hearing was held on July 9, 2007 to solicit input on revisions to amend the 5-year plan to include all required amendments. Public comments were solicited until August 13, 2007 before the amended plan was submitted to HUD with the 2007 CAP. On March 24, 2009 the Community Development Advisory Committee held two public hearings to hear from citizens about community needs and Fair Housing issues. Funding requests were solicited from the community from March 26, 2009 until April 9, 2009. No code enforcement requests were submitted, and one public facility request was submitted, but later withdrawn by the applicant. On May 14, 2009, during a public meeting, staff and CDAC reviewed the project allocation recommendations. CDAC made recommendations that activities described herein be forwarded to the Bryan City Council for action. The Bryan City Council approved the plan at its July 28, 2009 regular meeting.

A list of the proposed activities was published in the *Bryan/ College Station Eagle* on June 14, 2009, at least 15 days prior to the June 29, 2009 Public Hearing, which began the 30 day comment period. Citizen comments on the proposed Consolidated Action Plan were accepted through July 31, 2009 (all comments pg. 94-95).

Citizen Participation Plan

The City of Bryan, in accordance with 24 CFR 91, has an established Citizen Participation Plan to provide citizens with opportunities to provide input on citizens needs and participate in the development of the citizen's plan, the 5-Year Consolidated Plan and the annual Action Plan (Appendix, pg. 113).

Objectives and Outcomes identified in the Plan

The City has identified specific objectives and outcomes as detailed in Table 3A (pg. 72) and Table 1C (pg. 51). Primarily, the City will provide decent housing (general objective category) with housing activities including owner occupied rehabilitation, replacement and down payment assistance. General outcomes from housing activities will include affordability and sustainability. Suitable living environments, general objective categories, will include public service agency program funding. One change for 2009 is that the City general fund will assume the entire LaSalle Debt Repayment Project, formerly an economic opportunity objective with a sustainability outcome, which will allow CDBG funding previously dedicated to this project to be allocated toward housing purposes.

Evaluation of Past Performance

The City of Bryan will be in the fifth year of the 2005-09 Plan. A copy of the 2006 Consolidated Annual Performance and Evaluation Report Annual Community Assessment letter (2007 version not yet received) is included in the appendix (pg.109). In the 2007 program year the City completed 41 minor/major housing repairs, 21 down payment assistance and 4 reconstruction projects. Six public service programs were funded.

Currently, during the 2008 program year, the City has completed one major rehabilitation, has one pending bid, and has one reconstruction pending bid; additionally, the City has currently completed 15 down payment assistance for clients and completed 17 minor repairs as well as funding seven public service agency programs.

Summary of the 2005-09 Consolidated Plan

Summary of Priority Needs:

The following list summarizes community needs and priority rankings for each need as determined by the Community Development Advisory Committee as part of the 2005-09 Consolidated Plan process. The Committee assigned each priority rating of “high,” “medium,” or “low.” These priority ratings will remain in effect through 2009, unless revised through an amendment to the plan approved by the City Council. The full priority needs summary table can be found in Appendix A of the Consolidated Plan (pg.122) and in the Appendix of the 2009 CAP (pg. 61). In program year 2007, amendments were made to the 5-Year Plan as needed, in accordance to the FY2007 Implementation of the “New local regulatory Provisions for the 3-5-Year Consolidated Plan (Appendix pg. 110).

Those needs having a “**high**” priority include:

HIGH PRIORITY	HIGH PRIORITY
Cost Burdened Homeowners	
Transitional and Permanent Housing	Crime Violence Programs
Senior Centers	Senior Services
Homeless Facilities	Handicapped Services
Youth Centers	Youth Services
Child Care Centers	Child Care Services
Code Enforcement	Prescription Services
Water/Sewer Improvements	
Street Improvements	Commercial or Industrial Infrastructure Development

Those needs having a “**medium**” priority include:

MEDIUM PRIORITY	MEDIUM PRIORITY
Handicapped Centers	Employment Training
Health Facilities	Health Services
Neighborhood Facilities	Crime Awareness/Prevention
Parks and/Recreational Facilities	Legal Services
Non-Residential and Residential Historic Preservation	ED Assistance to For Profits
Removing Substandard Buildings	Other C/I Improvements (Commercial or Industrial) by Grantee or Non-Profit
Sidewalks	All other renter and owner: 51-80 % cost burden, 50% MFI
Solid Waste Disposal Improvements	Renter (31-50%) cost burden-30 and 50 % median income level
Transportation Services	Owner-all other-51-80% cost burden-30% or below MFI
Substance Abuse Services and Demolition	Renter-elderly-31-50% & 51-80% cost burden- 30% MFI, 50% MFI, 51-80% MFI

Those needs having a “low” priority include:

LOW PRIORITY	LOW PRIORITY
Flood Drain Improvements	Renter: 0-30% cost burden-30% MFI all categories
Lead Hazards/paint hazards	Owner: 0-30% cost burden- 30% MFI all categories
Rehabilitation Technical Assistance (businesses)	Renter: 51-80% cost burden, 50% MFI small and large related
Micro-Enterprise Assistance (businesses)	Owner: 0-30% cost burden, all categories, 50% MFI
Rehabilitation: Publicly or Privately-Owned Commercial/industrial	Renter: small and large related, 50-80% MFI – all percentages
Fair Housing	Renter: all other- 50-80% MFI-0-30% & 31-50% cost burden
Planning	Owner: 50-80% MFI, 0-30% cost burden all categories.
Other Economic Development Needs	

In addition to identifying and prioritizing Bryan’s community development and human services needs, the City’s 2005-09 Consolidated Plan also established priority needs and strategies for addressing those needs. A summary of those strategies follows. The complete text can be found in the 2005-09 Consolidated Plan.

1. Affordable Housing Strategies: Decent Housing Objective, Affordability & Sustainability Outcome

- Provide an adequate, affordable supply of residential rental property by providing technical assistance to property owners and by providing tenant-based rental assistance.
- Expand the supply of decent, safe, and affordable housing through the development of new single-family residential property.
- Reduce isolation of income groups by decentralizing housing opportunities and revitalizing deteriorating neighborhoods.
- Expand the supply of decent, safe, and affordable housing through the rehabilitation of existing residential property.
- Conserve energy resources by providing weatherization technical assistance to low to moderate-income persons.
- Expand homeownership opportunities for very low, low, and moderate-income persons.
- Provide housing and supportive services for special needs populations.

2. Homeless Strategies: Decent Housing Objective, Availability/Accessibility Outcome

- Help low-income families avoid becoming homeless.
- Reach out to homeless persons and assess their individual needs.
- Address emergency shelter and transitional housing needs of homeless persons.
- Help homeless persons make the transition to permanent housing and independent living through established self-sufficiency programs.

3. Special Need Strategies: Decent Housing Objective, / Availability/Accessibility Outcome

- Assist the elderly with their supportive housing and service needs.
- Assist persons with disabilities with their supportive housing and service needs.
- Assist persons with alcohol and other drug addictions with their service needs.
- Assist persons with HIV/AIDS, and their families, with their supportive housing and service needs.
- Assist public housing residents with their supportive housing and service needs to support achieving self-sufficiency to reduce dependency on federally assisted public housing.

4. Non-housing Community Development Strategies: Suitable Living Environment Objective, Availability/Accessibility Outcome and Sustainability Outcome

- Expand, improve, and/or add public facilities when and where needed for very low, low, and moderate-income persons.
- Expand, improve, and/or add public services when and where needed for very low, low, and moderate-income persons.
- Expand economic opportunities for very low, low, and moderate-income individuals to assist them in achieving self-sufficiency.
- Expand economic opportunities to eliminate slum/blighted areas or spot slum and blight.

Description of Area

Bryan-College Station, TX MSA Population and Components of Change							
<u>(1999 MSA Definition)</u>							
Date	Population	% Change	Components of Change				
			Total Population Change	Births	Deaths	Inter-national Immigration	Net Domestic Migration
1990	121,862	0.6	737	1,329	457	-	-
1991	124,819	2.4	2,957	2,284	758	317	-814
1992	128,841	3.2	4,022	1,838	532	382	708
1993	134,590	4.5	5,749	1,922	624	490	2,269
1994	137,405	2.1	2,815	1,909	621	437	-608
1995	139,569	1.6	2,164	1,937	615	405	-1,207
1996	141,107	1.1	1,538	1,962	658	412	-1,846
1997	144,595	2.5	3,488	2,005	653	446	-264
1998	147,555	2	2,960	2,005	618	477	-1,171
1999	150,211	1.8	2,656	2,057	647	437	-540
2000	152,415	1.5	2,204	-	-	-	-
2001	154,220	1.2	1,805	2,756	945	1,515	-1,395
2002	156,917	1.7	2,697	2,208	713	1,111	253
2003	159,550	1.7	2,633	2,310	788	947	399
2004	161,204	1	1,654	2,328	806	923	-666
2005	163,608	1.5	2,404	2,438	785	946	-55
2006	167,597	2.4	3,989	2,454	824	952	1,500
2007	170,884	2	3,287	2,587	795	858	659
2008	175,122	2.5	4,238	2,698	864	866	1,552

Source: U.S. Bureau of Census

Note: Decade years represent April 1, Census data, not the mid-year estimates. The MSAs are based on the 1999 MSA definition.

According to the U.S. Census data, the 2000 population was 65,660 persons within the City of Bryan, Texas. From 1990-2000, Bryan's total population increased approximately 12%, while the population of the MSA grew approximately 25%. Within the City of Bryan for the 2000 Census, the Black population continued to be a significant minority category (11,635 persons, 17.70% of total population). The Hispanic population increased significantly during the last decade from 10,892 (19.80%) to 18,271 persons or 27.80% of the total 2000 population.

The 2000 population data for the City of Bryan is as follows:

City of Bryan Population Data		
Race & Ethnicity	2000 Population	% Total
White (Non-Hispanic)	33,943	51.70%
Black (Non-Hispanic)	11,520	17.54%
Hispanic (all races)	18,271	27.83%
Native American (N.H.)	152	0.23%
Asian & Pac. Island (N.H.)	1,088	1.66%
Other (Non-Hispanic)	686	1.04%
Total Population	65,660	100.00%

¹ State Demographic Center, 2000 Census

The following characteristics are according to the latest U.S. Census 2005-2007 American Community Survey data:

POPULATION AND RACE: From 2005-2007, the City of Bryan had a total population of 67,000, an increase of 2% since the 2000 Census. The population consisted of 34,000 (51 percent) females and 33,000 (49 percent) males. The median age was 28 years. Twenty-seven percent of the population was under 18 years and 10 percent was 65-Years and older.

City of Bryan Population Data	
Race & Ethnicity	% Total
White	66.00%
Black	18.00%
American Indian and Alaskan	less than .5%
Asian	2.00%
Native Hawaiian & Other Pacific Islander	less than .5%
Some Other Race	14.00%
Two or More Races	4.00%
Hispanic (All Races)	33.00%
White (Non-Hispanic)	47.00%

HOUSEHOLDS AND FAMILIES: From 2005-2007 there were 25,000 households in the City of Bryan. The average household size was 2.6 people.

Families made up 59 percent of the households in Bryan. This figure includes both married-couple families (41 percent) and other families (19 percent). Nonfamily households made up 41 percent of all households in City of Bryan. Most of the nonfamily households were people living alone, but some were composed of people living in households in which no one was related to the householder.

INCOME: The median income of households in the City of Bryan was \$35,827. Eighty-four percent of the households received earnings and 12 percent received retirement income other than Social Security. Twenty-one percent of the households received Social Security. The average income from Social Security was \$13,704. These income sources are not mutually exclusive; that is, some households received income from more than one source.

POVERTY AND PARTICIPATION IN GOVERNMENT PROGRAMS: From 2005-2007, 27 percent of people were in poverty. Thirty-three percent of related children under 18 were below the poverty level, compared with 9 percent of people 65-Years old and over. Twenty-two percent of all families and 47 percent of families with a female householder and no husband present had incomes below the poverty level.

HOUSING CHARACTERISTICS: From 2005-2007, the City of Bryan had a total of 28,000 housing units, 12 percent of which were vacant. Of the total housing units, 61 percent was in single-unit structures, 31 percent was in multi-unit structures, and 8 percent was mobile homes. Twenty-nine percent of the housing units were built since 1990.

OCCUPIED HOUSING UNIT CHARACTERISTICS: From 2005-2007, the City of Bryan had 25,000 occupied housing units - 13,000 (54 percent) owner occupied and 11,000 (46 percent) renter occupied. Ten percent of the households did not have telephone service and 7 percent of the households did not have access to a car, truck, or van for private use. Multi Vehicle households were not rare. Thirty-seven percent had two vehicles and another 14 percent had three or more.

HOUSING COSTS: The median monthly housing costs for mortgaged owners was \$1,090, non-mortgaged owners \$447, and renters \$662. Thirty-four percent of owners with mortgages, 21 percent of owners without mortgages, and 52 percent of renters in The City of Bryan spent 30 percent or more of household income on housing.

Areas of Racial/Ethnic Minority Concentration

For the purposes of this document, an "Area of Racial/Ethnic Minority Concentration" is a 2000 Census Tract with a total population that consists of more than 50% minority residents. In Bryan, high concentrations of Black and Hispanic citizens are predominately located in the older central and northern neighborhoods. Most of these neighborhoods are located in Census Tracts 5, 6.03 and 6.04. Many of the dwelling units in these neighborhoods were built before 1950, and a substantial percentage of them are in poor condition. During the last ten years, a very high percentage of the rehabilitation projects sponsored by the City of Bryan Community Development and HUD have been located in these neighborhoods.

The following charts contain information based on the 2000 Census. The figures indicate census tracts with 50% or more of any one minority group.

Census Tract	Race	Ethnicity	Total # of Persons by Ethnicity and Race	% of Persons by Ethnicity Race
5	Black	Non-Hispanic	2615/5193	50.36%
6.03	White (1402) Black (6) American Indian/Alaska Native (13) Asian (5) Native Hawaiian/Other Pacific Islander (16) Some Other Race (1760) 2 or more Races (97)	Hispanic/Latino	3299/4809	68.60%
6.04	White (1113) Black (6) American Indian/Alaska Native (14) Asian (5) Native Hawaiian/Other Pacific Islander (0) Some Other Race (1408) 2 or more Races (125)	Hispanic/Latino	3597/5304	50.36%

Additional charts are attached (pgs 98-101) indicating the race and ethnicity of each census tract by percentage of the total population of the census tract and census tract/block group by percentage of the total block group. There are 57% Non-Hispanic Whites, 20% Non-Hispanic Blacks and 22% Hispanics at or below 80% of the median income who rent according to Comprehensive Housing Affordability Strategy (CHAS) data. Additionally, there are 51% Non-Hispanic Whites, 21% Non-Hispanic Blacks and 24% Hispanics who are at or are below 80% of the median income who own a home according to CHAS data.

Geographic Distribution

CDBG and HOME funds are distributed throughout the community based on need. Because low income, elderly, disabled, and special needs homeowners and renters reside throughout the city, housing assistance is available citywide. Homeless persons and those facing potential homelessness also reside throughout the city making the need for shelter and housing a citywide activity. Services provided for the homeless population are located city-wide to provide maximum accessibility.

Assistance for special needs populations (elderly people, disabled persons, persons with drug/alcohol addictions, persons with AIDS/HIV) is provided citywide, as these populations exist throughout the city. Public Services (such as Phoebe's Home, the Food Bank, and Elder-Aid) are also not limited geographically. These services are expected to be readily available and accessible to targeted audiences.

Public facilities and infrastructure improvements, such as park improvements, will be provided 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. Economic development activities are provided citywide (unless designated a slum/blighted area), recognizing that low-income individuals live throughout the city and that business location is often critical to its potential success. It is anticipated that all activities (100%) (With the exception of administration) will have a national objective of serving low to moderate income clients through LMI or LMA. An estimated target of 50% (10) minorities will receive down payment assistance.

VII. Narrative

Homeless and Other Special Needs Activities (Including Chronic Homelessness and Discharge Policy and Resources)

In the 2009 program year, Bryan plans to address homelessness needs through the following activities and resources:

Bryan will provide technical support for Twin City Mission's the Bridge Case Manager/Client Assistance program (and College Station will provide \$30,896.00 for their case manager's salary and client assistance). The Bridge program provides an emergency shelter for homeless men, women, and families and supportive services. Services include transportation, nutritious meals, daily needs (clothing, toiletries) and case management. Expanded services will include additional case management and educational training classes. The Bridge will serve an estimated 558 unduplicated clients during the program year. Twin City Mission is in the process of constructing a new, 24,000 square foot homeless shelter facility which is expected to be occupied by mid-July. This new facility will replace the current location, which has been housed since 1963 in the north side of downtown in a building which is over 100-years old, and provided the most basic, barracks-like accommodations. The new facility is located south of downtown on South Randolph Street near 30th Street. The design of the new facility is oriented with a central hub reception area with radiating wings like the spokes of a wheel. This configuration will allow staff to monitor and view each extending corridor. The design also offers an exterior wing, each of which is segregated from the other. This shelter will expand the bed capacity from 60 beds to 98 beds for individuals; including 72 beds for men and 26 beds for women. Twelve (12) additional beds will be designated for chronically homeless men, and eight for chronically homeless women for permanent supportive housing. Additionally, seven units (14 beds) will be designated for families, each with its own bathroom. Several rooms are designated for the disabled.

While the City is not entitled to directly receive Emergency Shelter Grant (ESG) funds from HUD, it does cooperate with and provide technical assistance to local non-profit agencies for such funds through the Texas Department of Housing and Community Affairs (TDHCA) and other funding agencies. While the City has planned no specific activities in 2009 to address permanent supportive housing (medium need), transitional housing (high need), or permanent housing for the homeless (medium need), other providers have identified activities in support of these needs. Twin City Mission has partnered with a for-profit developer for The Haven, a Low Income Housing Tax Credit project that provides 24 units of permanent housing specifically to homeless. This project expands the existing Housing Services program and provides increased services to assist in self-sufficiency. Twin City Mission annually receives \$50,000 in HOME Investment Partnerships Program Tenant Based Rental Assistance funds for security deposits through the City of College Station, Texas for assisting prospective occupants of tax credit properties. The United Way of the Brazos Valley also provides operating funding to Twin City Mission agencies. Outreach and assessment are handled by a variety of local social service providers. As homeless and potentially homeless individuals are identified, they are referred to Twin City Mission. A full-time case manager at The Bridge facility assists in needs identification and delivery of appropriate services. Below is a table denoting currently approved funding and pending funding applications and their purposes for Twin City Mission.

Twin City Mission Funding Table FY 2008-09	Date Proposal Sent	TCM Program Grant Purpose	Amount	Status	Notification Date
2008-09 United Way	10/2/2007	TCM program support	\$90,000	approved	1/29/2008
HUD SHP	1/4/2008	HH, salary & svcs 2 yrs	\$254,983	approved	12/21/2007
CFC grant	3/20/2008	Offset cost of food	undetermined	approved	12/31/2008
TDFPS Star Grant	6/13/2008	Program support and salaries	\$495,728	approved	8/1/2008
Gilbert & Thyra Plass Charitable Trust	N/A	Phoebe's Home	\$5,000	approved	7/31/2008
Gilbert & Thyra Plass Charitable Trust	N/A	Capital Campaign Building Fund	\$10,000	approved	7/31/2008
Waldon and Adele Orr Charitable Trust	N/A	Capital Campaign Building Fund	\$15,000	approved	7/31/2008
Waldon and Adele Orr Charitable Trust	N/A	Phoebe's Home Operational Funds	\$4,000	approved	7/31/2008
UW Youth Leadership	3/20/2008	14 metal racks for one TCM resale store	\$979.58	approved	5/22/2008
DFPS Star Contract Renewal Grant	5/15/2009	Program support and salaries	495,788.00	approved	5/8/2009
VOCA Project SAFE supplemental grant	2/27/2009	Phoebe's Home	3,108.75	approved	5/11/2009
VOCA grant	1/9/2009	DV Crisis and Outreach svcs	\$70,000	approved	12/10/2008
Sam's Club	1/1/2009	2009 Golf Classic,	\$1,500	approved	5/13/2009
Brazos Community Foundation	9/19/2008	4 industrial blower fans @ \$219.76 ea.	\$879	approved	11/4/2008
HHSC FV Grant	6/20/2008	Program support & salaries	\$230,921.26	approved	8/22/2008
Episcopal Grant	6/10/2008	Capital Campaign	\$6,000	approved	7/31/2008
HUD SHP 2009	6/6/2008	Will be used for several programs: HMIS @ Bridge & case management	\$259,000	approved	10/1/2008
Wllm Knox Holt Foundation	4/18/2008	Capital Campaign	\$20,000	approved	5/31/2008
FEMA grant	3/12/2008	Offset cost of food	\$18,186	approved	4/29/2008
VOCA grant	1/24/2008	DV Crisis Support & Outreach Svcs	\$75,657	approved	2/12/2008
2008-09 ESGP TDHCA	1/8/2008	HH/DV/AD salary, food & utility	\$100,000	approved	5/20/2008

Community Foundation of the Brazos Valley	3/30/2009	five grants in varying amounts in undesignated funding	\$5,967	pending	3/12/2009
CDBG 2009-10 Cities of Bryan and College Station	3/20/2009	Bridge Case Mgr II and client assistance	\$41,264.18	pending	3/31/2009
VOCA supplemental grant	3/1/2009	Offset two-month period that funder is realigning FY pay period	\$3,100	pending	3/31/2009
VAWA grant	2/24/2008	DV Comm. Awareness & Victim Restoration	\$57,340.49	pending	5/6/2008
CDBG 2008-09 Cities of Bryan & College Station	4/11/2008	Bridge Case Mgr II	\$36,206.23	approved	10/31/2008
The Cullen's Foundation	5/29/2009	Capital Campaign	\$500,000	pending	No Deadline
Brazos County Outside Agency Funding	5/29/2009	Capital Campaign	\$500,000	pending	4/23/2009
UW of the Brazos Valley	1/15/2009	Family Matters' in support of The Bridge, Phoebe's Home, and Haven	\$109,000	sent	12/15/2008
ESGP grant TDHCA	1/6/2009	The Bridge & Phoebe's Home – Food; Case mgr salary	\$100,000	sent	10/1/2008
HUD CoC Grant	03/31/2008	Program support/services & salaries, 5 Projects, including EMBRACE	\$580,000	pending	6/13/2008
Kresge Foundation	N/A	Capital Campaign	\$550,000	pending	
Ed Rachal Foundation	5/6/2009	Capital Campaign	\$150,000	pending	4/15/2009
OVAG	4/22/2009	1.3 FTE, travel & training	\$50,000	pending	Feb. 11, 2009
Hearst Foundation		Capital Campaign	\$500,000	pending	N/A
Nationwide Foundation		Capital Campaign	\$150,000	pending	5/18/2009
Meadows Foundation		Capital Campaign	\$150,000	pending	on hold
Hearst Foundation		Capital Campaign	\$150,000	pending	N/A
Community Foundation of Texas		New forklift for Donation & Resale Svcs	\$20,000	pending	N/A

As in the current fiscal year, the Salvation Army will apply for emergency utility assistance through the HOLT Foundation for \$20,000, which is expected to serve 165 families, as well as continue with facilitating area church funds for emergency utility assistance and will continue to serve clients as the funds allow. The Mental Health Mental Retardation Authority of the Brazos County (MHMR) refers clients, including those with special needs, to other appropriate services in the community including those previously mentioned for appropriate housing. MHMR also provides a Mobile Crisis Outreach Team (MCOT) which partners Brazos County Sheriff's officers with Crisis workers who many times must find emergency housing for individuals. This may be through a referral to the Twin City Mission or Phoebe's Home, but many times requires a purchased motel room because of the lack of emergency housing beds in the area. The Brazos Valley Coalition for the Homeless will continue to request McKinney-Vento Homeless Assistance Continuum of Care funds for housing and supportive services. The City will continue to provide technical assistance to MHMR for their Jail Diversion Plan, which has been funded in the last three program years and is now receiving funding from the state. This program assist mentally ill and handicapped individuals with a community plan to work toward remaining self sufficient and independent, including housing concerns.

The City of Bryan provides technical assistance to the Affordable Housing Committee, which brings together representatives of numerous agencies dealing with "special needs" clientele to identify needs, resources, and to collaborate on solutions. This Committee continues to meet and, due to increased collaboration among agencies, has become the Brazos Valley Coalition for the Homeless (BVCH) with the assistance of the Texas Homeless Network. The City continues to provide technical assistance to area non-profits. Listed below are the Low Income Housing Tax Credit properties that provide reduced rent or accept Section 8 vouchers for special needs groups, including homeless, elderly, handicapped, mentally impaired, and low to moderate-income individuals. Average occupancy rate for all units is 91% (Source: Texas Department of Housing and Community Affairs (TDHCA) and apartment management staff).

TDHCA MONITORED LIHTC, AHDP & HOME PROJECTS IN B/CS					
Property	Program	Total Units	Program Units	Vacant Units	Occupancy Rate
BRYAN					
<u>Avalon(FKA:Landing-Bryan)</u>	95 AHDP	145	109	14	90%
<u>Emerald Park Apartments (part of Master LURA)</u>	93 LIHTC, '95 AHDP	64	48	25	61%
<u>Forest Park Apartments</u>	03 LIHTC	140	119	6	96%
<u>Oak Creek Condominiums</u>	95 AHDP	40	40	3	93%
<u>Saddlewood Club</u>	94 LIHTC	232	232	19	92%
<u>Sterling Park Square</u>	94 HOME	14	14	1	93%
BRYAN TOTAL		635	562	68	89%
COLLEGE STATION					
<u>Cedar Creek Condos</u>	95 AHDP	67	50	0	100%
<u>Haven</u>	00 LIHTC	24	24	1	96%
<u>Heritage at Dartmouth</u>	98 HOME, '98 LIHTC	96	72	5	95%
<u>Southgate Village Apartments</u>	01 LIHTC	200	199	19	91%
<u>Terrace Pines</u>	04 LIHTC	100	80	2	98%
<u>Treehouse Apartments (part of Master LURA)</u>	95 LIHTC	156	117	21	87%

Villas of Rock Prairie	94 LIHTC	132	92	0	100%
Windsor Pointe Town Homes	94 LIHTC	192	192	35	82%
Santour Court	06LIHTC	16	13	0	100%
COLLEGE STATION TOTAL		983	839	83	92%
COMBINED TOTAL		1618	1401	151	91%

Other Actions

The City of Bryan will also undertake the following described actions to help alleviate obstacles, identified as part of the 2005-09 Consolidated Plan process, including homeless and chronic homelessness, to meeting the City's identified needs.

Meeting Underserved Needs

A primary obstacle to addressing and meeting underserved needs is lack of funding. The City of Bryan will continue to explore funding opportunities and work with local for-profit and non-profit providers to prepare funding applications. This cooperation includes Twin City Mission's applications for Emergency Shelter Grant funds through the Texas Department of Housing and Community Affairs and other applications for programs to assist the homeless through vouchers and supportive services. Twin City Mission continues to provide support services to participants in the Home Services Program, the agency's transitional housing program, HUD supportive housing program (McKinney-Vento Homeless Assistance Programs), renewal of Supportive Services; renewal of HMIS Implementation, and additional HUD funding for supportive housing. See the Twin City Mission funding table above for illustration of the many additional current and prospective sources of revenue from foundations, fundraisings and donations. While significant, and although great improvements have been made, additional, significant future funding increases will be required to adequately address homelessness in the area.

History of Brazos Valley Coalition for the Homeless and Continuum of Care Process: During the last nine years several area agencies and both the Cities of Bryan and College Station have worked together to more accurately estimate the gaps analysis for the homeless. A summary of that work includes:

1. A working session conducted by BVCH to update the gaps analysis from 2001. Each agency serving the homeless received an information packet prior to the workshop. This packet directed agencies through a preliminary data gathering process to update the statistics used in the gaps analysis process. Based on the results of the gaps analysis update, utilizing the consultant from Enterprise Foundation and minutes from BVCH meetings, priorities and gaps were re-established;
2. In April 2001 an additional workshop was held to strengthen and streamline the Continuum of Care system using feedback from HUD on the 2000 Continuum of Care application and from the Enterprise Foundation;
3. BVCH conducted a homeless survey again in February 2002 that incorporated several Homeless Coalition planning meetings between November 2001 and February 2002. Analysis from this survey and gaps analysis worksheets sent to emergency shelter and supportive services providers assisted in the results of the 2002 gaps analysis update;

4. On April 1, 2004 the BVCH completed another point in time survey after several planning sessions beginning in September 2003. Analysis from this survey, gaps analysis surveys sent to homeless shelters and a discussion of the data at the July Homeless Coalition meeting assisted in the results of the 2004 gaps analysis update, reported in prior CAPs. In addition, The BVCH did their first point in time only count in January 2005, a survey and count in April 2006, another point in time count in January 2007 and a point in time count in January 2009. Unmet housing needs were agreed upon by the BVCH after a phone survey was conducted polling agencies staff for their opinion of unmet needs that exist within their target population. As recommended by Martha R. Burt and Carol Wilkins in the CSH publication, "Estimating the Need", (www.csh.org), the BVCH chose to use a method that combined the Use of Expert Opinions by Emergency Shelter staff, Transitional Housing staff and direct care workers during the course of a year with a Review of Personal Characteristics. The next homeless count is planned for January 2011. The Brazos Valley Homeless Coalition is hosting several meetings to develop their plan for this count.

Current BVCH and Continuum of Care Process: Information for the 2009 Table 1A (page 55) was obtained through a planned process in conjunction with the BVCH and based upon historical data, surveys, and the knowledge of the many different providers' staff. The City, as part of the BVCH worked closely with coalition members to conduct a point in time count for sheltered and unsheltered homeless, subpopulation groups, and identify gaps and needs for housing and supportive services. This "Shelter & Housing Inventory Point-In-Time" count was conducted on January 22, 2009 and included an update of the current emergency, transitional housing and permanent supportive housing inventory (see attached) continuum of care inventory, as well as those under development. Specifically, the definitions used for survey purposes were: 1) Emergency Shelter: Buildings designed to house persons experiencing homelessness and 2) Transitional Housing: Temporary and transitional housing programs for persons experiencing homelessness and which may include supportive services. The response rate was 100% for all categories. Further, homeless subpopulations were tallied for "sheltered" persons in each category. In addition, for unsheltered persons, a further attempt was made to indicate the name of the person and identify the person's "usual geographic location".

Unmet housing needs were agreed upon by the BVCH after members were polled regarding the data obtained from the 2009 count and housing and supportive services staff were also polled for their opinion of unmet needs that exist within their target population. As recommended by Martha R. Burt and Carol Wilkins in the CSH publication, "Estimating the Need", (www.csh.org), the BVCH chose to use a method that combined the Use of Expert Opinions by Emergency Shelter staff, Transitional Housing staff and direct care workers during the course of a year with a Review of Personal Characteristics.

BVCH homeless counts have typically been preceded by media coverage and efforts to contact key persons in each geographic area to assist with the counting process. The BVCH continues to implement many of the strategies recommended by HUD, as well as other experts in the field of homelessness, in regards to planning and implementing a comprehensive count. In addition, newly identified locations will continue to be visited and an aggressive outreach effort will coincide with efforts to carry out future counts as required by HUD.

The Brazos Valley Coalition for the Homeless (BVCH) continues to meet and partner with local agencies to assist in better coordination of homeless services, including transitional housing, emergency housing, permanent housing, and supportive services. The Coalition met 5 times in the current program year. Priority housing homeless issues are as follows: 1) permanent supportive housing, 2) permanent affordable housing and 3) transitional shelter and supportive services. The BVCH holds regular meetings quarterly. Committee meetings are held every other month or on an as needed basis. A continued

emphasis has been to concentrate on goals to eliminate chronic homeless as well as general population homelessness.

The Coalition continues to concentrate efforts on bringing in new community resources from all eight counties. Other efforts focused on Committee organizing such as establishing contact with other Coalitions to utilize and share resources, Committee meetings, a Continuum of Care workshop, reviewing and updating the discharge plan, and working on the Continuum of Care plan, including both homeless and chronic homeless goals. Future emphasis will also be on outreach for the Coalition by developing a newsletter to reach other counties who may not be able to attend meetings, developing a website and using a power point presentation to educate the public.

Chronic Homelessness Steps

Specific homeless strategies are included in the City of Bryan's 2005-2009 Five-Year Consolidated Plan, Sub-Section 91.215c Homelessness (pgs. 28-35). In addition, the City, as part of the Continuum of Care, through the Brazos Valley Coalition for the Homeless, worked with participating housing and supportive service agencies to develop a plan for action steps to end chronic homelessness. Historically, steps taken include:

- **Strategy and Program Development, 2003-2004:** In 2003-2004, the BVCH developed strategies and programs for eliminating chronic homelessness in the Brazos Valley Region. Identifying local trends in chronic homelessness and developing a plan to end chronic homelessness in local communities were identified as high priorities for the Brazos Valley Region Continuum of Care. The Coalition added an End Chronic Homelessness Committee to develop and plan the strategy. Research included review of developed plans to end chronic homelessness from other localities. An evaluation of local trends common among this area's chronically homeless population was also compiled. A detailed plan was developed, presented to the BVCH and incorporated into the Continuum of Care process. The homeless survey instrument was amended to include additional questions related to issues of chronic homelessness and related trends.
- **Jail Diversion Plan, 2004:** During 2004, a series of meetings were held as MHMR Authority of Brazos Valley convened a region-wide effort to develop a local "Jail Diversion Plan", a key component of the plan included efforts to prevent homelessness for persons experiencing mental illness during the process. As persons with mental illness can often end up chronically homeless, particularly when resources for mental health services have continued to shrink, this effort has been viewed as particularly relevant in efforts to prevent chronic homelessness. The program has been funded by CDBG for the past two program years. For the 2009 program year the City will continue to provide technical assistance to MHMR since the program will now be receiving funds from the State.
- **Point in Time Homeless Count, 2005:** In January 2005, a point in time count was conducted by the BVCH included questions to further help surveyors identify chronically homeless individuals. Coalition meetings continue to be held on a quarterly basis, with committee meetings held every other month or as determined necessary.
- **Implementation of HMIS, 2005:** HMIS was implemented by Twin City Mission, a BVCH partner through a CoC HUD grant, in order to assist with tracking/trending data of persons who are chronically homeless by participating CoC grant recipients.
- **Point in Time Survey, April 2006:** April 2006 a point in time survey and count was conducted. Gaps analysis updated through the BVCH.
- **Homeless Survey, 2007:** In 2007 a homeless survey was done and the members began restructuring the Coalition.

- Continuum of Care Plan, 2008: In 2008, these changes included a formal acceptance of revised by-laws, developing a power point for members to use to educate the general public, developing on a website and working on a newsletter. Special emphasis was placed on including representatives from all geographic areas. In the Appendix is the updated BVCH continuum of care 10 year plan, objectives and actions steps chart (pg.58) along with a chart indicating organizations active in the Coalition (pg.56). These steps indicate the process by which the Coalition will assist persons who have experienced homelessness (chronically or other) to assist them in moving from an emergency type of environment to transitional to permanent housing. The Coalition also will focus on individuals who are homeless as well as those who may be in danger of becoming homeless.
- Continuum of Care 2009: In 2009-2010, Coalition members will continue to seek information and additional resources through other entities such as the Texas Homeless Network. They will continue to work on updating the continuum of care plan to meet the needs of homeless in the continuum of care's geographic area. In 2008, 2 new projects were submitted through the Continuum of Care Homeless grant and were not funded. The Coalition anticipates that these projects will be submitted again in order to increase the number of permanent supportive homes.
- Expanded Chronic Homeless Facilities: In July 2009, the Twin City Mission closed its current, original location of The Bridge homeless shelter at North Bryan St. in downtown Bryan, where it has been in operation since 1963. It re-opened in a brand new, \$5.5 Million, 24,000 square-foot facility located south of downtown on South Randolph Street near 30th Street. The design of the new facility is oriented with a central hub reception area with radiating wings like the spokes of a wheel. This configuration will allow staff to monitor and view each extending corridor. The design also offers an exterior wing, each of which is segregated from the other. This shelter will expand the bed capacity from 64 beds to 112; including 72 beds for men and 26 beds for women and 14 beds for families (7 units). In addition, 12 beds will be designated for chronically homeless men, and 8 for chronically homeless women for long term permanent care. Several rooms are designated for the disabled. Each section has washing machines and dryers, a community area with extended access to a porch, a centralized security entrance, offices for staff, chapel and increased capacity for their new café.

Foster and Maintain Affordable Housing

Through its 2009 Consolidated Action Plan, the City continues a commitment of preserving and maintaining the existing housing stock of affordable housing. This commitment is enhanced through Bryan's designation as a "Participating Jurisdiction" making the city eligible to receive \$474,706 in HOME Investment Partnerships Program (HOME) funds in 2009. HOME funds are specifically target housing activities for low-income persons and families. This is the city's twelfth year to be designated a Public Jurisdiction.

HISTORY: The first 5-Year Consolidated Plan was approved in 1995 by the Bryan City Council after exploring the issue of affordable housing. As a result of their interaction with experts in the field, the public, Community Development Services staff, and housing providers, developed the following goal: Citizens enjoy adequate housing; affordable, safe, and durable housing choices; home ownership; and special needs housing that is well maintained and aesthetically pleasing. The City renewed its commitment to providing safe, affordable housing choices, home ownership, and special needs housing by adopting the 2000-04 5-Year Consolidated Plan on July 11, 2000 and by adopting the 2005-09 5-Year Consolidated Plan on July 12, 2005. At a July 9, 2007 public hearing amendments to the 2005-09 Consolidated Plan (as required by the Final Rule, Dated Thursday, February 9, 2006 HUD for 24 CFP

Parts 91 and 570 Consolidated Plan Revisions and Updates), was presented to the public for input. The amended 2005-09 Consolidated Plan was submitted to HUD with the 2007 Action Plan before August 16, 2007 for final approval and was approved by HUD.

2009 CDBG and HOME funds are used to address these needs and those identified in the 2005-09 Consolidated Plan through the following activities:

- **Home Owner Housing Assistance** - rehabilitation of substandard low-income owner-occupied homes including minor assistance,
- **Down Payment Assistance** - closing cost, down payment and technical assistance to homebuyers,
- **Public Facility Improvements** - in low to moderate-income areas, including infrastructure improvements or repairs to streets, sidewalks, fire safety, and/or park equipment,
- **Infrastructure and Technical Assistance** - to the development of mixed income subdivisions located in a low to moderate-income neighborhoods,
- **Community Housing Development Organization (CHDO)** - funds for qualified organizations to undertake affordable housing activities,
- **Technical Assistance** - to private investors for rental rehabilitation or new construction.

A total of \$816,142.50 in grant funds (CDBG - \$432,762.10 and HOME -\$383,380.40 – includes CHDO) is allocated for housing and related activities, including program delivery costs when applicable, with low to moderate income families targeted (see pgs. 48-50 for specific allocations). It is expected that these funds will leverage at least \$2.1 million in other funds. One change proposed for 2009 is for funding previously allocated to code enforcement (\$55,000) will instead be allocated to housing activities.

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. In 1998, BCS Habitat started its first subdivision, Miracle Place, a 16-home development. In 2001, construction began on a second, 47-home subdivision, Sharon’s Court, which was completed in 2005. Angel’s Gate, a 20-acre, 100-home subdivision adjacent to Sharon’s Court began in early 2006 and will be completed by 2010 at a rate of twenty homes per year. Angel’s Gate will soon be followed by a fourth subdivision of 25 homes located on Martin Luther King Drive. Additional, scattered-site homes are also planned as suitable property becomes available. BCS Habitat serves families in Bryan and College Station, Texas who earn between 30%-60% of the median income and are in need of quality affordable housing.
- Twin City Mission, Genesis Corner and Family Promise–permanent, transitional, and temporary housing stock for the homeless;
- Brazos Valley Council of Governments–housing choice voucher program for rental housing, providing 1,901 vouchers in Brazos County;
- Brazos Valley Community Action Agency–housing development, weatherization, and energy assistance programs;
- Elder-Aid–housing repairs and elderly rental housing development as a City of Bryan CHDO;
- EMBRACE – A City of Bryan CHDO developing homeownership housing
- Bryan Housing Authority, managing 300 units of low-income rental housing;

Efforts will continue to be made to identify additional providers such as CHDO's, housing tax credit developers, other non-profit and for-profit developers developing affordable housing, and to develop common resources.

Remove Barriers to Affordable Housing

The analysis of public policies done for the 2005-09 Consolidated Plan indicated there were no significant institutional barriers to affordable housing in Bryan. As staff and the Community Development Advisory Committee visited this area in preparation for the 2009 CAP, again, no significant impediments to housing choice were found to exist created by the City of Bryan policies and procedures. HUD, the Justice Department, or the City of Bryan reported no findings of discrimination or ongoing litigation for the years 1994-99, 2000-04, 2005-06, 2006-07, 2007-08, and 2008-09. However, The Texas Workforce Commission Civil Rights Division did report the recent settlement in December of 2008 of one 2003 lawsuit against Henry Carter of Bryan, who managed 30 rental properties in Brazos County, according to the press release. Six fair housing complaints were filed with CRD by female tenants and housing advocate, Austin Tenants' Council (ATC) alleging discrimination on the basis of sex. CRD found reasonable cause that discriminatory housing practices existed and filed discrimination charges against Carter on behalf of all aggrieved complainants in September 2003. The lawsuit also alleges defendants violated the Texas Uniform Fraudulent Transfer Act by attempting to transfer real estate holdings to a company operated by his three sons, Urban Quest Properties, in an attempt to hide assets. On December 8, 2008, the 85th Judicial District Court entered a Consent Decree and order dismissing the lawsuit. As part of the dismissal, Carter and Urban Quest Properties agreed to pay \$275,000 to TWC, the female plaintiffs and ATC. TWC's portion of settlement proceeds will be used to address fair housing initiatives such as education and outreach. The judgment also permanently prohibits Carter from managing rental property. Any of his sons who remain in management and supervision of residential rental properties must attend fair housing training provided by CRD.

Local home construction trends continue to include a high demand for "upper end" housing with several new subdivisions for single families being developed in the \$200,000-\$300,000 price range. This trend was also identified in the recent Housing Market Analysis 2005, done in preparation for the 2005-09, 5-Year Consolidated Plan. This trend continues to take development resources away from the more affordable single-family development activity, resulting in an unmet demand for the development of new homes for the low and moderate-income buyers. Because both Cities, as well as other housing providers, are aware of this trend, more focus is being placed on providing technical assistance through home buyers counseling and developing housing subdivisions that decentralize a low-income area. Organizations such as City of Bryan Community Development Services Department, the City of College Station Economic and Community Development Department, Brazos Valley Affordable Housing Corporation, Habitat for Humanity, Brazos Valley Community Action Agency, EMBRACE, Elder Aid, and the Brazos Valley Coalition for the Homeless continue to work together to consistently streamline policies and procedures for these programs. These initiatives, along with more flexible secondary market mortgage products, are providing increased home ownership opportunities to the lower income community.

With regards to the availability of multi-family rental units, a large number of LIHTC (Low-Income Housing Tax Credit) projects and privately owned properties have been developed within the last 5-Years. High occupancy rates of previous years have moderated for general HTC units, suggesting that adequate numbers of general rental units are available. Elderly HTC rental occupancies remain very high. There are fifteen TDHCA (LIHTC) (AHDP) (HOME) monitored properties in Brazos County with all of these located in Bryan or College Station, Texas. The LIHTC properties and others developed or rehabilitated using federal assistance is required to be made affordable for lower income families. The most recent Bryan complex, Forest Park, now complete, has 12 units available for families with an

income of 30% or less of the area median income and 107 units available for families whose income is at the 60% median income. Towne Center Apartment Homes, an HTC elderly, 148-unit development proposed to be located at 1301 Prairie Drive in Bryan was awarded \$761,125 tax credits by TDHCA in July 2008, but remains unbuilt because of severe uncertainty in the HTC market for tax credit pricing and private funding. The increased number of rental units also tends to drive down the average rents (due to a large supply – thereby increasing competition) and assists in rendering more units affordable.

Special needs housing continues to be an issue of concern as many local housing providers have lost funding. The BVCH continues to focus on obtaining funds for permanent housing. MHMR of the Brazos Valley continues to seek funding from other sources. The BVCH anticipates applying for permanent housing for all available HUD continuum of care funds, after renewals are funded for the next program year. Local organizations, agencies, and churches concerned with meeting special housing needs in the community have developed various programs and properties. While needs still exist, increased options and opportunities are available for the elderly, disabled, HIV positive, and homeless, and additional programs and options continue to be planned and/or developed, including the relocation and expansion of the Twin City Mission, The Bridge homeless shelter. One local CHDO, Elder-Aid, has completed 8 CHDO projects in the last 8 years, adding 11 housing units for the elderly (9 new homes and 3 rehabilitated homes). A ninth project was planned but has been delayed because of title issues. Embrace, the City's newest CHDO, is currently rehabilitating two houses for resale to designated affordable housing clients. Crestview Retirement Services continues to serve the elderly with a total of 207 units for the elderly. The Haven, an affordable 24-unit rental complex in College Station, provides transitional housing and an on-site case manager to assist tenants as they transition into permanent housing.

The Brazos Valley Council of Governments' (BVCOG) -Housing Choice Voucher Program (HCVP) continues to conduct activities of the Family Self-Sufficiency (FSS) program in spite of its funding applications being unsuccessful for four consecutive years. However, application for funding to enhance the program to make it self sufficient has also been made for 2009. In spite of the lack of funding, the mandated work to complete 310 successful contracts continues and an application for funding has been submitted for 2009. Of the remaining mandated contracts for the FSS program, 93 clients have graduated with 8 pending this year. There are 128 participants still actively working to finish their contracts. Overall, the HCVP will provide monthly rental and utility assistance to approximately 1,901 families in Bryan, depending on funding. Currently, the HCVP has a closed waiting list but is actively leasing to the more than 3,000 head-of-households that are on the waiting list. The Brazos Valley Affordable Housing Corporation, a non-profit affiliate of the BVCOG, offers several housing programs through the Washington County HOME Consortium that serves seven counties surrounding Brazos with the exception of the city limits of Bryan-College Station, Texas.

Pre-development, building permit and construction inspection expenses are minimal in terms of housing construction and renovation costs. The City will continue to look at the possibility of partially waiving fees related to the development of affordable housing. The City will also continue to apply flexibility in zoning and building requirements when appropriate. While no significant impediments to Fair Housing have been identified, the City will continue to solicit input from the public and other housing advocacy groups to enhance the housing options and opportunities for the low and moderate income portions of our community. Goals should include collaborative efforts with private and public entities so that resources can be leveraged and benefits maximized. Obstacles to affordable housing include a tight current lending environment which places more stringent credit and down payment requirements on homebuyer households, the high cost of developable land, and the low local median income level of only \$35,827.

The City of Bryan has adopted a Fair Housing Ordinance. Complaints regarding violation of this ordinance can be filed with 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

contained in Chapter 58, Article II, Sections 58-40 through 58-49 of the Bryan City Code of Ordinances. As previously mentioned, HUD and Texas Workforce Commission Civil Rights Division Fair Housing materials have also been made available to citizens at the public hearings on Fair Housing. The City complies with state law in all purchasing and contracting actions, including but not limited to, historically underutilized businesses (HUBs) and Women and Minority Business Enterprises (WMBE) to assure the inclusion of minority owned businesses that may assist in providing affordable housing under the HOME program or any other Federal housing law applicable to the jurisdiction.

While the Jurisdiction's self assessment regarding Fair Housing is positive, it is recognized that a proactive position, in terms of education, outreach and programmatic assistance, is most effective in the continued promotion of Fair Housing. The City's recommendation is that through these three avenues, in conjunction with communication and coordination with other appropriate public and private entities, Fair Housing can best be promoted for our citizens. Technical assistance will also be solicited from HUD Fair Housing Offices, and ongoing reviews and updates will be made to the City's Analysis of Impediments to Fair Housing. This year the City held one public hearing, March 10, 2009 on Fair Housing and another public hearing on June 29, 2009 on the Affirmative Marketing Plan and Fair Housing. No complaints were noted during the public hearing or within the 30-day review comment phase of the 2009 Consolidated Action Plan. The City also participates in Fair Housing Focus Group meetings sponsored by the BVCOG with organizations who provide housing and/or housing services in the area. Barriers to affordable housing were discussed at this meeting between several housing providers such as lack of Section 8 voucher availability, credit concerns, cost of land and lack of funding availability.

Community Development Services staff participates on a Site Development Review Committee composed of various city departments to explore obstacles and to enhance opportunities for all development as well as infill housing development. Community Development Services staff has developed, in conjunction with other city staff, local contractors and realtors, the CAB build program. The purpose of this program is to identify tax-foreclosed lots within the City which can be sold to developers for low to moderate income housing.

Institutional Structure

The City of Bryan coordinates and administers the affordable housing, supportive housing, homeless, and non-housing community development strategies through its Community Development Services Department. The department acts as a liaison with community groups, public institutions, non-profit organizations, and private industry to share information, identify resources and opportunities, and coordinate activities when possible. Several formal organizations and committees exist to aid in this coordination: the Children's Partnership Board, the United Way of the Brazos Valley, the Brazos Valley Council of Governments, Texas A&M University, Blinn Junior College, the Economic Development Council, the Small Business Administrative Office, the Bryan College Station Community Health Center Coalition, the Brazos Valley Health Partnership, the Brazos Valley Affordable Housing Corporation, the Brazos Valley Coalition for the Homeless, the Chamber of Commerce, Habitat for Humanity, the Information and Referral Advisory Board, the Texas Agriculture Extension Office, the United Way Campaign Committee, the Bryan Housing Authority, the Community Development Advisory Committee, the Community Development Loan Committee, and the Joint Relief Funding Review Committee. Staff will continue to participate in these organizations as well as cooperate with and provide individual technical assistance to others.

Evaluate and Reduce Lead Hazards

Bryan has emphasized lead-based paint (LBP) counseling and awareness in all its programs. All Down Payment and Closing Cost assistance for pre-1978 properties in the first time homebuyer program requires LBP counseling as well as testing and remediation. The City maintains a continued focus on the hazards of lead-based paint and the need for lead-based paint testing of potential rehabilitation projects. Additionally, the City has continued to work with public service agencies caring for or providing services to children to reduce lead-based hazards in the community. The following strategies are ongoing:

- Provide public information and education on lead-based paint.
- Integrate lead hazard evaluation and reduction activities into all housing activities.
- Provide training and certification opportunities for Community Development staff to manage lead-based paint impacted projects.

According to the most recent data (2008) received from Texas Department of State Health Services, eighteen children (under the age of fifteen) in Bryan, or 1.48% of the tested sample had reported elevated blood lead levels (elevated results lead levels greater than or equal to 10 micrograms per deciliter). The TDH sorts by zip code.

Zip Codes	Children Tested	Children Elevated
77801	272	5
77802	128	<5
77803	634	11
77805	13	0
77806	12	0
77807	104	0
77808	52	<5
77881	0	0
Total	1215	18

Reduce Number of Poverty Level Families

The City continues to provide an antipoverty strategy that the Consolidated Plans of 1995-99, 2000-04 and 2005-09 support. That strategy has the following components:

- Expand the inventory of safe, decent, affordable dwellings available to low-income residents.
- Fund public service activities that enhance quality of life and encourage self-sufficiency for low-income residents.
- Create jobs for low-income residents. Provide assistance to businesses creating jobs that target low-income persons with an emphasis on living wage jobs.
- Fund activities allowing children to develop their maximum potential and leave the poverty environment.

As part of the 2009 Consolidated Action Plan, Bryan will fund the following activities, in addition to the housing activities described above, to address these goals:

Public Service Agency Funding (\$141,209.00):

1. **Bryan Parks and Recreation Neal Recreation Program (interdepartmental funding), \$4,000.00** - to provide for eligible operating expenses, including partial salaries for sports instructors (gymnastic, basketball, and swimming) and partial expenditures of a bus driver for a summer dribbler's program, gymnastics program, learn to swim and other appropriate year round activities for 200 unduplicated clients through the Bryan Parks and Recreation Division. This program has increased its level of services by adding additional programs such as softball, flag football and summer trips. This project addresses Priority 2 of the Non-Housing Community Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents approximately 20% of this activity's funding for the requested program.
2. **Bryan Parks and Recreation Summer Camp Program (interdepartmental funding), \$40,000.00** - for eligible operating expenses for a summer recreational camp including partial salaries and benefits, supplies/training, equipment, transportation and field trips for low to moderate-income children. This program, offered in five Bryan parks located in low to moderate-income neighborhoods, provides educational, social, and recreational activities to approximately 575 unduplicated clients. This project addresses Priority 2 of the Non-Housing Community Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents approximately 40% of this activity's funding for the requested program.
3. **Unity Partners d.b.a. Project Unity, Safe Harbour Supervised Visitation Program, \$20,000.00** - to provide for eligible operating expenses for the Safe Harbour program including personnel partial salary (\$12,000) and security (\$8,000.00). This program provides supervised visitation between non-custodial parent and children in a safe, child-friendly environment. Visitations are court ordered supervised visits under the supervision of trained staff and volunteers. Safe Harbour also provides parenting education, assists in the development of shared parenting plans, fathering support groups and case management services for fragile families. The program will serve an estimated 650 unduplicated clients. This project addresses Priority 2 of the Non-Housing Community Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents approximately 17% of this activity's funding for the requested program. Objective category/outcome category: suitable living environment/availability/accessibility.
4. **Brazos Valley Food Bank, Inc. Backpack Program \$25,000.00**- to provide for eligible operating expenses for food items for the Backpack Program Assistant and for supplies. This program will provide eligible low to moderate income children with food for the weekends when they do not have access to free or reduced school lunches. The program will serve an estimated 575 unduplicated clients during the contract year. This project addresses Priority 2 of the Non-Housing Community Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents approximately 46% of this activity's funding for the requested program. Objective category/outcome category: suitable living environment/availability/accessibility.
5. **MHMRA of Brazos Valley, Mary Lake Drop In Center, \$17,212.00 (and \$2,773.00 from College Station)**- to provide for eligible operating expenses for the maintenance (\$1,664.00) and auto (\$1,016.00), utilities of the center (\$3,932.00), food for clients (\$600.00), partial salary (\$10,000) of the Therapist Technician for the Mary Lake Drop In Center. This Center,

which is increasing its service level by adding hours to the operation, is a site based client driven program which provides peer support, self advocacy, education, weekly outings, and community socialization for clients. The model promotes recovery from mental illness. The program will serve 40 unduplicated low to moderate income children during the contract year. This project addresses Priority 2 of the Non-Housing Community Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents less than 1% of the activity funds.

6. **Family Promise of Bryan-College Station, Family Support Services Program, \$10,000.00** - to provide for eligible operating expenses of contract labor for case management services for the Family Support Services Program. This program will extend case management services for 2 years following housing placement for their homeless clients. The services will include long range case management in the home to encourage the stability of the family after leaving the agency's short term emergency shelter program. A tracking system will be utilized to track outcomes of families for 2 years after the move out down. The program will serve an estimated 60 unduplicated clients during the program year. This project addresses Priority 2 of the Non-Housing Community Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents less than 1% of this activity's funding for the requested program.
7. **Voices for Children, Court Appointed Special Advocates (CASA) of Brazos County Program, \$24,997.00**-to provide for partial salaries of the Program Director (\$12,805.00) and Volunteer Coordinator (\$11,142.00); in addition, volunteer training equipment (\$750.00) and staff training /travel (\$300.00). This program provides court appointed special advocates through a program which trains and supervises volunteers to advocate on behalf of abused and neglected children under court jurisdiction until the child has received a permanent home. The program will serve 135 unduplicated low to moderate income children during the contract year. This project addresses Priority 2 of the Non-Housing Community Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents less than 1% of the activity funds.

The City dissolved its revolving loan program in the 2005 program year because of a lack of qualified applicants within the parameters of the program. But, the City will continue to provide financial support to eligible economic development activities when possible for the City's Business Development Loan Program, Building Improvement Program, and Paint Program. All economic development activities are designed to improve and enhance the economic viability of businesses in Bryan by providing support through a variety of eligible activities. Economic development activities include providing financial and technical assistance to eligible new and expanding business enterprises located in Bryan that will create jobs for low and moderate-income persons through the Business Development Loan program. Priority is given to those businesses creating "living wage" jobs, jobs that provide benefits or provide opportunities for training or advancement. The Building Improvement Loan program provides loans for improvements to the façade of the building, to address code violations, for acquisition, inventory, or for the addition of working capital to businesses in the downtown area. All loans are reviewed and approved by the Loan Committee. The City will also continue to provide technical assistance through entrepreneurial development workshops targeting low-income persons. The Small Business Development Council provides these workshops, which are taught by local professional and business owners. It is expected that over 125 Bryan residents will receive business development training and counseling in 2009-10 through this program and additional programs offered through the Brazos Valley Council of Governments and the Small Business Administration. The City also coordinates with the Brazos Valley Council of Governments, which has a Revolving Loan Fund Program with approximately \$150,000 in funds available to assist an estimated 4 businesses with loans ranging between \$10,000-\$150,000.

The City will also fund \$188,279.00 (from CDBG) and \$47,470.60 (from HOME) for administrative expenses related to eligible expenditures for the CDBG grant and HOME program. These programs include, but are not limited to, housing, public services, public facilities, demolition, economic development, neighborhood preservation, and technical support.

Enhance Coordination between Public and Private Housing and Social Service Agencies

The Community Development Department of the City of Bryan is the lead agency for the Consolidated Plan and any subsequent Action Plans. Its staff will work closely with all recipients of funds through the 2009 Action Plan to achieve the stated results.

Housing Agencies: City staff will work with the Bryan Housing Authority, Brazos Valley Development Council, Texas Department of Housing and Community Affairs, HUD, the Brazos Valley Community Action Agency, Habitat for Humanity, Brazos Valley Affordable Housing Corporation, the Brazos Valley Coalition for the Homeless and other public and private entities to enhance program delivery. The City of Bryan continues to seek out qualified organizations to assist in becoming a CHDO. Elder-Aid, a CHDO, continues to work on elderly-assistance housing projects.

Social Service Coordination: Bryan and College Station, Texas, both entitlement communities, operate the Joint Relief Funding Review Committee, whose task is to review all CDBG public service funding applications for the two cities and provide the respective city councils with recommendations for the use of funds. This activity eliminates duplicate requests and provides a quality review of needs and resources for the larger Bryan-College Station community. Staff will also continue to work with individual agencies and coalitions to enhance communication and service delivery. Staff worked with the Brazos County Commission in establishing a model for the “tobacco fund dollars” and continues to provide technical assistance as needed for their funding process. Bryan provides technical assistance to public service agencies by providing review of grant applications, sources of funding streams, and workshops. Additional technical assistance is provided one on one.

The City of Bryan continues to work and serve on United Way’s 211 information and referral system committee. Needs and gaps continue to be those identified in the 2004 year by the Information and Referral Advisory Committee:

- Create greater awareness of available information and referral services;
- Coordinate existing services and maintain a comprehensive central database of health and human services information;
- Coordinate funding sources to streamline funds into a collaborative network; and
- Provide educational presentations on the viable usage of 211.

The City will continue to assist in this process. Presently through this planning process, United Way’s 2-1-1 Texas (formerly First Call for Help program) is one of 25 designated information centers in the State of Texas I & R network and is the designated call center for the Brazos Valley. The 2-1-1 designated non-emergency Information and Referral number has been operational since November 2002. United Way 2-1-1 estimates it will receive 45,000 calls in 2009 for community resource information. With a budget of \$361,932 this funding allows seven full time staff and two part time to provide I&R services via the telephone and in person; conduct outreach and education for the 7-county region; and serve as an Intern Site for the Texas A&M University Health Science Center’s Nursing program. 2-1-1 Texas has more than 2,600 resources in the database to provide to community professionals and citizens. United Way continues to serve as the community-based organization seeking solutions to issues of concern for the community. Initiatives provided by United Way include:

- Kids Matter: The Kids Matter envisions a community where our children have the opportunity to thrive and grow into productive, happy and healthy adults. Current activities include: 1) Parents Matter, parent education conducted at the workplace. 2) What's in Your Wagon? A Quick Reference Guide with resources aligned with the five areas of the Community of Promise. Resources are provided under the categories of: caring adults, job skills, opportunities to serve, healthy start and effective education. 3) Early Learning. Kids Matter is issuing a Request for Proposal (RFP) in July 2009 for the purpose of soliciting partners who will further our mission of early learning and readiness for school by age 6.
- Families Matter: Families Matter envisions a community where families receive adequate support to become self-sufficient and successfully pursue their highest potential. Current activities include: 1) Assisting families to increase their income by providing free tax preparation and assistance in obtaining the Earned Income Tax Credit for those eligible families. 2) Beginning the Assets for Independence Program, a program that provides asset building (specifically home ownership) by matched savings (2:1) through an Individual Development Account (IDA), intensive case management and a twelve-month educational program. Families also establish banking relationships, credit repair and debt reduction during this time. 3) "Fill Your Toolbox: Low-Cost Living in the Brazos Valley" is a booklet that provides individuals and families resources including, but not limited to, low-cost dining out, free family activities, resources for financial assistance, tips on lowering utility costs, selecting and finding affordable child care, health benefits, housing and much more.
- Health and Safety Matter: Health and Safety Matter envisions a Brazos Valley where all residents are confident of their safety and have access to a quality continuum of health care. Current activities include: 1) Conducting a feasibility study on Multi-Share, a health plan designed specifically to provide health care coverage to the working individuals and small businesses. 2) Promoting "iHealth", a health records system that allows an individual to store their health information on an electronically secured website, which is then accessible anywhere in the world where there is internet service. 3) Fire safety and smoke alarm project that will install up to 1,000 smoke alarms in Bryan and College Station homes that meet eligibility criteria (income, elderly, disabled, high fire risk neighborhoods, etc.). Fifty alarms for the deaf and hard of hearing are also available. The installation will be accompanied by a comprehensive fire safety media campaign.
- Youth Leadership Cabinet: The YLC focuses on students from Bryan and College Station ISDs, as well as St. Joseph Catholic School. The forum provides leadership skills and an opportunity to service, with approximately 200 students participating in a local Day of Caring on their day off from school on Martin Luther King Day. Students additionally conduct fundraisers at their respective schools and then allocate these funds in the spring to United Way partners through an application process.

Staff also serves on the Unity Partners Executive Board, Community of Promise Board and Youth Summit Committee. The community-wide organization provides a forum for area non-profit providers to collaborate on reducing duplication of services, gain strength through collaborative grant writing efforts, attend workshops and seminars, and provide case management to families to encourage families to become self-sufficient.

Foster Public Housing Improvements and Resident Initiatives

The City reviewed and approved the Bryan Housing Authority's 2009 Capital Fund Program (200 Annual Plan and 5-Year Plan for fiscal years 2009-2013) for compliance with the City's 5-Year Consolidated Plan. The 2009 grant is for \$488,681 with \$22,500 for management improvements, \$73,301.90 for

administration, \$12,820.00 for fees and costs, \$106,212.00 site improvement and \$225,000.00 for dwellings. Bryan will also continue to work with the BHA to coordinate grant applications, to provide training, home counseling, and employment opportunities, and to assist the BHA Resident Council as appropriate. Bryan staff met with the BHA on May 21, 2009 to consult on ways both entities could collaborate and to identify needs specific to their population. The BHA keeps an occupancy rate of approximately 98%.

Program Specific Requirements

1. CDBG

- a. Description of activities to be funded through the 2009 Action Plan: See Activity descriptions.
- b. Funds expected to be available: The City will receive its 2009 CDBG allocation of \$941,398.00 effective October 1, 2009. The City will also generate approximately \$3,000 in CDBG program income during the 2009 program year. The primary source of this program income is past loan proceeds from CDBG economic development activities. Other miscellaneous program income will be generated by, but not limited to, housing activities. The City expects no surplus from urban renewal settlements, does not plan to participate in any float-funded activities, nor does it expect to return any funds to the line of credit.
- c. “Urgent Needs” activities—No urgent needs activities are planned as part of the 2009 Consolidated Action Plan.
- d. Owner-occupied housing rehabilitation activities (excludes minor rehabilitation) will consist of a maximum allowance of \$30,000, with a deferred loan (forgivable) up to \$30,000 and a low interest loan for any amount over \$30,000 not to exceed \$30,000 for a period up to 10 years. A lien will be placed upon the property until the loan is paid. One hundred per cent recapture of the remaining undeferred amount of assistance provided with CDBG funds will be required upon resale, failure to maintain as homestead, refinance, or transfer of ownership. The loan may be assumed by an eligible low to moderate-income person (as defined by HUD) subject to prior written approval from City of Bryan Community Development Services. The CDBG investment subject to recapture is based on the amount of CDBG assistance that enabled the owner to rehabilitate the dwelling unit. The recaptured funds must be used to carry out CDBG eligible activities. Owner occupied reconstruction activities will consist of a deferred loan (forgivable) up to a maximum \$30,000 with a lien placed upon the property until the loan is repaid. Recapture for the reconstruction program is the same as for the rehabilitation program. The maximum amounts may only be exceeded at the discretion of the Community Development Services Manager to address extenuating circumstances for the applicant household or to meet a programmatic need. Policy changes were staff recommended to the Community Development Advisory Committee (CDAC), which discussed and approved the above changes. City Council conducted a workshop on the recommended changes and agreed with the CDAC’s recommendations.

2. HOME

- a. Funds expected to be available: The City will receive its 2009 HOME allocation of \$474,706 effective October 1, 2009. The City estimates \$50,000 in program income will be generated. Other Forms of Investment - The City will not engage in any form of investment using HOME funds that is not described under CFR 92.205 (b). The City estimates 10 minority households and 5 other households, totaling 15 expected to be assisted in becoming homeowners.
- b. Corresponding with the Homebuyers Assistance of \$14,999 or less per purchase/client, the City will require a five (5) year forgivable, deferred loan that is amortized over the affordability period and will result in a twenty (20) percent reduction per year until the affordability is met. Recapture of the remaining prorated 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. 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.
- c. Guidelines for Resale or Recapture for the HOME Funded Owner Occupied Housing Rehabilitation and Reconstruction Programs- The City will provide a maximum allowance of \$30,000 for rehabilitation, with a deferred, forgivable loan up to \$30,000 and a 0%- 3% interest loan for any amount over \$30,000 not to exceed \$30,000 for an affordability period of 10-15-Years, based upon the HOME subsidy level. The deferred, forgivable loan for the rehabilitation program shall be reduced on a prorated basis in equal amounts annually based upon the affordability period from the date the project is closed out in the IDIS system. For reconstruction activities, the City may provide funding not to exceed current 201 b. (3) limits through an owner participation program. Up to \$30,000 will be a deferred, forgivable loan. The owner participation portion will be a 0%- 3% interest loan for the period of years required to make the loan affordable to the client. A lien will be placed upon the property until the loan is repaid. The deferred, forgivable loan for the reconstruction program shall be reduced on a prorated basis in equal amounts annually based upon the affordability period from the date the project is closed in the IDIS system. The maximum amounts may only be exceeded at the discretion of the Community Development Services Manager to address extenuating circumstances for the applicant household or to meet a programmatic need. Recapture of the remaining prorated amount of assistance provided with HOME funds will be required upon resale, failure to maintain as homestead, refinance, or transfer of ownership. The loan may be assumed by an eligible low to moderate-income person (as defined by HUD) subject to prior written approval from the City of Bryan Community Development Services. The HOME investment subject to recapture is based on the amount of HOME assistance that enabled the owner to rehabilitate or to reconstruct the dwelling unit. The recaptured funds must be used to carry out HOME eligible activities.

Program Monitoring

The Bryan Monitoring Plan will consist of three reviews:

1. Internal Review of City Programs:

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

Activities that provide any type of housing assistance will be monitored for compliance with the Fair Housing and Equal Opportunities (FHEO) laws. Bryan consistently updates strategies to monitor efforts to affirmatively further Fair Housing. Bryan will be seeking technical assistance from HUD FHEO staff in the strategy development and will use that strategy in monitoring all housing sub-recipients. On site inspections are done at the beginning of each housing project (rehabilitation, reconstruction, down payment assistance) to ensure code compliance.

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

2. Sub-recipient Monitoring:

Monitoring sub-recipients provides a basis for assessing a program's operations and identifying concerns. A secondary goal of monitoring is to obtain ongoing data for use in determining program achievement. Evaluations will summarize monitoring findings and program goals, and will measure progress towards those goals during the provision of services. All sub-recipients will be monitored at least once per year on-site and quarterly in-house. Bryan has responsibility for overall CDBG performance and Consolidated Plan compliance, including the performance of its sub-recipients. Clear record keeping requirements for sub-recipients are essential to grant accountability. Responsibility for maintaining many of the records is assigned to the sub-recipient, including responsibility for documenting activities with special requirements. Bryan serves as the grantee and contracts with sub-recipient organizations to provide services to low-income citizens. The contract details the services provided and a concise statement of conditions, requirements, and performance criteria. The City Attorney prior to execution shall approve the contract.

3. Review of Other Entities' Compliance with Consolidated Plan Strategies:

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

VIII. City of Bryan 2009 Action Plan Proposed Projects/Activities

Priority Summary & Leveraging Information

Proposed CDBG Projects: Relation to 2005-09 Consolidated Plan and funds leveraged:

The 2009 Consolidated Action Plan proposes the following projects be undertaken to benefit low and moderate-income persons and to eliminate blighting influences. These funds will become available October 1, 2009. Because Bryan is a HOME entitlement city, the proposed uses of these funds are listed separately.

Proposed CDBG Projects

Total CDBG Allocation: \$941,398.00

1. **Homeowner Housing Assistance, \$611,911.00**-This project addresses Priority 3 of the Affordable Housing Plan of Bryan's 2005-09 Consolidated Plan. CDBG Funds are the primary source of funding. Recipients are asked to contribute and/or obtain private funding as appropriate. CDBG represents 99% of activity funds. Funds will provide up to 15 families housing assistance in the form of infrastructure, new development, replacement, handicap accessibility, minor repair, acquisition, staff and other related costs necessary to carry out CDBG Program activities.
2. **Administration, \$188,278.00** - Administrative expenses related to administration of CDBG and HOME programs. These programs include, but are not limited to, housing programs, public service agency funding project management, public facility project management, neighborhood preservation program, and economic development program. Total funds administered by Department during 2009-10 are estimated to be \$1,496,339.00.
3. **Public Service Agency Funding (\$141,209.00):**
 - a. **Bryan Parks and Recreation Neal Recreation Program (interdepartmental funding), \$4,000.00** - to provide for eligible operating expenses, including partial salaries for sports instructors (gymnastic, basketball, and swimming) and partial expenditures of a bus driver for a summer dribbler's program, gymnastics program, learn to swim and other appropriate year round activities for 200 unduplicated clients through the Bryan Parks and Recreation Division. This program has increased its level of services by adding additional programs such as softball, flag football and summer trips. This project addresses Priority 2 of the Non-Housing Community Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents approximately 20% of this activity's funding for the requested program.
 - b. **Bryan Parks and Recreation Summer Camp Program (interdepartmental funding), \$40,000.00** - for eligible operating expenses for a summer recreational camp including partial salaries and benefits, supplies/training, equipment, transportation and field trips for low to moderate-income children. This program, offered in five Bryan parks located in low and moderate-income neighborhoods, provides educational, social, and recreational activities to approximately 575 unduplicated clients. This project addresses Priority 2 of the Non-Housing Community Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents approximately 40% of this activity's funding for the requested program.

- c. **Unity Partners d.b.a. Project Unity, Safe Harbour Supervised Visitation Program, \$20,000.00** - to provide for eligible operating expenses for the Safe Harbour program including personnel partial salary (\$12,000) and security (\$8,000.00). This program provides supervised visitation between non-custodial parent and children in a safe, child-friendly environment. Visitations are court ordered supervised visits under the supervision of trained staff and volunteers. Safe Harbour also provides parenting education, assists in the development of shared parenting plans, fathering support groups and case management services for fragile families. The program will serve an estimated 650 unduplicated clients. This project addresses Priority 2 of the Non-Housing Community Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents approximately 17% of this activity's funding for the requested program. Objective category/outcome category: suitable living environment/availability/accessibility.
- d. **Brazos Valley Food Bank, Inc. Backpack Program \$25,000.00**- to provide for eligible operating expenses for food items for the Backpack Program Assistant and for supplies. This program will provide eligible low to moderate income children with food for the weekends when they do not have access to free or reduced school lunches. The program will serve an estimated 575 unduplicated clients during the contract year. This project addresses Priority 2 of the Non-Housing Community Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents approximately 46% of this activity's funding for the requested program. Objective category/outcome category: suitable living environment/availability/accessibility.
- e. **MHMRA of Brazos Valley, Mary Lake Drop In Center, \$17,212.00 (and \$2,773.00 from College Station)** - to provide for eligible operating expenses for the auto maintenance (\$1,664.00) and auto gas (\$1,016.00), utilities of the center (\$3,932.00), food for clients (\$600.00), partial salary (\$10,000) of the Therapist Technician for the Mary Lake Drop In Center. This Center, which is increasing its service level by adding hours to the operation, is a site based client driven program which provides peer support, self advocacy, education, weekly outings, and community socialization for clients. The model promotes recovery from mental illness. The program will serve 40 unduplicated low to moderate income children during the contract year. This project addresses Priority 2 of the Non-Housing Community Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents less than 1% of the activity funds.
- f. **Family Promise of Bryan-College Station, Family Support Services Program, \$10,000.00** - to provide for eligible operating expenses of contract labor for case management services for the Family Support Services Program. This program will extend case management services for 2 years following housing placement for their homeless clients. The services will include long range case management in the home to encourage the stability of the family after leaving the agency's short term emergency shelter program. A tracking system will be utilized to track outcomes of families for 2 years after the move out date. The program will serve an estimated 60 unduplicated clients during the program year. This project addresses Priority 2 of the Non-Housing Community Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents less than 1% of this activity's funding for the requested program.
- g. **Voices for Children, Court Appointed Special Advocates (CASA) of Brazos County Program, \$24,997.00**-to provide for partial salaries of the Program Director (\$12,805.00) and Volunteer Coordinator (\$11,142.00); in addition, volunteer training equipment (\$750.00) and staff training /travel (\$300.00). This program provides court

appointed special advocates through a program which trains and supervises volunteers to advocate on behalf of abused and neglected children under court jurisdiction until the child has received a permanent home. The program will serve 135 unduplicated low to moderate income children during the contract year. This project addresses Priority 2 of the Non-Housing Community Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents less than 1% of the activity funds.

HOME

Bryan's 2009 HOME allocation is \$474,706.00. It is anticipated that \$50,000.00 in program income will also be available during the 2009 program year. All funds are used for eligible housing programs and meet all required federal regulations. Projects for the 2009 year include:

HOME Projects: Relation to 2005-09 Consolidated Plan and funds leveraged:

Proposed HOME Projects

Total HOME Allocation: \$474,706.00

1. **Home Owner Assistance, \$196,029.50**- This project addresses Priority 2 and Priority 3 of the Affordable Housing Plan of Bryan's 2005-09 Consolidated Plan with 5 families targeted citywide. The City anticipates \$50,000 in program income for the HOME program.
2. **Down Payment Assistance, \$160,000.00** - This project addresses Priority 4 of the Affordable Assistance Housing Plan of Bryan's 2005-09 Consolidated Plan with 15 families targeted citywide.
3. **Community Housing Development Organizations (CHDO), \$71,205.90** - This project potentially addresses items 1-5 of the Affordable Housing Plan of Bryan's Consolidated Plan with one CHDO targeted.
4. **Administration, \$47,470.60** – No priority assigned.

Potential funding matches:

- **Down Payment Assistance** - Down payment, closing cost and /or principal buy-down assistance using municipal funds in an effort to assist low-income homebuyers.
- **Property Donations** - Donation of City-owned property to facilitate affordable housing projects. Value not yet established.
- **Non-profit Resources** - Volunteer help (sweat equity), and other documented non-profit contributions will be leveraged to accommodate affordable housing options. Value not yet established.
- **General Fund Match** - for administrative costs for the Community Development Services Manager and Assistant Manager positions.

The City's match requirement has been waived. Estimated HOME leveraging is anticipated to be \$2.1 million.

IX. Programs to which other entities are expected to apply include the following:

PROGRAM	ANTICIPATED APPLICANTS
Continuum of Care Grant (HUD)	BVCH, Twin City Mission (lead agency)
Emergency Shelter Grant Program-TDHCA	Twin City Mission-the Bridge & Phoebe's Home
HOME-TDHCA	Brazos Valley Council of Governments
FEMA	Twin City Mission-The Bridge
Texas Department for Family and Protective Services	Twin City Mission-Youth & Family Services STAR Program
Texas Health and Human Services Commission-Family Violence Program	Twin City Mission-Phoebe's Home
Victim's Assistance Discretionary Grant Program-State Office of the Attorney General	Twin City Mission-Phoebe's Home
Texas Dept. of Assistance and Rehabilitative Services; TXDOT-TIBH	Junction 5-0-5
Housing Choice Vouchers	Brazos Valley Council of Governments Bryan Housing Authority
HUD Drug Elimination funds	Bryan Housing Authority
Public Housing Development	Bryan Housing Authority
Public Housing CIAP	Bryan Housing Authority
Public Housing Comprehensive Grant Program	Bryan Housing Authority
Family Self-Sufficiency	Brazos Valley Council of Governments
Hope for Elderly Independence	Brazos Valley Council of Governments
Texas Housing Trust Fund	Brazos Valley Council of Governments
Special Governor's Funds	Brazos Valley Council of Governments
Region 6	Brazos Valley Council of Governments
Dept. of Labor	Brazos Valley Council of Governments
Texas Workforce Commission	Brazos Valley Council of Governments
HOPWA	BVCOG: Unity Partners, dba Project Unity
HRSA Bureau of Primary Health Care/FQHC	Brazos Valley Community Action Agency
PHC, Title V, X and XX programs, TDH/DSHS	Brazos Valley Community Action Agency
Tobacco Fund	Brazos Valley Council on Alcohol & Substance Abuse Hospice Brazos Valley
TDADA	Brazos Valley Council on Alcohol & Substance Abuse
Texas Department of Criminal Justice	Brazos Valley Council on Alcohol & Substance Abuse
Texas Department of Family and Protective and Services for the Texas Families: Together and Safe Program and DSHS	United Partners d.b.a. Project Unity
Texas OAG	Unity Partners d.b.a. Project Unity
HOLT Foundation	Salvation Army
Title V (Texas Dept. of Health)	Prenatal Clinic
Children's Advocacy Center of Texas	Scotty's House
National Children's Alliance	Scotty's House
VOCA	Scotty's House and TCM Phoebe's Home
The Sprague Foundation	Hospice Brazos Valley
Early Childhood Intervention	MHMR
Intermediate Care for the Mentally Retarded	MHMR
Department of Aging and Disability	MHMR
TCOOMMI & DSHS Substance Abuse, DARS	MHMR
Texas Department of State Health Services	Brazos County Health Department

X. (A) Appendix: Discharge Policy

Continuum of Care Discharge Planning Policy Chart

Publicly Funded Institution(s) or System(s) of Care in CoC Geographic Area	None	Initial Discussion	Protocol in Development	Formal Protocol Finalized	Formal Protocol Implemented
Foster Care	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Health Care	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mental Health	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Corrections	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Foster Care: Case managers within the Texas Department for Family and Protective Services – Child Protective Services (the state’s foster care system) – hold the first-line responsibility for ensuring that there is a specific plan in place for each youth who leaves the system. This plan includes naming a housing or placement destination which will allow the problem-free transition from state supervision to private supervision. The plan also takes the health, growth and well being of the youth into account. Similarly, TDPRS case workers must complete several follow-up interviews, assuring the youth has the necessary shelter, family and stability needed to achieve a stable lifestyle and successful future. For foster care youth who age-out of the state foster care system, TDPRS social workers provide a fairly comprehensive plan which gives the young adult access to many of his/her options such as educational and vocational opportunities, financial options and available mental health and substance abuse services. All options are designed to ensure the young adult matures and develops without the immediate threat of homelessness.</p>					
<p>Health Care: Area healthcare facilities (St. Joseph’s Regional Health Center and the College Station Medical Center) have policies in place ensuring persons discharged from their facilities will receive assistance from their appointed case management staff in obtaining appropriate placement to fit the patient's individualized needs. Each policy assures that, to the best of the ability of the discharging entity, released patients will not be discharged into homelessness but to a state, federal, emergency or transitional facility. Homeless service providers and other social service providers regularly collaborate with discharge staff from these facilities to identify placements for patients that are most suited for their needs and that do not result in the patient becoming homeless.</p>					

Mental Health: The State of Texas contracts with Mental Health Mental Retardation Authority of Brazos Valley to ensure newly discharged patients have a place to go or reside, thereby minimizing the potential of patients being discharged onto the street and into a state of homelessness. Brazos Valley Mental Health and Mental Retardation Authority developed a comprehensive plan for patients to be discharged, networking with existing family, state-funded community agencies and with the patient. This plan includes where the patient will live, whether with family, in a basic care facility, adult foster care facility, and an independent living facility or in a nursing home. The plan also coordinates with supporting people, entities and agencies (like local, state or governmental agencies) to provide ongoing stability and support services. This synergy of efforts help ensures the patient is transitioned into a supportive system that takes their well being into account.

Corrections:* In the United States Federal Bureau of Prisons (BOP) system, inmates are required to go through a pre-release program with discharge planners; this ensures the inmate has a smooth transition from institutional life back into their respective communities. When inmates complete the program and are discharged from the federal prison system, they are typically released to their sentencing districts in order to meet with their parole officers or case managers. A personalized plan assists the inmate with their specific needs, and utilizes local agencies and service providers to help address those needs.

The Texas Department of Criminal Justice (TDCJ) - Correctional Institutions Division utilizes a similar protocol for the discharge of Texas prison inmates. TDCJ's discharge procedures also focus on ensuring the inmates transition into the community as smoothly as possible. Every effort is taken to assure inmates being discharged do not experience homelessness upon release. Institution staff members, community service providers and the inmate work as a team to obtain necessary services to sustain a productive lifestyle in the local community.

The Texas Youth Commission (TYC), a state correctional institution for juvenile offenders, discharges youth in accordance with the Texas Administrative Code, Title 37 Part 3 Section 85. If the youth is not being discharged to serve out their sentence to TDCJ as an adult, TYC will follow a similar protocol for release, as does TDCJ for discharged inmates. The caseworkers assigned to the discharged youth make every effort to release the youth back to the homes from which they came. If that is not possible, for whatever reason, the caseworker will ensure the youth is released into a home-like setting or group home.

The local county jail systems, while not having a written policy regarding the discharge of inmates back into the community, make every effort to guarantee released inmates do not enter into immediate homelessness. Released inmates who have no family or guardian are offered transportation to a local shelter, another community, or taken to the local Salvation Army office for assistance in finding shelter, food, clothing, or in finding a solution to any other issues they might have. A significant step taken by the local MHMR Authority has been its collaboration with numerous local correctional entities to establish a comprehensive Jail Diversion plan for mentally ill clients which helps eliminate these clients ending up in jail and then homeless.

*Please note that "corrections" category refers to local jails and state or federal prisons.

X. (B. & C.) Appendix: Table 1A and 1B

CoC Homeless Population and Subpopulations

Continuum of Care: Point-in-Time Homeless Population and Subpopulations Chart

Indicate date of last point-in-time count: 1/22/2009				
Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
1. Number of Households with Dependent Children:	7	13	1	
1a. Total Number of Persons in these Households (adults and children)	34	37	3	
2. Number of Households without Dependent Children**	163	28	82	
2a. Total Number of Persons in these Households	163	30	82	
Total Persons (Add Lines 1a and 2a):	197	67	85	
Part 2: Homeless Subpopulations below)	Sheltered		Unsheltered	Total
a. Chronically Homeless	453		26	479
b. Severely Mentally Ill	14		5	19
c. Chronic Substance Abuse	69		3	58
d. Veterans	10		1	11
e. Persons with HIV/AIDS	1		*	1
f. Victims of Domestic Violence	25		3	28
g. Unaccompanied Youth (Under 18)	0		*	0

**X. (D.) Appendix:
Continuum of Care Planning Process Organizations Chart**

	Specific Names of All CoC Organizations	Geographic Area Represented	Subpopulations Represented, if any* (no more than 2 per organization)	
PUBLIC SECTOR	STATE GOVERNMENT AGENCIES			
	Department of State Health Services	Grimes County	HIV/AIDS	SA
	Department of Family Protective Services: Adult Protective Services/Child Protective Services	Brazos, Burleson, Grimes, Leon, Madison, Milam, Robertson and Washington counties	Y	
	LOCAL GOVERNMENT AGENCIES			
	City of Bryan Community Development Services Department	Bryan, Texas	N/A	
	City of College Station Economic & Community Development Dept.	College Station, Texas	N/A	
	Brazos Valley Council of Governments – Section 8 Housing Program	Brazos, Burleson, Grimes, Leon, Madison, Milam, Robertson and Washington counties	N/A	
	Brazos County Health Department	Brazos County	N/A	
	PUBLIC HOUSING AGENCIES			
	Bryan Housing Authority	Brazos	N/A	
	Centerville Housing Authority	Leon	N/A	
	SCHOOL SYSTEMS / UNIVERSITIES			
	Bryan ISD Homeless Education Program	Bryan, Texas	Y	
	Project Head Start	Bryan and College Station, Texas	Y	
	College Station ISD	College Station, Texas	Y	
	Navasota ISD	Grimes County	Y	
	Brenham ISD	Washington County	Y	
	Caldwell ISD	Burleson County	Y	
	LAW ENFORCEMENT / CORRECTIONS			
	Bryan Police Department	Bryan, Texas	N/A	
	College Station Police Department	College Station, Texas	N/A	
	Crisis Intervention Team	Brazos County	N/A	
	LOCAL WORKFORCE INVESTMENT ACT (WIA) BOARDS			
PRIVATE SECTOR	NON-PROFIT ORGANIZATIONS			
	Twin City Mission, Inc.	Brazos, Burleson, Grimes, Leon, Madison, Milam, Robertson and Washington counties	DV	Y
	MHMR Authority of Brazos Valley	Brazos, Burleson, Grimes, Leon, Madison, Milam, Robertson and Washington counties	SMI	Y
	Brazos Food Bank	Brazos, Burleson, Grimes, Leon, Madison, Milam, Robertson and Washington counties	N/A	
	Project Unity	Brazos, Burleson, Grimes, Leon, Madison, Milam, Robertson and Washington counties	N/A	

Health For All Clinic, Inc.	Brazos, Burleson, Grimes, Leon, Madison, Milam, Robertson and Washington counties	HIV/AIDS	SMI
Specific Names of All CoC Organizations	Geographic Area Represented	Subpopulations Represented	
Brazos Valley Council on Alcohol and Substance Abuse (BVCASA)	Brazos, Burleson, Grimes, Leon, Madison, Milam, Robertson and Washington counties	SA	
Elder Aid and Lena Mae Foundation	Same except no Milam.	N/A	
Genesis House	Same as above		
Brazos Valley Community Action Agency (BVCAA): AIDS Services,, Federally Qualified Health Center (FQHC), Brazos Transit	Brazos, Burleson, Grimes, Leon, Madison, Milam, Robertson and Washington counties	HIV/AIDS	VET
United Way – 211	Brazos, Burleson, Grimes, Leon, Madison, Milam, Robertson and Washington counties	N/A	
Brazos Valley Affordable Housing Corporation	Brazos, Burleson, Grimes, Leon, Madison, Milam, Robertson and Washington counties	N/A	
Freedom Hill (Halfway House)	Brenham, Texas and Washington County	SA	
FAITH-BASED ORGANIZATIONS			
UMC Lee Chapel	Brazos County	N/A	
The Lighthouse	Brazos County	DV	
Unitarian Universalism Church of Brazos Valley	Brazos Valley	N/A	
Rural Church Network	Brazos, Burleson, Grimes, Leon, Madison, Milam, Robertson and Washington counties	N/A	
Embrace Brazos Valley, Inc.	Brazos, Burleson, Grimes, Leon, Madison, Milam, Robertson and Washington counties	SMI	SA
First United Methodist Church of Brenham and Faith Mission	Brazos, Burleson, Grimes, Leon, Madison, Milam, Robertson and Washington counties	N/A	
Family Promise	Brazos County	N/A	
A&M United Methodist Church	College Station, Texas	N/A	
Room For Us All	Brazos, Burleson, Grimes, Leon, Madison, Milam, Robertson and Washington counties	N/A	
BUSINESSES (BANKS, DEVELOPERS, BUSINESS ASSOCIATIONS, ETC.)			
Community Solutions	Brazos, Burleson, Grimes, Leon, Madison, Milam, Robertson and Washington counties	N/A	
HOSPITALS / MEDICAL REPRESENTATIVES			
Blinn College of Nursing	Brazos County	HIV	SA
HOMELESS / FORMERLY HOMELESS PERSONS			
Timothy Halbrook and Donnie Holland	Brazos County		
OTHER			
Community of Promise	Brazos County	Y	

X. (E.) Appendix: Continuum of Care: 10-Year Plan, Objectives, and Action Steps Chart

Objectives to End Chronic Homelessness <i>and</i> Move Families and Individuals to Permanent Housing	2009-2010 Local Action Steps How are you going to do it? List action steps to be completed within the next 12 months.	Lead Person List name and title or organization of one person responsible for accomplishing each action step.	Baseline (Current Level)	Numeric Achievement in 12 months	Numeric Achievement in 5-Years	Numeric Achievement in 10 years
1. Create new PH beds for chronically homeless persons.	1. Contact agencies with an interest in applying for PH funding; 2. Coordinate training on PH funding sources, and 3. Create 17 new beds for chronically homeless.	Brazos Valley Homeless Coalition Chair Alsie Bond Twin City Mission, Inc. Doug Weedon and Embrace Brazos Valley, Joe Montgomery	0	17	30 Beds	40 Beds
2. Increase percentage of homeless persons staying in PH over 6 months to at least 71%.	1. Hire Case Manager to provide support to clients in PH. 2. Develop a support team of Coalition members to reduce obstacles to clients' success in PH.	Twin City Mission, Inc. Steven Bethea Brazos Valley Homeless Coalition Chair Alsie Bond	0 %	50 %	60 %	71 %
3. Increase percentage of homeless persons moving from TH to PH to at least 61 %.	1. Conduct evaluation of Transitional Housing programs, focusing on maintaining current successful practices. 2. Ensure that case management services and follow-up support are strong enough to help TH participants obtain and maintain PH.	Twin City Mission, Inc. CFO Doug Weedon Brazos Valley Homeless Coalition CFO Doug Weedon	50 %	55 %	60 %	65 %
4. Increase percentage of homeless persons employed at exit to at least 18%.	1. Improve coordination with local Workforce Board to address employment needs of homeless and increase access to local employment programs. 2. Host 6 job/skills training workshops each year to enhance employability.	Twin City Mission, Inc. CFO Doug Weedon & Faith Mission, J.D. Young	5 %	10 %	15 %	18 %
6. Ensure that the CoC has a functional HMIS system.	1. Continue and provide annual training on HMIS system to CoC members.	Twin City Mission, Inc. Steven Bethea	100 % Bed Coverage	100 % Bed Coverage	100 % Bed Coverage	100 % Bed Coverage
Other CoC Objectives in 2009		Lead Person(s)	Timelines			
1. Educate the public on the barriers to escaping homelessness.	a. Coordinate efforts to highlight the Coalition through a newsletter and a website. b. Coordinate and arrange public presentations to schools, fairs etc.	Education Committee , Kim Thompson and Public Awareness Committee, Alsie Bond	Complete brochure by 12/31/08	Have PowerPoint show completed by 12-31-09		
2. Enhance community support & collaboration to reduce	a. Contact two housing authorities each year to enhance collaboration.	Planning Committee and Education Committee, Eric Barton	By 8-30-08 contact 20 % of area housing authorities	By 8-30-09 meet with 50 % of area housing authorities		

stigma & criminalization regarding homelessness.	b. Host an annual workshop on resources for area law enforcement on homelessness issues.	Education Committee and Public Awareness Committee, Steven Bethea/Joe Montgomery	Conduct in-service training with law enforcement on homeless issues & effects of criminalization by 12-31-08.	Conduct in-service training with law enforcement on homeless issues & effects of criminalization by 12-31-10.
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X. (F) Appendix: Continuum of Care Housing Inventory Charts based on Point in time Count and BVCH analysis:

Emergency Shelter: Fundamental Components in CoC System – Housing Inventory Chart													
Provider Name	Facility Name* *Place an asterisk after the facility name if it receives HUD McKinney-Vento dollars.	HMIS Part. Code	Number of Year-Round Beds in HMIS		Geo Code <input checked="" type="checkbox"/>	Target Pop		Year-Round			Total Year-Round Beds		
			Ind.	Fam.		A	B	Fam. Units	Fam. Beds	Indiv. Beds	Seas- onal	Other Beds	
Current Inventory (Available for Occupancy on or before Jan. 31, 2006)													
Twin City Mission, Inc.	Phoebe's Home*	N	0	18	480738	M	DV	18	18	27	45	0	1
Emmanuel Baptist Church	Emmanuel Lighthouse	D	0	0	480738	M		0	0	17	17	0	0
Faith Mission	Faith Mission	D	40	9	489477	M		9	16	40	56	0	6
Twin City Mission, Inc.	The Bridge* men's beds-48 and women's 12 beds, family 4 beds	N	60	4	480738	M	VET HIV/ AIDS	4	4	60	64	0	6
SUBTOTALS:			100	31	SUBTOTAL CURRENT INVENTORY:		27	38	144	182	0	13	
New Inventory in Place July 2009													
Family Promise	Family Promise capacity 5 families/14 beds total (Not a recipient of CoC funding)		0	0	480738			5	14	0	14	0	0
Genesis Corner	Genesis Corner (not a recipient of HUD funding)		0	0	480738					15	15		
Twin City Mission	The Bridge- Additional Beds: Men/24 family/14 beds and Women/4 space for 7 cribs/family		28	14	480738			7	14	28	42	0	7
SUBTOTALS:			28	14	SUBTOTAL NEW INVENTORY:		12	28	43	71	0	7	
Inventory Under Development													
N/A			Anticipated Occupancy Date										
SUBTOTAL INVENTORY UNDER DEVELOPMENT:													
Unmet Need							0	0	0	0	0	0	0
UNMET NEED TOTALS:							34	27	87	148	40	24	
Total Year-Round Beds—Individuals													
1. Total Year-Round Individual Emergency Shelter (ES) Beds:			253								66		
2. Number of DV Year-Round Individual ES Beds:			27								18		
3. Subtotal, non-DV Year-Round Individual ES Beds (Line 1 minus Line 2):			226								48		
4. Total Year-Round Individual ES Beds in HMIS:			221								52		
5. HMIS Coverage—Individual ES Beds (Divide Line 4 by Line 3 and multiply by 100. Round to a whole number):			97 %								92 %		
*In the column labeled "O/V," enter the number of Overflow and Voucher Beds													

X. Appendix: CoC Housing Inventory Charts Transitional

Transitional Housing: Fundamental Components in CoC System – Housing Inventory Chart

Provider Name	Facility Name*	HMS Part. Code	Number of Year-Round Beds in HMS		Geo Code	Target Pop			Year-Round			Total Year-Round Beds
			Ind.	Fam.		A	B	Fam. Units	Fam. Beds	Indiv. Beds		
Current Inventory												
Twin City Mission, Inc.	The Haven Apartments*	PA	60	20	481104	M		4	20	60		80
Twin City Mission, Inc.	Supportive Housing*	PA	18	30	480738	M		6	30	18		48
Twin City Mission, Inc.	Transitions*	PA	42	17	480738	M		3	17	42		59
SUBTOTALS:			120	67	SUBTOTAL CURRENT INVENTORY:			13	67	120		187
Inventory Under Development (Available for Occupancy after January 31, 2007)												
N/A												
SUBTOTALS:					SUBTOTAL NEW INVENTORY:							
Unmet Need												
SUBTOTAL INVENTORY UNDER DEVELOPMENT:					SUBTOTAL INVENTORY UNDER DEVELOPMENT:							
UNMET NEED TOTALS:					UNMET NEED TOTALS:			10	50	12		62
Total Year-Round Beds—Individuals												
1. Total Year-Round Individual Transitional Housing Beds:			120								67	
2. Number of DV Year-Round Individual TH Beds:			0								0	
3. Subtotal, non-DV Year-Round Individual TH Beds (Line 1 minus Line 2):			120								67	
4. Total Year-Round Individual TH Beds in HMS:											67	
5. HMS Coverage—Individual TH Beds (Divide Line 4 by Line 3 and multiply by 100. Round to a whole number):			100 %								100%	

X. (J.) Appendix: Transition Table 1C
Summary of Specific Housing/Community Development Objectives
(Table 1A/1B Continuation Sheet)

Objective #	Specific Objectives	Source of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/ Objective *
	Homeless Objectives-Priority One 5-Year Plan: Help low income families avoid becoming homeless through:					
DH-1.RHO 1.1	Rental Rehabilitation: Technical support to private owners and investors to rehabilitate sub-standard rental properties to be made available to very low, low, and moderate income individuals, and families, for a minimum of ten years, and provide rental assistance as appropriate. Efforts will be made to increase energy efficiency thereby reducing utility bills. (Oversight provided by staff, not a specific funded Project.)	Private Developers	Specific Indicator: Rental Units Rehabbed; Rental Development, number of affordable units: Technical support of low income housing tax credits or other applicable incentive programs to private/investors to assist in new construction or rehabilitation.	Technical support bi-annually of one substandard rental unit or 2 within the 5-Year period to assist in rehabilitation to standard condition and/or new construction		DH-1
DH-1.RHO 1.2	Rental/mortgage assistance: Subsidies to help defray rent and utility cost for families that receive notice of foreclosure, eviction, or termination of utility services through the appropriate community agencies.	Housing Choice Vouchers-Other entities	Specific Indicator: TBRA Rental Development, number of affordable units: Maintain or increase number of units receiving monthly rental subsidies.	Provide technical assistance to at least 2 agencies annually; financial assistance to eligible non-profits (at least 1 annually); facilitate coordinated efforts through BVCH by attending quarterly meetings annually.		DH-1
SL-1 NHPS	Coordination of public services: Coordinate efforts to provide public services that assist in reducing or eliminating homeless, including legal assistance involving tenant/landlord disputes, evictions, or fair housing issues. (Oversight provided by staff, not a specific funded project).	HUD-CDBG Administrative	Specific Indicator: Public Service; Number of persons stabilized: Coordinate services to low/moderate persons, homeless, special needs population & the elderly-technical/ financial assistance by appropriate agency.	Assistance to an estimated 100 persons over the 5-Year period through these agencies.		SL-1
	Priority Two: Reach out to homeless persons and assess their individual needs through:					
Objective #	Specific Objectives	Source of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/ Objective *
SL-1 NHPS 2.4	Providing access to services: through established programs that provide intake assessment and intensive case management, including but not limited to, counseling, job training and referrals, hygiene needs, personal storage, telephone usage and other appropriate services to increase self sufficiency for all homeless and potential homeless.	HUD-CDBG Administrative	Specific Indicator: Public Service; Number of person stabilized: Facilitate the improvement of services through technical or	Assistance to an estimated 30 persons annually through established self sufficiency program/s.		SL-1

	(Oversight provided by staff, not a specific funded project).		financial support of self sufficiency programs from appropriate agency/s.			
Objective #	Specific Objectives	Source of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/ Objective *
SL-1 NHPS 2.4	Assisting in increasing funding sources: by providing technical assistance to homeless providers to better provide counseling and assessment to homeless individuals and families, including chronic homeless through increase collaboration with private and public sector public service agencies. (Oversight provided by staff, not a specific funded project).	HUD-CDBG Administrative	Specific Indicator: Public Service; Provide technical assistance applying for other funds; in updating an evaluation survey instrument tool to monitor results of homeless survey and in the development of a homeless tracking system.	One Continuum of Care grant application submitted annually; one homeless survey done bi-annually. One agency to provide HMIS tracking within 5-Year period.		SL-1
SL-1 NHPS 2.4	Coordinating between appropriate entities for referrals of previously unidentified homeless person to local shelters/: through a network of public service and safety organizations to provide an avenue to develop a discharge plan for institutions that discharge individuals into homelessness. (Oversight provided by staff, not a specific funded project).	HUD-CDBG Administrative	Specific Indicator: Public Service; Number of communities assisted: Identify and publicize options for treatment release and long term case management services	Attend quarterly Homeless Coalition meetings.		SL-1
	Priority 3: address emergency, transitional and permanent housing needs of the homeless by:					
NHHO-1	Improving and increasing the number of units available by providing technical or financial assistance to expand emergency, transitional and permanent housing availability to better meet the needs of homeless, chronic homeless and special needs populations. (Oversight provided by staff, not a specific funded project)	HUD-CoC-Twin City Mission, MHMR, BVCH	Specific Indicator: Emergency housing; Number of units for homeless: and chronic homeless: Technical assistance and/or financial assistance provided to those agencies increasing housing units.	Expansion of 10 additional spaces for persons with special needs within the 5-Year period.		DH-2& SL-1
	Priority 4:Help homeless make transition to permanent housing and independent living by:					DH-2& SL-1
	Specific Objectives	Source of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/ Objective *
NHHO-2	Providing employment training and counseling to homeless. (Oversight provided by staff, not a specific funded project).	HUD-CoC-Twin City Mission, MHMR, BVCH	Specific Indicator: Emergency housing; Number of person stabilized: Provide assistance to agencies who work with various employment service providers in marketing those services to homeless persons.	Assist 40 homeless persons over the 5-Year period through those agencies that provide self sufficiency programs.		DH-2& SL-1

	Assist homeless in acquiring needed services such as Section 8 rental assistance, food stamps, child care assistance, and other necessities by:					DH-2& SL-1
PSO-4	Collaborating with agencies that provide intensive case management to the homeless. Technical assistance provided to the Brazos Valley Coalition for the Homeless and funding of Twin City Mission's The Bridge program. (Oversight provided by staff, not a specific funded project).	Other funding sources: BVCH, Twin City Mission, MHMR, BVCOG CDBG-public service funding	Specific Indicator: Public Service; Number of persons stabilized: Facilitate coordination between service providers for eligible individuals and provide I&R.	An estimated 100 homeless persons will receive information on availability of services beneficial to homeless persons through the appropriate agency such as 211. and the Bridge :558 clients		DH-2& SL-1
	Special Needs Objectives					
	Priority 1: Assist the elderly and frail elderly with their supportive housing and service needs through:					
SNO-1	Technical assistance to agencies/organizations that provide housing services/supportive services to the elderly, chronic homeless, HIV-Aids, and other special needs population for collaboration of services, I&R, seeking additional funding and/or increasing housing opportunities.	Private: Elder-Aid, BVCOG, MHMR, LITC developers, TCM, United Way 211, BVCH members & HOME CHDO Funds	Specific Indicator: Public Service and Rental units constructed; Number of persons with improved access and number of affordable housing units.	200 persons, and 1 housing unit (CHDO)		SH-1 DH-2
Objective #	Specific Objectives	Source of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/ Objective *
SNO-2	Encouraging collaboration between housing providers and elderly service providers to increase access to housing and supportive services to the elderly. Technical support to non-profits and financial assistance through HOME CHDO funds for eligible non-profit. (Oversight provided by staff, not a specific funded project).	Private non-profits, such as Elder-Aid for HOME CHDO funds. Private funds provided by non-profits who belong to BVCH	Specific Indicator: Public Service and rental rehabilitation; Number of affordable units: Provide technical support to the Brazos Valley Coalition for the Homeless and to agencies seeking to become a CHDO.	Attend quarterly homeless coalition meetings; HOME CHDO funds will be used to provide housing to a CHDO for the elderly with a minimum of 2 projects within the 5-Year period.		DH-2& SL-1
	Priority 2: Assist agencies that provide services to the elderly by:					
SNO-3	Assisting in locating funding for supportive housing for the elderly and frail elderly through identification of resources to expand and develop housing options and services to the elderly. (Oversight provided by staff, not a specific funded project).	Other funding streams such as LIHTC Also CDBG administrative for staff liaison	Specific Indicator: Public Service and Rental rehabilitation; Number of persons stabilized: Provide technical assistance to agencies who assist in updating 211 data base and who participate in the area's informational board, Project Unity.	Assist an estimated 200 elderly, frail elderly or disabled with I&R through identified resources such as 211 and Project Unity.		DH-2 & SL-1
	Priority 3: Assist persons with disabilities (mental, physical, and developmental) with their supportive housing and service needs by:					
SNO-4	Encouraging agencies which provide housing and	Private non-	Specific Indicator:	Provide technical		DH-2 &

	supportive services to the disabled, to seek funding for supportive housing projects. (Oversight provided by staff, not a specific funded project)	profits such as MHMR and CDBG public service funded agencies technical assistance	Public Service and Rental Rehabilitation; Number of affordable units: Identify resources and provide information to agencies to expand and develop housing and supportive services for persons with disabilities.	assistance or financial assistance to 1 agency annually who serves an estimated 10 persons with disabilities who need housing and supportive services.		SL-1
	Priority 4: Provide facilitation of coordination between providers housing and services for persons with disabilities by:					
SNO-5	The development of a network for persons, including children, with disabilities to assist them with their supportive housing and service needs. (Oversight provided by staff, not a specific funded project).	Private funds (United Way 211)	Specific Indicator: Public Service; Number of persons stabilized: Provide technical assistance to agencies who participate in updating annual Directory of Community Resources.	Directory of Community Resources will be updated annually.		SL-1
Objective #	Specific Objectives	Source of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/ Objective *
	Priority 5: Assist persons with alcohol and other drug addictions with their service needs by:					
SNO-6	Facilitating the coordination of service providers to provide detoxification and rehabilitation facilities which would include counseling and medical assistance. (Oversight provided by staff, not a specific funded project).	Other entities- private non-profits, BVCASA-TDADA funds	Specific Indicator: Public Service; Number of persons stabilized: Provide technical assistance to providers through Project Unity to coordinate services.	Provide assistance to one agency annually that provides these services.		SL-1
Objective #	Specific Objectives	Source of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/ Objective *
	Priority 6: Assist persons with HIV/AIDS and their families, with their supportive services and service needs through:					
SNO-7	Expanding health care services for persons with HIV/AIDS. (Oversight provided by staff, not a specific funded project).	Other entities: BVCOG/Project Unity—HRSA Bureau of Primary HealthCare/FQH C, HRSA Ryan White Title II and State Services	Specific Indicator: Public Service; Persons assisted: Technical assistance provided to appropriate agencies.	25 persons will benefit from expanded and/or coordinated services.		SL-1
SNO-8	Expanding supportive housing for persons with HIV/AIDS. (Oversight provided by staff, not a specific funded project).	Other entities: Project Unity, Bureau of Primary HealthCare/FQH C, HRSA Ryan White Title II and State	Specific Indicator: Public Service; Number of housing units HIV/Aids	1- 10		SL-1

SNO-9	Encouraging development of transitional supportive housing for persons with HIV/AIDS through appropriate agencies. (Oversight provided by staff, not a specific funded project).	Services Other entities: Project Unity, HRSA Bureau of Primary HealthCare/FQH C, HRSA Ryan White Title II and State Services	Specific Indicator; Persons assisted: Identify resources and provide information to agencies to expand and develop housing options for persons with HIV/AIDS.	An estimated 20 people will benefit from improved services in the 5- Year period.		SL-1
	Assist public housing residents with their supportive services and service needs to support self sufficiency to reduce dependency on federally assisted public housing through:					
Objective #	Specific Objectives	Source of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/ Objective *
PHA-1	Providing counseling to PHA residents on homeownership and purchases. (Oversight provided by staff, not a specific funded project).	Other entities- BHA –Public Housing CIAP	Specific Indicator: None Persons assisted: Provide opportunities for group or one to one counseling for interested families.	50 PHA residents will benefit from homebuyers counseling over the 5-Year period.		SL-1 & DH-2
PHA-2	Coordinate public service agencies to assist residents with their public service needs. (Oversight provided by staff, not a specific funded project).	Other entities- BHA –Public Housing CIAP	Specific Indicator: None Persons Assisted: Provide information to Executive Director or Resident Initiatives Coordinator on accessibility of services	600 PHA residents will benefit from availability of information over the 5-Year period.		SL-1
PHA-3	Provide technical assistance to PHA residents wanting to own their own business by:					
PHA-4	Providing access to information on business development and resources available. (Oversight provided by staff, not a specific funded project).		Specific Indicator: None Persons Assisted: Residents will be informed of identified services such as Brazos Valley Council on Economic Development programs and other services.	20 PHA residents will benefit from availability of workshops and counseling on starting a business.		EO-3

X. (J.) Appendix: Table IC Summary of Specific Objectives

Specific Obj. #	Outcome/Objective	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
DH-1	Availability/Accessibility of Decent Housing						
DH-1.1	PRIORITY 1: Provide an adequate and affordable supply of rental residential property by providing technical assistance to citizens and through providing assistance to agencies that provide tenant rental assistance; (5-Year plan) Strategy 1, Technical Assistance: Technical support to private owner/investors or non-profits for 1 (1) substandard rental complex (1-20) units annually to assist in rehabilitation to standard condition or for new construction.	Private Funds by other entities (not CDBG or HOME funds)	Specific Indicators: Rental units constructed. Rental units rehabilitated	2005 2006 2007 2008 2009	1-20 1-20 1-20 1-20 1-20	1-20 0 0 	100% 0% 0%
			MULTI-YEAR GOAL.				
Specific Obj. #	Outcome/Objective	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
DH-1	Availability/Accessibility of Decent Housing						
DH-1.2	Priority 1: Strategy 2 Rental Assistance: Maintain and/or increase the number of rental assistance programs which provide rental subsidies to very low and low income residents located within the City by providing technical assistance to agencies who provides these services. Goal of 1 new rental assistance program for the 5-year period.	Private Funds by other entities (not CDBG or HOME funds)	Specific Indicators: Rental units constructed. Rental units rehabilitated; In addition: Improve availability and access of housing units	2005 2006 2007 2008 2009	0 0 1 0 0	0 0 0 	n/a n/a 0%
			MULTI-YEAR GOAL.				
Specific Obj. #	Outcome/Objective	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed

<p>Assistance Program: assist with five (5) sweat equity or volunteer projects annually or twenty five (25) over the 5-Years; assist with five (5) minor repairs or twenty five (25) over the next 5-Years.</p>		<p>units rehabilitated;</p> <p>In addition: No. of affordable units rehabilitated.</p> <p>MULTI-YEAR GOAL</p>	2006	5	0	0%
			2007	5	1	25%
			2008	5		
			2009	5		

DH-2 Affordability of Decent Housing						
DH-2.4.2	Priority 4: to expand the supply of decent, safe and affordable housing through the rehabilitation of existing residential property. Strategy 2 Owner Occupied Rehabilitation: Rehabilitation of five substandard housing units to standard condition annually, or 25 over the next five years.	CDBG/HOME	Specific Indicator: Owner occupied units rehabilitated	2005	5	100%
				2006	0	0%
				2007	0	0%
				2008		
				2009		
			MULTI-YEAR GOAL			
DH-2 Affordability of Decent Housing						
DH-2.4.3	Priority 4: to expand the supply of decent, safe and affordable housing through the rehabilitation of existing residential property. Strategy 3: Minor Repair Assistance Program: assist with 15 projects annually or 75 over the 5-Year period.	CDBG	Specific Indicators: owner occupied units rehabilitated In addition: No. of affordable units rehabbed.	2005	20	100+%
				2006	30	100+%
				2007	30	100+%
				2008		
				2009		
			MULTI-YEAR GOAL			

DH-3 Sustainability of Decent Housing						
DH-3.3.4	Priority 3, Strategy 4: Code Enforcement: Demolition of two dilapidated structures bi-annually; provide technical assistance to residents to remove code violations in 30 owner occupied residential structures, or 150 over the 5-Year period. Assist in two clean ups over the 5-Year period. And Priority 4, Strategy 4: Code enforcement.		No. of housing units sustained.	2005	1,538 case filed/423 citations	100+%
				2006	823 cases filed/22 citations given	100+%
				2007	841 cases filed/174 citations given	100+%
				2008		
				2009		
			MULTI-YEAR GOAL			

X. (K.) Appendix: Table 2A: Priority Needs Summary Table

PRIORITY HOUSING NEEDS (households)	Priority Need Level High, Medium, Low	Percentage	MultiYr Goals	Annual Goals			
Household income <=30% MFI Renter -	Small Related, 935 persons	Cost Burden Percentages Categories			Technical Assistance		
		31-50%	Medium	83.2%		Technical Assistance	
		51-80%	Medium	63.6%		T.A.	
	Large Related, 304 persons	0-30%	Low	No info.		T.A.	
		31-50%	Medium	68.1		T.A.	
		51-80%	Medium	53.9		T.A.	
	Elderly, 362 persons	0-30%	Low	No info.		T.A.	
		31-50%	Medium	76.2%		T.A.	
		51-80%	Medium	49.2%		T.A.	
	All Other, 1,530 persons	0-30%	Low	No info.		TA	
		0-30%	Low	83.6%		T.A.	
		31-50%	Low	78.4		TA	
	Owner <=30% household income	Small Related, 223 persons	0-30%	Low	No info.		T.A.
			31-50%	High	79.8%		T.A.
			51-80%	High	78%		T.A.
Large Related, 130 persons		0-30%	Low	No info.		T.A.	
		31-50%	High	86.2%		T.A.	
		51-80%	High	60%		T.A.	
Elderly, 404 persons		0-30%	Low	No info.		T.A.	
		31-50%	High	77.7%		TA	
		51-80%	High	51.7%		T.A.	
All Other, 219 persons		0-30%	Low	No info.		T.A.	
		31-50%	Low	64.8%		T.A.	
		51-80%	Medium	54.8%		T.A.	

PRIORITY HOUSING NEEDS (households)	Priority Need Level High, Medium, Low	Percentage	MultiYr Goals	Annual Goals
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Renter household income 30 to 50% MFI	Total Number of persons in each income category: Small Related, 723 persons	Cost Burden Percentages Categories				Technical Assistance	
		31-50%	Medium	72.2%		T.A.	
		51-80%	Low	19.8%		T.A.	
	Large Related, 229 persons	0-30%	Low	No info.		T.A.	
		31-50%	Medium	49.3%		T.A.	
		51-80%	Low	14.8%		T.A.	
	Elderly, 212 persons	0-30%	Low	No info.		T.A.	
		31-50%	Medium	62.3%		T.A.	
		51-80%	Medium	29.2%		T.A.	
	All Other, 865 persons	0-30%	Low	No info.		T.A.	
		31-50%	Low	64.8%		T.A.	
		51-80%	Medium	58.4%		T.A.	
	Owner	Small Related, 274 persons	0-30%	Low	No info.		
			31-50%	High	55.8%		Not specific to category (see priority housing needs table)
			51-80%	High	23%		Same
Large Related, 189 persons		0-30%	Low	No info.		Same	
		31-50%	High	34.9%		Same	
		51-80%	High	20.1%		Same	
Elderly, 388 persons		0-30%	Low	No info.		Same	
		31-50%	High	41.5%		Same	
		51-80%	High	14.9%		Same	
All Other, 229 persons		0-30%	Low	No info.		Same	
		31-50%	Low	64.8%		Same	
		51-80%	Medium	54.8%		Same	

PRIORITY HOUSING NEEDS (households)	Priority Need Level High, Medium, Low	Percentage	Multi Yr Goals	Annual Goals
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Renter household income 50-80% MFI	Small Related, 993 persons	Cost Burden % Categories				Technical Assistance Only	
		31-50%	Low	35%		Same	
		51-80%	Low	5.2%		Same	
	Large Related, 250 persons	0-30%	Low	No info.		Same	
		31-50%	Low	21.2%		Same	
		51-80%	Low	5.6%		Same	
	Elderly, 219 persons	0-30%	Low	No info.		Same	
		31-50%	Medium	58.9%		Same	
		51-80%	Medium	18.3%		Same	
	All Other, 1,085 persons	0-30%	Low	No info.		Same	
		31-50%	Low	45.4%		Same	
		51-80%	Medium	1.8%		Same	
	Owner	Small Related, 629 persons	0-30%	Low	No info.		Not specific to categories (see Priority Housing Activities Table)
			31-50%	High	55.8%		Same
			51-80%	High	23%		Same
Large Related, 364 persons		0-30%	Low	No info.		Same	
		31-50%	Medium	34.9%		Same	
		51-80%	High	20.1%		Same	
Elderly, 537 persons		0-30%	Low	No info.		Same	
		31-50%	High	41.5%		Same	
		51-80%	High	14.9%		Same	
All Other, 389 persons		0-30%	Low	No info.			
		31-50%	Low	64.8%		Same	
		51-80%	Medium	54.8%		Same	

* Total number of persons in each income category

X. (L.) Appendix: Table 2A

PRIORITY HOUSING ACTIVITIES

PRIORITY HOUSING ACTIVITIES	<i>Priority</i>	Multi-Yr Goals	Annual Goals
CDBG			
Acquisition of existing rental units	Low	N/A	N/A
Production of new rental units	Low/Medium	N/A	N/A- T.A. only
Rehabilitation of existing rental units	Low/Medium	N/A	N/A- T.A. ONLY
Rental assistance	Medium	N/A	N/A T.A. Only
Acquisition of existing owner units	Low	N/A	N/A T.A. Only
Production of new owner units	Low	N/A	N/A T.A. Only
Rehabilitation of existing owner units	High	75	15
Homeownership assistance	High	Use Home Mainly	See HOME
HOME			
Acquisition of existing rental units	Low	N/A	N/A T.A. Only
Production of new rental units	Low/Medium	N/A	N/A T.A. Only
Rehabilitation of existing rental units	Low/Medium	N/A	N/A T.A. Only
Rental assistance	Medium	N/A	N/A T.A. Only
Acquisition of existing owner units	Low	N/A	N/A T.A. Only
Production of new owner units (Replacement)	High	15	3
Rehabilitation of existing owner units	High	10	2
Homeownership assistance	High	75	15
HOPWA- Do not receive these funds			
Rental assistance			
Short term rent/mortgage utility payments			
Facility based housing development			
Facility based housing operations			
Supportive services			
Other			

X. (M.) Appendix: Table 2B

Community Development Needs

PRIORITY COMMUNITY DEVELOPMENT NEEDS	Priority Need Level High, Medium, Low, No Such Need	Unmet Priority Need n/a	Dollars to Address Unmet Priority Need n/a	Goals (Annual)
PUBLIC FACILITY NEEDS (projects)				
Senior Centers	High			T.A.
Handicapped Centers	Medium			T.A.
Homeless Facilities	High			T.A.
Youth Centers	High			T.A.
Child Care Centers	High			T.A.
Health Facilities	Medium			T.A. & 1
Neighborhood Facilities	Medium			T.A.
Parks and/or Recreation Facilities	Medium			1
Parking Facilities	Low			N/A
Non-Residential and Residential Historic Preservation	Medium			N/A
Other Public Facility Needs	Medium			Other City Departments
Removing Sub Standard Buildings				
Code Enforcement	High			0 units
INFRASTRUCTURE (projects)				
Water/Sewer Improvements	High			1
Street Improvements	High			City provides
Sidewalks	Medium			City provides
Solid Waste Disposal Improvements	Medium			City provides
Flood Drain Improvements	Low			City provides
Other Infrastructure Needs				City provides
PUBLIC SERVICE NEEDS (people)				
Senior Services	High			T.A.
Handicapped Services	High			1
Youth Services	High			5
Child Care Services	High			Other entities
Transportation Services	Medium			Other entities
Substance Abuse Services	Medium			Other entities/ T.A.
Employment Training	Medium			Other entities
Health Services	Medium			Other entities and T.A.
Lead Hazard Screening	Low			T.A.
Crime Awareness	Medium			T.A.
Other Public Service Needs	Medium			T.A.
Legal Services				

PRIORITY COMMUNITY DEVELOPMENT NEEDS (Continued)	Priority Need Level High, Medium, Low, No Such Need	Unmet Priority Need n/a	Dollars to Address Unmet Priority Need n/a	
Prescription Services	High			Other entities/ T.A.
ECONOMIC DEVELOPMENT				
ED Assistance to For-Profits(businesses)	Medium			T.A.-1
ED Technical Assistance(businesses)	Low			T.A. -1
Micro-Enterprise Assistance(businesses)	Low			N/A
Rehab; Publicly- or Privately-Owned Commercial/Industrial (projects)	Low			N/A
C/I* Infrastructure Development (projects)	High			Other entities
Other C/I* Improvements(projects)	Medium			Other entities
PLANNING				
Planning	Low			
TOTAL ESTIMATED DOLLARS NEEDED:				

* Commercial or Industrial Improvements by Grantee or Non-profit

X. (N.) Appendix: Table 2C
Summary of Specific Housing/Community Development Objectives
(Table 2A/2B Continuation Sheet)

Objective #	Specific Objectives: Affordable Housing	Source of funds	Performance Indicators	Expected Number	Actual Number	Outcome/ Objective
	Rental Housing Objectives-Priority One: Provide an adequate and affordable supply of rental residential property by providing technical assistance to citizens and through providing assistance to agencies that provide tenant rental assistance through:					
DH-1.RHO 1.1	Priority 1, Strategy 1: Technical Assistance: provide technical assistance to private owners/investors of substandard rental properties to be made available to low/moderate income persons for a minimum of ten (10) years, and provide rental assistance as appropriate.	Private funds, other entities (not funded by CDBG/HOME)	Specific Indicator: Rental Units Rehabbed; Rental Development-Number of Affordable Units: Technical assistance to owners of one substandard rental property (1-20 units) annually to assist in rehabilitation to standard condition and/or new construction	1-20 units rehabilitated annually.		DH-1
DH-1.RHO 1.2	Priority 1, Strategy 2: Rental Assistance: provision of rental subsidies to eligible low, low, and moderate income residents.	Private funds, other entities (not funded by CDBG/HOME)	Specific Indicator: TBRA In Addition: Rental Development /Number of Affordable Units: Maintain and/or increase number of rental assistance programs who provide rental subsidies to very low and low income residents located in the City by providing technical assistance to agencies who provide these services.	Assistance to one agency that provides these services annually. Assistance to one new agency that will provide rental assistance in the 5-Year period.		DH-1
DH-1.RHO 1.3	Priority 1, Strategy 3: New Construction through technical assistance to private non-profits and for profit developers of affordable housing.	Private funds, other entities (not funded by CDBG/HOME)	Specific Indicator: Rental Units Constructed; In addition: Housing Development/ Number of Affordable Units: Work with area non-profits and private developers by identifying and assisting through the qualifying process of a CHDO and working with private developer who qualifies through TDHCA for low income tax credits.	Assist one new non-profit in becoming a CHDO and one new private developer in receiving tax credits for new construction over the 5-Year period.		DH-1
DH-1 RHO 3.1	Priority 3: to reduce isolation of income groups by decentralizing housing opportunities and revitalizing deteriorating neighborhoods through: Strategy 1: rental rehabilitation to provide technical support to private owners/investors of substandard rental properties to be made available to very low, low and moderate income persons.	Private funds, other entities (not funded by CDBG/HOME)	Specific Indicator: Rental Properties Rehabilitated; In addition: Housing Development/ Number of Affordable Units: Technical assistance to those entities who are seeking low income tax credits or other applicable incentive programs to rehabilitate rental property.	Agency will seek incentives to rehabilitate one substandard rental units (1-20 units) bi-annually or 2 over the 5-Year period.		DH-1
DH-1 RHO 4.1	Priority 4, To expand the supply of decent, safe and affordable housing through the rehabilitation of existing residential property through Strategy 1: Rental rehabilitation to provide technical support to private owners/investors of substandard rental	Private funds, other entities (not funded by CDBG/HOME)	Specific Indicator: Rental Properties Rehabilitated; In addition: Rental Development/Number of Housing Units: Technical assistance to those	Agency will seek incentives to rehabilitate one substandard rental units (1-20 units) bi-annually or 2 over the 5-Year		DH-1

	properties to be made available to very low, low and moderate income persons.		entities who are seeking low income tax credits or other applicable incentive programs to rehabilitate rental property.	period.		
Objective #	Specific Objectives: Affordable Housing	Source of funds	Performance Indicators	Expected Number	Actual Number	Outcome/ Objective
	Owner Housing Objectives					
DH-1 OHO 2.1	Priority 2: to expand the supply of decent, safe, and affordable housing through the development of new single family residential property through Strategy One: new construction: technical and financial assistance to private nonprofit and for profits developers and public developers of affordable housing.	Private funds, other entities (not funded by CDBG/ HOME)	Specific Indicator: Owner Occupied Units Constructed; In addition: Housing Development/ Number of Affordable Units: Provide technical assistance to these entities to initiate new housing production.	Provide technical support to one developer bi-annually or 2 over the 5-Year period.		DH-1
DH-2&3 OHO 3.2	Priority 3, Strategy 2: Owner Occupied Rehabilitation and/or Reconstruction to provide technical and financial support to very low, low and moderate income homeowners to rehabilitate their properties to standard condition and provide maintaining training and education. CDBG/HOME Funded 2009	CDBG/or HOME	Specific Indicator: Owner Occupied Units rehabilitated or reconstructed; In addition: Housing Development/ Number of Affordable Units: Rehabilitation of owner occupied substandard housing units to standard condition.	5 units rehabilitated or/reconstructed annually or 25 over the 5-Year period.		DH-2&3
DH-2&3 OHO 3.3	Priority 3, Strategy 3: Minor Assistance Program to provide technical and financial assistance by making materials available for use for low and low to moderate income families, social service programs, and volunteer labor groups. CDBG funded, 2009	CDBG/or HOME	Specific Indicator: Owner Occupied Units rehabilitated; In addition: Housing Development/ Number of Affordable Units: Assist labor volunteer groups to rehabilitate owner occupied homes.	5 housing units rehabilitated annually through volunteer labor groups or 25 units over the 5-Year period.		DH-2&3
DH-3 OHO 3.4	Priority 3, Strategy 4 Code Enforcement to provide code enforcement in the targeted areas to encourage maintenance of structures in compliance with City ordinances and community appearance standards and removal of dilapidated structures. Funded through general fund- 1 Code Enforcement Officer for l/m areas.	General Funds (not funded through CDBG)	Number of Housing Units: Provide financial assistance for a code officer for low to moderate income areas to assist with maintenance and clean-ups.	Code Officer will coordinate, by working with appropriate volunteer groups, 2 neighborhood clean up/clearance projects, remove 2 unsafe structures and work with home owners to remove code violation obstacles for 30 units - the next 5-Years.		DH-3
DH-1 OHO 4.1	Priority 4, To expand the supply of decent, safe and affordable housing through the rehabilitation of existing residential property through Strategy 1: Rental rehabilitation to provide technical support to private owners/investors of substandard rental properties to be made available to very low, low and moderate income persons.	Private Funds, Not CDBG/ HOME	Specific Indicator: Rental units rehabilitated; In addition: Rental Development/Number of Housing Units: Technical assistance to those entities who are seeking low income tax credits or other applicable incentive programs to rehabilitate rental property.	Agency will seek incentives to rehabilitate one substandard rental units (1-20 units) bi-annually or 2 over the 5-Year period.		DH-1
DH-2&3 OHO 4.2	Priority 4, Strategy 2: Owner Occupied Rehabilitation to provide technical and financial support to very low, low and moderate income homeowners to rehabilitate their properties to standard condition and provide maintaining training and	CDBG and HOME	Specific Indicator: Owner occupied units rehabilitated; In addition: Housing Development/ Number of Units: Rehabilitation of owner occupied substandard housing units to	5 units rehabilitated annually or 25 over the 5-Year period.		DH-2&3

Objective #	Specific Objectives: Affordable Housing	Source of funds	Performance Indicators	Expected Number	Actual Number	Outcome/ Objective
DH-2&3 OHO 4.3	Priority 4, Strategy 3: Minor Home Repair Assistance Program to provide technical and financial assistance by making materials available for use for low and low to moderate income families, social service programs, and volunteer labor groups. Provide minor housing repairs (upgrade electrical, plumbing and/or mechanical) to eligible housing clients. Funded CDBG, 2009	CDBG	Specific Indicator: Owner occupied unites rehabilitated; In addition: Housing Development/ Number of Housing Units: Assist labor volunteer groups to rehabilitate owner occupied homes.	5 housing units rehabilitated annually through volunteer labor groups or 25 units over the 5-Year period. 5 housing units completed annually for minor repair.		DH-2&3
DH-3 OHO 4.4	Priority 4, Strategy 4 Code Enforcement to provide code enforcement in the targeted areas to encourage maintenance of structures in compliance with City ordinances and community appearance standards and removal of dilapidated structures. (Funded General Fund-1 Code Enforcement Officer, 2009).	General Funds, (Not CDBG funded)	Number of Housing Units: Consider providing financial assistance for a code officer for low to moderate income areas to assist with maintenance and clean-ups.	Code Officer will coordinate, by working with appropriate volunteer groups, 2 neighborhood clean up/clearance projects, remove 2 unsafe structures and work with home owners to remove code violations obstacles for 30 units over the next 5-Years.		DH-3
DH-2 OHO 5.1	Priority 5, To expand home ownership opportunities for low, low and moderate income persons by Strategy 1: Down Payment Assistance Program, and Strategy 3, Home Maintenance Education and Counseling including technical, educational and financial assistance to low and moderate income eligible homebuyers. Funded HOME, 2009.	HOME	Specific Indicator: Homeownership units constructed or acquired; In addition: Number of Households: Provide down payment assistance counseling, down payment assistance and closing costs.	Financial assistance provided up to 15 homebuyers annually or 75 over the 5-Year period. Provide counseling to 50 families annually or 225 over the 5-Year period.		DH-2
DH-2 OHO 5.2	Priority 5, Strategy 2 Community Housing Development Organization: to provide a private non-profit financial, educational and technical assistance and other affordable housing activities, including the development of new affordable single family homes, to low income home buyers. Funded HOME, 2009 (2 CHDO projects for a total of 3 houses rehabilitated)	HOME	Specific Indicator: rental Units Constructed and/or homeownership units constructed or acquired; In addition: Number of Households: Provide assistance to area non-profits to develop CHDO status, assist through the application process to have at least one CHDO project approved annually.	One new CHDO approved over the 5-Year period; one CHDO project approved annually.		DH-2
DH-1 OHO 6.1	Priority 6, To provide housing and supportive service for special needs population through Strategy 1: housing for the elderly: technical and financial assistance to for-profits, non-profits and public organizations to provide specialized housing for the elderly including new construction, acquisition, rehabilitation, expansion of existing programs rental assistance. (Technical assistance only).	Not funded -Technical Assistance only	Specific Indicator: : rental Units Constructed and/or homeownership units constructed or acquired; In addition: Number of Housing Units and Improved Access: Provide technical assistance to non-profits to determine market need.	One new housing development in the 5-Year period.		DH-1
DH-1 OHO 6.2	Priority 6, Strategy 2: Programming to Assist at risk populations: by providing technical and financial assistance to expand existing programs and innovative new programs to fill gaps	Not funded-Technical Assistance only	Specific Indicator: Public Service; In addition: Number of Persons Stabilized: Provide technical assistance to	Participate on at least 3 of these committees annually.		DH-1

	not met by current delivery system. (Technical assistance only).		committees, including the Brazos Valley Coalition for the Homeless, Project Unity and other applicable supportive services committees.			
Objective #	Specific Objectives: Affordable Housing	Source of funds	Performance Indicators	Expected Number	Actual Number	Outcome/ Objective
Community Development Objectives- Non-Housing Community Development Plan: Public Facilities and Infrastructure						
SL-1 NHPF&I 1.1	Priority 1: Expand, improve, and/or add public facilities when and where needed for very low, low and moderate income individuals by: Strategy 1: improve public facilities designated as high or medium priorities such as youth, senior, homeless facilities, child care, handicapped, health facilities and nonresidential and residential historic preservation.	None funded 2009 year	Specific Indicator: Public facility or Infrastructure; In addition: Number of Persons with Improved Access: Provide technical or financial assistance to rehabilitate existing public facilities when appropriate.	An estimated two facility projects completed during the 5-Year period and an estimated 1000 clients per year to benefit from these projects.		SL-1
SL-1 NHPF&I 1.2	Priority 1, Strategy 2: Provide technical assistance and monitoring of the Section 108 Bryan College Station Community Health Center. Repayment of loan was completed in 2008 year	N/A	Specific Indicator: Public facility or infrastructure; One stop shop health services provided, including health education and psychology.	An estimated 15,000 low to moderate clients annually served by Clinic.		SL-1
SL-1 NHPF&I 1.3	Priority 1, Strategy 3: Park improvements and recreational facilities for targeted areas, including but not limited to, sidewalks, walking trails, or playground equipment.	Not funded 2009 year	Specific Indicator: Public facility or infrastructure Improve safety and quality of life in low to moderate income area parks and recreational facilities.	An estimated two park improvements or recreational facilities projects completed in the 5-Year period.		SL-1
SL-1 NHPF&I 1.4	Priority 1, Strategy 4: Promote and facilitate the development of facilities and infrastructure improvements, including but not limited to water/sewer, streets, sidewalks, and solid waste disposal improvements, which enhance the safety and quality of life in low to moderate income neighborhoods by providing technical assistance to non-profit organizations who work to improve the safety in high crime areas and the City's designated slum/blighted areas and consideration of financial assistance for eligible projects.	CDBG None Funded 2009	Specific Indicator: Public facility or infrastructure Provide technical assistance for funding opportunities and financial assistance for demolition/clearance, infrastructure and /or facilities projects in low to moderate income areas.	Participate in 2 events/fairs and/or public forums annually which provide prevention programs; consider funding an estimated 2 projects over the 5-Year period.		SL-1
Public Services Objectives-Priority 2: Expand, improve, and/or add public services when and where needed for very low, low and moderate income individuals						
SL-1 NHPS 2.1	Priority 2, Strategy 1: Assist agencies that provide services to victims of crime and violence by providing technical assistance.		Specific Indicator: Public Service Provide tech. assistance for grant seeking to 3 agencies - victims of crime and violence within the 5-Year period.	1,000 low income persons will benefit from the services provided by these agencies.		SL-1
SL-1 NHPS 2.2	Priority 2, Strategy 2: Assist agencies who are designated as high or medium priorities, including but not limited to youth, child care, employment training, health, crime awareness, legal and prescription services. 5 youth programs funded, CDBG 2009, Bryan (including Parks and Recreation Neal Recreation Summer Camp, Voices for Children,	CDBG	Specific Indicator: Public Service Provide technical support and funding for agencies that make services available to low and low to moderate income clients for these high/medium priorities.	Consider funding up to 12 external public service agencies totally between Bryan and College Station. Estimated clients served 7,500 annually.		SL-1

	Brazos Food Bank Back Pack program and Safe Harbour).			Parks and Recreation Neal Recreation-200 Summer Camp-575; Voices for Children-135, Back Pack program-575, Safe Harbour-650.		
Objective #	Specific Objectives: Affordable Housing	Source of funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective
SL-1 NHPS 2.3	Priority 2, Strategy 3: Assist agencies, which provide health services. One project funded 2009 by College Station through joint funding process, both cities (Prenatal Clinic)	CDBG (CS)	Specific Indicator: Public Service Provide support and funding for agencies which make health care available to very low, low and moderate income clients.	Provide monitoring and technical support for the Bryan College Station Community Health Center which will serve an estimated 15,000 clients annually.		SL-1
SL-1 NHPS 2.4	Priority 2, Strategy 4: Assist public service agencies, which provide services to special needs populations, the homeless (designated high and medium priorities, including but not limited to: senior, handicapped, and substance abuse) and other public services as determined necessary. Two projects funded through CDBG MHMR Mark Lake Drop In Center and Family Promise-One project funded CDBG 2009 (Twin City Mission) by College Station through joint funding process both cities.	CDBG	Specific Indicator: Public Service Provide technical support and funding for agencies that make services available to low and low to moderate income clients for these high/medium priorities.	Consider funding up to 12 external public service agencies totally between Bryan and College Station. Estimated clients served 7,500: annually. MHMR-40 Family Promise-60		SL-1
EO-3 NHED 3.1	Priority 3: Expand economic opportunities for very low, low and moderate income individuals through Strategy 1: use CDBG funding to fill financing gaps for small businesses, which provides jobs to low to moderate income persons and/or eliminate slum and blight. None funded 2009.	None funded 2009 year	Specific Indicator: Business assistance; Provide technical support through individual counseling and/or workshops to 5 citizens each year or 25 citizens within the 5-Year period.	Create 1 new job for every \$35,000 in CDBG funds expended, with an estimated 2 new jobs created within the 5-Year period.		EO-3
EO-3 NHED 3.2	Priority 3, Strategy 2: Preparation of very low, low and moderate income persons for entry into the workforce by encouraging and facilitating job training, employment training, and life skills training to increase the employment marketability of very low, low to moderate income persons. Technical assistance only.	None funded 2009 year, technical assistance only	Specific Indicator: Business assistance; Provide technical assistance to non-profit providers making application for grants or CDBG assistance that provides these services.	An estimated 25 low, low to moderate income clients annually will receive job training and relating services.		EO-3
EO-3 NHED 3.3	Priority 3, Strategy 3: Provide technical assistance to persons wanting to own their own business, or who already own their own business, by assisting persons in developing business plans, identifying sources of capital, and providing counseling and mentorship. Priorities given to technical assistance to for profit businesses (medium), C/I infrastructure development projects (High) and Other C/I improvement projects (medium). Technical assistance only.	None funded 2009 year, technical assistance only	Specific Indicator: Business assistance; Potential business owners or business owners will be provided assistance to start or improve their business.	An estimated 10 people or businesses will receive counseling and technical assistance a year.		EO-3

X. (O.) Appendix: Table 3A
Summary of Specific Annual Objectives

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective*
	Rental Housing Objectives					
RHO-1	Technical support to private developers for rehabilitation and/or new development of rental property for very low, low and moderate income families. Not grant funded, technical assistance only.	Private Developers/no CDBG or HOME funds	Specific Indicator: Rental units rehabilitated; Number of affordable units	1 unit		DH-2
RHO-2	Technical support to agencies that provide rental assistance to defray rent and/or utility cost for families that receive notice of foreclosure, eviction, or termination. Not grant funded, technical assistance only.	Private: BVCOG-Housing Choice Vouchers an other appropriate entities	Specific Indicator: Homeless Prevention; Number of affordable units	1901 vouchers		DH-2
	Owner Housing Objectives					
OHO-1	Owner occupied rehabilitation program, minor rehabilitation. 2009 funded project.	CDBG/HOME	Specific Indicator: Owner occupied units rehabilitated; Number of affordable units	15		DH-2
OHO-2	Owner occupied replacement program or major rehabilitation. 2009 funded projects.	CDBG/HOME	Specific Indicator: Owner occupied units rehabilitated; Number of affordable units	5		DH-2
OHO-3	Down payment assistance program-Counseling and financial assistance. 2009 funded project.	HOME	Specific Indicator: Homeownership units constructed or acquired; Number of affordable units	15		DH-2
OHO-4	Code enforcement program- provides code enforcement in targeted areas to encourage compliance with codes.	General Fund	N/A	30		SL-3
	Community Development Objectives					
	Infrastructure Objectives					
NHPF&1-1	Expand, improve and/or add public facilities when and where needed. No infrastructure projects funded 2009.	CDBG funds/city funds				SL-3

Homeless Objectives						
Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective*
NHHO-1	Technical support to agencies that provide rental assistance to defray rent and/or utility cost for homeless that receive notice of foreclosure, eviction, or termination. Technical assistance only, not funded through CDBG and/or HOME.	BVCOG-Housing Choice Vouchers and other appropriate entities	Specific Indicator: Public Service; Number of affordable units	1901 vouchers (not specific to homeless)		DH-2
NHHO-2	Technical Assistance-provided for agencies that provide supportive services through coordination of access to services, increased collaboration and referrals for the homeless; and to those agencies increasing housing units. Funding of the Twin City Mission's the Bridge Case Manager Client Services program-public service agency provided by City of College Station. T.A. provided by Bryan.	CoC grants-other entities	Specific Indicator: Public Service; Number of persons receiving services	n/a for Bryan will serve approx. 575 clients this program.		SL-1 (main) DH-2
Special Needs Objectives						
SNO-1	Technical assistance to agencies/organizations that provide housing services/supportive services to the elderly, chronic homeless, HIV-Aids, and other special needs population for collaboration of services, I&R, seeking additional funding and/or increasing housing opportunities. HOME CHDO Elder-Aid Project.	Private: Elder-Aid, BVCOG, MHMR, LITC developers, TCM, United Way211, BVHC members & HOME CHDO Funds	Specific Indicator: Public Service and Rental units constructed; Number of persons with improved access and number of affordable housing units	200 persons, and 1 housing unit (Elder-aid - CHDO)		SH-1 DH-2
	Specific Objectives	Source of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective*
SNO-2	Encouraging collaboration between housing providers and elderly service providers to increase access to housing and supportive services to the elderly. Technical support to non-profits and financial assistance through HOME CHDO funds for eligible non-profit. (Oversight provided by staff, not a specific funded project).	Private non-profits, such as Elder-Aid for HOME CHDO funds. Private funds provided by non-profits who belong to BVCH.	Specific Indicator: Public Service and rental rehabilitation; Number of affordable units: Provide technical support to the Brazos Valley Coalition for the Homeless and to agencies seeking to become a CHDO.	Attend quarterly homeless coalition meetings; HOME CHDO funds will be used to provide housing to a CHDO for the elderly with a minimum of 2 projects within the 5-Year period.		DH-2& SL-1
	Priority 2: Assist agencies that provide services to the elderly by:					
SNO-3	Assisting in locating funding for supportive housing for the elderly and frail elderly through identification of resources to expand and develop housing options and services to the elderly. (Technical assistance provided by staff, not a specific funded project).	Private: Other funding streams such as LIHTC Also CDBG administrative for staff liaison technical assistance.	Specific Indicator: Public Service and Rental rehabilitation; Number of persons stabilized: Provide technical	Assist an estimated 200 elderly, frail elderly or disabled with I&R through identified resources such as 211 and Project Unity.		DH-2 & SL-1

			assistance to agencies who assist in updating 211 data base and who participate in the area's informational board, Project Unity.			
Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective*
	Priority 3: Assist persons with disabilities (mental, physical, and developmental) with their supportive housing and service needs by:					
SNO-4	Encouraging agencies which provide housing and supportive services to the disabled, to seek funding for supportive housing projects. (Oversight provided by staff, not a specific funded project)	Private non-profits such as MHMR and CDBG public service funded agencies technical assistance.	Specific Indicator: Public Service and Rental Rehabilitation; Number of affordable units: Identify resources and provide information to agencies to expand and develop housing and supportive services for persons with disabilities.	Provide technical assistance or financial assistance to 1 agency annually who serves an estimated 10 persons with disabilities who need housing and supportive services.		DH-2 & SL-1
	Priority 4: Provide facilitation of coordination between providers housing and services for persons with disabilities by:					
SNO-5	The development of a network for persons, including children, with disabilities to assist them with their supportive housing and service needs. (Oversight provided by staff, not a specific funded project).	Private funds (United Way 211)	Specific Indicator: Public Service; Number of persons stabilized: Provide technical assistance to agencies who participate in updating annual Directory of Community Resources.	Directory of Community Resources will be updated annually.		SL-1
	Priority 5: Assist persons with alcohol and other drug addictions with their service needs by:					
SNO-6	Facilitating the coordination of service providers to provide detoxification and rehabilitation facilities which would include counseling and medical assistance. (Oversight provided by staff, not a specific funded project).	Other entities-private non-profits, BVCASA-TDADA funds	Specific Indicator: Public Service; Number of persons stabilized: Provide technical assistance to providers through Project Unity to coordinate services.	Provide technical assistance to one agency annually that provides these services.		SL-1

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective*
Objective #	Specific Objectives	Source of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective*
	Priority 6: Assist persons with HIV/AIDS and their families, with their supportive services and service needs through:					
SNO-7	Expanding health care services for persons with HIV/AIDS. (Oversight provided by staff, not a specific funded project).	Private funds: Other entities: Project Unity, HRSA Bureau of Primary HealthCare/FQHC, HRSA Ryan White Title II and State Services	Specific Indicator: Public Service; Persons assisted: Technical assistance provided to appropriate agencies.	25 persons will benefit from expanded and/or coordinated services.		SL-1
SNO-8	Expand supportive housing for persons with HIV/AIDS through appropriate agencies. (Oversight provided by staff, not a specific funded project).	Other entities: BVCOG/BVCAA —HRSA Bureau of Primary HealthCare/FQHC, HRSA Ryan White Title II and State Services	Specific Indicator: Public Service; Number of housing units HIV/Aids	1- 10		SL-1
SNO-9	Encouraging development of transitional supportive housing for persons with HIV/AIDS through appropriate agencies. (Oversight provided by staff, not a specific funded project).	Other entities: Project Unity— HRSA Bureau of Primary HealthCare/FQHC, HRSA Ryan White Title II and State Services	Specific Indicator; Persons assisted: Identify resources and provide information to agencies to expand and develop housing options for persons with HIV/AIDS.	An estimated 20 people will benefit from improved services in the 5- Year period.		SL-1
	Other Objectives					
OO-1	Public Facility Repayment of Section 108 Loan for Bryan College Station Community Health Center- provides low to moderate income citizens a one stop shop for health care. Section 108 loan completely paid 2008 program year.	N/A	N/A	N/A	N/A	N/A
OO-2	Administrative includes expenses related to administration of CDBG and HOME programs and project management/oversight of Section 108 loans. These programs include, but are not limited to, housing programs, public service agency funding project management, public facility project management, neighborhood preservation program, and economic development program. Total new funds administered by Department during 2009-10 are estimated to be \$1,469,104.	CDBG funds	N/A	N/A	N/A	N/A
OO-3	Administrative includes eligible operating expenses for HOME program.	HOME funds	N/A	N/A	N/A	N/A
EO-3 NHED 3.1	Economic Development- repayment of La Salle Section 108 Loan. General Funds \$329,647.50.	General funds	N/A	N/A	N/A	N/A

Outcome/Objective Codes

	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3

X. (P.) Appendix: Table 3 B: Annual Housing Completion Goals

	Annual Number Expected Units To Be Completed	Resources used during the period			
		CDBG	HOME	ESG	HOPWA
ANNUAL AFFORDABLE HOUSING GOALS (SEC. 215)					
Homeless households	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-homeless households	38	X	X	<input type="checkbox"/>	<input type="checkbox"/>
Special needs households	5	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL AFFORDABLE RENTAL HOUSING GOALS (SEC. 215)					
Acquisition of existing units	N/A	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units-(CHDO)	2	<input type="checkbox"/>	X		<input type="checkbox"/>
Rehabilitation of existing units	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	N/A	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Affordable Rental	2	<input type="checkbox"/>	x	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL AFFORDABLE OWNER HOUSING GOALS (SEC. 215)					
Acquisition of existing units	N/A	<input type="checkbox"/>	<input type="checkbox"/>		
Production of new units	N/A	<input type="checkbox"/>	<input type="checkbox"/>		
Rehabilitation/recon. of existing units	25	X	X		
Homebuyer Assistance	15	<input type="checkbox"/>	X		<input type="checkbox"/>
Total Sec. 215 Affordable Owner	40	X	X	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL AFFORDABLE HOUSING GOALS (SEC. 215)					
Acquisition of existing units					<input type="checkbox"/>
Production of new units	0	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	25	X	X	<input type="checkbox"/>	<input type="checkbox"/>
Homebuyer Assistance	15	X	X		<input type="checkbox"/>
Total Sec. 215 Affordable Housing	40	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL HOUSING GOALS					
Annual Rental Housing Goal	2	<input type="checkbox"/>	x	<input type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal	40	X	X	<input type="checkbox"/>	<input type="checkbox"/>
Total Annual Housing Goal	42	X	X	<input type="checkbox"/>	<input type="checkbox"/>

**Appendix: Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name

City of Bryan

Priority Need

Planning and Administration

Project Title

CDBG Program Administration

Description

This activity provides staff and related costs to carry out CDBG and HOME program activities. These activities include the intake of client information, monitoring of project progress, labor standards, compliance activities, fiscal management, preparation of environmental assessments, staff support to the citizen advisory committee, development of the 5-Year Consolidated Plan, Annual Action Plan and Consolidated Annual Performance Evaluation and Report as well as any other program administration necessary to achieve the City's Community Development goals and objectives.

This funding for administrative expenses is related to the planning and administration of CDBG and HOME programs. These programs include, but are not limited to, housing programs, public service agency funding project management, public facility project management, neighborhood preservation program, and economic development program. Total funds administered by Department during 2009-10 estimated to be \$1,496,339.00.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

Community Wide

Objective Number 00-2	Project ID 001
HUD Matrix Code 21A	CDBG Citation 570.206
Type of Recipient Local Government	CDBG National Objective N/A
Start Date (mm/dd/yyyy) 10/01/2009	Completion Date (mm/dd/yyyy) 09/30/2010
Performance Indicator N/A	Annual Units N/A
Local ID ME 4000	Units Upon Completion N/A

Funding Sources:

CDBG	188,278.00
ESG	.....
HOME	.....
HOPWA	.....
Total Formula	188,278.00
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	188,278.00

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name

City of Bryan

Priority Need

Housing

Project Title

Home Owner Assistance

Description See Table 2C. Priority 1—Strategies 1-3: Technical assistance to private developer- 1 annually, technical assistance to agencies who provide subsidies; **Priority 2, Strategy 1-** new construction-provide technical assistance to 1 developer annually; **Priority 3 – Strategy 1-4:** Technical Assistance 1 private developer bi-annually, rehabilitation of 5 substandard units annually, assist 5 sweat equality or volunteer housing projects annually, assist 5 families with minor housing repairs; and 2 demolitions/clearance/cleanups-bi-annually. **Priority 4, Strategy 1-3:** 15 homebuyers assisted thru Down Payment Assistance; rehabilitation and/or reconstruct 5 substandard units annually, 1 new CHDO- over 5-Year period approved, counsel 50 families annually through the Down Payment Assistance program. **Priority 5- Strategy 1-3:** Technical Assistance to agencies who provide special needs population housing.

This project addresses Priority 2 and 3 of the Affordable Housing Plan of Bryan's 2005-09 Consolidated Plan. Recipients are asked to contribute and/or obtain private funding as appropriate. HOME/CDBG represents 99% of all housing activity funds. Funds will provide up to 15 families housing assistance in the form of infrastructure, acquisition, new development, replacement, handicap accessibility, minor repair, staff and other related costs necessary to carry out Home Owner Assistance Program activities. HOME funds will specifically be used for major rehabilitation and/or reconstruction in the program year in combination with carry-over HOME funds.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

Community Wide

Objective Number OHO-1, OHO-2	Project ID 002
HUD Matrix Code 14A	CDBG Citation 570.202
Type of Recipient Local Government	CDBG National Objective 570.202
Start Date 10/01/2009	Completion Date 09/30/2010
Performance Indicator Housing units	Annual Units 15
Local IDME4001, QL5200, QL6000	Units Upon Completion 15

Funding Sources:

CDBG	611,911.00
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	3,000.00 P.I.
Total	614,911.00

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name

City of Bryan

Priority Need

Youth Services, Public Services

Project Title

Bryan Parks and Recreation Department--Neal Recreation Program Youth Services

Description

See Table 2C: Priority 2, Strategy 1-4: Expand, improve, and/or add public services when and where needed for very low, low, and moderate income individuals. Provide technical assistance to service providers in the procurement of funds within the 5-Year period. Provide assistance to 3 agencies annually that are designated high/medium priorities, 2,000 low-income persons will benefit from services provided by these agencies. Consider funding up to 12 external agencies annually. Provide monitoring and technical support to these agencies that will provide services to an estimated 15,000 low-income persons with health care and social services.

The funding provides for eligible operating expenses, including partial salaries for sports instructors (gymnastic, basketball, and swimming) and partial expenditures of a bus driver for a summer dribbler's program, gymnastics program; learn to swim and other appropriate year round activities for 200 unduplicated clients through the Bryan Parks and Recreation Division. The program will serve an estimated 200 unduplicated clients. This project addresses Priority 2 of the Non-Housing Community Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents approximately 20% of the activity's funding for the requested program.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

600 North Randolph, Bryan, Texas 77803

Objective Number PSO-1	Project ID 003
HUD Matrix Code 05D	CDBG Citation 570.201 (e)
Type of Recipient Local Government	CDBG National Objective 570.208 (a) (2)
Start Date 10/01/2009	Completion Date 09/30/2010
Performance Indicator people	Annual Units 200
Local ID QL4300	Units Upon Completion 200

Funding Sources:

CDBG	4,000.00
ESG	
HOME	
HOPWA	
Total Formula	4,000.00
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	4,000.00

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities
 Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name

City of Bryan

Priority Need

Youth Services, Public Services

Project Title

Bryan Parks and Recreation Department--Summer Parks Program Youth Services

Description

See Table 2C: Priority 2, Strategy 1-4: Expand, improve, and/or add public services when and where needed for very low, low, and moderate income individuals. Provide technical assistance to service providers in the procurement of funds within the 5-Year period. Provide assistance to 3 agencies annually that are designated high/medium priorities, 2,000 low-income persons will benefit from services provided by these agencies. Consider funding up to 12 external agencies annually. Provide monitoring and technical support to these agencies that will provide services to an estimated 15,000 low-income persons with health care and social services.

The funds provide for eligible operating expenses for a summer recreational camp including partial salaries and benefits, supplies/training, equipment, transportation and field trips for low and moderate-income children. This program, offered in five Bryan parks located in low and moderate-income neighborhoods, provides educational, social, and recreational activities to approximately 575 unduplicated clients. This project addresses Priority 2 of the Non-Housing Community Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents approximately 40% of the activity's total program cost.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

2315 Russell St., 1629 Mockingbird, 129 Moss St., 1142 E. William Joel Bryan Pkwy., 3901 Carter Creek Pkwy., 2050 W. Villa Maria Rd., 411 Williamson Drive

Objective Number PSO-2	Project ID 004
HUD Matrix Code 05D	CDBG Citation 570.201 (e)
Type of Recipient Local Government	CDBG National Objective 570.208 (a) (2)
Start Date 10/01/2009	Completion Date 09/30/2010
Performance Indicator people	Annual Units 800
Local ID QL4900	Units Upon Completion 575

Funding Sources:

CDBG	40,000.00
ESG	
HOME	
HOPWA	
Total Formula	40,000.00
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	40,000.00

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name

City of Bryan

Priority Need

Planning and Administration

Project Title

HOME Administrative Cost

Description

This activity provides staff and related costs to carry out CDBG and HOME program activities. These activities include the intake of client information, monitoring of project progress, labor standards, compliance activities, fiscal management, preparation of environmental assessments, development of the consolidated plan, staff support to the citizen advisory committee, and any other program administration necessary to achieve the City's Community Development goals and objectives.

These funds will provide for administrative and related cost of HOME program activities.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

Community Wide

Objective Number OO-3	Project ID 005
HUD Matrix Code 21H	CDBG Citation N/A
Type of Recipient Local Government	CDBG National Objective N/A
Start Date 10/01/2009	Completion Date 09/30/2010
Performance Indicator N/A	Annual Units N/A
Local ID ME4002	Units Upon Completion N/A

Funding Sources:

CDBG	.....
ESG	.....
HOME	47,470.60
HOPWA	.....
Total Formula	47,476.60
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	47,476.60

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name

City of Bryan

Priority Need

Housing

Project Title

Home Owner Assistance

Description See Table 2C. Priority 1—Strategies 1-3: Technical assistance to private developer- 1 annually, technical assistance to agencies who provide subsidies; **Priority 2, Strategy 1-** new construction-provide technical assistance to 1 developer annually; **Priority 3 – Strategy 1-4:** Technical Assistance 1 private developer bi-annually, rehabilitation of 5 substandard units annually, assist 5 sweat equality or volunteer housing projects annually, assist 5 families with minor housing repairs; consider fund Code Enforcement Officer & complete 30 units annually for code violations and 2 demolitions/clearance/cleanups-bi-annually. **Priority 4, Strategy 1-3:** 15 homebuyers assisted thru Down Payment Assistance; rehabilitation and/or reconstruct 5 substandard units annually, 1 new CHDO- over 5-Year period approved, counsel 50 families annually through the Down Payment Assistance program. **Priority 5- Strategy 1-3:** Technical Assistance to agencies who provide special needs population housing.

This project addresses Priority 2 and 3 of the Affordable Housing Plan of Bryan's 2005-09 Consolidated Plan. Recipients are asked to contribute and/or obtain private funding as appropriate. HOME/CDBG represents 99% of all housing activity funds. Funds will provide up to 15 families housing assistance in the form of infrastructure, new development, replacement, handicap accessibility, minor repair, staff and other related costs necessary to carry out Home Owner Assistance Program activities. HOME funds will specifically be used for major rehabilitation and/or reconstruction in the program year in combination with carry-over HOME funds.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

Community Wide

Objective Number OHO-2	Project ID 006
HUD Matrix Code 14A	CDBG Citation 570.202
Type of Recipient Local Government	National Objective LMH
Start Date 10/01/2009	Completion Date 09/30/2010
Performance Indicator Housing units	Annual Units 5
Local ID QL6002	Units Upon Completion 5

Funding Sources:

CDBG	.....
ESG	.....
HOME	196,029.50
HOPWA	.....
Total Formula	196,029.50
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	196,029.50

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities
 Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name

City of Bryan

Priority Need

Housing

Project Title

Community Housing Development Organization (CHDO)

Description

See Table 2C. **Priority 1—Strategies 1-3:** Technical assistance to private developer- 1 annually, technical assistance to agencies who provide subsidies; **Priority 2, Strategy 1-** new construction-provide technical assistance to 1 developer annually; **Priority 3 – Strategy 1-4:** Technical Assistance 1 private developer bi-annually, rehabilitation of 5 substandard units annually, assist 5 sweat equality or volunteer housing projects annually, assist 5 families with minor housing repairs; consider fund Code Enforcement Officer & complete 30 units annually for code violations and 2 demolitions/clearance/cleanups-bi-annually. **Priority 4, Strategy 1-3:** 15 homebuyers assisted thru Down Payment Assistance; rehabilitation and/or reconstruct 5 substandard units annually, 1 new CHDO- over 5-Year period approved, counsel 50 families annually through the Down Payment Assistance program. **Priority 5- Strategy 1-3:** Technical Assistance to agencies who provide special needs population housing.

This project potentially addresses items 1-5 of the Affordable Housing Plan of Bryan's Consolidated Plan with one Community Housing Development Organization (CHDO) targeted. These funds will provide CHDO(s) funding for low-income housing activities including rehabilitation or new construction to increase housing stock by a minimum of 1 housing unit.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

Community Wide

Objective Number RHO-1	Project ID 07
HUD Matrix Code 21-I	CDBG Citation N/A
Type of Recipient Local Government	National Objective LMH
Start Date 10/01/2009	Completion Date 09/30/2010
Performance Indicator Housing Unit	Annual Units 1
Local ID QL5004	1

Funding Sources:

CDBG	.....
ESG	.....
HOME	71,205.90
HOPWA	.....
Total Formula	71,205.90
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	71,205.90

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities
 Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name

City of Bryan

Priority Need

Housing

Project Title

Down Payment Assistance

Description

See Table 2C. Priority 1—Strategies 1-3: Technical assistance to private developer- 1 annually, technical assistance to agencies who provide subsidies; **Priority 2, Strategy 1-** new construction-provide technical assistance to 1 developer annually; **Priority 3 – Strategy 1-4:** Technical Assistance 1 private developer Bi-annually, rehabilitation 5 substandard units annually, assist 5 sweat equality or volunteer housing projects annually, assist 5 families with minor housing repairs; **Priority 4, Strategy 1-3:** 15 homebuyers assisted thru Down Payment Assistance; rehabilitation and/or reconstruct 5 substandard units annually, 1 new CHDO- over 5-Year period approved, counsel 50 families annually through the Down Payment Assistance program. **Priority 5- Strategy 1-3:** Technical Assistance to agencies who provide special needs population housing.

These funds will be utilized to provide up to 15 homebuyers counseling with down payment and closing cost assistance to increase home ownership. This project addresses Priority 4 of the Affordable Assistance Housing Plan of Bryan's 2005-09 Consolidated Plan with 15 families targeted citywide.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

Community Wide

Objective Number OHO-2	Project ID 08
HUD Matrix Code 13	570.201 (n)
Type of Recipient Local Government	National Objective LMH
Start Date 10/01/2009	Completion Date 09/30/2010
Performance Indicator Households	Annual Units 15
Local ID QL6001	Units Upon Completion 15

Funding Sources:

CDBG	.....
ESG	.....
HOME	160,000.00
HOPWA	.....
Total Formula	160,000.00
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	50,000.00 PI
Total	160,000.00

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities
 Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name

City of Bryan

Priority Need

Public Service

Project Title

Brazos Valley Food Bank, Inc. Backpack Program

Description

See Table 2C: Priority 2, Strategy 1-4: Expand, improve, and/or add public services when and where needed for very low, low, and moderate income individuals. Provide technical assistance to service providers in the procurement of funds within the 5-Year period. Provide assistance to 3 agencies annually that are designated high/medium priorities, 2,000 low-income persons will benefit from services provided by these agencies. Consider funding up to 12 external agencies annually. Provide monitoring and technical support to these agencies that will provide services to an estimated 15,000 low-income persons with health care and social services.

The Public Service funding will provide for operating expensed by the program including eligible operating expenses for food items for the Backpack Program Assistant for supplies. This program will provide eligible low to moderate income children with food for the weekends when they do not have access to fee or reduced school lunches. The program will serve and estimated 575 unduplicated clients during the contract year. This project addresses Priority 2 of the Non-Housing Community Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents approximately 46% of this activity's funding for the requested program.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

1514 Shiloh Ave Bryan, Texas 77803

Objective Number PSO-6	Project ID 9
HUD Matrix Code 05	CDBG Citation 570.201 (e)
Type of Recipient 570.500 (c)	CDBG National Objective 570.208 (a) (2)
Start Date 10/01/2009	Completion Date 09/30/2010
Performance Indicator 01 People	Annual Units 575
Local ID QL2504	Units Upon Completion 575

Funding Sources:

CDBG	25,000.00
ESG	
HOME	
HOPWA	
Total Formula	25,000.00
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	25,000.00

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities
 Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name

City of Bryan

Priority Need

Public Service

Project Title

MHMR of Brazos Valley, Mary Lake Drop In Center

Description

See table 2C: Priority 2, Strategy 1-4: Expand, improve, and/or add public services when and where needed for very low, low, and moderate income individuals. Provide technical assistance to service providers in the procurement of funds within the 5-Year period. Provide assistance to 3 agencies annually that are designated high/medium priorities, 2,000 low-income persons will benefit from services provided by these agencies. Consider funding up to 12 external agencies annually. Provide monitoring and technical support to these agencies that will provide services to an estimated 15,000 low-income persons with health care and social services.

These funds will provide for eligible operating expenses of the van maintenance (\$1,664.00) and auto (\$1,016.00), utilities of center (\$3,932.00) for food for clients (\$600.00) and partial salary (\$10,000.00) for the Therapist Technician for the Mary Lake Drop In Center, which is increasing its service level by adding hours of operation, and is a site based client driven program which provides peer support, self advocacy, education, weekly outings and community socialization for clients. The model promotes recovery from mental illness. The program will serve as estimate 40 unduplicated low and moderate income clients during the contract year. This project addresses Priority 2 of the Non-housing Community Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents less than 1% of the activity funds.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

P.O. Box 4588, Bryan, Texas 77805

Objective Number PSO-4	Project ID 010	CDBG	17,212.00
HUD Matrix Code 05	CDBG Citation 570.201 (e)	ESG	
Type of Recipient 570.500 (c)	CDBG National Objective 570.208 (a) (2)	HOME	
Start Date 10/01/2009	Completion Date 09/30/2010	HOPWA	
Performance Indicator 01 People	Annual Units 40	Total Formula	17,212.00
Local ID QL6508	Units Upon Completion 40	Prior Year Funds	
		Assisted Housing	
		PHA	
		Other Funding	
		Total	17,212.00

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities
 Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name
City of Bryan

Priority Need
Public Service

Project Title
Family Promise of Bryan-College Station, Family Support Services

Description

See Table 2C: Priority 2, Strategy 1-4: Expand, improve, and/or add public services when and where needed for very low, low, and moderate income individuals. Provide technical assistance to service providers in the procurement of funds within the 5-Year period. Provide assistance to 3 agencies annually that are designated high/medium priorities, 2,000 low-income persons will benefit from services provided by these agencies. Consider funding up to 12 external agencies annually. Provide monitoring and technical support to these agencies that will provide services to an estimated 15,000 low-income persons with health care and social services.

The public service funding will provide for eligible operating expense of contract labor for case management services for the Family Support Services Program. The program will extend case, management services for 2 years following housing placement for their homeless clients. The services will include long range case management in home to encourage the stability of the family after leaving the agency's short term emergency shelter program. A tracking system will be utilized to track outcomes of families for 2 years after the move out date. The program will serve an estimated 60 unduplicated clients. This project addresses Priority 2 of the Non-Housing Community Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents approximately 1% of this activities funding for the requested program.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area
Community wide

Objective Number PSO-6	Project ID 011
HUD Matrix Code 05	CDBG Citation 570.201 (e)
Type of Recipient 570.500 (c)	CDBG National Objective 570.208 (a) (2)
Start Date 10/01/2009	Completion Date 09/30/2010
Performance Indicator 01 People	Annual Units 60
Local ID QL2112	Units Upon Completion 60

Funding Sources:

CDBG	10,000.00
ESG	
HOME	
HOPWA	
Total Formula	10,000.00
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	10,000.00

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities
 Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name

City of Bryan

Priority Need

Public Service

Project Title

Voices for Children, Court Appointed /Special Advocates (CASA) of Brazos County Program

Description

See Table 2C: Priority 2, Strategy 1-4: Expand, improve, and/or add public services when and where needed for very low, low, and moderate income individuals. Provide technical assistance to service providers in the procurement of funds within the 5-Year period. Provide assistance to 3 agencies annually that are designated high/medium priorities, 2,000 low-income persons will benefit from services provided by these agencies. Consider funding up to 12 external agencies annually. Provide monitoring and technical support to these agencies that will provide services to an estimated 15,000 low-income persons with health care and social services.

The public service funding will provide for partial salaries of the Program Director (\$12,805.00) and Volunteer Coordinator (\$11,142.00); in addition, volunteer training equipment (\$750.00) and staff training/travel (\$300.00). This program provides court appointed special advocates through a program which trains and supervises volunteers to advocate on behalf of abused and neglected children under court jurisdiction until the child has received a permanent home. The program will serve 135 unduplicated clients during the program year. This project addresses Priority 2 of the Non-Housing Community Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents approximately 39% of this activities funding for the requested program.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

Community wide

Objective Number PSO-6	Project ID 012
HUD Matrix Code 05	CDBG Citation 570.201 (e)
Type of Recipient 570.500 (c)	CDBG National Objective 570.208 (a) (2)
Start Date 10/01/2009	Completion Date 09/30/2010
Performance Indicator 01 People	Annual Units 135
Local ID QL2514	Units Upon Completion 135

Funding Sources:

CDBG	14,400.00
ESG	
HOME	
HOPWA	
Total Formula	14,400.00
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	14,400.00

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities
 Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name

City of Bryan

Priority Need

Public Service

Project Title

Unity Partners d.b.a. Project Unity, Safe Harbour Supervised Visitation Program

Description

See Table 2C: Priority 2, Strategy 1-4: Expand, improve, and/or add public services when and where needed for very low, low, and moderate income individuals. Provide technical assistance to service providers in the procurement of funds within the 5-Year period. Provide assistance to 3 agencies annually that are designated high/medium priorities, 2,000 low-income persons will benefit from services provided by these agencies. Consider funding up to 12 external agencies annually. Provide monitoring and technical support to these agencies that will provide services to an estimated 15,000 low-income persons with health care and social services.

The public service funding will provide eligible operating expenses, including provide for eligible operating expense for the Safe Harbour Program including personnel partial salary (\$12,000) and security (\$8,000). The program will serve 650 unduplicated clients. This project addresses Priority 2 of the Non-Housing Community Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents approximately 39% of this activities funding for the requested program.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

Community wide

Objective Number PSO-6	Project ID 013
HUD Matrix Code 05	CDBG Citation 570.201 (e)
Type of Recipient 570.500 (c)	CDBG National Objective 570.208 (a) (2)
Start Date 10/01/2009	Completion Date 09/30/2010
Performance Indicator 01 People	Annual Units 650
Local ID QL2003	Units Upon Completion 650

Funding Sources:

CDBG	20,000.00
ESG	
HOME	
HOPWA	
Total Formula	20,000.00
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	20,000.00

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities
 Public Housing Needs

**X. (R.)Appendix: Table 4
Priority Public Housing Needs
Local Jurisdiction**

Public Housing Need Category	PHA Priority Need Level High, Medium, Low, No Such Need	Estimated Dollars To Address
Restoration and Revitalization		
Capital Improvements		
Modernization		
Rehabilitation		\$225,000
Other (Specify) Site Improvement		\$106,212
Administration		\$73,302
Fees		\$12,820
Management and Operations		\$22,500
Operations		\$48,847
Improved Living Environment		
Neighborhood Revitalization (non-capital)		
Capital Improvements		
Safety/Crime Prevention/Drug Elimination		
Other (Specify)		
Economic Opportunity		
Resident Services/ Family Self Sufficiency		
Other (Specify)		
Total		\$488,681

X. (S.) Appendix: Comments from Public Hearings

Comments From March 26, 2009 Public Hearings
Comment: Rev. Wilson, with New Liberty Baptist Church assistant Pastor/Publisher: Most of the funding should go to housing.
Comment: Theresa Mangapora, Executive Director of the Brazos Valley Food Bank: The Community Development Block Grants Funds are very important to continue to giving the max amount to the public services, funds used for Backpack program, 14 schools children were able to take their backpacks home with food & snacks for the weekend & were able to share with siblings.
Comment: Kate Mason, MHMR Grant Writer spoke on behalf of Executive Director, Mr. Kelly, mentioned that they appreciate the 15% of the CDBG funds put aside for the public services & also appreciate that the committee will continue to fund the full 15 % of the public service agencies. She also mentioned that in the last 2 yrs the funds have been very helpful & really a direct impact in clients & they see the real big difference.
Comment: Anita Ramay, resident at 508 Pease, agreed that 15 % of the funds should be given to the public service agencies. She also mentioned that in November of last year her neighborhood drastically changed because of the Home based Nursing home that moved across the street. There were issues from parking problems, intimidation & threats because they dared to ask question to code enforcement officers of the locality. She wanted to know why this home based Nursing home is allowed in a residential neighborhood. Questionnaire Comment: Park Development – What about improvements in all areas. Job Creation – I think all need more variety in both types of business and in salaries.
Comment: Liana Lowe, Executive Director of Voices for Children, mentioned that they were also appreciative of the 15% that CDBG is funding. They rely on this fund to be able to train more volunteers to be advocates for foster care.
Comment: Executive Director of The Prenatal Clinic; Steve Koran, wanted to express the value of the dollars that come out of the CDBG funding program. Without this funding they would not be able to continue & assure that every baby that is born in the Brazos County to low income women is as healthy as possible. Our services have been rated as high quality & we would not be able to do this if not for funding. He mentioned that the impact of those dollars as small as 15% is so vital to the long term of health for the Brazos Valley residents. Questionnaire Comment: Wish more funds were available, as the funds available are never enough to meet needs. Social Services – This part is just as important as health services, also never enough funds.
Questionnaire Comment: Mary Carol Harrington of the Brazos Valley Community Action Agency; Park Development would normally rank higher. Non-profits are hurting now. We are having to expand to accommodate mental health services that are needed now. We have a MOU in place with MHMR.
Comments: Fair Housing: There were no comments on fair housing.
Comments From June 29, 2009 Public Hearings
Comments: 2009 CAP: Kim Thompson, Director of Development, Twin City Mission - Ms. Thompson thanked the Community Development Advisory Board for taking the time for allowing her to speak and for everything that is done in the community. She also said that they are grateful for the 15 % of the CDBG funds put aside for public service program funding and also ask that the committee will continue to fund the full 15 % of the public service agencies.
Comments: 2009 CAP: Bill Kelly, Executive Director of MHMR Authority of Brazos Valley - Mr. Kelly thanked the City of Bryan, Community Development Service staff, Joint Relief Funding Review Committee, Community Development Advisory Committee for making them available to our community. He stated these funds are much needed for all the needs in our community. He also stated he would like to ask that the City continue to fund the full 15% of the public service agencies.
Comments: 2009 CAP: Jeannie McGuire, President of Unity Partners d.b.a. Project Unity - Ms. McGuire stated she supports the Community Development Advisory Committee on the recommendation for housing services. She has been so amazed on how the staff from Community Development Services has worked with the community over the last several years and she has worked with the department since being a part of Project Unity, a non-profit organization. She stated that at Project Unity they have received funds from the public service program funding for Safe Harbour and that the Community Development Department, through the Beck Street house, has provided a collaborative effort to serve people in need of their energy housing and child abuse prevention programs. This year the public service funding is for our Safe Harbour Supervised Visitation Program that provides supervised

visitation between non-custodial parent and children in a safe, child friendly environment. Thank you for what you do and you are saving the lives of the community in which you are serving.

Comments: 2009 CAP: Dorothy Hernandez, President/Advocates for Senior Citizens asked what happens with the input that is provide by the citizens. Response: Alsie Bond, responded that any comments that are made by the general public will be included in the 2009 Action Plan and be submitted to HUD

Comments: 2009 CAP: Ms. Sandra Neblett, resident, wrote that there is a need for legal aid for low to moderate income citizens, particularly for domestic violence issues, and that there is a need for in-patient mental health and drug treatment facilities in the area.

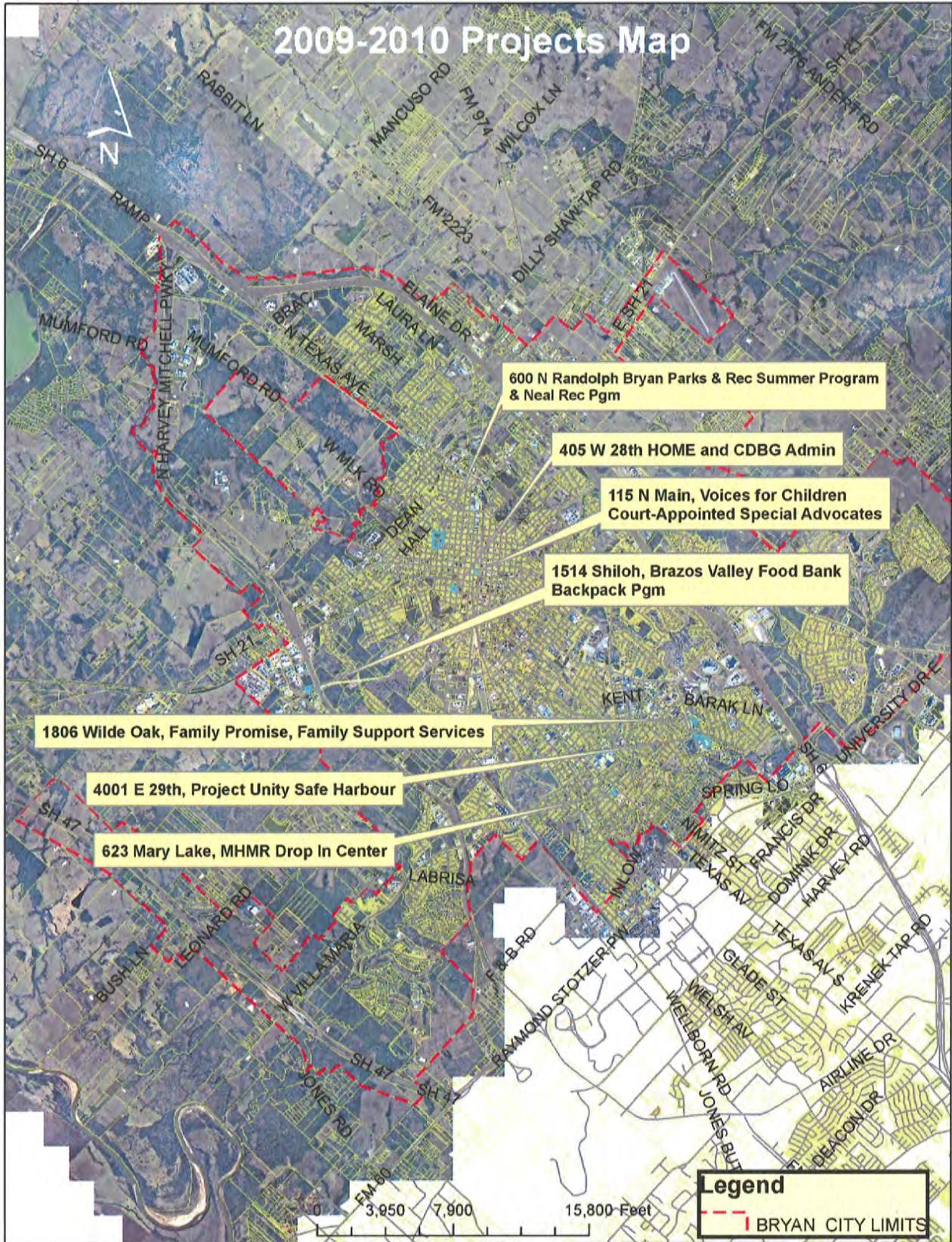
Comments: Affirmative Marketing: No comments received

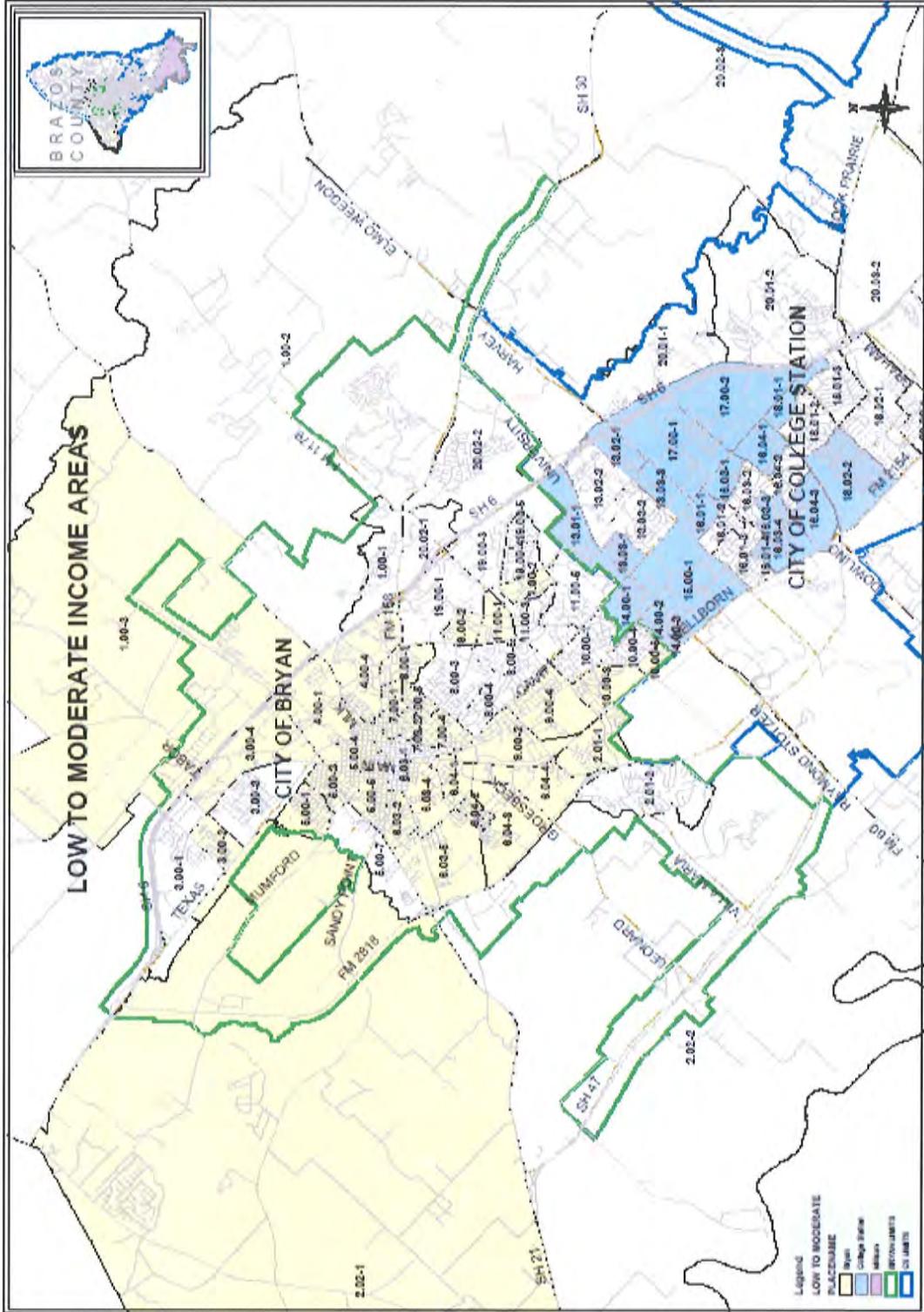
Comments: Fair Housing: No comments received

Analysis of Questionnaire Responses from March 26th Public Hearing

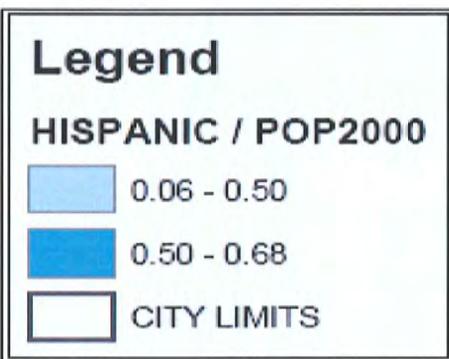
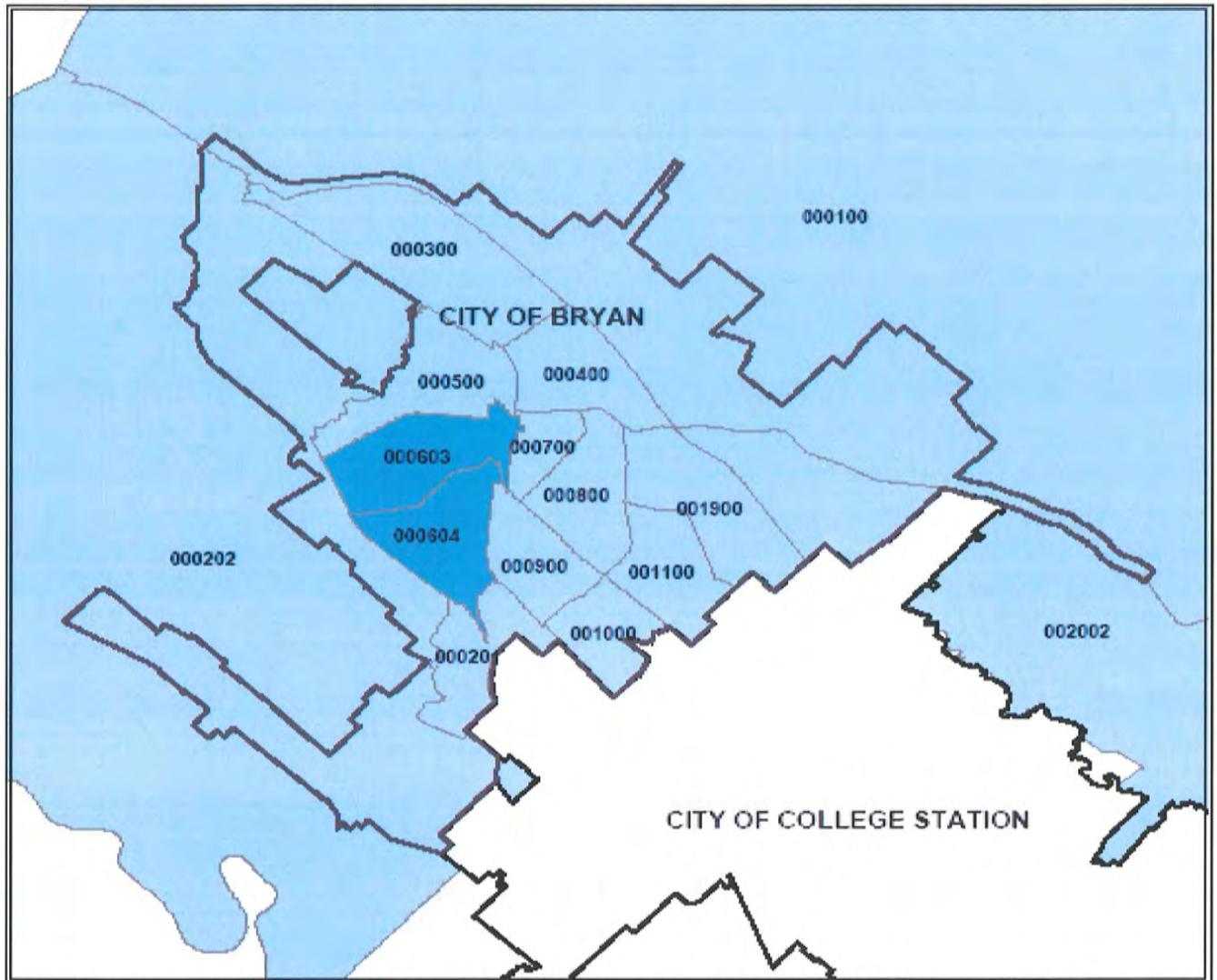
Program	Average Score
Homebuyer Assistance - Down Payment, Counseling	3
Homeowner Assistance - Repair, Replacement	3
Clearance & Demolition of Vacant, Dilapidated Housing	3
Special Needs Housing Development - Elderly or Disabled	4
Large Family Rental Housing - Families of 5 or More	3
Housing for Homeless - Emergency, Short-Term	4
Housing for Homeless - Transitional (up to 90+ Days with Case Management)	3
Housing for Homeless - Permanent - Long Term Affordable Housing with Case Management	3
Neighborhood Center Improvements - LMI Areas	3
Park Development &/or Improvements - LMI Areas	3
Infrastructure Improvement - Rehab or Development of Streets, Sidewalks, Drainage - LMI Areas	3
Non-Profit Public Facilities - Building Development, Repairs, Improvements	3
Health Services - Primary Health Care, Dental, Mental Health, Physical Rehabilitation	3
Social Services - Food, Emergency Shelter, Clothing, Recreational, Educational, Drug/Alcohol Rehabilitation	4
Code Enforcement - Lot Cleanup, Junk Vehicles, etc.	3
Job Creation - Finc. & Tech Incentives to Business Creating LMI Jobs	3
Commercial Building Renovation - Façade Repair	2
Scale: 1=Not Important, 2=Moderately Important, 3=Important, 4=Very Important (7 total questionnaires received)	

2009-2010 Projects Map

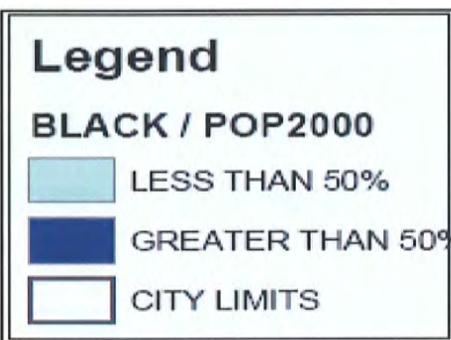
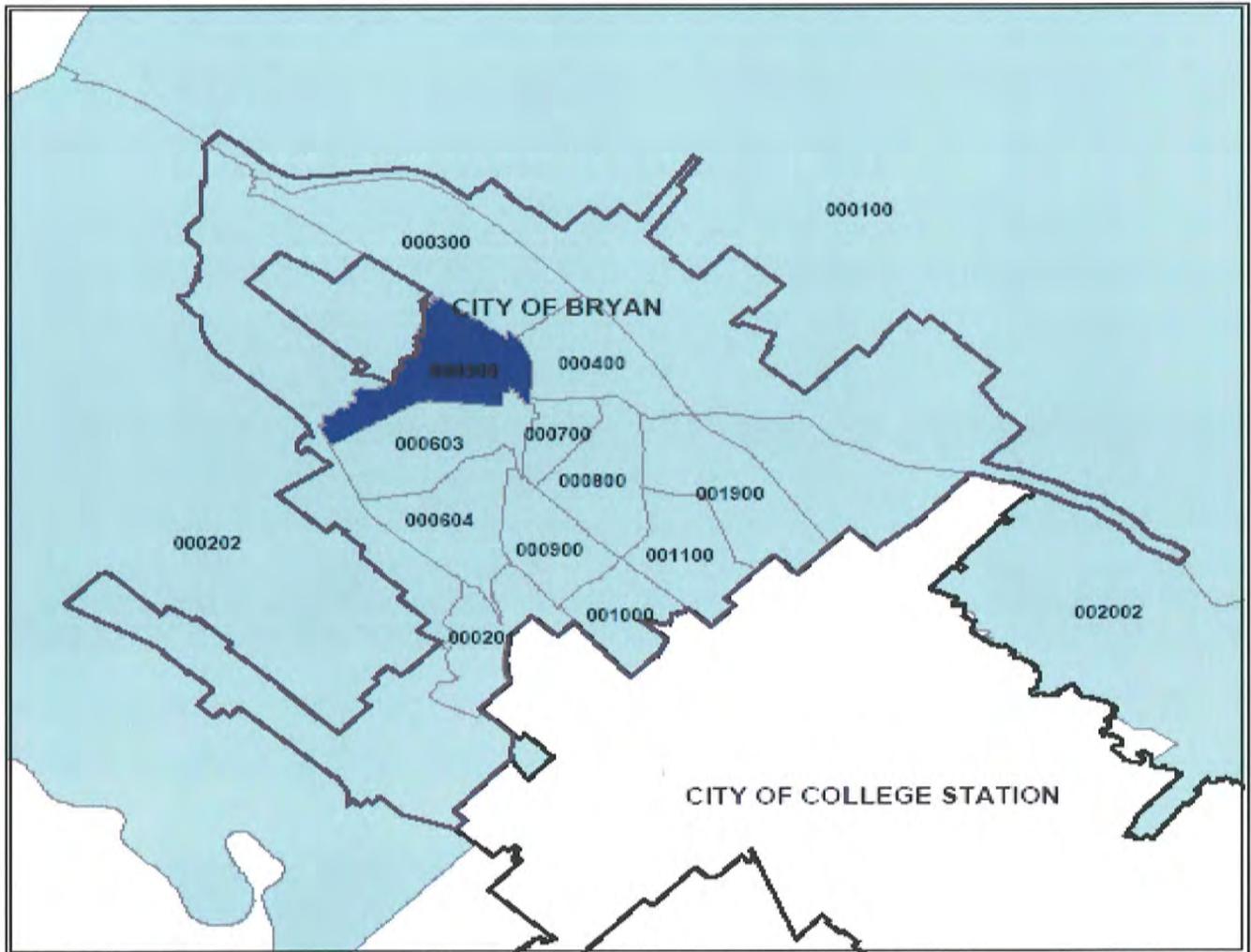


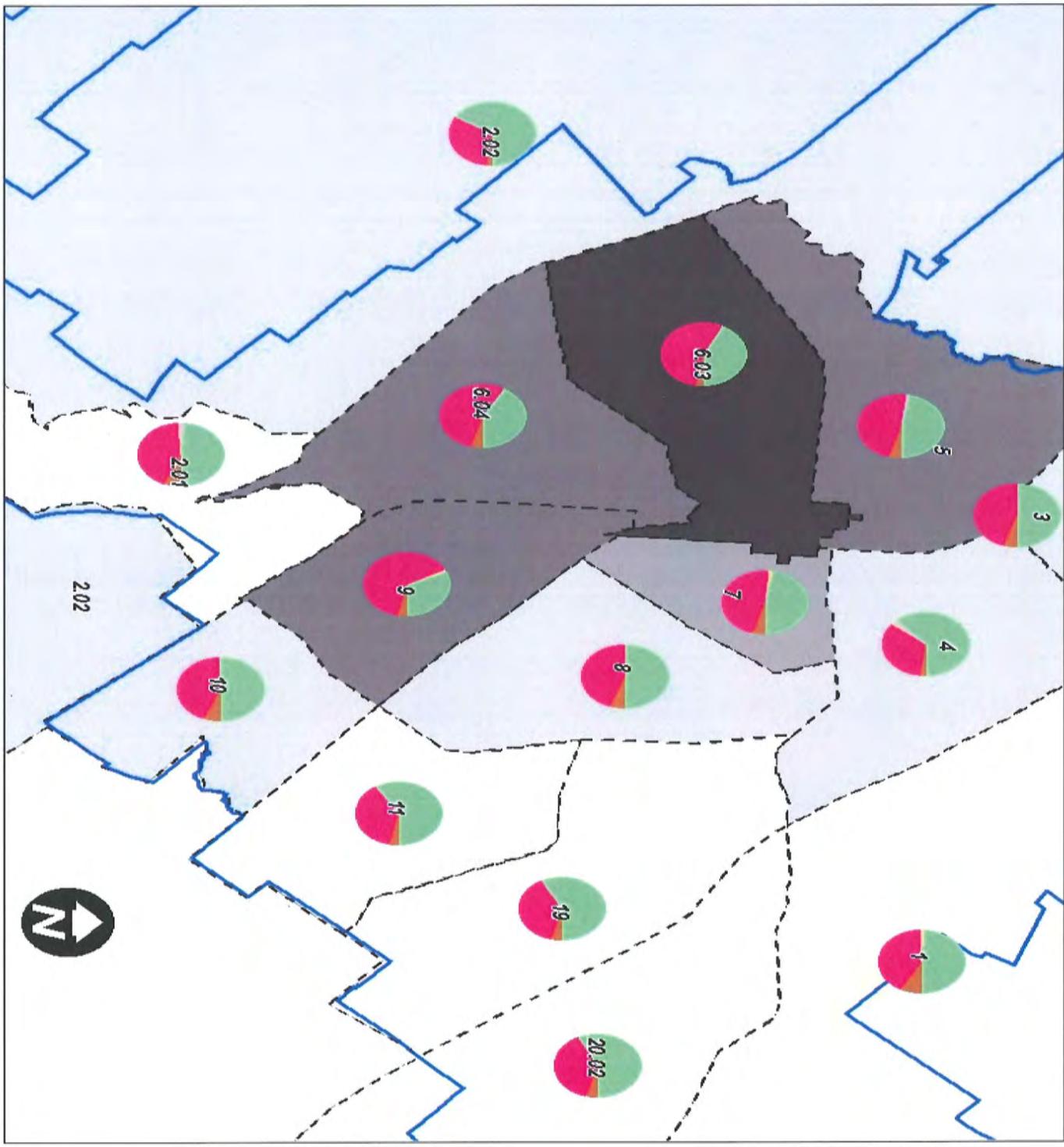


PERCENT HISPANIC POPULATION BY TRACT



PERCENT BLACK POPULATION BY TRACT



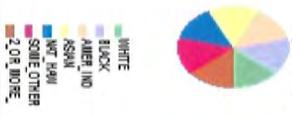


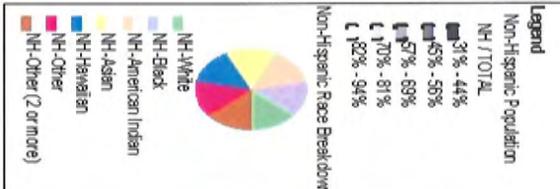
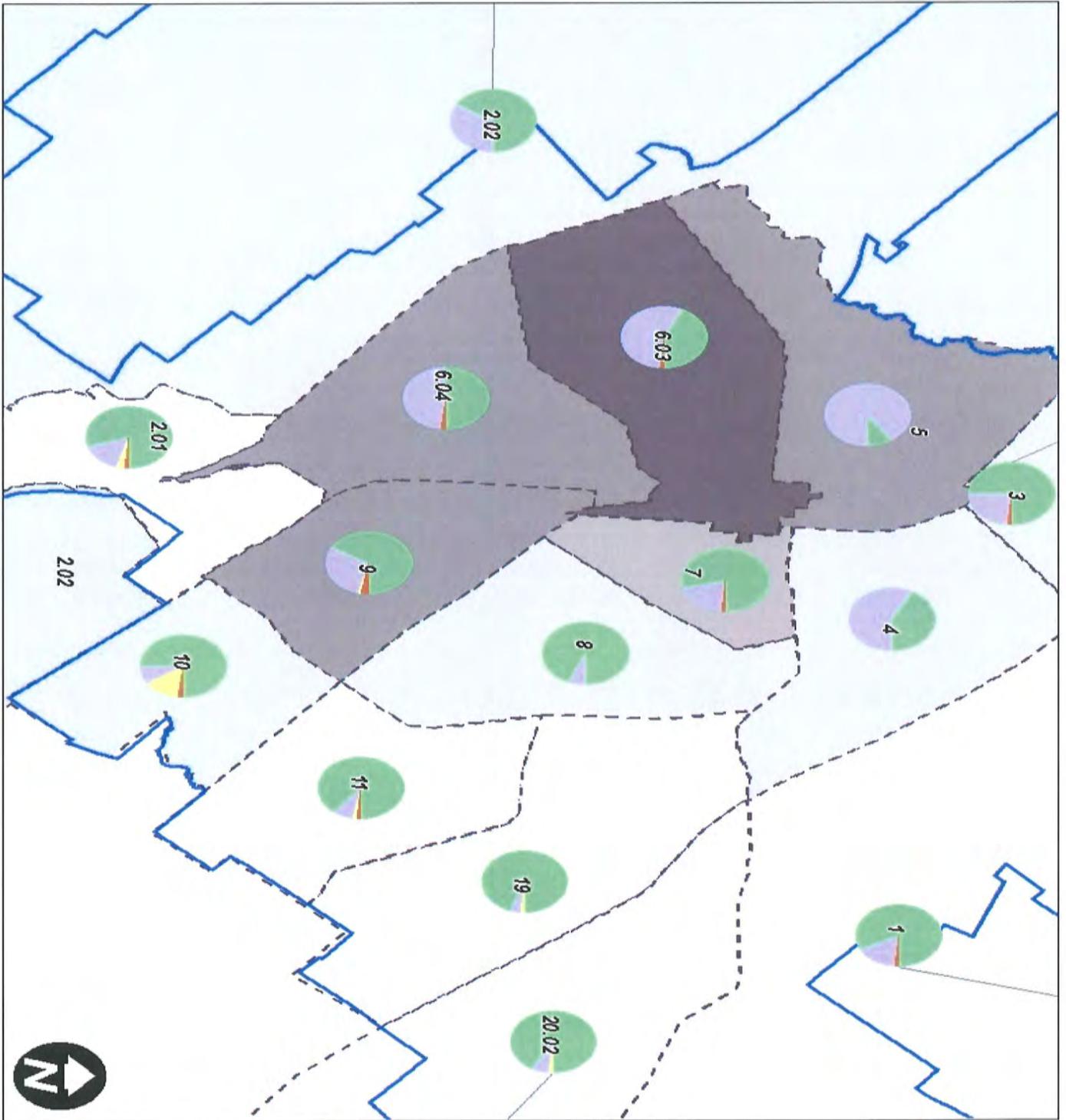
2005 Census Hispanic Race Analysis

Legend
 Hispanic Population
 Hispanic / Total

1	4.9% - 9%
2	10.2% - 21%
3	22% - 44%
4	45% - 65%
5	66% - 85%

Hispanic Race Breakdown





2005 Census Non-Hispanic Race Analysis

IX. (Z.) Appendix: Glossary of Terms

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.

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.)

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 Shelter Grant Program (ESGP): 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.

Extremely Low-Income Family: A Family whose income is between 0% and 30% of the median income for the area, as determined by HUD.

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.

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

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.

JRFRC: Joint Relief Funding Review Committee.

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 Income: Households whose income is below 80% of the area median income. This is referred to as moderate income in the CDBG program.

Middle Income: Households whose income is between 80% and 95% of the median income for the area.

Other Low Income: Households whose income is between 51% and 80% of the area median income. This income level is referred to as moderate-income level in the CDBG program.

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):

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.

**IX. (AA.) Appendix: Performance Measurement System
2009-10 CAP**

Grantee: City of Bryan

Please select one of the following:

_____ The community is not using a local performance measurement system and does not intend to develop such a system.

_____ The community is not using a local performance measurement system, but intends to develop and implement such a system that includes some/all of the criteria listed below by _____ (date).

x _____ The community is currently using a local performance measurement system. If yes, please check off the following items that are included in your performance measurement system and attach either a description of your system or a report from the system.

x Long-term (multi-year) goals/objectives

x Short-term (annual) goals/objectives

x Expected units of accomplishment upon completion of project/activity

x Actual units of accomplishment upon completion of project/activity

x Expected units of accomplishment during each program year of the project/activity

x Actual units of accomplishment during each program year of the project/activity

_____ Aggregation of actual units of program year accomplishments to short-term and long-term numeric goals/objectives

_____ Outputs resulting from HUD funding are shown separately

x One or more proposed outcome(s)

If so, which indicator is used? See attached.

x One or more actual outcome(s)

If so, which indicator is used? See attached.

Please see Notice CPD-03-09 for more information.

Community Development
Department: City of Bryan
Division: Community Development

Mission Statement

It shall be the mission of the Community Development Division of the Community Development Services Department of the City of Bryan to receive, allocate, and administer Community Development Block Grant (CDBG) and Home Investment Partnership Grant (HOME) funding in accordance with guidelines published by the U.S. Department of Housing and Urban Development for the benefit of the citizens of the City of Bryan; to eliminate slum and blight; and for the general betterment of the community.

Strategic Initiatives

1. Expand the supply of decent, safe and affordable housing.
2. Reduce the isolation of income groups by decentralizing housing opportunities and expand home ownership.
3. Address needs of homeless through housing and supportive services by providing access to eligible programs.
4. Address special needs populations through housing and supportive services by providing access to eligible services.
5. Increase access to public services and public facilities as defined by HUD.
6. Increase economic development by providing eligible loan programs or access to services for low to moderate income individuals.
7. Increase economic development by providing eligible loan programs to eliminate slum/blight.

Fiscal Year 2008 Accomplishments

1. Provided homebuyer counseling and down payment assistance to 21 eligible first-time homebuyer households.
2. Provided funding and technical assistance to 6 public service agencies to increase access to services.
3. Provided funding and technical assistance to 41 eligible homeowner households for minor repairs to improve housing stock.
4. Provided funding and technical assistance to 4 homeowner households for major rehabilitation/reconstruction.
5. Provided technical assistance to three private developers.
6. Developed 2009 Action Plan.

Fiscal Year 2009 Goals and Objectives

1. Provide homebuyers counseling and down payment assistance to a minimum of 15 eligible citizens.
2. Provide technical assistance to 1 developer for rental property.
3. Provide 15% of CDBG funding and technical assistance to 7 public service agencies to increase access to services.
4. Provide minor repair, rehabilitation and reconstruction funding to at least 27 homeowner households to preserve and improve affordable housing stock.
5. Initiate the development of at least four single-family properties, to include funding for property acquisitions and infrastructure in support of an affordable homeownership housing development.
6. Provide for citizens input as required by federal regulations.

X. Appendix: Census Information:

CENSUS TRACT TOTALS- IX. (BB.) Appendix		1	% of CT Pop	2.01	% of CT Pop	2.02	% of CT Pop	3	% of CT Pop
		#		#		#		#	
POPULATION	TOTAL	4221	100.00%	5868	100.00%	965	100.00%	6327	100.00%
RACE	Non-Hispanic	3773	89.39%	4991	85.05%	680	70.47%	4396	69.48%
	White	3067	72.66%	3939	67.13%	444	46.01%	3248	51.34%
	Black	612	14.50%	801	13.65%	228	23.63%	1026	16.22%
	American Indian / Alaska Native	12	0.28%	7	0.12%	0	0.00%	17	0.27%
	Asian	34	0.81%	154	2.62%	6	0.62%	20	0.32%
	Native Hawaiian / Other Pacific Islander	0	0.00%	7	0.12%	0	0.00%	0	0.00%
	Some Other Race	7	0.17%	1	0.02%	0	0.00%	7	0.11%
	2 or More Races	41	0.97%	82	1.40%	2	0.21%	78	1.23%
	Hispanic / Latino	448	10.61%	877	14.95%	285	29.53%	1931	30.52%
	White	216	5.12%	421	7.17%	187	19.38%	942	14.89%
	Black	3	0.07%	12	0.20%	1	0.10%	16	0.25%
	American Indian / Alaska Native	5	0.12%	9	0.15%	0	0.00%	14	0.22%
	Asian	4	0.09%	3	0.05%	0	0.00%	1	0.02%
	Native Hawaiian / Other Pacific Islander	0	0.00%	7	0.12%	0	0.00%	0	0.00%
	Some Other Race	184	4.36%	368	6.27%	92	9.53%	857	13.55%
	2 or More Races	36	0.85%	57	0.97%	5	0.52%	101	1.60%
INCOME LEVEL BY PERSON	Total Very Low to Mod	1072	25.40%	2926	49.86%	160	16.58%	3330	52.63%

4 #	% of CT Pop	5 #	% of CT Pop	6.03 #	% of CT Pop	6.04 #	% of CT Pop	7 #	% of CT Pop	8 #	% of CT Pop
4529	100.00%	5193	100.00%	4809	100.00%	5304	100.00%	2998	100.00%	4492	100.00%
3533	78.01%	2921	56.25%	1510	31.40%	2633	49.64%	1942	64.78%	3619	80.57%
1477	32.61%	270	5.20%	642	13.35%	1306	24.62%	1508	50.30%	3333	74.20%
2009	44.36%	2615	50.36%	828	17.22%	1256	23.68%	382	12.74%	230	5.12%
8	0.18%	14	0.27%	5	0.10%	10	0.19%	10	0.33%	4	0.09%
14	0.31%	3	0.06%	11	0.23%	11	0.21%	5	0.17%	20	0.45%
0	0.00%	1	0.02%	0	0.00%	0	0.00%	8	0.27%	1	0.02%
4	0.09%	1	0.02%	2	0.04%	4	0.08%	0	0.00%	0	0.00%
21	0.46%	17	0.33%	22	0.46%	46	0.87%	29	0.97%	31	0.69%
996	21.99%	2272	43.75%	3299	68.60%	2671	50.36%	1056	35.22%	873	19.43%
610	13.47%	1065	20.51%	1402	29.15%	1113	20.98%	492	16.41%	424	9.44%
15	0.33%	25	0.48%	6	0.12%	6	0.11%	9	0.30%	8	0.18%
15	0.33%	6	0.12%	13	0.27%	14	0.26%	13	0.43%	4	0.09%
0	0.00%	0	0.00%	5	0.10%	5	0.09%	0	0.00%	0	0.00%
0	0.00%	2	0.04%	16	0.33%	0	0.00%	0	0.00%	1	0.02%
336	7.42%	1073	20.66%	1760	36.60%	1408	26.55%	495	16.51%	391	8.70%
20	0.44%	101	1.94%	97	2.02%	125	2.36%	47	1.57%	45	1.00%
2315	51.12%	3176	61.16%	3418	71.08%	3597	67.82%	1865	62.21%	1326	29.52%

9 #	% of CT Pop	10 #	% of CT Pop	11 #	% of CT Pop	19 #	% of CT Pop	20.02 #	% of CT Pop
2770	100.00%	5653	100.00%	4881	100.00%	4910	100.00%	2740	100.00%
1535	55.42%	4430	78.37%	4414	90.43%	4593	93.54%	2419	88.28%
1013	36.57%	3294	58.27%	3907	80.05%	4288	87.33%	2207	80.55%
445	16.06%	397	7.02%	341	6.99%	188	3.83%	162	5.91%
15	0.54%	12	0.21%	19	0.39%	15	0.31%	4	0.15%
16	0.58%	621	10.99%	67	1.37%	50	1.02%	31	1.13%
0	0.00%	4	0.07%	3	0.06%	1	0.02%	0	0.00%
1	0.04%	13	0.23%	4	0.08%	9	0.18%	0	0.00%
45	1.62%	89	1.57%	73	1.50%	42	0.86%	15	0.55%
1235	44.58%	1223	21.63%	467	9.57%	317	6.46%	321	11.72%
392	14.15%	611	10.81%	269	5.51%	181	3.69%	184	6.72%
4	0.14%	3	0.05%	4	0.08%	3	0.06%	0	0.00%
14	0.51%	0	0.00%	3	0.06%	2	0.04%	1	0.04%
0	0.00%	2	0.04%	1	0.02%	0	0.00%	0	0.00%
0	0.00%	0	0.00%	0	0.00%	1	0.02%	0	0.00%
783	28.27%	533	9.43%	175	3.59%	117	2.38%	122	4.45%
42	1.52%	74	1.31%	15	0.31%	13	0.26%	14	0.51%
1740	62.82%	3556	62.90%	1939	39.73%	1390	28.31%	814	29.71%

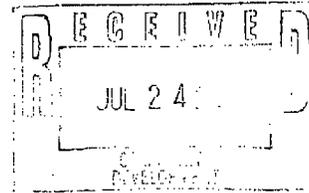
**2006 Annual Community Assessment, Received 7/21/2008
(2007 Annual Community Assessment not yet received)**



U.S. Department of Housing and Urban Development
Houston Field Office, Region VI
Office of Community Planning & Development
1301 Fannin, Suite 2200
Houston, Texas 77002
(713) 718-3199 - FAX (713) 718-3246
www.hud.gov

JUL 21 2008

Mr. Larry Moody
Community Development Services Department Manager
P.O. Box 1000
Bryan, TX 77805



Dear Mr. Moody,

**SUBJECT: Annual Community Assessment for Program Year 2006
(October 1, 2006 – September 30, 2007)**

The partnership between the Department of Housing and Urban Development's (HUD) Office of Community Planning and Development (CPD) and cities is shaped by both the statutes we administer and by emerging policies designed to improve program performance. The policy is that CPD will work with state and local governments in a creative community development partnership. The focus of that partnership is to work actively with our local partners in helping them achieve results in serving our low- and moderate-income customers in housing and community development.

The partnership is also defined by the requirements of the laws we administer to help assure the funds are being used to achieve the purposes of the Acts. The provisions of the Housing and Community Development Act of 1974, as amended, and the National Affordable Housing Act of 1990, require the annual submission of performance reports by grant recipients receiving Federal assistance through programs covered under these Acts. Additionally, the provisions of these Acts require that a determination be made by the Secretary that the grant recipient is in compliance with the statutes and has the continuing capacity to implement and administer the programs for which assistance is received.

Traditionally, these determinations were made through the review of annual reports submitted by grantees for each individual program receiving assistance. With the implementation of the Consolidated Planning Regulations of January 5, 1995, the Department will be making a comprehensive performance review of your overall progress at least annually, as required by the statutes and the regulations. The review consists of analyzing your consolidated planning process; reviewing management of funds; determining the progress made in carrying out your Consolidated Plan policies and programs; determining the compliance of funded activities with statutory and regulatory requirements; determining the accuracy of required performance reports; as well as evaluating your accomplishments in meeting key Departmental objectives.

This assessment not only meets the mandates of the statutes, but it also provides a basis for working together collaboratively to help you achieve housing and community development goals. A result of this collaboration should be the development of a more comprehensive, effective, and concise Consolidated Plan and improved performance in achieving goals during the following year.

We commend the City for carrying out its program in an effective manner that primarily assisted low - and moderate - income persons.

During the past year, the City has demonstrated its effectiveness in administering grant programs in its work in bringing grants to a successful conclusion. The review of the Consolidated Annual Performance and Evaluation Report (CAPER) report indicates no concerns or open findings of noncompliance with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Executive Order 11063, the Age Discrimination Act of 1975, Section 3 of the Housing and Urban Development Act of 1968 and all regulations promulgated under such statutes and authorities.

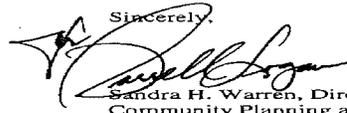
Another example of the City's effectiveness in administering its HUD funded grant programs was noted in a compliance review that was completed a little over a year ago. From June 4-7, 2007, a review was conducted regarding the HOME Investment Partnerships Program (HOME). Overall, CPD found that the City as a Participating Jurisdiction was performing in a satisfactory manner.

Our analysis of the City's performance indicated an overall benefit to low-and moderate-income persons that met the 70 percent statutory requirement. Expenditures for public service activities were 13.94 percent of the grant amount, and expenditures for administration and planning were 19.81 percent of the grant amount.

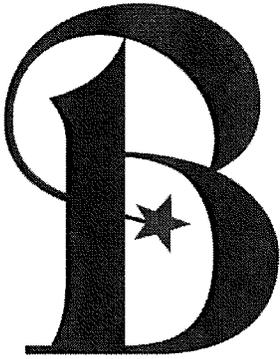
In summary, based on reviews by the Houston staff, the following determinations have been made concerning the City of Bryan performance during the year:

1. The City has carried out its program substantially as described in its Consolidated Plan submission;
2. The Consolidated Plan submission as implemented complies with the requirements of the Housing and Community Development Act and other applicable laws and regulations; and
3. The City has the continuing capacity to carry out the approved program in a timely manner.

If you have any questions about this report, please contact Robert Beck, CPD Representative, at (713) 718-3119.

Sincerely,


Sandra H. Warren, Director
Community Planning and Development Division



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IX. EE. Apendix: CITY OF BRYAN COMMUNITY DEVELOPMENT PROGRAM CITIZEN PARTICIPATION PLAN

The City of Bryan Community Development Citizen Participation Plan is designed to afford all citizens of Bryan, including low and moderate income citizens the opportunity to comment on the Consolidated Plan, community development procedures and specific projects. Citizens and organizations can provide comments on activities to the Community Development Office, 405 W. 28th Street, Bryan, TX. 77803. The phone number for the office is 979-209-5175. A messaging service is available for calls after normal business hours.

SECTION I. ENCOURAGING PARTICIPATION

The City of Bryan will 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, any substantial amendments to the consolidated plan, and the performance report.

The City of Bryan 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 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.

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 plan, 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 hearing required under the Comprehensive Grant program.

The City of Bryan will provide citizens with a reasonable opportunity to comment on the original citizen participation plan and on substantial amendments to the citizen participation plan, and will make the citizen participation plan 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 a consolidated plan, 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 will state when and how the jurisdiction will make this information available.

The City of Bryan Citizen Participation Plan will require the City of Bryan to publish the proposed consolidated plan 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 will set forth how the City of Bryan will publish the proposed consolidated plan and give reasonable opportunity to examine the contents of the proposed consolidated plan. The City of Bryan will provide a reasonable number of free copies of the plan to citizens and groups that request it.

The City of Bryan Citizen Participation Plan will provide for at least one public hearing during the development of the consolidated plan.

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 plan. 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.

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 plan. It will include criteria for changes in the use of CDBG 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 will provide a period, not less than 30 days, to receive comments on the substantial amendment before the amendment is implemented.

The City of Bryan Citizen Participation Plan will require the City of Bryan to consider any comments or views of citizens received in writing, or orally at public hearings, if any, in preparing the substantial amendment of the consolidated plan. A summary of these comments or views and a summary of any comments of views not accepted and the reasons therefore shall be attached to the substantial amendment to the consolidated plan.

SECTION IV. PERFORMANCE REPORTS

The City of Bryan Citizen Participation Plan will provide citizens with reasonable notice and an opportunity to comment on performance reports. 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 will provide a period, not less than 15 days, to receive comments on the performance report that is to be submitted to HUD before its submission.

The City of Bryan Citizen Participation Plan will require the City of Bryan to consider any comments or views of citizens received in writing, or orally at public hearing in preparing the performance report. 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 will provide for at least two public hearings per year to obtain citizen's views and to respond to proposals and questions, to 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 is published for comment to obtain views of citizens on housing and community development needs, including priority no housing community development needs.

The City of Bryan Citizen Participation Plan will state how and when adequate advance notice will be given to citizens of each hearings, 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.

The City of Bryan Citizen Participation Plan will identify how 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.

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 the consolidated plan as adopted, substantial amendments and the performance report 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 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, amendments, and performance report.

SECTION XI. USE OF PLAN

The City of Bryan will follow its citizen participation plan.

SECTION X11. JURISDICTION RESPONSE

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

BRYAN LOCAL DEFINITION OF SUBSTANTIAL CHANGE TO COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FINAL STATEMENT

Amendments to Final Statements require notice to the public and opportunity for the public to comment.

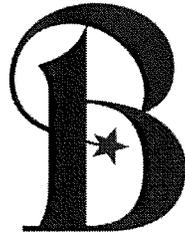
Amendments are required whenever an activity is deleted or when one is added as required by HUD regulatory requirements,

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 program a substantial change is defined as one in which:

1. More than 10% if the CDBG annual allocation is directed to a different activity than originally allocated to in the Final Statement.
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 Final Statement, 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 HUD will be signed by the mayor.



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X. (FF.) Appendix 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.
- Inform potential tenants by providing informational materials about the program to the B/CS Association of Realtors for membership distribution.
- Inform owners by providing information materials to the Home Builders Association for membership distribution information those who will 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 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, we 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 and request that these organizations inform African American residents in the community about the availability of assistance.
- For the predominantly Hispanic group, the City of Bryan will contact (2) churches serving the Hispanic community and the local LULAC group, in order to request that these organizations inform Hispanic residents in the community about the availability of assistance.

4. Record Keeping

The City will keep records of the following:

- The racial, ethnic and gender characteristics of home buyers, homeowners and applicants a minimum of 90 days following project completion.
- Copies of advertisements and dates of each contact in conducting special outreach.

We will also ask organizations to keep a record of how they marketed available properties.

5. Assessment and Corrective Actions

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

a) To determine if 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 we find that owners fail to carry out procedures required of them. If, after discussing with the owners ways to improve procedures, the owners continue to fail to meet the affirmative marketing requirements, the City will 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

Your Contract with the City of Bryan requires that you 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 continues to assist us in meeting affirmative marketing goals.

The following is a list of activities which must be carried out by property owners 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 fair housing logo on all printed advertisements.
3. Display a fair housing logo/slogan at corporate office.
4. Provision of City's fair housing brochures to prospective tenants in order to inform them of fair housing laws and the City's Affirmative Marketing Policy.

Attached is a list of local agencies with whom you may wish to correspond.

You may also wish to contact the Bryan Housing Authority, in order to inform them of property availability.

The Community Development Services staff will be more than happy to assist you in your affirmative marketing efforts. Please call (979) 209-5175 if you have any questions or need further information. Thank you.

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
517 Bryant
Bryan, Texas 77803

Twin City Mission, Inc.

**PO BOX 3490
BRYAN TX 77805**

**Brazos County Legal Aid
202 E. 27th Street
Bryan, Texas 77803**

**Brazos Valley Community Action Agency
1500 University Dr. East
College Station, 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**

**Local Union of Latin American Citizens (LULAC)
LULAC Council 4893 of College Station, TX
2404 Pintail Loop
College Station, TX 77845
lulackelly@neo.tamu.edu**

Mayor Mark Conlee
Mayor Pro Tem Jason Bienski

Councilmembers
Ann Horton
Art Hughes
Paul Madison
Al Saenz
Mike Southerland

AGENDA

**BRYAN CITY COUNCIL
REGULAR MEETING
TUESDAY, JULY 28, 2009 – 4:00 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

1. CALL TO ORDER (Room 305)

2. EXECUTIVE SESSION - The City Council has determined a necessity to go into a closed to the public session under the provisions of Section 551, Texas Government Code, and the following topics may be discussed:

- under the authority of Section 551.071, consultation with attorney - seek legal advice concerning the Brazos Valley Solid Waste Management Agency gas-to-energy project contracts and the Bryan Texas Utilities common pole use agreement and franchise agreement, seek legal advice concerning the Brazos Valley Solid Waste Management Agency agreement, seek legal advice regarding Cause Number 08-001626CV272, *City of Bryan v. City of College Station*, in the 272nd District Court, Brazos County, Texas, seek legal advice concerning Grimes County condemnation proceedings for Twin Oaks Landfill, seek legal advice regarding acquisition of real property for Twin Oaks Landfill and related contracts relative to Twin Oaks Landfill, seek advice of legal counsel regarding *Texas Municipal Power Agency, et al v. The Public Utility Commission of Texas, et al*, Cause No. 04-0751, and related litigation pending in the Third Court of Appeals, the Travis County District Courts, the Grimes County District Court, and the Public Utility Commission of Texas, including litigation relating to Docket 35011 and the Ex Parte Texas Municipal Power Agency-TMPA II Cause No. D-1-GN-08-003693 pending in Travis County and related litigation in Brazos County, seek legal advice regarding Water CCN Request, seek legal advice regarding water wells and potential water sale agreement, seek legal advice regarding *Thomas Chavers vs. City of Bryan, et al*, Case No. 08-CV-3286 in the United States District Court in the Southern District of Texas, seek legal advice regarding *City of Bryan, Texas vs. Black Cliffs Investments, LLC*, Cause No. 499-CC in the County Court at Law No. 1, of Brazos County, Texas, seek legal advice regarding the Traditions partnership and development agreements and reclaimed water agreement, receive legal advice regarding the Brazos Valley Wide Area Communications System interlocal agreement and contracts for the acquisition and installation of Brazos Valley Wide Area Communications System equipment, seek legal advice regarding annexation, annexation development agreement and disannexation petition, seek legal advice regarding *Alexander Constancio, Jr., v. Sanderson Farms, Inc., et al*; Cause No. 08-001717-CV-272; in the 272nd District Court of Brazos County, Texas, receive legal advice regarding Brazos County Health District Cooperative agreement, receive legal advice regarding the Brazos County Expo development agreement, seek legal advice regarding implementation of policy relative to Charter amendment, seek legal advice regarding animal ordinance, seek legal

advice regarding property damage claim at 3001 Stevens Drive and seek legal advice regarding Coulter Airfield hangar lease terms; and

- under the authority of Section 551.074, personnel – discuss appointment to Historic Landmark Commission; and
- under the authority of Section 551.086, public utility competitive matters – discussion regarding BTU competitive matters.

3. OPEN SESSION FOR ACTION FOLLOWING EXECUTIVE SESSION, IF NECESSARY (Approximately 6:00 p.m. - Council Chambers)

4. INVOCATION (Pastor Bill Van Winkle, Fellowship Freewill Baptist Church) AND PLEDGE OF ALLEGIANCE

5. PROCLAMATIONS AND PRESENTATIONS

- Proclamation Recognizing the Texas A&M University Golf Team
- Presentation of Four Communications Awards from Texas Association of Municipal Information Officers
- Recognition of the Hispanic Forum Scholarship Gala

6. HEAR CITIZENS

7. AMENDING CHAPTER 130, ZONING, OF THE CITY OF BRYAN CODE OF ORDINANCES

a. Public Hearing – Amending Chapter 130, Zoning, of the City of Bryan Code of Ordinances

Receive public comment regarding an amendment to Chapter 130, Zoning, of the City of Bryan Code of Ordinances, by adding a definition for micro-assembly, amending the permitted uses in Retail (C-2), Commercial (C-3) and South College–Business (SC-B) Districts, allowing micro-assembly by right in these zoning districts, and amending the conditional uses in the Office District (C-1), potentially allowing micro-assembly in that zoning district with prior approval of a conditional use permit.

b. First Reading of an Ordinance – Amending Chapter 130, Zoning, of the City of Bryan Code of Ordinances

First reading of an ordinance of the City of Bryan, Texas, amending Chapter 130, Zoning, of the City of Bryan Code of Ordinances, by adding a definition for micro-assembly, amending the permitted uses in Retail (C-2), Commercial (C-3) and South College–Business (SC-B) Districts, allowing micro-assembly by right in these zoning districts, and amending the conditional uses in the Office District (C-1), potentially allowing micro-assembly in that zoning district with prior approval of a conditional use permit.

8. REZONING REQUEST (RZ 09-12)

a. Public Hearing – Rezoning Request (RZ 09-12)

Receive public comment regarding a request to amend Chapter 130, Zoning, of the City of Bryan Code of Ordinances by changing the zoning designation from Agricultural–Open District (A-O)

to Commercial District (C-3) on 6.78 acres of land located at 2306 West State Highway 21 between Newton and Louis Streets, being part of Lot 6, Lot 7 and part of Lot 8 in the Park Heights Addition to the City of Bryan, Brazos County, Texas.

b. First Reading of an Ordinance – Rezoning Request (RZ 09-12)

First reading of an ordinance of the City of Bryan, Texas, amending Chapter 130, Zoning, of the City of Bryan Code of Ordinances by changing the zoning designation from Agricultural – Open District (A-O) to Commercial District (C-3) on 6.78 acres of land located at 2306 West State Highway 21 between Newton and Louis Streets, being part of Lot 6, Lot 7 and part of Lot 8 in the Park Heights Addition to the City of Bryan, Brazos County, Texas.

9. CONSENT (AUTOMATIC APPROVAL) AGENDA

This agenda consists of ministerial or “housekeeping” items required by law, such as routine bids, contracts, purchases, resolutions and second readings of ordinances. Items may be removed from the consent agenda for separate consideration by majority vote of the Council.

a. Approval of Minutes – Workshop and Regular meetings of July 14, 2009.

b. Consideration – Purchase of Vehicles for Municipal Court

Consider approving the purchase of two 2009 Ford Crown Victoria vehicles from Philpott Ford Motors of Houston, Texas, through the Houston-Galveston Area Co-operative (HGAC) in the total amount of \$62,682. Source of Funds: Funds are budgeted in the vehicle replacement fund approved for Fiscal Year 2009. (Vehicle Quotes)

c. Resolution – Briarcrest West Homeowners Association Neighborhood Improvement Matching Grant Request

Adoption of a resolution of the City Council of the City of Bryan, Texas, approving a neighborhood improvement matching grant application in the amount of \$4,250 submitted by the Briarcrest West Homeowners Association to assist with a neighborhood improvement project to enhance the landscape beautification of the Briarcrest West area, increase the integrity of the neighborhood and enhance the preservation of property values. (Application)

d. Second and Final Reading of an Ordinance – Owner Requested Annexation

Second and final reading of an ordinance of the City of Bryan, Texas, annexing territory generally described as being 179.59 acres of vacant land out of John Austin Survey, Abstract No. 2, located approximately 777 feet northwest of FM 1179 between FM 158 (Boonville Road) and Riverstone Drive in Brazos County, Texas, and being adjacent and contiguous to the present corporate limits of the City of Bryan, finding that all necessary and required legal conditions have been satisfied; describing the territory annexed and providing a service plan therefore; obligating the property situated therein to bear its pro rata part of taxes levied; providing rights and privileges as well as duties and responsibilities of inhabitants and owners of said territory.

(Consideración de una ordenanza anexando 179.59 acres de tierra vacía fuera de la Liga John Austin, Abstracto No. 2, situado aproximadamente 777 pies al noroeste de FM 1179 entre FM 158 (Boonville Rd) y Riverstone Drive adyacente y contiguo a los actuales límites corporativos de la Ciudad de Bryan en el Condado de Brazos, Texas.)

e. Second and Final Reading of an Ordinance – Rezoning Request (RZ 09-10)

Second and final reading of an ordinance of the City of Bryan, Texas, amending Chapter 130, Zoning, of the City of Bryan Code of Ordinances, changing the zoning designation from Residential District–5000 (RD-5) to Mixed Use Residential District (MU-1) on 1.02 acres of land located at 3609 Nancy Street between Shirley Drive and Rabbit Lane, being Lots 14 and 15 in Block 3 of Woodville Acres Subdivision–Phase 3, in Bryan, Brazos County, Texas.

f. Second and Final Reading of an Ordinance – Rezoning Request (RZ 09-11)

Second and final reading of an ordinance of the City of Bryan, Texas, amending Chapter 130, Zoning, of the City of Bryan Code of Ordinances, changing the zoning classification from Agricultural–Open District (A-O) and establishing zoning on property to be annexed to the City of Bryan, to Planned Development–Mixed Use District (PD-M), subject to development requirements specified on 215.32 acres of land out of John Austin League, Abstract No. 2, adjoining the north side of F.M. 1179 between F.M. 158 (Boonville Road) and Riverstone Drive in Bryan, Brazos County, Texas.

g. Second and Final Reading of an Ordinance – Rezoning Request (RZ 09-14)

Second and final reading of an ordinance of the City of Bryan, Texas, amending Chapter 130, Zoning, of the City of Bryan Code of Ordinances, by changing the zoning classification from Agricultural–Open (A-O) to Planned Development–Business District (PD-B), subject to development requirements specified on 269.412 acres of land located at 6120 E. State Highway 21 in the Stephen F. Austin Survey (Coulter Airfield) in Bryan, Brazos County, Texas.

h. Second and Final Reading of an Ordinance – Street Closing (SC 09-01)

Second and final reading of an ordinance of the City of Bryan, Texas, providing for the abandonment and closing of a 50-foot wide and 115-foot long segment of public right-of-way for Anderson Street located northwest of the intersection of McCulloch Street and William Joel Bryan Parkway (FM 158) in Bryan, Brazos County, Texas; authorizing the conveyance thereof to the abutting property owner; providing for the terms and conditions of abandonment and conveyance.

i. Second and Final Reading of an Ordinance – Street Closing (SC 09-05)

Second and final reading of an ordinance of the City of Bryan, Texas, providing for the abandonment and closing of a 260-foot long segment of public right-of-way of varying width adjoining the south side of Sandy Point Road between San Jacinto Lane (West State Highway 21) and McCulloch Street in Bryan, Brazos County, Texas; authorizing the conveyance thereof to the abutting property owners; providing for the terms and conditions of abandonment and conveyance.

10. STATUTORY AGENDA

This agenda consists of items previously approved by Council action, such as adoption of items that are part of an approved budget or capital improvement projects, first readings of ordinances, interlocal agreements, or action which is required by law or delegated to the City Manager. Items may be removed from the statutory agenda for separate consideration at the request of two Councilmembers.

a. Consideration – Bryan Avenue and Beck Street Reconstruction Project

Consider approving a construction contract with Knife River Corporation for the Bryan Avenue and Beck Street project in an amount not to exceed \$3,549,728.81. Source of Funds: 2008 General Obligation Bond, 2005 and 2007 Water Bonds and 2005 Sewer Bonds.

b. Consideration – Old Reliance Road Landscaping Contract

Consider awarding the Old Reliance Road Landscaping contract to Texas Landscape Creations in an amount not to exceed \$138,940.96. Source of Funds: General Fund Certificates of Obligation. (Bid Tabulation)

c. Consideration – Meadowbrook Drive Creek Rehabilitation

Consider rejecting all bids for the Meadowbrook Drive Creek Rehabilitation project due to all bids being excess of available funds designated for this project. Source of Funds: Streets and Drainage Department. (Bid Tabulation)

d. Consideration – Tri-Party Agreement for Demolition and Reconstruction of Residential Dwelling

Consider approving a tri-party agreement with the City of Bryan, homeowner household and Hefti Construction for demolition and reconstruction of a single family residential dwelling with handicap access and outbuilding at 1307 E. 30th Street in the amount of \$84,300. Source of Funds: 2007 HOME Investment Partnerships Program funding as approved in the Fiscal Year 2008-2009 Community Development Services Budget.

e. Consideration – Amendment to Contract with Deloitte Financial Advisory Services, L.L.P.

Approval of an amendment increasing the amount of the consulting services contract with Deloitte Financial Advisory Services, L.L.P., by \$50,000 for valuation services on behalf of the City of Bryan as a consulting and/or expert witness. Deloitte Financial Advisory Services, L.L.P., consulting services include evaluations associated with the City of Bryan and the City of College Station's ownership in the Twin Oaks and Rock Prairie Landfills.

f. Resolution – Renewal of Public Facility and Lease Agreements

Adoption of a resolution of the City Council of the City of Bryan, Texas, approving the renewal of a public facility agreement and a lease agreement between the City of Bryan and Unity Partners, d.b.a. Project Unity for the property at 1400 Beck Street and authorizing the Mayor to execute said agreements. (Lease Agreement and Public Facility Agreement)

g. Resolution – 2009 Consolidated Action Plan

Adoption of a resolution of the City Council of the City of Bryan, Texas, authorizing the City Manager or his designee to submit the City of Bryan's 2009 Consolidated Action Plan to the U.S. Department of Housing and Urban Development (HUD) for \$941,381 in Community Development Block Grant funds and \$474,706 in HOME Investment Partnership funds and approving the proposed use of these funds. (Attachment A)

h. First and Only Reading of an Ordinance – Issuance of Certificates of Obligation, Series 2009

First and only reading of an ordinance of the City of Bryan, Texas, authorizing the issuance of City of Bryan, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2009, in the amount of \$8,730,000 for projects to include golf course equipment, Downtown Phase Three, Carrabba/Brownstone Family development agreement, Carrabba Joint Venture development agreement, South College, Dodge, Cavitt and Villa Maria signals, Martin Luther King, Jr., West sidewalks from Earl Rudder Freeway to Muckleroy, Bryan Avenue/Beck Street landscaping, Old Reliance landscaping and sidewalks from Texas Avenue city limits to Tejas Center; specifying the terms and features of said certificates; providing for the payment of said certificates of Obligation by the levy of an ad valorem tax upon all taxable property within the city and a pledge of the net revenues from the operation of the City's Waterworks and Sewer system; and resolving other matters incident and relating to the issuance, payment, security, sale and delivery of said certificates including the approval and distribution of an official statement. (Certificates of Obligation Ordinance)

i. First and Only Reading of an Ordinance – Issuance of City of Bryan, Texas Waterworks and Sewer System Revenue Bonds, New Series 2009A

First and only reading of an ordinance of the City of Bryan, Texas, authorizing the issuance of City of Bryan, Texas, Waterworks and Sewer System Revenue Bonds, New Series 2009A in the amount of \$5,500,000 for Water projects to include Well 19 design, North Bryan construction, Capital Improvement Projects/Streets and Sewer projects to include Thompson's Creek Plant final design, Henderson Park sewer, Commerce Street sewer and Capital Improvement Projects/streets; prescribing the terms and form thereof; and enacting other provisions incident and related thereto. (Bond Ordinance)

11. REGULAR AGENDA

This portion of the agenda consists of items requiring individual consideration by the Council.

a. Consideration – Management of Alarm Permitting and False Alarms

Consider approving a contractual agreement with PMAM for the management of alarm permitting and assessments of service fees for excessive false alarms. Source of Funds: Self funding as a percentage based on generated revenue.

b. Resolution – Amended Transportation User Fee

Adoption of a resolution of the City Council of the City of Bryan, Texas, establishing an amended transportation user fee for Bryan Texas Utilities customers within the city limits of Bryan at the rate of \$12 per month for each residential customer, \$42 per month for each small non-residential customer, \$72 per month for each medium non-residential customer and \$180 per month for each large non-residential customer.

c. Consideration – Ratification of Host Fee to Grimes County

Consider ratifying the \$91,798.30 paid this fiscal year by Brazos Valley Solid Waste Management Agency for a host fee to Grimes County and approve additional fees for the remainder of the fiscal year in the amount not to exceed \$100,000. Source of Funds: Brazos Valley Solid Waste Management Agency Funds. (2002 Grimes County Host Fee Agreement)

d. Consideration – Change Order Number Three for Twin Oaks Landfill Construction Contract

Consider approving change order number three with C. Watts and Sons Construction, in the amount of \$199,844, modifying the total not to exceed contract to \$13,508,521.99, for the Twin Oaks Landfill Construction Contract. Source of Funds: Brazos Valley Solid Waste Management Agency Capital Improvement Funds. (Change Order Number Three and Memorandum)

e. Consideration – Ranking System Summary for Capital Improvement Program

Consider approving the modified evaluation criteria, ranking system summary and schedule to be used for the development of the 2011-2015 Capital Improvement Program (CIP). (Additional Information)

f. Consideration – Tax Rate Proposal

Consider voting to place a proposal to adopt a property tax rate of \$.6364 per \$100 assessed valuation on the City Council agendas of the September 8, 2009, and September 15, 2009, and to schedule public hearings on the tax rate for August 11, 2009, and August 25, 2009.

g. Consideration – Auditing Services Contract

Consider approving an agreement with Weaver and Tidwell, L.L.P., to provide auditing services to the City of Bryan for two fiscal years beginning with the 2009 Fiscal Year and providing for up to an additional three one-year extensions. Source of Funds: General Fund. (Engagement Letter) (Evaluation Responses)

h. Consideration – Policy Regarding Implementation of Charter Amendment

Discussion and possible action regarding adoption of a policy regarding the implementation of new Section 5 (j) (l) (a) of the Bryan City Charter.

12. CITY MANAGER REPORT

City Manager Update on Capital Improvement, Development and Redevelopment Projects, Staff/Citizen Recognition, Reports on Attendance at Meetings and Events, Information to Public About Upcoming Public Meetings and Events:

- Capital Improvement Project Update
- Bryan Police Chief Search Update
- Texas Association of Municipal Information Officers Awards

13. ADJOURN

All items on the agenda are for discussion and/or action. The City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices,) and 551.087 (Economic Development).

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ACTION FORM BRYAN CITY COUNCIL

DATE OF COUNCIL MEETING: July 28, 2009		DATE SUBMITTED: July 8, 2009	
DEPARTMENT OF ORIGIN: Community Development Services		SUBMITTED BY: Alsie Bond	
MEETING TYPE:	CLASSIFICATION:	ORDINANCE:	STRATEGIC INITIATIVE:
<input type="checkbox"/> BCD	<input type="checkbox"/> PUBLIC HEARING	<input type="checkbox"/> 1ST READING	<input checked="" type="checkbox"/> DIVERSITY
<input type="checkbox"/> SPECIAL	<input type="checkbox"/> CONSENT	<input type="checkbox"/> 2ND READING	<input type="checkbox"/> EDUCATION
<input checked="" type="checkbox"/> REGULAR	<input checked="" type="checkbox"/> STATUTORY		<input checked="" type="checkbox"/> GROWTH
<input type="checkbox"/> WORKSHOP	<input type="checkbox"/> REGULAR		<input checked="" type="checkbox"/> IMAGE
			<input type="checkbox"/> INFRASTRUCTURE
			<input type="checkbox"/> PUBLIC SAFETY
AGENDA ITEM DESCRIPTION: Consideration and approval of the City's 2009 Consolidated Action Plan (Plan) as required by the U.S. Department of Housing and Urban Development (HUD), which includes recommendations from the Joint Relief Funding Review Committee for public services and recommendations from the Community Development Advisory Committee for project funding. Also, approval of Resolution authorizing the City Manager or his designee to submit the 2009 Consolidated Action Plan to HUD.			
SUMMARY STATEMENT: The Plan serves as the City's official annual application for \$941,381.00 in Community Development Block Grant (CDBG) funds and \$474,706.00 in Home Investment Partnership Grant (HOME) funds. The Plan describes how the City intends to use the funds to address local needs through eligible activities as identified in the required 2005-09 5-Year Consolidated Plan.			
<p>The Community Development Advisory Committee and the Joint Relief Funding Review Committee developed these funding recommendations following extensive public participation, site visits, and an application review process by both Committees and staff. The required public hearing was held June 29, 2009, to present a draft of the 2009 Consolidated Action Plan for citizen review and to begin the required 30-day comment period.</p> <p>The first attachment (attachment A) summarizes recommended projects and activities by the Community Development Committees and staff, to be undertaken in fiscal year 2009-2010. The second attachment is a copy of the draft Resolution for submission of the 2009 Consolidated Action Plan. A summary of the proposed projects are located at http://www.bryantx.gov/Resources/CAP_Activities_Posting_2009.pdf. A draft copy of the 2009 Consolidated Action Plan is available in the City Secretary's Office.</p>			
STAFF ANALYSIS:			
<p>A. PROS: The City continues receiving Community Development Block grant and Home Investment Partnership Grant funds, which enables the City to provide federal funding to eligible clients for Community Development Services Department's programs. Staff is highly trained in the necessary requirements to meet the compliance needs of both grants.</p> <p>B. CONS: Staff must use resources and time to implement the Plan to ensure adherence to federal/state/local regulations and requirements.</p>			
STAFF'S RECOMMENDATION (Including Rationale and Justification): Staff recommends approval of the 2009 Consolidated Action Plan. The Community Development Services Department (Department) administers the CDBG and HOME grants by developing and implementing a 5- year Consolidated Plan based on the guidelines and restrictions provided by HUD. The 5-Year Plan gives the City an opportunity to provide a local plan based on need, which is implemented through an annual Action Plan. Both grants provide for eligible activities primarily for low to			

moderate income citizens including housing programs, public service funding, public facilities/infrastructure, code enforcement, economic development, acquisition and demolition.

The Department administers three (3) housing programs including Minor Repair (provides up to \$5,000 grant funds for repairs for owner occupied homes who are in immediate need), Major Rehabilitation/Reconstruction (provides for a deferred forgivable loan for up to \$30,000 and a 3% interest loan for the balance), and Homebuyer's Assistance (provides up to \$7,500 deferred forgivable loan) for principal reduction and closing costs for first time homebuyers for the purchase of a home in Bryan. Additionally, the Department collaborates and works with local private non-profits such as Habitat for Humanity, Elder-Aid, Brazos Valley Affordable Housing and Embrace, as well as private developers to increase the affordable housing stock in low to moderate income neighborhoods.

Non-profit public service funding is provided through a joint effort with the City of College Station. Both Cities appoint three (3) members to the Joint Relief Funding Review Committee which reviews proposals on an annual basis and makes recommendations for CDBG funding to each City Council for the maximum allowable amount (15% of the total CDBG grant) as specified in each City's 5-Year Consolidated Plan.

Historically, the Community Development Advisory Committee has recommended funding for one (1) code enforcement officer, as well as partial payment on the LaSalle Hotel Section 108 loan. This year, the Committee has recommended that the full amount of CDBG and HOME grant funds be utilized for the Department's housing and public service funding programs. This recommendation is based on housing need and is supported by both Code Enforcement and Finance. To improve the image and growth of low to moderate income neighborhoods, it is first necessary to address the living conditions of a growing number of citizens living in substandard housing. The backlog of applications for housing repair and rehabilitation continues to increase as the city's housing stock ages, with more than 100 applicants awaiting assistance. In addition, the Department seeks to catalyze redevelopment in low to moderate income neighborhoods by identifying housing impact areas that will follow-on capital investments by the City of Bryan and the Bryan Independent School District and then collaborate with non-profit and private developers to establish planned, affordable housing developments. Additional housing funds will be needed for potential land acquisition, developer incentives (such as increased down payment assistance to eligible citizens seeking a new home), and possible housing-related infrastructure in these impact areas.

OPTIONS (In Suggested Order of Staff Preference):

1. Approve the 2009 Consolidated Action Plan, to include allocation of funds among proposed activities. Community Development Block Grant and Home Investment Partnership Grant administrative costs cannot exceed 20% and 10%, respectively. HOME funds must provide for a 15% set aside for Community Housing Development Organizations. Public service funding cannot exceed 15% of Community Development Block Grant funds.
2. Add, delete, or revise activities while continuing to meet all Community Development Block Grant and Home Investment Partnership Grant federal eligibility criteria.

ATTACHMENTS:

1. Copy of submitted Resolution.
2. Attachment A, City of Bryan 2009 Consolidated Action Plan Executive Summary with Proposed Projects/Activities Priority Summary and Leveraging Information. (in pdf format)

FUNDING SOURCE: 2009 Community Development Block grant and Home Investment Partnership Grant funds from the U.S. Department of Housing and Urban Development

APPROVALS: Joey Dunn, 07-07-09

APPROVED FOR SUBMITTAL: CITY ATTORNEY Janis K. Hampton 07-15-09

APPROVED FOR SUBMITTAL: CITY MANAGER Hugh R. Walker for DFW, 07/08/2009

COMMUNITY DEVELOPMENT ADVISORY COMMITTEE

**AGENDA
PUBLIC MEETING
And
PUBLIC HEARINGS
Monday, June 29, 2009
6:00 P.M.**

**Bryan Municipal Building, City Council Chambers
300. S. Texas Avenue
BRYAN, TEXAS 77803**

- I. Call to order Public Meeting
- II. Recognition of Affidavits filed in response to State Law on Disclosure of Local Citizens Conflict of Interest
- III. Approval of the Minutes from May 14, 2009 Public Meeting
- IV. Recognition of citizens /visitors to be heard
- V. Presentation, Discussion, and Possible Action on Community Development Services Department's Programs including Minor Repair, Major Rehabilitation/Reconstruction, Housing Developments, Homebuyer's Assistance, Code Enforcement, LaSalle Economic Development, Public Services and Public Facilities/Infrastructure
- VI. Presentation, Discussion and Possible Action on Neighborhood Stabilization Program
- VII. Presentation, Discussion and Possible Action on CDBG-R Public Facility MLK Project
- VIII. Adjournment Public Meeting
- IX. Call to order Public Hearings
- X. Recognition of Affidavits filed in response to State Law on Disclosure of Local Citizens Conflict of Interest
- XI. Special Agenda Items:
 - A. Public Hearing A: 2009 Consolidated Action Plan
 - 1. Presentation – Staff
 - 2. Public Comments
 - 3. Adjournment of Public Hearing A
 - B. Public Hearing B: Affirmative Marketing Plan Presentation
 - 1. Presentation-Staff
 - 2. Public Comments
 - 3. Adjournment of Public Hearing B
 - C. Public Hearing C: Fair Housing Presentation
 - 1. Presentation-Staff
 - 2. Public Comments
 - 3. Adjournment of Public Hearing C
- XII. Adjournment

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