

City of Bryan, Texas

2013 Consolidated Action Plan for 2010-2014 Consolidated Plan Period Community Development Block Grant (CDBG) Home Investment Partnerships Program (HOME)



CITY OF BRYAN
The Good Life, Texas Style.™

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This document is available on the City of Bryan's official website:
<http://www.bryantx.gov/departments/?name=community>

**CITY OF BRYAN
COMMUNITY DEVELOPMENT SERVICES DEPARTMENT**

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SPECIAL THANKS

The Community Development Services Department expresses sincere appreciation to the agencies, departments, committees and individuals who participated in the development of the City of Bryan 2013 Consolidated Action Plan.

Approved by the City Council of the City of Bryan on: July 9, 2013
Submitted to the U.S. Department of Housing and Urban Development on: August 12, 2013

CITY OF BRYAN 2013 CONSOLIDATED ACTION PLAN

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I. Application for Federal Assistance – CDBG

		2. Date Submitted 08/12/2013	Applicant Identifier B-13-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. 171086783
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 10/01/2013	End Date 09/30/2014	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? No 1. Is the Applicant Delinquent on Any Federal Debt? No	
a. Federal \$907,014			
b. Applicant			
c. State			
d. Local			
e. Other			
f. Program Income \$6,000			
g. Total \$913,014			
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 Kean Register		b. Title City Manager	c. Telephone Number (979) 209-5100
d. Signature of Authorized Representative			d. Date Signed

II. Application for Federal Assistance – HOME

		2. Date Submitted 08/12/2013	Applicant Identifier M-13-MC-48-0229	
2. 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. 171086783
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	
13. Employer Identification Number (EIN): 74-6000441			14. Type of Applicant: Municipal	
15. Type of Application: Type: Continuation			16. Name of Federal Agency: U. S. Department of Housing & Urban Development	
17. Catalog of Federal Domestic Assistance Number: Catalog Number: 14.239 Assistance Title: HOME Program			18. 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.	
19. Areas Affected by Project: BRYAN, TEXAS BRAZOS COUNTY				
13. Proposed Project:		14. Congressional Districts of:		
Start Date 10/01/2013	End Date 09/30/2014	c. Applicant 17 th CONGRESSIONAL DISTRICT	d. Project 17th CONGRESSIONAL DISTRICT	
15. Estimated Funding:		16. Is Application Subject to Review by State Executive Order 12372 Process?		
a. Federal \$301,258		No		
b. Applicant				
c. State		2. Is the Applicant Delinquent on Any Federal Debt? No		
d. Local				
e. Other				
f. Program Income \$60,000				
g. Total \$361,258				
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.				
e. Typed Name of Authorized Representative Kean Register			f. Title City Manager	g. Telephone Number (979) 209-5100
d. Signature of Authorized Representative			h. Date Signed	

III. Funding Sources

Entitlement Grant (includes reallocated funds)		
CDBG	\$907,014	
ESG	\$0	
HOME	\$301,258	
HOPWA	\$0	
<u>Total</u>		<u>\$1,208,272</u>
Prior Years' Program Income NOT previously programmed or reported		
CDBG	\$0	
ESG	\$0	
HOME	\$0	
HOPWA	\$0	
<u>Total</u>		<u>\$0</u>
Prior Year's Reprogrammed Funds		
CDBG	\$0	
ESG	\$0	
HOME	\$0	
HOPWA	\$0	
<u>Total</u>		<u>\$0</u>
Total Estimated Program Income		
CDBG	\$ 6,000	
HOME	\$60,000	
<u>Total</u>		<u>\$66,000</u>
Section 108 Loan Guarantee Fund	\$0	
TOTAL FUNDING SOURCES		\$1,274,272
Other Funds		\$0
Submitted Proposed Projects Totals		\$1,274,272
Un-Submitted Proposed Projects Totals		\$0

IV. Resolution

RESOLUTION NO. 3493

A RESOLUTION APPROVING THE CITY OF BRYAN'S COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME FUNDS 2013 CONSOLIDATED ACTION PLAN AND APPROVING THE PROPOSED USE OF THESE FUNDS; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE AND SUBMIT THE CITY OF BRYAN'S 2013 CONSOLIDATED ACTION PLAN FOR \$907,014.00 IN COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS AND \$301,258.00 IN HOME INVESTMENT PARTNERSHIP FUNDS TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, AND TO PERFORM OTHER DUTIES AS REQUIRED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT IN ORDER TO IMPLEMENT THE PROJECTS IDENTIFIED IN THE 2013 ANNUAL ACTION PLAN; AUTHORIZING HUD REPRESENTATIVES AND THE FEDERAL COMPTROLLER GENERAL TO EXAMINE RECORDS RELATIVE TO THE PROGRAMS; APPOINTING THE CITY MANAGER OR HIS DESIGNEE TO ACT AS THE RESPONSIBLE LOCAL OFFICIAL, AUTHORIZING THE CITY MANAGER TO MODIFY CERTAIN LOAN TERMS; 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 Partnerships Program (HOME); and

WHEREAS, the programs will be conducted and administered in conformity with the appropriate Federal legislation and regulations referred to in the Community Development Act, 1992 and the National Affordable Housing Act of 1990; and

WHEREAS, the citizens of Bryan, Texas have been furnished adequate information concerning proposed CDBG and HOME projects; and

WHEREAS, the Community Development staff has prepared the 2013 Consolidated Action Plan (2013 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 citizens have been solicited and obtained through public hearings; and

WHEREAS the projects/activities provided for in the 2013 Plan were developed in accordance to the approved 2010-2014 5-Year Consolidated plan and through consultations, public meetings and public hearings; and

WHEREAS, the City of Bryan, Texas is willing to implement the certifications provided in the applications and Action Plan described herein below; and

WHEREAS, the 2013 Plan describes how the City of Bryan intends to utilize \$907,014.00 in CDBG funds and \$301,258.00 in HOME funds;

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

Section 1.

The City Council hereby approves the proposed priorities, strategies, outcome measurements and objectives implemented through the projects/activities in the 2013 Consolidated Action Plan and further incorporate the 2013 Consolidated Action Plan into this Resolution by reference for all purposes.

Section 2.

The City Council hereby approves of the allocation of CDBG and HOME funds as stated in the 2013 Plan, and incorporates the 2013 Plan into this Resolution by reference for all purposes.

Section 3.

The City Manager of the City of Bryan is hereby authorized to sign and submit to HUD, as the official act of the City the 2013 Plan for funds for the purpose of participating in the CDBG and HOME programs and any subsequent Plans. The applications include all necessary elements required for submission, including actions to address priority needs identified in that plan, proposed actions for the 2013 Plan, and program certifications, all of which items are hereby approved.

Section 4.

The City Manager of Bryan, Texas or his/her designee is authorized as the representative of the City of Bryan in connection with the Plans. He/she is authorized to provide such additional information as may be required, and to execute whatever forms or documents are determined by the Secretary of HUD as necessary to effectuate or implant the Certifications in the application.

Section 5.

The City Manager of Bryan, Texas is authorized by the City Council to modify the terms of federally funded loans within the City's Community Development Department programs, including those which were previously executed by the Mayor and the City Council. The modified terms must be consistent with the Plan and City policies and may not reduce the amount of principal owed.

Section 6.

Any authorized representative of HUD or the Comptroller General is hereby granted the right of access to examine all records, books, papers or documents related to the grants.

Section 7.

The City Manager of Bryan, Texas or his/her designee is hereby appointed as the responsible local official under the National Environmental Policy Act of 1969 insofar as such provisions apply; and does consent and accept the jurisdiction of the Federal courts for the purpose of enforcement of his/her responsibilities as such officials.

Section 8.

Any resolutions or parts of resolutions that are in conflict with this Resolution are hereby rescinded to the extent of the conflict.

THIS RESOLUTION SHALL BE EFFECTIVE IMMEDIATELY UPON ITS PASSAGE AND ADOPTION.

APPROVED AND ADOPTED at the regular City Council meeting on this 9th day of July 2013.

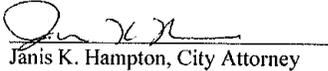
ATTEST:

CITY OF BRYAN


Mary Lynne Stratta, City Secretary


Jason P. Bienski, Mayor

APPROVED AS TO FORM:


Janis K. Hampton, City Attorney

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

Date

Kean Register
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.

Signature/Authorized Official

Date

Kean Register
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;

Signature/Authorized Official

Date

Kean Register
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

2013 CONSOLIDATED ACTION PLAN

VI. Executive Summary

Introduction

This document serves as Bryan's submission for the 2013 Consolidated Action Plan (CAP). The Plan covers the time period from October 1, 2013 through September 30, 2014 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:

- **\$907,014** in Community Development Block Grant Funds (CDBG)
- **\$301,258** in Home Investment Partnership Funds (HOME)

The City will also generate approximately **\$6,000** in CDBG program income during the 2013 program year. The primary sources of program income are loan repayments through CDBG housing activities. The City previously dissolved its revolving loan and economic development loan programs and all loans are paid in full. 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 **\$60,000** in HOME program income generated from housing activities.

The 2013 Consolidated Action Plan has several purposes:

- Review community needs and priorities for addressing those needs as identified in the 2010-2014 5-Year Consolidated Plan,
- Report objectives and outcomes identified in the Plan,
- Describe activities to be undertaken during the 2013 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 2013 Consolidated Action Plan began early in program year 2012 when the Community Development Advisory Committee (CDAC) held numerous public meetings (November 27, 2012, January 10, 2013, March 25, 2013, April 25, 2013, and June 27, 2013) in order to develop Bryan's 2013 Consolidated Action Plan (CAP). Two of the public meetings (March 25th and June 27th) included public hearings, presentations and discussion on the CDBG and HOME grant allocations for the proposed 2013 CAP and those same meetings also included public hearings to provide information and receive comments related to Fair Housing and Affirmative Marketing issues in Bryan. The June 27, 2013 meeting began the 30-day public comment period, which ended July 26, 2013. There were also multiple Joint Relief Funding Review Committee (JRFRC) meetings held jointly with the City of College Station to provide information, receive and review applications, and accept public input related to public service funding in the community. Public service applications were solicited and received between February 15, and March 28, 2013. A pre-proposal workshop was held on February 15, 2013 and another eight public JRFRC meetings were held on the following dates: April 11, 2013, April 18, 2013, April 25, 2013, May 2, 2013, May 9, 2013, May 16, 2013, May 22, 2013 and May 23, 2013.

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 2010-14, 5-Year Consolidated Plan was adopted by the City of Bryan Council on July 13, 2010. On April 25, 2013, during a public meeting, staff and CDAC reviewed the project allocation recommendations for the 2013 CAP. Subsequently, at its June 27, 2013 meeting, the CDAC reviewed the draft 2013 CAP and made recommendation that the proposed 2013 CAP and all described herein be forwarded to the Bryan City Council for action. The Bryan City Council approved the 2013 plan at its July 9, 2013 regular meeting.

A list of the proposed activities was published in the *Bryan/ College Station Eagle* on June 11, 2013, satisfying the 15 days notice required for the public hearing held on June 27, 2013. The June 27th public meeting began the required 30-day comment period. Citizen comments on the proposed 2013 Consolidated Action Plan were accepted through July 26, 2013 (see Appendix S, page 92).

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 (see Appendix EE, page 123).

Objectives and Outcomes identified in the Plan

The City has identified specific objectives and outcomes as detailed in Table 3A (page 71) and Table 1C (page 54). Primarily, the City will provide decent housing (general objective category) with 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. Also, unless the LaSalle Hotel is sold (in which the Section 108 loan will be paid off from the sale proceeds), the City general fund will assume the entire LaSalle Section 108 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 projects.

Evaluation of Past Performance

In the City's most recent CDBG program evaluation, the Dept. of HUD commended the program for expending 94.14% of CDBG funds for activities that benefit low and moderate income persons, far exceeding the 70% minimum standard for overall program benefits.

The most recently report performance period is for the 2011-12 Consolidated Action Plan period. A copy of the 2011 Consolidated Annual Performance and Evaluation Report Annual Community Assessment letter is included in the appendix (see Appendix DD, page 112).

In the 2011 program year the City completed 37 minor housing repairs, 2 major rehabilitation/reconstruction projects, and 21 down payment assistance projects were funded. Additionally, 2 clearance/demolition projects completed and another 4 were processed and begun to eliminate blighting influences. Technical assistance was provided several potential developers in promotion of affordable housing, to include Habitat for Humanity. While exceeding goals in minor repairs and down payment assistance, the program completed fewer major rehabilitations than projected. Additional rehabilitation projects will be completed in subsequent program years to satisfy 2010-14 Consolidated Plan goals.

City staff provided technical assistance by offering opportunities for homebuyer counseling through seminars and one-on-one counseling to over 200 individuals. Meetings were held monthly during this

reporting period and sponsored by the Brazos Valley Homebuyer Education Coalition. The training included information on a variety of topics, to include: budgeting, credit counseling, mortgages, and managing finances.

The City, through the Brazos Valley Coalition for the Homeless, worked with housing agencies and providers to develop a continuum of care plan for the homeless and provided technical assistance to the BVCH Continuum of Care grant applications for new and renewal grant applications. The City also assisted Twin City Mission in their renewals for Continuum of Care funds and Emergency Solutions Grant funds. The City also assisted local CHDO's in development and redevelopment of elderly rental units by local agencies like ElderAid, No-Limits, and Embrace.

The City, through the Consolidated Action Planning process, developed its 2012 Year Consolidated Action Plan and continues to develop housing need assessments through surveys, public hearings, consultations and other available information such as participation in Compass, a seven county needs assessment in collaboration with United Way, the Brazos Valley Council of Governments and other identified resources in the community.

The City provided technical assistance to agencies that provide housing and supportive services to special needs population such as MHMR, Twin City Mission, The Haven, Brazos Valley Council of Governments, etc. through the efforts of the Brazos Valley Homeless Coalition and other identified committees.

Technical assistance was also provided by CDS staff to 9 different private developers – both for-profit and non-profit. Technical assistance provided included information related to city development processes, CDS housing programs, local housing market needs, housing tax credit development support and qualification criteria for CDS clients. Three residential lots (1411, 1413, and 1415 Douglas) that were conveyed to Habitat for Humanity by the City in the previous reporting period had three homes built on them during this reporting period.

In support of a vibrant local living environment, the City provided funding and technical support to the following public service program activities:

Bryan Parks and Recreation Summer Camp Program for eligible operating expenses for a summer recreational camp including counselor 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 served 759 unduplicated clients.

Unity Partners d.b.a. Project Unity, Safe Harbour Supervised Visitation Program to provide operating expenses including personnel partial salary, fringe benefits, space rental, and security. This program provides supervised visitation between non-custodial parent and children in a safe, child-friendly environment. Safe Harbour also provides parenting education, assists in the development of shared parenting plans, fathering support groups and case management services for fragile families and served 657 unduplicated.

Family Promise of Bryan-College Station, Family Support Services Program to provide for operating expenses for case management services for the Family Support Services Program. This program extended services for 2 years following housing placement for their homeless clients. Services included long range case management in the home to encourage the stability of the family after leaving the agency's short term emergency shelter program. The program served 31 unduplicated clients.

Brazos County Rape Crisis Center, Inc. d.b.a. Sexual Assault Resource Center to provide in-office direct aid counseling to victims of sexual assault and molestation by three part-time assistantship students from Texas A&M University Psychology Department. The Sexual Assault

Resource Center provides counseling, legal and medical information and preventive education classes on sexual abuse for citizens. The program served an estimated 132 unduplicated clients.

Brazos Maternal and Child Health Clinic, Inc. (The Prenatal Clinic) to provide for operation expenses, including medical supplies, obstetrical ultrasounds and prenatal vitamins. The Clinic provides prenatal care and education to medically indigent, low income women and to promote positive pregnancy outcomes. The agency served 870 unduplicated clients during the contract year.

Scotty’s House Brazos Valley Child Advocacy Center, Counseling Program to provide the partial reimbursement for the salary and FICA of a counselor. The agency offers prevention, intervention, investigation, prosecution and treatment for abused children. The program provided counseling services through individual therapy, group therapy, filial therapy, play therapy and equine assisted psychotherapy to the victim and non-offending family members to help restore the health and the ability to function in the home, school and community. The program served 53 unduplicated clients.

Summary of the 2010-2014 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 2010-14 Consolidated Plan process. The Committee assigned each priority rating of “high,” “medium,” or “low.” These priority ratings will remain in effect through 2014, 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 and in the Appendix of this document.

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

HIGH PRIORITY	HIGH PRIORITY
Small Related Owner 0-50% MFI	Clearance and Demolition
Large Related Owner 0-50% MFI	Handicapped Centers
Elderly Owner 0-30% MFI	Homeless Centers
Acquisition of Real Property	Youth Centers
Disposition	Health Facilities
Street Improvements	Sidewalks
Senior Services	Handicapped Services
Youth Services	Transportation Services
Substance Abuse Services	Employment/Training Services
C/I Infrastructure Development	

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

MEDIUM PRIORITY	MEDIUM PRIORITY
Small Related Renter 0-50% MFI	Senior Centers
Large Related Renter 0-80% MFI	Neighborhood Facilities
Elderly Renter 0-80% MFI	Child Care Centers
Small Related Owner 51-80% MFI	Mental Health Facilities
Large Related Owner 51-80% MFI	Parks and/or Recreational Facilities
Elderly Owner 31-50% MFI	Abused/Neglected Children Facilities
Code Enforcement	Child Care Services
Health Services	Crime Awareness
Other C/I	

Those needs having a “low” priority include:

LOW PRIORITY	LOW PRIORITY
Small Related Renter 51-80% MFI	Parking Facilities
All Other Renter 0-80% MFI	Asbestos Removal
Elderly Owner 51-80% MFI	Non-residential Historical Preservation
All Other Owner 0-80%	Water/Sewer Improvements
Solid Waste Disposal Improvements	Flood Drainage Improvements
Legal Services	Lead Hazard Screening
Fair Housing Activities	Tenant Landlord Counseling
C/I Acq/Const/Rehab	ED Assistance to For-profit
ED Technical Assistance	Micro-enterprise Assistance

In addition to identifying and prioritizing Bryan’s community development and human services needs, the City’s 2010-14 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 2010-14 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

People Quick Facts	Bryan	Texas
Population, 2012 estimate	78,061	26,059,203
Population, 2010	76,201	25,145,561
Persons under 5 years, percent, 2010	8.3%	7.7%
Persons under 18 years, percent, 2010	25.6%	27.3%
Persons 65 years and over, percent, 2010	9.1%	10.3%
Female persons, percent, 2010	49.8%	50.4%
White persons, percent, 2010	64.2%	70.4%
Black persons, percent, 2010	18.0%	11.8%
American Indian and Alaska Native persons, percent, 2010	0.6%	0.7%
Asian persons, percent, 2010	1.7%	3.8%
Native Hawaiian and Other Pacific Islander, percent, 2010	0.1%	0.1%
Persons reporting two or more races, percent, 2010	2.6%	2.7%
Persons of Hispanic or Latino origin, percent, 2010	36.2%	37.6%
White persons not Hispanic, percent, 2010	43.0%	45.3%
Living in same house 1 year & over, percent, 2007-2011	71.3%	82.1%
Foreign born persons, percent, 2007-2011	12.4%	16.2%
Language other than English spoken at home, percent age 5+, 2007-11	25.4%	34.4%
High school graduate or higher, percent of persons age 25+, 2007-11	77.4%	80.4%
Bachelor's degree or higher, percent of persons age 25+, 2007-2011	25.3%	26.1%
Veterans, 2007-2011	3,616	1,618,413
Mean travel time to work (minutes), workers age 16+, 2007-2011	16.6	24.8
Housing units, 2010	30,582	9,977,436
Homeownership rate, 2007-2011	49.2%	64.5%
Housing units in multi-unit structures, percent, 2007-2011	33.5%	24.0%
Median value of owner-occupied housing units, 2007-2011	\$108,800	\$126,400
Households, 2007-2011	27,041	8,667,807
Persons per household, 2007-2011	2.63	2.79
Per capita money income in past 12 months (2011 dollars), 2007-11	\$19,015	\$25,548
Median household income, 2007-2011	\$35,881	\$50,920
Persons below poverty level, percent, 2007-2011	28.4%	17.0%
Business Quick Facts	Bryan	Texas
Total number of firms, 2007	6,404	2,164,852
Black-owned firms, percent, 2007	7.6%	7.1%
American Indian- and Alaska Native-owned firms, percent, 2007	1.3%	0.9%
Asian-owned firms, percent, 2007	1.9%	5.3%
Native Hawaiian and Other Pacific Islander-owned firms, percent, 2007	F	0.1%
Hispanic-owned firms, percent, 2007	14.1%	20.7%
Women-owned firms, percent, 2007	30.0%	28.2%
Manufacturer's shipments, 2007 (\$1000)	788,638	593,541,502
Merchant wholesaler sales, 2007 (\$1000)	520,144	424,238,194
Retail sales, 2007 (\$1000)	991,312	311,334,781
Retail sales per capita, 2007	\$13,795	\$13,061

Source U.S. Census Bureau: Data from Population Estimates, American Community Survey, Census of Population and Housing, County Business Patterns, Economic Census, Survey of Business Owners, Building Permits, Census of Governments Last Revised: Tuesday, 28-May-2013 - 09:56:20 EDT

U.S. CENSUS DATA FROM AMERICAN FACTFINDER:

As noted in the U.S. Census American FactFinder 2010 Census data, the City of Bryan’s Black population continued to be a significant minority category (13,748 persons or 18.0% of total population). The Hispanic population showed a significant gain with an increase from 18,271 persons or 27.8% of the total population in 2000, to 27,617, or 36.2% in 2010. The 2010 Census data for racial and ethnic groups in the City of Bryan are as follows:

City of Bryan Population Data		
Race / Ethnic Groups	2010 Census	% Total
White	48,939	64.2%
Black/African American	13,748	18.0%
American Indian	420	0.6%
Asian & Pacific Islander	1,365	1.8%
Other Race	9,768	12.8%
Two or More Races	1,961	2.6%
Total Population	76,201	100.0%
Hispanic/Latino (any race)	27,617	36.2%
Not Hispanic/Latino	48,584	63.8%

Source: U.S. Census Bureau - American FactFinder

HOUSEHOLDS AND FAMILIES: U.S. Census estimates that in 2010, there were 27,725 households in the City of Bryan. The average household size was 2.64 persons and the average family size was 3.31. Families made up 60.2% of the households in Bryan. This figure includes married-couple families (39.4%) and non-family households (39.8%) of in the City of Bryan. Most of the non-family households were people living alone (28.1%). A more recent Census Department Survey, American Community Survey (ACS) for 2011 (1-Year Estimates), shows the estimated number of households in Bryan increased to 27,862 and the married-couple households and non-family households were estimated to be 36% and 47.9% respectively.

INCOME: In 2010, the U.S. Census American Factfinder data estimates the median income of households in the City of Bryan was \$30,493, and the median family income was \$40,518. 80.5% of the households received income from earnings. 23.8% of those also received Social Security payments, and 13.5% of total households received some retirement income. Note: the income sources are not mutually exclusive, meaning some households received income from multiple sources. According to the 2011 ACS, the median income of households was estimated to be 31,089 and the median family income to be 48,151.

POVERTY: 2010 Census data shows that 33.1% of all people in Bryan were in poverty. 41.8% of related children under 18 years of age were below the poverty level compared with 10.6% of people 65 years old and older. 23.0% of all families and 42.1% of families with a female householder and no husband present had incomes below the poverty level. Estimates in the more recent ACS, show that poverty has decreased to 29.1% for all people in Bryan. The survey also depicts a decrease in all families with incomes below the poverty level (18.3%), as well as an increase of families with a female householder and no husband present at 54.8%.

HOUSING CHARACTERISTICS: American FactFinder estimates that in 2010, the City of Bryan had a total of 31,249 housing units, 12.3% of which were vacant. In 2010 (the most recent data available), 55.3% of the total housing units were single-unit detached structures, 34.9% were multi-unit dwellings, and 6.7% were mobile homes. 27.8% of housing units in Bryan were built since 1990. The ACS estimates now show that housing units have increased to 32,765 with 15% being vacant and multi unit dwellings had increased to 42.2%.

OCCUPIED HOUSING UNIT CHARACTERISTICS: The 2010 Census showed the City of Bryan with 27,725 occupied housing units – 13,370 (48.2%) owner occupied and 14,355 (51.8%) renter occupied. In

2010, 6.1% did not have telephone service and 12.6% did not have access to the use of a vehicle. 270 or 1.0% did not have complete plumbing facilities. With the ACS 2011- 1 Year Estimates showing an increase in occupied housing units to 27,862, owner occupied has increased to 49.2% and renter occupied decreased to 50.8%. Recently reported, 5% did not have telephone service, 9.9% did not have access to the use of a vehicle and 1.1% did not have complete plumbing facilities.

HOUSING COSTS: U.S. Census estimated that in 2010, the median monthly housing costs for mortgaged owners was \$1,130, non-mortgaged owners - \$376, and renters - \$703. 32.3% of owners with mortgages, 21.3% of owners with no mortgages, and 59.0% of renters in the City of Bryan spent 30% or more of their income on housing related costs. The more recent ACS also estimates the median monthly housing cost for mortgaged owners was \$1,202, non-mortgaged owners - \$399, and renters - \$750. For the more recent population, 39.1% of owners have mortgages, 13.5% of owners have no mortgages, and 66.4% of renters in the City of Bryan spent 30% or more of their income on housing related costs.

HOUSING PRICES: The following information from the Federal Housing Finance Agency (FHFA) demonstrates a strong local housing market in terms of the Price Index. In the previous 10 years, only 5 quarters have seen negative price changes. The strongest price increases were recorded between the 2006 and 2008 reporting periods.

**The Federal Housing Finance Agency (FHFA)
4-Quarter Percent Change in FHFA MSA-Level
House Price Indexes (All Transactions Index,
2001Q1 --2013Q1 for Bryan-College Station)**

Year	Quarter	Price Index	Year	Quarter	Price Index	Year	Quarter	Price Index
2013	1	1.39	2009	3	-0.49	2005	3	4.33
2012	4	3.25	2009	2	2.28	2005	2	4.22
2012	3	-2.05	2009	1	4.89	2005	1	4.03
2012	2	4.29	2008	4	4.58	2004	4	5.04
2012	1	3.50	2008	3	5.14	2004	3	4.22
2011	4	-3.67	2008	2	5.16	2004	2	3.55
2011	3	3.13	2008	1	3.15	2004	1	2.30
2011	2	-0.75	2007	4	2.50	2003	4	3.40
2011	1	-3.55	2007	3	4.22	2003	3	3.30
2010	4	3.18	2007	2	4.63	2003	2	3.49
2010	3	3.89	2007	1	6.32	2003	1	4.79
2010	2	1.55	2006	4	8.13	2002	4	3.91
2010	1	2.94	2006	3	5.78	2002	3	2.86
2009	4	2.79	2006	2	4.52	2002	2	5.22
			2006	1	3.82	2002	1	2.47
			2005	4	1.41			

Source: Federal Housing Finance Agency

Areas of Racial/Ethnic Minority Concentration

The following chart contains information based on the 2010 U.S. Census and indicates census tracts with 50% or more of any one race or ethnic minority group. Additional minority analysis is provided in the Appendix via maps and tables organizing census data. For the purposes of this document, an "Area of Racial/Ethnic Minority Concentration" is a U.S. Census Tract with a total population that consists of more than 50% racial or ethnic minority residents.

In Bryan, concentrations of minority citizens are predominately located in the older central and northern neighborhoods. The census tracts containing 50% or more, racial and ethnic minority concentrations, are census tracts 6.03, 6.04 and 9. 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.

Census Tract	Race	Ethnicity	Total # of Persons by Race or Ethnicity	% of Racial or Ethnic Minority
6.03	White (2460) Black (997) American Indian/Alaska Native (53) Asian (5) Native Hawaiian/Other Pacific Islander (2) Some Other Race (1577) 2 or more Races (169)	Hispanic / Latino	3700 / 5263 total population	70%
6.04	White (2927) Black (1221) American Indian/Alaska Native (49) Asian (18) Native Hawaiian/Other Pacific Islander (1) Some Other Race (1766) 2 or more Races (200)	Hispanic / Latino	4244 / 6182 total population	69%
9	White (1430) Black (388) American Indian/Alaska Native (19) Asian (4) Native Hawaiian/Other Pacific Islander (1) Some Other Race (441) 2 or more Races (86)	Hispanic / Latino	1366 / 2369 total population	58%

Source: U.S. Census Bureau – 2010 American FactFinder 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.

In an effort to promote livability, public services, public facilities and housing projects are generally located so as to be accessible by various modes of transportation (walking, biking, driving) and are typically on or near public bus routes provided by the local transit authority as well as Texas A&M University's off-campus bus service. Major employment assistance providers like Blinn College and the Workforce Commission are located on both, the District's and Texas A&M University's off-campus bus routes (See the District transit route map and Texas A&M University bus route maps, Appendix Y and Z pages 102-103).

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 considered in areas of the city where 51% or more of the population meets low and moderate-income guidelines or where an organization's clients are at least 51% low to moderate income as defined by HUD. CDS staff serves on Bryan's First Rehab Committee to ensure that priority is assigned to livability issues when CIP projects are being considered.

Economic development activities are provided citywide (unless designated a spot slum/blighted location), recognizing that low-income individuals live throughout the city and that business location is often critical to its potential success. It is anticipated that all activities (possibly 99% - 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 65% (10) minorities will receive down payment assistance.

VII. Narrative

Homeless and Other Special Needs Activities

In the 2013 program year, Bryan plans to address homelessness and special needs through the following Continuum of Care (CoC) activities and resources:

Bryan will provide technical support for Twin City Mission (TCM)'s the Bridge Case Manager/Client Assistance program. 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 550 unduplicated clients during the program year.

TCM recently constructed a new 24,000 square foot homeless shelter facility. This new facility replaces the previous location, which had been housed since 1963 in the north side of downtown in a building which was over 100-years old, and provided the most basic, barrack-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.

This shelter has expanded the bed capacity from 60 beds to 128 beds for individuals; including 56 beds for men and 28 beds for women. Twelve (12) additional beds have been designated for chronically homeless men, and 8 for chronically homeless women needing permanent supportive housing. Additionally, seven units (24 beds) are designated for families and several rooms are designated for the disabled. Total beds equal 128.

While the City does not receive Emergency Solutions 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 2013 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.

TCM has partnered with a for-profit developer for The Haven, a Low Income Housing Tax Credit project that provides 24 units of transitional housing specifically to homeless. This project expands the existing Housing Services program and provides increased services to assist in self-sufficiency. The United Way of the Brazos Valley also provides operating funding to TCM 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 TCM. A full-time case manager at The Bridge facility assists in needs identification and delivery of appropriate services.

The following table lists currently approved and pending funding applications and their purposes for Twin City Mission.

Twin City Mission Funding Grants	Date Proposal Sent	Program Grant Purpose	Amount	Grant Start Date	Status	Notification Date
United Way	4/2013	TCM Program Support	\$60,000	07/01/2013	Approved-partial funding \$27,615	06/2013
CDBG City of College Station	3/28/2013	Bridge Case Mgr / Client Assistance	\$32,180	10/1/2013	Approved – partial funding \$25,326	6/3/2013
TDHCA - ESGP	03/08/13	Case Manager Shelter Food / Utilities	\$78,878	9/1/2013	pending	
HUD 4 TX0211B6E011104	10/09	Supportive Services	\$61,363	5/1/2012	approved	4/27/12
HUD 4	10/12 - renewal	Supportive Services	\$61,363	05/01/2013	Pending renewal	
HUD 5 TX0212B6E011104	10/09	Transitional Housing Program Support	\$165,991	10/1/2012	Approved	1/19/2011
HUD 5	10/12 - renewal	Transitional Housing Program	\$165,99	10/01/2013	Pending renewal	
HUD HMIS TX0210B6E011104	10/09	HMIS Reporting Support & Salaries	\$32,332	6/1/2012	approved	1/19/2011
HUD HMIS	10/12 - renewal	HMIS reporting Support & Salaries	\$32,332	06/01/2013	Pending renewal	
HUD HMIS Expansion TX0303B6E011000	11/10	HMIS Expansion	\$103,860 first year	09/01/2012	Approved – 3 year contract	4/28/2011
HHSC	07/2012	Program Support & Salaries	\$245,418	9/1/2012	approved	09/25/2012
CJD-VOCA	2/22/2012	Crisis & Outreach Services	\$98,082.20	9/1/2012	approved	08/2012
CJD – VOCA	02/28/2013	Crisis and Outreach Services	\$98,748.78	9/01/2013	pending	
STAR -UCAP	07/17/2012	Program Support & Salaries	\$530,596.66	9/1/2012	Approved – 4 year contract	09/10/2012

Special Needs Actions

Both the Cities of Bryan and College Station have been supportive of State of Texas Tax Credit developments that are determined to meet needs of the local special needs and lower income populations. Listed below are the Low Income Housing Tax Credit, Affordable Housing Disposition Program, and HOME 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 Bryan units is 91% and for College Station units is 93% (Source: Texas Department of Housing and Community Affairs (TDHCA), Vacancy Clearinghouse).

TDHCA & MDSI MONITORED LIHTC, AHDP & HOME PROJECTS IN B/CS					
Property	Program	Total Units	Program Units	Vacant Units	Vacancy Rate
BRYAN					
<u>Midtown Manor (was Emerald Park Apartments part of Master LURA)</u>	93 LIHTC	64	48	1	2%
<u>Forest Park Apartments</u> (part of Master LURA)	03 LIHTC	140	119	10	7%
<u>Saddlewood Club</u>	94 LIHTC	232	232	35	15%
<u>Sterling Park Square</u>	94 HOME	14	14	0	0%
<u>Mid Towne Apartment Homes</u>	08 LIHTC	80	80	4	5%
BRYAN TOTAL		530	493	50	9%
COLLEGE STATION					
<u>Haven</u>	00 LIHTC	24	24	1	4%
<u>Heritage at Dartmouth</u>	98 HOME, 98 LIHTC	96	96	2	2%
<u>Southgate Village Apartments</u>	01 LIHTC	200	200	13	7%
<u>Terrace Pines</u>	HOME, 04 LIHTC	100	80	3	3%
<u>Villas of Rock Prairie</u>	94 LIHTC	128	88	11	9%
<u>Windsor Pointe Town Homes</u>	94 LIHTC	192	192	24	13%
<u>Santour Court</u>	06LIHTC	16	16	0	0%
COLLEGE STATION TOTAL		756	697	54	7%

SOURCE: Based on TDHCA Vacancy Clearinghouse Website Data

The City also provides technical assistance to the Brazos Valley Coalition for the Homeless (BVCH) which brings together local housing agencies and social service non-profits serving homeless and special needs populations. The City will provide support to the BVCH in meeting CoC Homeless Management Information System (HMIS) requirements by following HMIS policies, monitoring data standards compliance, and reporting accurate, reliable data in SuperNOFA and Annual Homeless Assessment Reports (AHAR). BVCH incorporated Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009 changes into BVCH By-Laws and will coordinate with agencies in conducting the bi-annual Point-In-Time Homeless Population Count and the alternating year Homeless Survey.

The BVCH will continue its coordination with the local Workforce Board to address employment needs of the homeless and increased access to local employment programs. The City and BVCH will continue collaboration with agencies and organizations to expand housing opportunities for homeless families with children, and will promote programs specifically targeting this population. Local agencies partnered with in

these efforts include: The Brazos Valley Community Action Agency, Project Unity, BCS Habitat for Humanity, Bryan Housing Authority, Twin City Mission, Elder-Aid, EMBRACE, Genesis Corner, Emanuel Baptist Church, Family Promise and the Brazos Valley Council of Governments.

The local Salvation Army provides emergency rent and utility assistance through support from area churches and has applied, and also receives FEMA funds for its emergency rent/utility program. Additionally, the Regional Director is actively identifying new sources of funds to apply for in support of its program efforts.

The Mental Health Mental Retardation Authority of Brazos Valley (MHMRABV) refers clients, including those with special needs, to local agencies for specific housing needs. MHMRABV also provides a Mobile Crisis Outreach Team (MCOT) which partners specially trained Brazos County Sheriff's officers with MHMRABV 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 sometimes requires a purchased motel room due to the lack of emergency housing beds in the area. The BVCH will continue to request McKinney-Vento Homeless Assistance Continuum of Care funds for housing and supportive services.

Other Actions

The City of Bryan will also undertake the following described actions to help alleviate obstacles, identified as part of the 2010-2014 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 Solutions 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 (BVCH) and Continuum of Care Process:

During the last fifteen 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:

- 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;
- 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;
- 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;

- 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, a point in time count in January 2009, and the most recent count was done in January 24, 2013. The definition of unmet housing needs was agreed to by the BVCH after polling agencies regarding unmet needs existing within their target population. As recommended by the CSH publication, “Estimating the Need”, (www.csh.org), the BVCH chose to use a method combining 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.

Current BVCH and Continuum of Care Process: Information for the CoC charts and tables (pages 46-53) 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 24, 2013 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. 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 count and housing and supportive services staff were also polled for their opinion of unmet needs that exist within their target population. Quarterly meetings are held throughout the year ensuring that the Continuum of Care provides for HUD’s responsibilities for the homeless management information system (HMIS).

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. Priority housing homeless issues are as follows: 1) permanent supportive housing, 2) permanent affordable housing and 3) transitional shelter and supportive services. A continued emphasis has been to concentrate on goals to eliminate chronic homeless as well as general population homelessness. The Coalition will continue with quarterly meetings and apply for Continuum of Care funds.

The Coalition continues to concentrate efforts on bringing in new community resources from all seven counties. Other efforts focused on Committee organizing such as establishing contact with other Coalitions to utilize and share resources, Committee meetings, workshops on HMIS/HEARTH, reviewing and updating the discharge plan, and working on the Continuum of Care plan, including for both homeless and chronic homeless goals.

Chronic Homelessness and Special Needs Steps

Specific homeless strategies are included in the City of Bryan’s 2010-2014 Five-Year Consolidated Plan, Sub-Section 91.215c Homelessness (Appendix I: Table 1C, pages 51-53). 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.

PAST HOMELESSNESS PREVENTION AND SPECIAL NEEDS ACTION STEPS TAKEN:

- Strategy and Program Development, 2003-2004: BVCH identified local trends and developed strategies and programs for eliminating chronic homelessness in the Brazos Valley Region.
- Jail Diversion Plan, 2004: Meetings 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.
- Point in Time Homeless Count, 2005: In January a count was conducted by the BVCH included questions to further help surveyors identify chronically homeless individuals.
- 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: By-laws revised, development of presentation for use educating public, developed a website and began a newsletter. Special emphasis was placed on including representatives from all geographic areas.
- Continuum of Care 2009 and 2010: Member researched information and additional resources through other entities such as the Texas Homeless Network.
- Expanded Chronic Homeless Facilities: In July 2009, the Twin City Mission opened a new, \$5.5 million, 24,000 square-foot facility located on South Randolph Street. This shelter expanded the bed capacity to 128; including 56 beds for men and 28 beds for women and seven units (24 beds) are available for families. 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, and offices for staff, chapel and increased capacity for their new café.
- Point in Time Homeless Count, 2013: On January 24, 2013, a count was conducted by the BVCH which gathered information to further help members to identify and assist the chronically homeless.

2013 HOMELESSNESS PREVENTION AND SPECIAL NEEDS ACTION STEPS: (Multiple agencies participate in service delivery. Services provided to homeless and special needs populations are listed in Table 1C – Appendix G. Participating agencies include: Bryan Public Housing Authority, B/CS United Way, The Brazos Valley Community Action Agency, Project Unity, BCS Habitat for Humanity, Bryan Housing Authority, Twin City Mission, Elder-Aid, EMBRACE, Genesis Corner, Emanuel Baptist Church, Family Promise, the Brazos Valley Council of Government, Mental Health Mental Retardation Authority of Brazos Valley, the Salvation Army, and the Texas Department of Housing and Community Affairs).

- Services and Assistance to Homeless and Special Needs Populations: See services and direct assistance provided to homeless and special needs populations listed in Table 1C – Appendix G.
- Increase Permanent Housing Options: Contact agencies with an interest in applying for PH funding and coordinate training on PH funding sources.
- Address Chronic Homelessness: Create addition beds locally for the chronically homeless.
- I&R for Services: Increase support, case management, and public service referrals provided to clients in PH.
- Eliminate Obstacles: Develop a support team of Coalition members to reduce obstacles to clients’ success in PH.
- Evaluate Programs: Evaluate temporary housing programs and contact agencies working with homeless and special needs persons, focusing on maintaining current successful practices.
- Ensure Quality Case Management: Ensure that case management services and follow-up support are strong enough to help temporary housing participants obtain and maintain PH.

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

Foster and Maintain Affordable Housing

Through its 2013 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 \$301,258 in HOME Investment Partnerships Program (HOME) funds in 2013-14. HOME funds are specifically target housing activities for low-income persons and families. This is the city's fifteenth year to be designated a Participating 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. Finally, the current, 2010-14 Consolidated Plan was adopted by City Council on July 13, 2010, and approved by HUD afterwards. 2013 CDBG and HOME funds will be used to address these needs and those identified in the 2010-2014 Consolidated Plan through some or all of the following activities:

- **Home Owner Housing Assistance** - rehabilitation of substandard low-income owner-occupied homes including minor assistance.
- **Home Buyers Program** – includes counseling, 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 assist private investors for rental rehabilitation or new construction.
- **Volunteer Demolition** – to facilitate the removal of dangerous and/or dilapidated structures and to assist in the promotion of new affordable housing and/or economic redevelopment.
- **Acquisition** – to facilitate the development of additional affordable housing and/or economic redevelopment.

A total of \$810,692.20 in grant funds (CDBG - \$539,560.00 and HOME -\$271,132.20 – includes CHDO, excludes demolition) is allocated for down payment assistance, major and minor repair assistance, housing development and other affordable housing and related activities, including program delivery costs when applicable, with low to moderate income families targeted (see pages 41-44 for specific allocations). It is expected that these funds will leverage at least \$1,524,000 in other funds.

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

- BCS Habitat for Humanity– BCS Habitat for Humanity began building homes in 1989 on scattered sites throughout Bryan and College Station. Scattered-site homes are planned as suitable property becomes available. BCS Habitat serves families in Bryan and College Station, Texas who earn up to 60% of the median income and are in need of quality affordable housing.
- Twin City Mission, Genesis Corner, Emanuel Baptist Church and Family Promise–permanent, transitional, and temporary housing stock for the homeless.
- Brazos Valley Council of Governments–Housing Choice Voucher Program for rental housing is authorized up to 1,901 vouchers. Available program funding will allow an estimated 1,625 households to receive housing voucher assistance in the upcoming program year.
- 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 and No Limits – Both City of Bryan CHDO’s 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.

Barriers to Affordable Housing

Summary

In examining potential barriers to affordable housing, the city reviewed its own policies and procedures for potential barriers to the development, maintenance or improvement of affordable housing locally. The purpose of development regulations is to protect the health, safety and welfare of the public. While promoting affordable housing, a balance must be established between societal and environmental goals and housing affordability. *In analyzing the effects of local public policy as potential barriers to affordable housing in Bryan, no significant barriers are found to exist.*

Identified Barrier

No local or other barriers to affordable housing were identified in the City of Bryan during the program year. Strong efforts continue locally to encourage development and preservation of affordable housing.

Other Local Efforts to Promote Affordable Housing

In Bryan, construction of new housing or the renovation of existing housing is inexpensive in terms of development and inspection fees, meaning that costs do not inhibit development of affordable units. Development standards are made as accommodating as possible to facilitate the development of both market and affordable residential units. The city will regularly analyze its development standards to identify any potential barriers to the production or maintenance of affordable housing.

The city will avoid duplication between local jurisdictions and development-related ordinances will be adopted and enforced solely by the City of Bryan. This will eliminate redundant, time-consuming steps

that add unnecessarily to housing costs. Additionally, zoning will allow for minimally sized lots which helps accommodate the development of affordable housing.

Building fees collected by the City will be kept as reasonable as possible. Fees currently collected are generally less than those recommended by nationally recognized advisory boards. As an example, the model codes recommend a plan review fee in addition to a permit fee, but the City of Bryan has chosen NOT to collect plan review fees or building impact fees. The City will continue to assess its fees and processes to ensure that affordable housing is not hindered and will apply flexibility in zoning and building requirements when appropriate.

The City of Bryan uses a single fee based on square footage of the structure. This fee is for all required permits. The building, plumbing, mechanical and electrical permit cost is added together for a new home. In Bryan, the valuation is simply \$66 per square foot with one permit cost. Bryan's sister city uses a Standard Building Valuation Data fee schedule which also establishes the valuation of a home to determine the building permit cost. Further, permit fees for City-sponsored affordable housing development are waived for participating non-profit developers, and outstanding city liens are also waived for nonprofit developers acquiring property which has outstanding liens for code enforcement actions such as mowing and demolition.

Local development expenses are minimal in terms of housing construction and renovation costs. 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 its lower income citizens. Goals will include collaborative efforts with private and public entities so that resources can be leveraged and benefits maximized.

Locally, a demand for "upper-end" housing is seen. This may divert resources from affordable single-family development and reduce opportunities for lower-income buyers. To address this, technical assistance and home buyer counseling is being provided by the cities and local agencies. The Bryan and College Station Community Development Offices, Brazos Valley Affordable Housing Corporation, Habitat for Humanity, Brazos Valley Community Action Agency, EMBRACE, and Elder Aid coordinate to streamline and promote programs assisting lower income home buyers.

Affordable rental units, to include HTC (Housing Tax Credit) projects and privately owned properties, have been supported by the city over the last several years to promote the development of affordable rental units. When appropriate, the city will continue to review and support proposed private and public affordable rental developments. Most recently, the City Council issued letters of support to three HTC developments in February 2012, one of which, Highland Villas at 2900 Wildflower Drive, was successful in receiving a tax credit award \$1.96 million in July 2012. This intergenerational, 180-unit project is currently under development, and is scheduled to be in service by December 31, 2014. Saddlewood, an existing 232-unit general HTC development originally awarded tax credits in 1994, was acquired by an affordable housing developer and affordability preserved with an allocation of \$544,596 in 4% tax credits awarded by TDHCA September 6, 2012, combined with bond financing through the Texas State Housing Finance Corporation. This development is currently under renovation, but remains in service. No HTC applications were submitted in Bryan for the 2013 HTC cycle.

Special needs housing is also a concern as local housing providers have reduced funding. The BVCH (Brazos Valley Coalition for the Homeless) is applying for all available HUD Continuum of Care funds and MHMR of the Brazos Valley is also seeking new sources of funds. Local organizations and churches have also established programs to assist these needs. In spite of the funding challenges, assistance for the elderly, disabled, HIV positive, and homeless continue to be provided, including the recent relocation and expansion of the TCM's homeless shelter-The Bridge. The city maintains partnerships with other inter-local agencies and interested citizens to encourage the development of accessible, special-needs housing, and has begun an effort to identify available special needs housing in the community so that those in need of accessible housing units can more readily locate them. The city will also continue to provide funding

and technical assistance to its CHDO's to build additional local capacity for development of affordable housing.

In terms of other supportive assistance, the Brazos Valley Council of Governments' (BVCOG) Housing Choice Voucher Program (HCVP) continues to administer the Family Self-Sufficiency (FSS) program. Depending on funding, HCVP will provide rental and utility assistance to approximately 1,500 families in Bryan. Additionally, the Brazos Valley Affordable Housing Corporation (BVAHC) offers several housing assistance programs to a multi-county region.

Community Development Services Inter-department Group staff participates in Bryan's first Rehabilitation Committee that identifies obstacles and explores ways to enhance local development, including infill housing development, infrastructure, demolition and other affordable housing projects. Also, and in partnership with other city staff, local contractors, and realtors, the Community Development Office has developed the BUILD program to identify tax-foreclosed lots which can then be made available to developers of future affordable housing.

Analysis of Impediments to Fair Housing

The City of Bryan's Community Development Office has prepared an Analysis of Impediments (AI) and maintains it on file in the Community Development Office for review. The AI was most recently updated in 2010, with the development of the 2010-2014 5-Year Consolidated Plan, which includes a summary of the city's AI. No significant impediments to fair housing choice were found to exist which were created by City of Bryan ordinances, policies, or procedures. Nineteen discrimination complaints made during the 2005-2009 period, all of which related to discrimination in rental. More than half of these were related to discrimination based upon rental terms, conditions, or facilities. The primary basis for discrimination complaints was disability (28%), followed by family status and race (20% each). All cases were found to be without cause, withdrawn, or dismissed.

There have been no recent fair housing complaints or lawsuits within the City of Bryan of which the city is aware. The Community Development Services Department has received four fair housing inquiries from citizens during the program year, and has provided information regarding procedures and contact information for making a fair housing complaint to two, although all inquiries were initially found to be lacking any discriminatory elements.

Recent review of the Home Mortgage Disclosure Act (HMDA) data indicates a continued pattern of Black applicants' incidence of conventional loan denial is higher than their percentage of their population as a whole and most often due to poor credit history ratings. Hispanics and Blacks have higher incidences of government insured loan denials due to excessive debt and inadequate collateral, respectively. Both Black and Hispanic applicants experience higher refinance loan denial percentages as compared to their respective percentages of the population as a whole. Poor credit history rating remains the primary reason for loan denials for these minority populations. The City partners with United Way to provide financial coaching through the Financial Fitness Center. Additionally, the city staff co-chaired the Financial Fitness Committee. This committee was instrumental in providing Technical Assistance to United Way in establishing this Center.

While this plan does not allocate funds for specific Fair Housing activities, the administrative budgets do facilitate activities promoting Fair Housing, to include: Fair Housing seminars; Fair Housing brochures and literature; public presentations and hearings on Fair Housing, responding to citizens' fair housing inquiries, and; development and maintenance of the city's Fair Housing Plan and Analysis of Impediments (please see Fair Housing Narrative Statement on page 137).

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

will review annually the number and type of complaints filed with the City Attorney. The City will also update, as needed, its Analysis of Impediments and continue to make it available for review.

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 Board, 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 also maintains a continued focus on the hazards of lead-based paint and the need for lead-based paint testing of potential rehabilitation projects. Additionally, the City has continued to work with public service agencies caring for or providing services to children to reduce lead-based hazards in the community. Based on the latest available data (2011 information from the Texas Department of State Health Services), 8 out of 1,640 Bryan children under the age of 15 years tested for elevated blood lead levels were found to have elevated levels, as shown in the following chart.

Zip Codes	Children Tested	Children Elevated
77801	323	<5
77802	220	<5
77803	794	5
77805	16	<5
77806	36	0
77807	160	0
77808	91	0
77842	0	0
Total	1,640	8

The following strategies related to City of Bryan Community Development programs and projects are ongoing:

- Provide public information and education regarding 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

Reduce Number of Poverty Level Families

The City continues to provide an antipoverty strategy that the Consolidated Plans of 1995-99, 2000-04, 2005-09, and 2010-14 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 technical 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 2013 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 (\$136,052.00):

1. **Bryan Parks and Recreation Summer Camp Program (interdepartmental funding), \$39,649.79** - for eligible operating expenses for a summer recreational camp including the counselor salaries and benefits, supplies/training, equipment, transportation and field trips for low and moderate income children. This program, offered in nine Bryan parks located in low and moderate income neighborhoods, provides educational, social, and recreational activities with an increased level of services. The program will serve approximately 650 unduplicated clients. This project addresses Priority 2 of the Non-Housing Community Development Priorities of Bryan's 2010-14 Consolidated Plan. CDBG represents approximately 100% of this activity's funding for the requested program, (Outcome objective codes: suitable living environment, availability/accessibility).
2. **Family Promise of Bryan-College Station, Family Support Services Program, \$18,808.93** - 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 with an increase in the client contact during the two year period. 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 50 unduplicated clients during the program year. This project addresses Priority 2 of the Non-Housing Community Development Priorities of Bryan's 2010-14 Consolidated Plan. CDBG represents 100% of this activity's funding for the requested program, (Outcome objective codes: suitable living environment, availability/accessibility).
3. **Unity Partners dba Project Unity, Safe Harbour Supervised Visitation Program, \$22,504.93** - to provide for eligible operating expenses for the Safe Harbour program, including personnel partial salary, FICA, health insurance, and security. 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 600 unduplicated clients. This project addresses Priority 2 of the Non-Housing Community Development Priorities of Bryan's 2010-14 Consolidated Plan. CDBG represents approximately 23% of this activity's funding for the requested program, (Outcome objective codes: suitable living environment, availability/accessibility).

4. **Brazos Valley Counseling Services, \$21,549.98** – to provide for partial rent and partial salary of the Executive Director who will provide direct counseling services and supervision of counselors providing direct counseling services. The program provides individual and group counseling to low income adults, children and families and serves as a training ground for Licensed Professional Counselor practicum students and interns. Born as a service to the Head Start Program, BVCS incorporated in 2010 due to growth as a service provider to the community as a whole. This project addresses Priority 2 of the Non-Housing Community Development Priorities of Bryan’s 2010-14 Consolidated Plan. The program will serve an estimated 275 unduplicated clients. CDBG from City of Bryan represents 7% of this activity’s funding for the requested program, (Outcome objective codes: suitable living environment, availability/accessibility).

5. **Brazos Valley Council on Alcohol and Substance Abuse Screening Services, \$15,999.54 (City of College Station providing an addition \$4,659.29 – for a total funding of \$20,658.83)** - to provide for personnel including partial salary costs related to direct services to low and moderate income clients dealing with substance abuse issues. This program provides for substance abuse screening, referral and brief intervention services and includes intervention for immediate harm reduction, and referral and placement to appropriate treatment and social support services. The program will ensure that citizens have access to a full spectrum of substance abuse services. This project addresses Priority 2 of the Non-Housing Community Development Priorities of Bryan’s 2010-14 Consolidated Plan. The program will serve an estimated 730 unduplicated clients. CDBG from City of Bryan represents 48% of this activity’s funding for the requested program. CDBG funding from both Bryan and College Station represents 81% of the activity’s requested funding, (Outcome objective codes: suitable living environment, availability/accessibility).

6. **Brazos Valley Rehabilitation Center, Autism Charitable Services Program \$17,538.83** – to provide partial salary for therapists and/or autism teachers who will provide direct services to low and moderate income clients with autism and family members. This program provides services to families without insurance or whose insurance doesn’t cover autism services and that are low and moderate income. The program provides diagnostic assessments for children 2 years and older and intensive early intervention, including Applied Behavioral Analysis (ABA) therapy for children with autism spectrum disorders (ASD). Therapy is provided in a classroom environment with a 1 to 1 therapist to student ration. Counseling is also provided to parents and guardians. This project addresses Priority 2 of the Non-Housing Community Development Priorities of Bryan’s 2010-14 Consolidated Plan. The program will serve an estimated 45 unduplicated clients. CDBG represents 13% of this activity’s funding for the requested program, (Outcome objective codes: suitable living environment, availability/accessibility).

The City continues to provide financial support to eligible economic development activities as appropriate through the City’s Downtown Improvement Program. This program is designed to promote new business development and the retention and expansion of existing businesses in the Downtown area, and to facilitate enhancement of historical fabric, aesthetics, maintenance and safety of downtown businesses. The ancillary benefit is increased economic activity downtown, which produces additional employment opportunities for Bryan citizens.

The City will also continue to refer potential small business owners to local technical assistance and entrepreneurial development workshops serving low-income persons. The Small Business Development Center (SBDC) is supported and funded by the Small Business Administration, the area’s Research Valley Partnership, the B-CS Chamber of Commerce, and the University of Houston. To date, SBDC clients have been responsible in approximately \$5,800,000 in capital investments. The SBDC anticipates that approximately 650 Bryan residents will receive business development training and counseling in 2013-14 through attendance at approximately 20 seminars. This program assistance will represent approximately 2,000 hours of small business consulting assistance by the SBDC staff. Additional

programs are offered through the Brazos Valley Council of Government and the Small Business Administration.

Additionally, the City coordinates with the Brazos Valley Council of Governments, which has a loan committee overseeing a Revolving Loan Fund Program with a total portfolio of \$1.62 million dollars. Of that, approximately \$350,000 is currently available to assist businesses in this program year. Loans typically range from \$10,000-\$150,000, with the average loan being approximately \$70,000.

The City will also fund \$181,402.00 (from CDBG) and \$30,125.80 (from HOME) for administrative expenses related to eligible administrative expenditures for the CDBG grant and HOME program. These programs include, but are not limited to, housing, public services, public facilities, financial management, LaSalle oversight management, demolition, acquisition, infrastructure, economic development, neighborhood preservation, and technical support.

Enhance Coordination between Public and Private Housing and Social Service Agencies

The Community Development Services 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 2013-14 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, Brazos Valley Council of Governments and other public and private entities to enhance program delivery. The City of Bryan continues to seek qualified organizations to assist in becoming new CHDO's. Elder-Aid, a Bryan CHDO, continues to develop elderly 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. 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 2-1-1 information and referral system committee. Needs and gaps continue to be those identified previously 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 2-1-1.

United Way of the Brazos Valley (UWBV) brings the community together to find solutions that change people's lives by advancing Education, Financial Stability, and Health; **Education** – early education for youth and education that leads to a stable job; **Financial Stability** – that can support a family now and through retirement; and **Health** – that includes healthy lifestyle choices, affordable health care and a safe community for everyone. The City of Bryan offers support to the activities of UWBV and a City employee serves on the Board of Directors as the Secretary, Financial Stability Co-Chair and as a member of the Community Impact Committee and Information and Referral Advisory Committee.

Community Impact Grants

UWBV provides support to 22 nonprofit organizations in the Brazos Valley region through our Community Impact Grant program, awarding \$350,000 in 2013 - 2015. UWBV Partner Agencies have identified specific outcomes as a part of UWBV's Community Impact Plan which they will address. In Spring 2013, the Youth Leadership Cabinet awarded \$5,450 to local agencies. It is anticipated that the Cabinet will award \$8,000 in 2014.

State Employee Charitable Campaign

UWBV is the local campaign manager of the State Employee Charitable Campaign. Each year, the Campaign allows state employees to designate their gifts to an approved organization. As the local campaign manager UWBV facilitates this campaign. The goal for the 2012 campaign was \$555,000 and UWBV is pleased to report that the goal was exceeded, resulting in \$626,825 being raised. Currently, approximately 60% of funds raised are designated to 25 local organizations.

2-1-1 Texas

UWBV offers the 2-1-1 Texas program to the general population of the Brazos Valley Region (approximately 350,000). In 2012, 2-1-1 Texas - Bryan/College Station responded to over 49,000 calls. The program is funded by the State of Texas Health & Human Services Commission (\$334,000) and United Way of the Brazos Valley (\$15,000). 2-1-1 Texas has three main goals: 1) provide information and referrals on local, state and national resources for health and human service needs; 2) provide local and state response information in times of emergency/disaster; 3) serve as the information link for Governor Perry's State of Texas Homeland Security Plan. The City of Bryan continues to work with and serve on UWBV's 2-1-1 Information and Referral Advisory Committee to accomplish the following:

- Create greater awareness of available information and referral services;
- Coordinate existing services and maintain a comprehensive central database of health and human services information; and
- Provide educational presentations on the viable usage of 2-1-1.

GoalSavers (Individual Development Accounts)

The Financial Stability Committee, through a partnership with Brazos Valley Community Action Agency, continued the IDA (Individual Development Account) program, a matched savings program helping individuals/families build assets. Clients save an agreed-upon amount of money for the purchase of a home, starting a small business or furthering their education. Clients are also required to complete a 10-hour financial education course from of list of approved curriculum. Once the client reaches their savings goals, funds are matched 2:1 and the client makes their asset purchase. In 2012, the program was renamed GoalSavers to better market to the community. Currently, 30 clients are actively saving and nine have made their Asset Purchases (2 home ownership, 7 education) through this program.

Financial Fitness Center

UWBV completed the planning phase of the development of the Financial Fitness Center (FFC). In November 2012, the program officially launched through grants from Wells Fargo Housing Foundation (\$6,000) and Citi Foundation (\$40,000), with in-kind space provided by Brazos Valley Affordable Housing Corporation. The purpose of the FFC is to help individuals and families become more financially stable. At the FFC, clients will receive free one-on-one financial coaching and connection to community resources that can assist clients in addressing credit issues, building savings, and building assets. Its goal is to serve approximately 150 clients annually.

Bryan's Office of Community Development supports United Way's efforts and is a valuable community partner. Community Development staff serve on United Way's Board of Directors, co-chairs the Financial Stability Community Impact Committee and assists with the City's internal United Way Community Campaign. Staff also serves on the Unity Partners Executive Board and is part of the Social Inclusion Team, which provides a planning model to incorporate local demographics into goals and

objectives for low and moderate income families. 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 self-sufficiency.

Foster Public Housing Improvements and Resident Initiatives

The Bryan Housing Authority's anticipated 2013-14 Capital Fund includes: 2013 CFP grant for \$373,471.00; \$10,000 for management improvements; \$20,000 for operations; \$44,000 for administration; \$12,820 for fees; \$140,498 for site improvements, and; \$146,153 for dwellings. BHA was also awarded a ROSS-Service Coordinator Grant for 2011-2014. The grant is for \$240,000 over the three year term. BHA submitted a renewal application in February 2013 to continue the ROSS grant for another three years

The BHA committed CFP funds to remodel six units. Foundational problems were corrected and interiors received new counters, flooring, plumbing, and energy efficient windows. BHA contractors completed the remodel project as of April 2013. BHA has a current occupancy rate of approximately 95% as of May 31, 2013.

The BHA continues to provide a variety of services to residents, to include: parenting Skills, dropout prevention, domestic violence and substance abuse prevention, health fairs and healthcare assistance, pregnancy outreach, budgeting, homeownership training, GED and higher education assistance, youth leadership development and computer classes. BHA is also initiating character building sessions during the summer for neighborhood youth, and fitness program for adults. BHA is currently working on initiating a neighbor association, starting with residents residing on Dasnby, Henderson, and East 21st.

Program Specific Requirements

1. CDBG

- a. Description of activities to be funded through the 2013 Action Plan: See Activity descriptions.
- b. Funds expected to be available: The City will receive its 2013 CDBG allocation of \$907,014.00 effective October 1, 2013. The City will also generate approximately \$6,000 in CDBG program income during the 2013 program year. The primary source of this program income is past loan proceeds from CDBG housing 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.
- d. Owner-occupied housing rehabilitation and reconstruction activities (excludes minor rehabilitation) will consist of a maximum allowance of \$30,000, with a deferred loan (0% interest, forgivable) and an additional amount in a low interest loan for any amount over \$30,000 for a period up to 10 years without CDS Manager's approval. A lien will be placed upon the property until the loan is paid. 100% recapture of the remaining undeterred 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 CDS. The CDBG investment subject to recapture is based on the amount of CDBG assistance required for the owner to rehabilitate the dwelling unit. Recaptured funds must be used to carry out CDBG eligible activities. Owner occupied reconstruction assistance consists of a deferred loan (forgivable) up to a maximum \$30,000 with the remaining balance as a low interest loan. A lien is 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 for this deferred forgivable or low interest loan may only be exceeded at the discretion of the CDS 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 during the 5-Year Consolidated Planning process. 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 2013 HOME allocation of \$301,258.00 effective October 1, 2013. The City estimates \$60,000.00 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 will 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 year forgivable, deferred loan secured by a note and recorded deed of trust. The note balance shall be reduced 20% per year of occupancy until the affordability period 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, to the extent proceeds are available from any sale. The HOME investment subject to recapture is based on the amount of HOME assistance that enabled the homebuyer to buy the dwelling unit. This is also the amount upon which the affordability period is based. This includes any HOME assistance that reduced the purchase price from fair market value to an affordable price, but excludes the difference between the total actual cost plus the market cost of producing the unit and the market value of the property (i.e., the development subsidy). The recaptured funds must be used to carry out HOME eligible activities.
- 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, through a deferred, forgivable and a 0%- 3% interest loan for any amount over the deferred portion of \$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 221(d)(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 CDS 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 CDS. 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
- d.** For HOME-funded rental developments, resale provisions restricting rents to affordable levels and occupancy to households earning 60% or less of the Area Median Income will be

- required through a recorded Land Use Restriction Agreement (LURA). New developments will have a term of 20 years, and rehabilitated rental developments will have a term of five to fifteen years based upon the amount of the HOME subsidy in the development.
- e. The City acknowledges the FY 2012 HOME Appropriation Law which provides new regulations for projects receiving 2012 HOME funding. The City has revised current policies and procedures to address these requirements and will adopt the following HOME Appropriations requirements:
 - i. HOME funds used for projects not completed within 4 years of the commitment date, as determined by a signature of each party to the agreement shall be repaid, except that the Secretary may extend the deadline for 1 year if the Secretary determines that the failure to complete the project is beyond the control of the participating jurisdiction.
 - ii. No HOME funds may be committed to any project unless each participating jurisdiction certifies that it has conducted an underwriting review, assessed developer capacity and fiscal soundness, and examined neighborhood market conditions to ensure adequate need for each project.
 - iii. Any homeownership units funded with HOME funds which cannot be sold to an eligible homeowner within 6 months of project completion shall be rented to an eligible tenant.
 - iv. No HOME funds may be awarded for development activities to a community housing development organization that cannot demonstrate that it has staff with demonstrated development experience.

Program Monitoring

The Bryan Monitoring Plan will consist of three reviews:

1. Internal Review of City Programs:

Record keeping requirements for CDS 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 CDS staff. CDS 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 2013 Action Plan Proposed Projects/Activities

CDBG

Proposed CDBG Projects: Relation to 2010-14 Consolidated Plan and funds leveraged:

The 2013 Consolidated Action Plan proposes the following projects be undertaken to benefit low and moderate-income persons and to eliminate blighting influences. To promote livability, proposed activities are examined with regards to appropriateness of land use, adequate infrastructure, access and transportation options. The City's 2013 CDBG allocation is \$907,014.00 and it is anticipated that \$6,000.00 in program income will be generated for the CDBG program in 2013-14. These funds will become available October 1, 2013. Because Bryan is a HOME entitlement city, the proposed uses of these funds are listed separately.

Proposed CDBG Projects

Total CDBG Allocation: \$907,014.00

1. **Homeowner Housing Assistance, \$539,560.00** - This project addresses potentially Priorities 1-6, and specifically Priorities 3 & 4 of the Affordable Housing Plan of Bryan's 2010-14 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 22 families housing assistance in the form of infrastructure, new development, rehabilitation/replacement, handicap accessibility, minor repair, down payment assistance, acquisition, technical assistance to developers, staff and other related costs necessary to carry out CDBG Program activities (Outcome objective: decent housing availability/accessibility).
2. **Administration, \$181,402.00** - 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 2013-14 are estimated to be \$1,274,272.00. Provide technical or financial support for code enforcement violations to encourage maintenance of structures in compliance with City ordinances and community appearance standards, and removal of dilapidated structures.
3. **Clearance/Demolition, \$50,000.00** - to provide for the demolition of dilapidated, abandoned and deteriorating structures by spot blight and/or removal of deteriorated structures in order for housing to be built for low and moderate income persons. Provide technical or financial support for citizens regarding structural code enforcement violations to encourage maintenance of houses in compliance with City ordinances and community appearance standards. CDBG represents 100% of activity funds. Funds will provide for the clearance of up to 5 structures, including all related costs necessary to carry out the CDBG program. This project addresses Priority 3 and Priority 4 of the Affordable Housing Plan of Bryan's 2010-14 5-Year Consolidated Plan: (Outcome objective: decent housing availability/accessibility).

4. **Public Service Agency Funding (\$136,052.00):**

- a. **Bryan Parks and Recreation Summer Camp Program (interdepartmental funding), \$39,649.79** - for eligible operating expenses for a summer recreational camp including the counselor salaries and benefits, supplies/training, equipment, transportation and field trips for low and moderate income children. This program, offered in nine Bryan parks located in low and moderate income neighborhoods, provides educational, social, and recreational activities with an increased level of services. The program will serve approximately 650 unduplicated clients. This project addresses Priority 2 of the Non-Housing Community Development Priorities of Bryan's 2010-14 Consolidated Plan. CDBG represents approximately 100% of this activity's funding for the requested program, (Outcome objective codes: suitable living environment, availability/accessibility).
- b. **Family Promise of Bryan-College Station, Family Support Services Program, \$18,808.93** - 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 with an increase in the client contact during the two year period. 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 50 unduplicated clients during the program year. This project addresses Priority 2 of the Non-Housing Community Development Priorities of Bryan's 2010-14 Consolidated Plan. CDBG represents 100% of this activity's funding for the requested program, (Outcome objective codes: suitable living environment, availability/accessibility).
- c. **Unity Partners dba Project Unity, Safe Harbour Supervised Visitation Program, \$22,504.93** - to provide for eligible operating expenses for the Safe Harbour program, including personnel partial salary, FICA, health insurance, and security. 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 600 unduplicated clients. This project addresses Priority 2 of the Non-Housing Community Development Priorities of Bryan's 2010-14 Consolidated Plan. CDBG represents approximately 23% of this activity's funding for the requested program, (Outcome objective codes: suitable living environment, availability/accessibility).
- d. **Brazos Valley Counseling Services, \$21,549.98**– to provide for partial rent and partial salary of the Executive Director who will provide direct counseling services and supervision of counselors providing direct counseling services. The program provides individual and group counseling to low income adults, children and families and serves as a training ground for Licensed Professional Counselor practicum students and interns. Born as a service to the Head Start Program, BVCS incorporated in 2010 due to growth as a service provider to the community as a whole. This project addresses Priority 2 of the Non-Housing Community Development Priorities of Bryan's 2010-14 Consolidated Plan. The program will serve an estimated 275 unduplicated clients. CDBG from City of Bryan represents 7% of this activity's funding for the requested program, (Outcome objective codes: suitable living environment, availability/accessibility).
- e. **Brazos Valley Council on Alcohol and Substance Abuse Screening Services, \$15,999.54 (City of College Station providing an addition \$4,659.29 – for a total funding of \$20,658.83)** - to provide for personnel including partial salary costs related to

direct services to low and moderate income clients dealing with substance abuse issues. This program provides for substance abuse screening, referral and brief intervention services and includes intervention for immediate harm reduction, and referral and placement to appropriate treatment and social support services. The program will ensure that citizens have access to a full spectrum of substance abuse services. This project addresses Priority 2 of the Non-Housing Community Development Priorities of Bryan's 2010-14 Consolidated Plan. The program will serve an estimated 730 unduplicated clients. CDBG from City of Bryan represents 48% of this activity's funding for the requested program. CDBG funding from both Bryan and College Station represents 81% of the activity's requested funding, (Outcome objective codes: suitable living environment, availability/accessibility).

- f. **Brazos Valley Rehabilitation Center, Autism Charitable Services Program \$17,538.83**
 – to provide for partial salaries, therapists and/or autism teachers who will provide direct services to low and moderate income clients with autism. This program provides services to families without insurance or whose insurance doesn't cover autism services and that are low and moderate income. The program provides diagnostic assessments for children two and older and intensive early intervention, including Applied Behavioral Analysis (ABA) therapy for children with autism spectrum disorders (ASD). Therapy is provided in a classroom environment with a 1 to 1 therapist to student ration. Counseling is also provided to parents and guardians. This project addresses Priority 2 of the Non-Housing Community Development Priorities of Bryan's 2010-14 Consolidated Plan. The program will serve an estimated 45 unduplicated clients. CDBG represents 13% of this activity's funding for the requested program, (Outcome objective codes: suitable living environment, availability/accessibility).

HOME

Bryan's 2013 HOME allocation is \$301,258.00. It is anticipated that \$60,000.00 in program income will also be available during the 2013 program year. All funds are used for eligible housing programs and meet all required federal regulations. To promote livability, proposed activities are examined with regards to appropriateness of land use, adequate infrastructure, access and transportation options. Projects for the 2013 year include:

Proposed HOME Projects

Total HOME Allocation: \$301,258.00

1. **Home Owner Assistance, \$143,871.00** - This project addresses Priority 2 and Priority 3 of the Affordable Housing Plan of Bryan's 2010-14 Consolidated Plan with 1 family targeted citywide for home reconstruction assistance, and other related project expenses. The City anticipates \$60,000 in program income for the HOME program, (Outcome objectives: decent housing/sustainability).
2. **Down Payment Assistance, \$82,072.50** - This project addresses Priority 4 of the Affordable Assistance Housing Plan of Bryan's 2010-14 Consolidated Plan with 10 families targeted citywide (Outcome objectives: decent housing/affordability).
3. **Community Housing Development Organizations (CHDO), \$45,188.70** - Project potentially addresses items 1-5 of the Affordable Housing Plan of Bryan's Consolidated Plan with CHDO(s) targeted to develop 1 affordable housing unit (Outcome objectives: decent housing/affordability).
4. **Administration, \$30,125.80** – This project addresses the administrative expenses necessary for the administration of the program. 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 position. The City's match requirement has been waived. Estimated HOME leveraging is anticipated to be \$1,524,000.

MATCH REQUIREMENTS

The City's match requirement has been waived. Estimated HOME leveraging is anticipated to be \$1,524,000.

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

FUNDING PROGRAM	ANTICIPATED APPLICANTS
Continuum of Care Grant (HUD)	BVCH and TCM -Twin City Mission lead agency
Emergency Solutions Grant -TDHCA	TCM-the Bridge
CJD Project SAFE; Texas Health and Human Services Commission-Family Violence Program	TCM – Phoebe’s Home
FEMA	TCM-The Bridge and Salvation Army
Texas Department for Family and Protective Services	TCM –Youth & Family Services STAR Program
Texas Dept. of Assistance and Rehabilitative Services; TXDOT-TIBH; Knox Holt Foundation; Nina Astin; Trust, Texas Gulf Coast Combined Federal Campaign	Junction 5-0-5
Housing Choice Voucher	BVCOG
HUD Drug Elimination funds; Public Housing Development; Public Housing CIAP; Public Housing Comprehensive Grant Program	BHA
HOME-TDHCA	BVCOG - Brazos Valley Council of Governments
Family Self-Sufficiency; Hope for Elderly Independence; Texas Housing Trust Fund; Special Governor’s Funds Region 6; Dept. of Labor; Texas Workforce Commission	BVCOG
HOPWA	BVCOG: Unity Partners, d.b.a. Project Unity
HRSA Bureau of Primary Health Care/FQHC	BVCAA - Brazos Valley Community Action Agency
PHC; Title V programs; TDH/DSHS; TDHCS – CLEAP & LIHEAP (Energy Assistance programs), CSBG, & DOE Weatherization; Texas HHSC CCFP – Child Care Food Program; Texas DADS – Title XX & CBA XIX – Home-delivered meals; Texas DSHS WIC; U.S. DHHS Head Start; U.S. IDA – Individual Development Accounts	BVCAA
Texas Department of Criminal Justice; Texas Department of State Health Services; United Way; DHHS Substance Abuse and Mental Health Services Administration (SAMHSA); U.S. District Court Southern District of Texas	BVCASA
Texas Department of Family and Protective Services for Texas Families: Together and Safe Program	Unity Partners d.b.a. Project Unity
Texas OAG	Unity Partners d.b.a. Project Unity
SHHS :Ryan White Part B, HIV Health and Social Services	Unity Partners d.b.a. Project Unity
Texas Gulf Coast Combined Federal Campaign; United Way; Bush Library Foundation; Clifton and Henrietta Doak Charitable Trust; Nina Heard Astin Charitable Trust; Gilbert and Thyra Plass Charitable Trust; Lucile and John B. Dougherty Charitable Trust	Unity Partners d.b.a. Project Unity
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 – DARS; Intermediate Care for the Mentally Retarded (ICF/MR) & Home & Community Based Service (HCS) – DADS; Dept. of Aging and Disability (DADS); Dept. of State Health Services (DSHS)	MHMR
TCOOMMI & DSHS Substance Abuse	BVCASA
Department of State Health Services (DSHS) Funding Centers for Medicare and Medicaid Services (CMS) Funding.	Brazos County Health Department
Brazos County; Texas Health & Human Services Commission; FEMA Emergency Food & Shelter Program (EFSP)	Brazos Valley Food Bank
Court Appointed Special Advocates (CASA) of Brazos Valley	Voices for Children
Health and Human Services Commission – 211 Program Wells Fargo Housing Foundation for the Financial Fitness Center	United Way of Brazos Valley
Clifton and Henrietta Doak Charitable Trust; Nina Heard Astin Charitable Trust; Gilbert and Thyra Plass Charitable Trust; Lucile and John B. Dougherty Charitable Trust; Keown Charitable Trust	Scotty's House
United Way; Bush Library Foundation	Family Promise
OAG/SAPCS – State & Federal; VOAC; VAWA; Nina Astin Trust; United Way, Brazos County	Sexual Assault Resources Center
Department of Labor; Texas Workforce Commission ; HOME (via City of Bryan and City of College Station); United Way / Bush Library Foundation	Bryan/College Station Habitat for Humanity

X. Appendix

A. 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>					
<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.</p>					

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.

*Note that “corrections” category refers to local jails and state or federal prisons.

B. Continuum of Care Shelter Inventory

All Year-Round Beds/Units					Seasonal	Overflow	
Beds for Households with at Least One Adult and One Child	Units for Households with at Least One Adult and One Child	Beds for Households without Children	Beds for Households with Only Children	Units for Households with Only Children	Total Year-Round Beds	Total Seasonal Beds	Overflow Beds
Emergency Shelter							
46	29	105	0	0	151	0	0
Transitional Housing							
20	10	50	0	0	70		
Safe Haven							
		0			0		
Permanent Supportive Housing							
0	0	0	0	0	0		

C. HUD Table 1A- Homeless Gap Analysis

Continuum of Care: Housing Gap Analysis Chart

		Current Inventory	Under Development	Unmet Need/ Gap
Individuals				
Example	Emergency Shelter	100	40	26
Beds	Emergency Shelter	105	0	0
	Transitional Housing	50	0	24
	Permanent Supportive Housing	n/a	n/a	n/a
	Total	155	0	24
Persons in Families With Children				
Beds	Emergency Shelter	46	0	0
	Transitional Housing	20	0	30
	Permanent Supportive Housing	n/a	n/a	n/a
	Total	66	0	30

D. CoC Point-in-Time Homeless Population and Subpopulations Chart

Point In Time Summary for TX-701 - Bryan/College Station/Brazos Valley CoC					
PIT Count: 1/24/2013 Population: Sheltered and Unsheltered Count					
Persons in Households with at least one Adult and one Child					
	Sheltered			Unsheltered	Total
	Emergency	Transitional			
Number of Households	69	31		26	126
Number of persons (Adults & Children)	92	44		39	175
Persons in Households without Children					
	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Number of Households	57	26	0	18	101
Number of Persons (Adults)	57	26	0	18	101

Persons in Households with only Children

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Number of Households	0	0	0	0
Number of Persons (Age 17 or under)	0	0	0	0

Total Households and Persons

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Total Households	69	31	0	26	126
Total Persons	92	44	0	39	175

Chronically Homeless and Veteran Subpopulations

	Sheltered		Unsheltered	Total
	Emergency Shelters	Safe Havens		
Chronically Homeless Individuals	24	0	0	24
Chronically Homeless Families	0		0	0

	Sheltered		Unsheltered	Total
	Veterans in emergency shelters, transitional housing and safe havens			
Veterans	10		0	10

Other Homeless Subpopulations

	Sheltered		Unsheltered	Total
	Persons in emergency shelters, transitional housing and safe havens			
Severely Mentally Ill	19		3	22
Chronic Substance Abuse	18		11	29
Persons with HIV/AIDS	0		0	0
Victims of Domestic Violence	8		0	8
Unaccompanied Child (Under 18)	0		0	0

E. Table 1B-Special Needs (Non-homeless) Populations

SPECIAL NEEDS SUB-POPULATIONS	Priority Need Level (H-high, M- medium, L-low)	Unmet Need
Elderly	M	See narratives
Frail Elderly	M	See narratives
Severe Mental Illness	M	See narratives
Developmentally Disabled	M	See narratives
Physically Disabled	M	See narratives
Persons w/ Alcohol/Other Drug Addictions	M	See narratives
Persons w/HIV/AIDS	M	See narratives
Victims of Domestic Violence	M	See narratives

F. 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	
	Texas Veteran’s Commission	Brazos, Burleson, Grimes, Leon, Madison, Milam, Robertson and Washington counties	VET	
	LOCAL GOVERNMENT AGENCIES			
	City of Bryan Community Development Services Department	Bryan, Texas	N/A	
	City of College Station Community Development Office	College Station, Texas	N/A	
	Brazos Valley Council of Governments – Section 8 Housing Choice Voucher Program	Brazos, Burleson, Grimes, Leon, Madison, Milam, Robertson and Washington counties	N/A	
	Brazos County Health Department	Brazos County	N/A	
	SCHOOL SYSTEMS / UNIVERSITIES			
	Bryan ISD	Bryan, Texas	Y	
	Project Head Start	Bryan and College Station, Texas	Y	
	College Station ISD	College Station, Texas	Y	
	LAW ENFORCEMENT / CORRECTIONS			
	Bryan Police Department	Bryan, Texas	N/A	
	College Station Police Department	College Station, Texas	N/A	
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, Robertson and Washington counties	SMI	Y
	Brazos Food Bank	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
	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	Brazos, Burleson, Grimes, Leon, Madison, Robertson and Washington counties	N/A	
	Genesis House	Brazos, Burleson, Grimes, Leon, Madison, Robertson and Washington counties	Y	
	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	
	Everyday Life	Bryan, Texas	Y	
	FAITH-BASED ORGANIZATIONS			
	Ecclesia Ministries, Texas	Bryan, Texas	N/A	
	Catholic Charities	Brazos, Burleson and Robertson 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	Brazos, Burleson, Grimes, Leon, Madison, Milam, Robertson and Washington counties	N/A	
Family Promise	Brazos County	N/A	
BUSINESSES (BANKS, DEVELOPERS, BUSINESS ASSOCIATIONS, ETC.)			
Community Solutions	Brazos, Burleson, Grimes, Leon, Madison, Milam, Robertson and Washington counties	N/A	
OTHER COMMUNITY AFFILIATES			
Bryan Housing Authority	Brazos	N/A	
Centerville Housing Authority	Leon	N/A	
Navasota ISD	Grimes County	Y	
Brenham ISD	Washington County	Y	
Caldwell ISD	Burleson County	Y	
Crisis Intervention Team	Brazos County	N/A	
Project Unity	Brazos, Burleson, Grimes, Leon, Madison, Milam, Robertson and Washington counties	N/A	
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
Freedom Hill (Halfway House)	Brenham, Texas and Washington County	SA	
UMC Lee Chapel	Brazos County	N/A	
The Lighthouse	Brazos County	DV	
Unitarian Universalism Church of Brazos Valley	Brazos Valley	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	
Blinn College of Nursing	Brazos County	HIV	SA
Timothy Halbbrook and Donnie Holland	Brazos County	N/A	

G. Continuum of Care: 10-Year Plan, Objectives, and Action Steps Chart
(Most current available CoC Action Steps Chart)

Objectives to End Chronic Homelessness <u>and</u> Move Families and Individuals to Permanent Housing	2013-2014 Local Action Steps How are you going to do it? List action steps to be completed within the next 12 months.	Lead Persons List names of those 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 PSH beds for chronically homeless persons.	1. Contact agencies with an interest in applying for PSH funding;	Brazos Valley Homeless Coalition	0	0	5	10
	2. Coordinate training on PH funding sources, and					
	3. Create 5 new beds for chronically homeless.	Twin City Mission, Inc. and BV Embrace				
2. Increase percentage of homeless persons staying in PH over 6 months to at least 77%.	1. Increase support, case management, and public service referrals provided to clients in PH, and	Twin City Mission, Inc.	0	0	0	0
	2. Develop a support team of Coalition members to reduce obstacles to clients' success in PH.	Brazos Valley Homeless Coalition				
3. Increase percentage of homeless persons moving from TH to PH to at least 65 %.	1. Conduct evaluation of Transitional Housing programs and contact agencies working with homeless persons, focusing on maintaining current successful practices, and	Twin City Mission, Inc.	88%	90%	92%	100%
	2. Ensure that case management services and follow-up support are strong enough to help TH participants obtain and maintain PH.	Brazos Valley Homeless Coalition				
4. Increase percentage of homeless persons employed at exit to at least 20%.	1. Continue coordination with local Workforce Board to address employment needs of homeless and increase access to local employment programs, and	Twin City Mission, Inc.	50%	60%	70%	80%
	2. Host job/skills training workshops each year to enhance employability.					
5. Decrease the number of homeless households with children.	1. Collaborate with agencies and organizations to expand housing opportunities to homeless families with children, and	Twin City Mission, Inc.	13	10	5	5
	2. Develop a program that specifically targets this population.					
Other CoC Objectives in 2013-14		Lead Person(s)	Timelines			
1. Continue to meet CoC HMIS requirements by following established HMIS policies/protocols, monitoring compliance with Data Standards, and reporting accurate, reliable data in SuperNOFA and Annual Homeless Assessment Report (AHAR).		Brazos Valley Homeless Coalition and Twin City Mission, Inc.	3 year HMIS Grant - 2014			
2. Continue to monitor Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act changes into by-law and committee responsibilities.		Same	HEARTH partially approved			
3. Coordinate with agencies to conduct annual Point-In-Time Homeless population and subpopulation count.		Same	Ongoing			
4. Provide for CoC quarterly achievement reports in coordination with HUD CPD Representative.		Same	Ongoing			

**H. Table 1C- Summary of Specific Housing/Community Development Objective
(Table 1A/1B Continuation Sheet): Homeless and Special Needs**

Objective #	Specific Objectives	Source of Funds	Performance Indicators	Expected Number	Outcome/ Objective
Priority 1: Help low income families avoid becoming homeless through:					
DH-1.RHO 1.1	Strategy 1: Rental Rehabilitation: Technical support to private owners/ investors to rehabilitate sub-standard rental properties to be made available to very low, low and moderate income individuals and families for at least 10 years, and provide rental assistance as needed. 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 LIHTC or other applicable incentive programs to private/investors to assist in new construction or rehabilitation.	0 in 2013; Technical support bi-annually of one substandard rental property 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	Strategy 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. (Oversight provided by staff, not a specific funded project).	No CDBG funds- Housing Choice Vouchers-Other entities	Specific Indicator: TBRA Rental Development, number of affordable units: Maintain or increase number of units receiving monthly rental subsidies.	Participation on the BVCH by attending 2-4 meetings annually.	DH-1
SL-1 NHPS 1.3	Strategy 3: 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 & elderly- technical/financial assistance by appropriate agency.	Assistance to an estimated 100 persons over the 5-Year period through these agencies.	SL-1
Priority 2: Reach out to homeless persons and assess their individual needs through:					
SL-1 NHPS 2.1	Strategy 1: 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 (Oversight provided by staff, not a specific funded project).	HUD-CDBG Administrative	Specific Indicator: Public Service; Number of person stabilized: Facilitate the improvement of services through technical/financial support of self-sufficiency programs from appropriate agency/s.	Assistance to an estimated 30 persons annually through established self sufficiency program/s.	SL-1
SL-1 NHPS 2.2	Strategy 2: 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 CoC grant application submitted annually; one homeless survey done bi-annually. One agency to provide HMIS tracking within 5-Year period. 30-50 Homeless will be assisted annually through local providers.	SL-1
SL-1 NHPS 2.3	Strategy 3: 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; 30-50 homeless persons will receive assistance through local providers.	SL-1

Objective #	Specific Objectives	Source of Funds	Performance Indicators	Expected Number	Outcome/ Objective
Priority 3: address emergency, transitional and permanent housing needs of the homeless by:					
NHHO-1 3.1	Strategy 1: Increase the capacity or number of emergency and transitional shelters for families by improving/increasing the number of units available by providing technical/financial assistance to expand emergency, transitional and permanent housing availability to better meet the needs of homeless and special needs populations (Oversight provided by staff, not a specific funded project).	HUD-CoC-TCM, MHMR, BVCH	Specific Indicator: Emergency housing; Number of units for homeless and chronic homeless: Technical and/or financial assistance provided to those agencies increasing housing units.	Expansion of 10 additional spaces for families within the 5-Year period.	DH-2& SL-1
NHHO-3.2.3	Strategy 2 and 3: Increase the capacity or number of emergency, transitional and permanent shelters for persons with special needs and increase capacity of permanent supportive housing for person with special needs by technical assistance provided to increase the capacity of local homeless providers for persons with special needs. (Oversight provided by staff, not a specific funded project).	HUD-CoC-TCM, MHMR, BVCH	Specific Indicator: Emergency housing; Number of units for homeless and chronic homeless: Technical and/or financial assistance provided to those agencies increasing housing units.	Expansion of 10 additional spaces emergency/transitional and 1 permanent space 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 through assistance (financial and/or technical) to agencies who provide these services by:					
NHHO-4.1	Strategy 1: Providing employment training and counseling to homeless (2013 Funding to Family Promise to provide Counseling to previously homeless persons).	HUD-CoC-TCM, MHMR, BVCH 2013 CDBG	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 30 homeless persons over the 5-Year period through those agencies that provide self sufficiency programs. 2013 Family Promise – 50 clients.	DH-2& SL-1
NHHO-4.2	Strategy 2: Assist homeless in acquiring needed services such as Section 8 rental assistance, food stamps, child care assistance, and other necessities by collaborating with agencies that provide intensive case management to the homeless. Technical assistance provided to the BVCH and funding of TCM's The Bridge program (Oversight provided by staff, not a specific funded project).	Other funding sources: BVCH, TCM, MHMR, BVCOG 2013 CDBG-public service funding /the Bridge by COCS	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, 550 clients in 2013.	DH-2& SL-
NHHO-4.3	Strategy 3: Provide counseling and financial incentives with regards to home ownership to local homeless persons by providing technical assistance to homeless providers who counsel homeless individuals (Oversight provided by staff, not a specific funded project).	Other funding sources: BVCH, TCM, MHMR, BHA, Habitat, BVAHC	Specific Indicator: Public Service; Number of persons stabilized: Facilitate coordination between service providers for access to information on buying a home.	An estimated 15 homeless individuals will receive information on purchasing a home and how to achieve this goal, over the 5 year period.	DH-2& SL-1
Priority 1: Assist the elderly and frail elderly with their supportive housing and service needs by:					
SNO-1.1	Strategy 1: Encouraging collaboration between housing providers and elderly service providers to increase access to housing and supportive services to the elderly by 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.	SH-1 DH-2
SNO-1.2	Strategy 2: Assist agencies that provide services to the elderly by helping service and housing agencies locate funding for supportive housing for the elderly and frail elderly. The CDAC and JRFRC committees will consider funding such entities with CDBG funds on an annual basis. (Oversight provided by staff, not a specific funded project).	Private	Specific Indicator: Public Service agencies	Assist at least 200 elderly, frail elderly, or disabled with information and referral through area networks such as 211 or Project Unity.	DH-2& SL-1

Objective #	Specific Objectives	Source of Funds	Performance Indicators	Expected Number	Outcome/Objective
Priority 2: Assist persons with disabilities (mental, physical and developmental) with their supportive housing/service needs by:					
SNO-2.1.2	Strategy 1 and 2: Encourage public/private agencies , which provide housing and services to the disabled to seek funding for supportive housing projects and encourage coordination between providers of services and housing for persons with disabilities (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 that help update 211 data base and participate in the area's informational board, Project Unity.	Providers support annual updated directory and Assist an estimated 30 disabled persons will be provided information through the resources such as 211 and Project Unity.	DH-2 & SL-1
SNO-2.3	Strategy 3: Assist agencies, which provide services to children with disabilities by providing technical assistance to service and housing providers to locate funding for supportive housing for children with disabilities (Oversight provided by staff, not a specific funded project).	Other Funds from Private Entities	Specific Indicator: Public Service and Housing Number of persons stabilized: Provide technical assistance to agencies that provide housing services.	Providers will provide information on housing resources for families who have disabled children (30).	DH-2 & SL-1
Priority 3: Assist persons with alcohol and other drug addictions with their service needs by:					
SNO-3.1	Strategy 1: Assist service providers with providing additional services to persons addicted to drugs and alcohol , including housing and supportive services (CDBG funded in 2013- BV Council on Alcohol & Substance Abuse)	CDBG	Specific Indicator: Public Service; Number of persons stabilized: Provide technical assistance to providers through Project Unity to coordinate services.	Provide financial and technical assistance to BVCASA for supportive services to 730 persons with alcohol and drug addictions	DH-2 & SL-1
Priority 4: Assist persons with HIV/AIDS and their families, with their supportive housing and service needs by:					
SNO-4.1	Strategy 1: Expand health care services for persons with HIV/AIDS through providing technical assistance for the encouragement of expanded health services through appropriate organizations (Oversight provided by staff, not a specific funded project).	Private funds: HOPWA/Project Unity Other entities: BVCOG/Project Unity— HRSA Bureau of Primary HealthCare/FQHC, HRSA Ryan White Title II	Specific Indicator: Public Service Persons assisted: Technical assistance provided to appropriate agencies.	25 persons with HIV/AIDS will benefit from improved coordination of housing and supportive services.	SL-1
SNO-4.2	Strategy 2: Expand supportive housing for persons with HIV/AIDS through the encouragement of the development of supportive transitional housing services for person with HIV/AIDS through appropriate organizations (Oversight provided by staff, not a specific funded project).	Private funds: HOPWA/Project Unity Other entities: BVCOG/Project Unity— HRSA Bureau of Primary HealthCare/FQHC, HRSA Ryan White Title II	Specific Indicator: Public Service Persons assisted: Technical assistance provided to appropriate agencies.	25 persons with HIV/AIDS will benefit from improved coordination of housing and supportive services.	SL-1
Priority 5: Assist public housing residents with their supportive services and service needs to support self sufficiency to reduce dependency on federally assisted public housing through:					
PHA-5.1	Strategy 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.	10 PHA residents will benefit from homebuyers counseling over the 5- Year period.	SL-1 & DH-2
PHA-5.2	Strategy 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 info to Exec Director or Resident Initiatives Coordinator on accessibility of services.	300 PHA residents will benefit from availability of information over the 5- Year period.	SL-1
PHA-5.3	Strategy 3: Provide technical assistance to PHA residents wanting to own their own business by providing access to information on business development and resources available (Oversight provided by staff, not a specific funded project).	Other entities- Small Business Administration, BVCOG	Specific Indicator: None Persons Assisted: Residents will be informed of identified services such as Brazos Valley Council on Economic Development programs and other services.	10 PHA residents will benefit from availability of workshops and counseling on starting a business.	EO-3

I. Table 1C- Summary of Specific Objectives

Specific Obj. #	Outcome/Objective	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
	Specific Objectives						
DH-1	Availability/Accessibility of Decent Housing						
DH-1.RHO 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 support to private owner/investors or non-profits for 1 substandard rental complex (1-20) units bi-annually or two within the 5 year period, 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	2010	0	2 - properties 126 - units	
				2011	1-20	0	
				2012	0	In progress	
				2013	1-20		
				2014	0		
MULTI-YEAR GOAL							
DH-1.RHO 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	2010	0	0	
				2011	0	0	
				2012	1	In progress	
				2013	1		
				2014	0		
MULTI-YEAR GOAL							
DH-1.RHO 1.3	Priority 1, Strategy 3: New Construction: Technical support to private non-profit and for-profit developers of affordable rental housing	Private Funds by other entities (not CDBG or HOME funds)	Specific Indicators: Rental units constructed	2010	0	2 - Elder-Aid	
				2011	1	1 - Embrace	
				2012	0	In progress	
				2013	0		
				2014	0		
MULTI-YEAR GOAL							
DH-1.OHO 2.1	Priority 2: Expand supply of decent, safe & affordable housing through development of new single family Residential property, Strategy 1: New Construction: Continue to work with non-profit & for-profit developers to help initiate new housing production. Provide support services to a minimum of one (1) developer bi-annually, or two (2) over the next five years to increase housing developments to encourage decentralization of low to moderate income neighborhoods.	Private Funds by other entities (not CDBG or HOME funds)	Specific Indicators: homeownership units constructed; In addition: Increase number of housing units	2010	0	16 - Habitat	
				2011	1	14 - Habitat	
				2012	0	In progress	
				2013	1		
				2014	0		
MULTI-YEAR GOAL							

Specific Obj. #	Outcome/Objective	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
	Specific Objectives						
DH-1	Availability/Accessibility of Decent Housing						
DH-1.OHO 2.2	Priority 2, Strategy 2: Acquisition: Continue to work with non-profit and for-profit developers to help initiate new housing production. Provide opportunities for housing developments through technical/financial support services by acquiring property to donate or sell at a reasonable cost, 2 lots annually or 10 lots in the 5 year period to increase single owner occupied housing or housing developments to encourage decentralization of low to moderate income neighborhoods (Note- same goals as Priority 3/Strategy 5- not in addition to).	CDBG	Specific Indicators: Acquire lots to encourage housing developments In addition: Increase number of available lots for houses.	2010	2	0	
				2011	2	0	
				2012	2	In progress	
				2013	2		
				2014	2		
				MULTI-YEAR GOAL			
DH-1.RHO 3.1	Priority 3: to reduce isolation of income groups by decentralizing housing opportunities and revitalizing deteriorating neighborhoods, Strategy 1: Rental Rehabilitation: Technical support of low income housing tax credits or other applicable incentive programs to private owner/investors for assistance in building new or rehabilitation one (1) substandard rental units bi-annually, or 2 within the next 5-Years, to assist in rehabilitation to standard condition and/or for new construction.	Private Funds by other entities (not CDBG or HOME funds)	Specific Indicators: Rental units constructed; In addition: Increase number of housing units	2010	0	1- property 80 - HTC units	
				2011	1	1 - SF Rental CHDO	
				2012	0	In progress	
				2013	0		
				2014	1		
				MULTI-YEAR GOAL			
DH-1 OHO 3.4	Priority 3, Strategy 4: Clearance/Demolition to provide for the removal of dilapidated, abandoned and deteriorating structures by spot blight or in order for housing to be built for low and moderate income persons. Provide technical/financial support for citizens regarding structural code enforcement violations to encourage maintenance of houses in compliance with City Ordinances and community appearance standards. Provide technical assistance to citizens to prevent code violations through code enforcement staff-(Note- same goals as Priority 4/Strategy 4- not in addition to)	CDBG	Specific Indicator: Number of vacated lots cleared for the rebuilding of homes. Number of Housing Units: Provide for the potential of new housing production-1-5 annually.	2010	5	0	
				2011	5	2	
				2012	5	In progress	
				2013	5		
				2014	5		
				MULTI-YEAR GOAL			
DH-1 OHO 3.4	Priority 3, Strategy 5: Acquisition: Continue to work with non-profit and for-profit developers to help initiate new housing production. Provide opportunities for housing developments through technical/financial support services by acquiring property to donate or sell at a reasonable cost, 2 lots annually or 10 lots in the 5 year period to increase single owner occupied housing or housing developments to encourage decentralization of low to moderate income neighborhoods.	CDBG	Specific Indicator: Number of vacated lots cleared for the rebuilding of homes. Number of Housing Units: Provide for the potential of new housing production-1-5 annually.	2010	2	0	
				2011	2	0	
				2012	2	In progress	
				2013	2		
				2014	2		
				MULTI-YEAR GOAL			

Specific Obj. #	Outcome/Objective	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
	Specific Objectives						
DH-1	Availability/Accessibility of Decent Housing						
DH-1 OHO 4.4	Priority 4: to expand the supply of decent, safe and affordable housing through the Rehabilitation of existing residential property, Strategy 4: Clearance/Demolition to provide for the removal of dilapidated, abandoned and deteriorating structures by spot blight or in order for housing to be built for low and moderate income persons. Provide technical/financial support for citizens regarding structural code enforcement violations to encourage maintenance of houses in compliance with City Ordinances and community appearance standards. Provide technical assistance to citizens to prevent code violations through code enforcement staff.	CDBG	Specific Indicators: Rental units constructed; In addition: Improve availability of housing units	2010	5	0	
				2011	5	2	
				2012	5	In progress	
				2013	5		
				2014	5		
				MULTI-YEAR GOAL			
DH-1.OHO 6.2	Priority 6, To provide housing and supportive services for special needs populations by Strategy 1 Housing for the Elderly and 2 Programming to Assist Populations: Programming to assist at-risk populations: By providing technical and financial assistance to expand existing programs and innovative new programs to fill gaps not met by current delivery system. (Technical assistance only).	Not CDBG or HOME Funded-Private Funds *NOTE: 2013 revision to use CDBG – JRFRC funds for this objective	Specific Indicators: Public Service; In addition: No. of persons stabilized: Provide technical assistance to committees, including the BVCH, Project Unity and other applicable supportive services committees. * NOTE: Revised annual goal for 2013	2010	0	2	
				2011	0	31 served	
				2012	0	In progress	
				2013	* 50		
				2014	1		
				MULTI-YEAR GOAL			
DH-1.OHO 6.3	Priority 6, Strategy 3: Housing for special needs populations: By providing technical and/or financial assistance to expand existing programs and services and to encourage innovative new programs to fill in the gaps in housing needs currently not being met by the existing delivery system. Technical assistance only – coordinate efforts with local housing coalition to expand public/private partnerships to increase delivery of housing programs.		Specific Indicators: Public Service; In addition: No. of persons stabilized: Provide technical assistance to committees, including the BVCH, Project Unity and other applicable supportive services committees.	2010	4 meetings	8	
				2011	4 meetings	10	
				2012	4 meetings	In progress	
				2013	4 meetings		
				2014	4 meetings		
				MULTI-YEAR GOAL			
DH-2	Affordability of Decent Housing						
DH-2. 1.3	Priority 1: (5-Year plan), Strategy 3: New construction: Continue to work to establish strong non-profits capable of producing new housing by identifying and assisting through the qualifying process a minimum of one (1) new non-profit in becoming CHDO's. In addition, Assist a minimum of one (1) private developer in working with TDHCA to receive low income housing tax credits for private development for new construction of affordable housing.	HOME/CHDO and TDHCA-LITC/private investors	Specific Indicators: Rental units constructed; In addition: Increase access to affordable housing units	2010	0	0	
				2011	1	1	
				2012	0	In progress	
				2013	0		
				2014	1		
				MULTI-YEAR GOAL			

Specific Obj. #	Outcome/Objective	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
	Specific Objectives						
DH-2	Affordability of Decent Housing						
DH-2&3. OHO 3.2	Priority 3: to reduce isolation of income groups by decentralizing housing opportunities and revitalizing deteriorating neighborhoods, Strategy 2: Owner occupied rehabilitation and/or Reconstruction: Rehabilitate or Reconstruction of three (3) substandard housing units to standard condition annually or ten (15) over the next 5-Years.	CDBG/HOME	Specific Indicators: owner occupied units rehabilitated; In addition: No. of affordable units rehabilitated.	2010	3	1	
				2011	3	2	
				2012	3	In progress	
				2013	3		
				2014	3		
MULTI-YEAR GOAL							
DH-2&3. OHO 3.3	Priority 3, Strategy 3: Minor Home Repair Assistance Program: assist with fifteen (15) minor repair projects including sweat equity projects annually or seventy five (75) over the 5-Years; assist with five (5) minor repairs or twenty five (25) over the next 5-Years –(note- same as Priority 4, Strategy 3 goals, not in addition to).	CDBG	Specific Indicators: owner occupied unites rehabilitated; In addition: No. of affordable units rehabilitated.	2010	15	41	
				2011	15	37	
				2012	15	In progress	
				2013	15		
				2014	15		
MULTI-YEAR GOAL							
DH-2. OHO 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 three substandard housing units to standard condition annually, or 15 over the next five years (note same goals as Priority 3/Strategy 2, not in addition to).	CDBG/HOME	Specific Indicator: Owner occupied units rehabilitated	2010	3	1	
				2011	3	2	
				2012	3	In progress	
				2013	3		
				2014	3		
MULTI-YEAR GOAL							
DH-2 OHO 4.3	Priority 4, Strategy 3: Minor Home Repair Program: Technical and financial assistance by providing repairs through for-profit contractors and non-profit housing organizations for minor repairs including sweat equity projects. 2013 funded projects.	CDBG	Specific Indicators: owner occupied unites rehabilitated In addition: No. of affordable units rehabbed.	2010	15	41	
				2011	15	37	
				2012	15	In progress	
				2013	15		
				2014	15		
MULTI-YEAR GOAL							
DH-2. OHO 5.1	Priority 5, To expand home ownership opportunities for very 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 2013 & CDBG	HOME/CDBG	Specific Indicators: Homeownership units constructed or acquired; In addition: No. of affordable households: Provide down payment assistance counseling, down payment assistance and closing costs.	2010	15	17	
				2011	15	21	
				2012	15	In progress	
				2013	15		
				2014	15		
MULTI-YEAR GOAL							

Specific Obj. #	Outcome/Objective	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
	Specific Objectives						
DH-2	Affordability of Decent Housing						
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 2013 using 2012 & 2013 CHDO set-aside funding.	HOME	Specific Indicators: Rental units constructed and/or homeownership units constructed or acquired; In addition: No. of households: Provide assistance to area non-profits to develop CHDO status, assist through application process to have at least 1 CHDO project approved annually.	2010	1	0	
				2011	1	2	
				2012	1	In progress	
				2013	1		
				2014	1		
				MULTI-YEAR GOAL			

J. Table 2A- Priority Housing Needs/Investment Plan Table

PRIORITY HOUSING NEEDS (households)		Income Range	Priority Need Level (H-high, M-medium, L-low)	Unmet Need (Percentage of households with any housing problems)
Renter	Small Related	0-30%	M	83.2%
		31-50%	M	77.5%
		51-80%	L	48.3%
	Large Related	0-30%	M	82.6%
		31-50%	M	79.0%
		51-80%	M	86.4%
	Elderly	0-30%	M	76.2%
		31-50%	M	62.3%
		51-80%	M	58.9%
	All Other	0-30%	L	89.3%
		31-50%	L	92.1%
		51-80%	L	47.3%
Owner	Small Related	0-30%	H	79.8%
		31-50%	H	68.6%
		51-80%	M	46.3%
	Large Related	0-30%	H	86.2%
		31-50%	H	84.1%
		51-80%	M	78.8%
	Elderly	0-30%	H	77.7%
		31-50%	M	41.5%
		51-80%	L	16.8%
All Other	0-30%	L	64.8%	
	31-50%	L	64.2%	
	51-80%	L	37.8%	
Non-Homeless Special Needs	Elderly	0-80%	M	See narratives
	Frail Elderly	0-80%	M	See narratives
	Severe Mental Illness	0-80%	M	See narratives
	Physical Disability	0-80%	M	See narratives
	Developmental Disability	0-80%	M	See narratives
	Alcohol/Drug Abuse	0-80%	M	See narratives
	HIV/AIDS	0-80%	M	See narratives
Victims of Domestic Violence	0-80%	M	See narratives	

SOURCE: Latest available SOCDs CHAS data – HUDUSER information used for current 5-Year Consolidated Plan.

K. Table 2A-Priority Housing Needs/Investment Plan Goals

Priority Need	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
Renters						
0-80% of MFI via CHDO	5 / 1	1 / 0	1 / 1	1	1	1
Owners						
0-80% of MFI via DPA, Rehab, & Reconstruction ONLY	160 / 119	32 / 59	32 / 60	32	32	32
Homeless*						
Individuals	TA	TA	TA	TA	TA	TA
Families	TA	TA	TA	TA	TA	TA
Non-Homeless Special Needs**						
Elderly	TA	TA	TA	TA	TA	TA
Frail Elderly	TA	TA	TA	TA	TA	TA
Severe Mental Illness	TA	TA	TA	TA	TA	TA
Physical Disability	TA	TA	TA	TA	TA	TA
Developmental Disability	TA	TA	TA	TA	TA	TA
Alcohol/Drug Abuse	TA	TA	TA	TA	TA	TA
HIV/AIDS	TA	TA	TA	TA	TA	TA
Victims of Domestic Violence	TA	TA	TA	TA	TA	TA
Total						
Total Section 215	n/a	n/a	n/a	n/a	n/a	n/a
215 Renter	n/a	n/a	n/a	n/a	n/a	n/a
215 Owner	n/a	n/a	n/a	n/a	n/a	n/a

TA denotes Technical Assistance will be provided.

* Homeless individuals and families assisted with partnering with local providers for transitional and permanent housing.

**CDS does not discriminate certain percentages of total funding and/or assistance to each subpopulation.

L. Table 2A- Priority Housing Activities

Priority Need	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
CDBG						
Acquisition of existing rental units	TA	TA	TA	TA	TA	TA
Production of new rental units	TA	TA	TA	TA	TA	TA
Rehabilitation of existing rental units	TA	TA	TA	TA	TA	TA
Rental assistance	TA	TA	TA	TA	TA	TA
Acquisition of property	10	2 / 0	2	2	2	2
Production of new owner units	TA	TA	TA	TA	TA	TA
Rehabilitation of existing owner units - (15) Minors & (2) Majors & (5) DAPs annually	85 / .81	17 / 42	17 / 39	17	22	17
Demolition of vacant, dilapidated structures	25 / 2	5 / 0	5 / 2	5	5	5
HOME						
Acquisition of existing rental units	TA	TA	TA	TA	TA	TA
Production of new rental units	TA	TA	TA	TA	TA	TA
Rehabilitation of existing rental units	TA	TA	TA	TA	TA	TA
Rental assistance	TA	TA	TA	TA	TA	TA
Acquisition of property	T.A	TA	TA	T.A	T.A	T.A.
Production of new owner units by developer DAP provided to eligible clients	TA	TA	TA	TA	TA	TA
Rehabilitation of existing owner units	5 / 2	1 / 0	1 / 2	1	1	1
Homeownership assistance - DAP	75 / 38	15 / 17	15 / 21	15	10	15
HOPWA-Do not receive these funds						
Other						

TA denotes technical assistance will be provided.

M. Table 2B- Priority Community Development Needs

Priority Need	Priority Need Level (H-high, M-medium, L-low)	5 Yr Goal Plan	Annual Goal Plan
Acquisition of Real Property	H	10	5 bi-annually
Disposition	H	10	5 bi-annually
Clearance and Demolition	H	25	5
Code Enforcement	M	City Provides	City Provides
Public Facility (General)		1	*
Senior Centers	M	TA	TA
Handicapped Centers	H	TA	TA
Homeless Facilities	H	TA	TA
Youth Centers	H	TA	TA
Neighborhood Facilities	M	TA	TA
Child Care Centers	M	TA	TA
Health Facilities	H	TA	TA
Mental Health Facilities	M	TA	TA
Parks and/or Recreation Facilities	M	TA	TA
Parking Facilities	L	City Provides	City Provides
Abused/Neglected Children Facilities	M	TA	TA
Asbestos Removal	L	TA	TA
Non-Residential Historic Preservation	L	TA	TA
Infrastructure (General)			
Water/Sewer Improvements	L	City Provides	City Provides
Street Improvements	H	City Provides	City Provides
Sidewalks	H	City Provides	City Provides
Solid Waste Disposal Improvements	L	City Provides	City Provides
Flood Drainage Improvements	L	City Provides	City Provides
Public Services (General)		Up to 12	**
Senior Services	H	TA	TA
Handicapped Services	H	TA	TA
Legal Services	L	TA	TA
Youth Services	H	TA	TA
Child Care Services	M	TA	TA
Transportation Services	H	City Provides	City Provides
Substance Abuse Services	H	TA	TA
Employment/Training Services	H	TA	TA
Health Services	M	TA	TA
Lead Hazard Screening	L	TA	TA
Crime Awareness	M	City Provides	City Provides
Fair Housing Activities	L	TA	TA
Tenant Landlord Counseling	L	TA	TA
Economic Development (General)			
C/I Infrastructure Development	H	TA	TA
C/I Building Acq/Const/Rehab	L	TA	TA
Other C/I	M	TA	TA
ED Assistance to For-Profit	L	TA	TA
ED Technical Assistance	L	TA	TA
Micro-enterprise Assistance	L	TA	TA
Other			

TA denotes technical assistance will be provided.

*Dependent on CDAC annual recommendations.

**Dependent on JRFRC annual recommendations.

**N. 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	Outcome/ Objective
Rental Housing Objectives					
DH-1.RHO 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 through, Strategy 1: 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 unit property rehabilitated bi-annually; a total of 2 properties within the 5 year period.	DH-1
DH-1.RHO 1.2	Priority 1, Strategy 2: Rental Assistance provision of rental subsidies to eligible very 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.	Technical assistance to 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 property (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 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: 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 property (1-20 units) bi-annually or 2 over the 5-Year period.	DH-1

Objective #	Specific Objectives: Affordable Housing	Source of funds	Performance Indicators	Expected Number	Outcome/ Objective
DH-1.RHO 6.1	Priority 6, To provide housing and supportive service for special needs population, Strategy 1: housing for the elderly: technical/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
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 1: New Construction technical/financial assistance to private non-profit 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-1.OHO 2.2	Priority 2, Strategy 2: Acquisition: Continue to work with non-profit and for-profit developers to help initiate new housing production. To increase single owner occupied housing or housing developments to encourage decentralization of low to moderate income neighborhoods by the acquisition of lots to donate or sell at a reasonable cost. Not funded in 2013	CDBG funded Not funded in 2013	Specific Indicator: Acquisition of property to develop owner occupied constructed homes; In addition: Number of housing units sustained: Provide technical assistance to these entities to initiate new housing production.	Provide opportunities for housing developments through technical/financial support services by acquiring property to donate or sell at a reasonable cost, 2 annually or 10 lots in 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 2013	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.	3 units rehabilitated or/reconstructed annually or 15 over the 5-Year period.	DH-2&3
DH-2&3. OHO 3.3	Priority 3, Strategy 3: Minor Assistance Program to provide technical/financial assistance by providing repairs through for-profit and non-profit contractors and housing organizations and making these resources available for use for low/moderate income families, social service programs, and volunteer labor groups. CDBG funded 2013	CDBG	Specific Indicator: Owner Occupied Units rehabilitated; In addition: Housing Development/ Number of Affordable Units: Assist labor volunteer groups to rehabilitate owner occupied homes.	15 housing units rehabilitated annually, including sweat equity projects or 75 units over the 5-Year period.	DH-2&3
DH-1.OHO 3.4	Priority 3, Strategy 4: Clearance/Demolition to provide for the removal of dilapidated, abandoned and deteriorating structures by spot blight or in order for housing to be built for low and moderate income persons. Provide technical/financial support for citizens regarding structural code enforcement violations to encourage maintenance of houses in compliance with City Ordinances and community appearance standards. Provide technical assistance to citizens to prevent code violations through code enforcement staff. CDBG funded 2013	CDBG	Specific Indicator: Number of vacated lots cleared for the rebuilding of homes. Number of Housing Units: Provide for the potential of new housing production-1-5 annually.	Clearance /Demolition of 5 unoccupied dilapidated structures annually or 25 in the 5 year period.	DH-1

Objective #	Specific Objectives: Affordable Housing	Source of funds	Performance Indicators	Expected Number	Outcome/Objective
DH-1.OHO 3.5	Priority 3, Strategy 5: Acquisition to provide for the acquisition of property to be used to build housing to be occupied by low/moderate income persons and/or the acquisition of property located outside a designated slum/blight areas and the acquisition is a prerequisite for clearance which will eliminate specific conditions of blight or physical decay. Not funded 2013	CDBG – Not funded in 2013	Specific Indicator: Number of Housing Units: Provide for the potential of new housing production-1-2 annually	Acquisition of property 1-2 lots annually. Provide technical assistance to developers.	DH-1
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 incentives to rehabilitate rental property.	Agency will seek incentives to rehabilitate one substandard rental property (1-20 units) bi-annually or 2 over the 5-Year period.	DH-1
DH-2 OHO 4.2	Priority 4, Strategy 2: Owner Occupied Rehabilitation to provide technical and financial support to low and moderate income homeowners to rehabilitate their properties to standard condition and provide maintaining training and education. Funded 2013 CDBG/HOME	CDBG and HOME	Specific Indicator: Owner occupied units rehabilitated; In addition: Housing Development/Number of Units: Rehabilitation of owner occupied substandard housing units.	3 units rehabilitated / reconstructed annually or 15 over the 5-Year period.	DH-2
DH-2 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 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 2013	CDBG	Specific Indicator: Owner occupied unites rehabilitated; In addition: Housing Development/Number of Housing Units: Assist labor volunteer groups to rehabilitate owner occupied homes.	15 housing units rehabilitated annually, including sweat equity projects or 75 units over the 5-Year period.	DH-2
DH-1. OHO 4.4	Priority 4, Strategy 4: Clearance/Demolition of 5 unoccupied, dilapidated structures annually or 25 over the next 5 years. Provide technical assistance to residents to prevent code violations through the code enforcement staff. Funded CDBG 2013	CDBG	Specific Indicator: Dilapidated unoccupied structures removed to encourage housing development; In addition: Number of housing units sustained: Provide technical assistance to these entities to initiate new housing production.	Clearance /Demolition of 5 unoccupied dilapidated structures annually or 25 in the 5 year period.	DH-1
DH-2. OHO 5.1 & OHO 5.3	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 2013	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 CDBG & HOME 2013	CDBG & 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 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

Objective #	Specific Objectives: Affordable Housing	Source of funds	Performance Indicators	Expected Number	Outcome/Objective
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 met by current delivery system. (Technical assistance only)	Not funded- Technical Assistance only	Specific Indicator: Public Service; In addition: Number of Persons Stabilized: Provide technical assistance to committees, including the BVCH, Project Unity and other applicable supportive services committees.	Participate in at least 3 committees annually.	DH-1
DH-1. OHO 6.3	Priority 6, Strategy 3: Housing for Special Needs Populations by providing technical and/or financial assistance to expand existing programs and services and to encourage innovative new programs to fill in the gaps in housing needs currently not being met by the existing delivery system	Private funds, Not funded by CDBG	Specific Indicator: Public Service; In addition: Number of Persons Stabilized: Provide technical assistance to committees, including the BVCH, Project Unity and other applicable supportive services committees.	Participate and attend four meetings per year regarding coordination of housing and supportive services.	DH-1
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 2013 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 one 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 to the Bryan College Station Community Health Center – a completed Section 108 project.	N/A	Specific Indicator: Public facility or infrastructure;	Estimated 15,000 low to moderate clients annually served by Clinic.	SL-1
SL-1. NHPF&I 3.2	Priority 3, Strategy 2: Park improvements and recreational facilities for targeted areas, including but not limited to, sidewalks, walking trails, or playground equipment.	Not funded 2013 year	Specific Indicator: Public facility or infrastructure Improve safety and quality of life in low to moderate income area parks and recreational facilities.	Estimated 1 park improvement or recreational facilities will be provided technical assistance or funded in 5-Year period.	SL-1
SL-1. NHPF&I 3.1	Priority 3, Strategy 1: 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 2013	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 1 project over the 5-Year period.	SL-1
Public Services Objectives					
SL-1. NHPS 2.1	Priority 2: Expand, improve, and/or add public services when and where needed for very low, low and moderate income individuals, Strategy 1: Assist agencies that provide services to victims of crime and violence by providing technical assistance.	Not funded - Technical Assistance only / JRFRC fund -Scotty's House & Voices for Children-COCS	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

Objective #	Specific Objectives:	Source of funds	Performance Indicators	Expected Number	Outcome/ Objective
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, job training skills, and disabilities: 3 projects funded in 2013: Bryan Parks and Rec Summer Camp; Brazos Valley Counseling Services; Unity Partners Safe Harbour;	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 between Bryan and College Station. Estimated clients served 5,000 annually. Expected 2013 clients – Safe Harbour-600; Summer Camp-650; BV Counseling-275	SL-1
SL-1. NHPS 2.3	Priority 2, Strategy 3: Assist agencies, which provide health services. 1 project funded 2013: Brazos Valley Rehabilitation – Autism	CDBG	Specific Indicator: Public Service Provide support and funding for agencies which make health care available to very low, low and moderate income clients.	Expected 2013 clients: BV Rehab, Autism-45	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. 2 projects funded 2013: BV Council on Alcohol & Substance Abuse; Family Promise – Family Support Services	CDBG	Specific Indicator: Public Service Provide technical support and funding for agencies that make services available to special needs clients for these high/medium priorities.	Consider funding up to 12 external public service agencies totally between Bryan and College Station. Estimated 2013 clients: BVCASA-730; Family Promise- Family Support-50	SL-1
SL-1. NHPS 3.1	Priority 3: Expand, improve, and/or increase access to infrastructure (streets, sewer, sidewalks, etc.) and parks when and where needed for very low, low and moderate income individuals through technical and/or financial assistance, Strategy 1: Promote and facilitate the development of facilities and infrastructure improvements, including but not limited to, streets and sidewalks, which enhance the safety and overall quality of life in low, low and moderate income neighborhoods.	CDBG None funded 2013	Specific Indicator: Public Service and Public Infrastructure Improvement Technical assistance to funding opportunities to 1 organization each year which provides crime awareness/prevention in neighborhoods.	T.A. provided to 1 organization annually. Also estimate 1 public facility and/or infrastructure project funded over the 5 year period.	SL-1
SL-1. NHPS 3.2	Priority 3, Strategy 2: Park improvements and recreational facilities for low/moderate income areas. All parks located in target areas need consideration for upgrading the parks to improve safety and provide better access. CDAC will consider funding repairs as necessary to maintain the safety and quality of life for citizens.	Not funded in 2013	Specific Indicator: Parks Improvements	Consideration of funding one park improvement project in the 5 year period.	SL-1
Economic Development Objectives					
EO-3 NHED 4.1	Priority 4: Expand economic opportunities for very low, low and moderate income individuals through technical and/or financial assistance: Strategy 1: Clearance/Demolition-removal of dilapidated, abandoned and deteriorating structures by spot slum/blight will encourage small business developments in older neighborhoods. Provide technical assistance to encourage maintenance economic development.	None funded in 2013	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.	Clearance funded in Housing section. Goal is to provide technical assistance to 2 developers annually to encourage economic development in older neighborhoods.	EO-3

Objective #	Specific Objectives:	Source of funds	Performance Indicators	Expected Number	Outcome/Objective
EO-3 NHED 4.2	Priority 4, Strategy 2: Acquisition of property to be used for housing to be occupied by low and moderate income persons. Technical/financial support will be provided to private housing and for-profit developers to acquire affordable property to increase housing stock in older neighborhoods. The housing redevelopment will encourage small business developers to locate in older neighborhoods. Technical assistance only.	None funded in 2013, technical assistance only	Specific Indicator: Business assistance; Provide technical assistance to private developers to encourage small business development.	Funds provided in housing section. Technical assistance only to developers to encourage redevelopment and attract small businesses. A minimum of 2 developers over 5 year period.	EO-3
EO-3 NHED 4.3	Priority 4, Strategy 3: Assist agencies that provide financial management, job skills or job training to low and moderate income persons. Technical assistance only.	None funded in 2013, 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.	Staff will serve on 1-2 committees annually of agencies who provide these services and technical assistance to 1 agency who provides job training skills.	EO-3
EO-3 NHED 4.4	Priority 4, Strategy 4: Technical assistance to person seeking business expansion through grants or loans for gap financing for new business or established businesses. Technical Assistance Only.	None funded in 2013, technical assistance only	Specific Indicator: Business assistance; Provide technical assistance to clients through referrals to appropriate resources	Approximately 3 low and moderate income persons will be provided technical assistance through referral of resources.	EO-3
EO-3 NHED 4.5	Priority 4, Strategy 5: Technical assistance to non-profit and for-profit groups who seek to sustain or increase levels of business opportunities including economic activates for downtown Bryan and surrounding low and moderate income areas; commercial and/or industrial improvements and other related equipment and improvements.	None funded in 2013, technical assistance only	Specific Indicator: Business assistance; Provide technical assistance to citizens/groups seeking to increase business opportunities through referrals to appropriate resources	Provide technical assistance to 2 citizens or businesses annually and serve on 2 financial/ED related committees annually.	EO-3

O. Table 3A- Summary of Specific Annual Objectives

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Outcome/ Obj
Rental Housing Objectives					
RHO-1	Priority 1: Provide an adequate and affordable supply of rental residential property by providing technical to citizens and through providing assistance to agencies that provide tenant rental assistance. Strategy 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, technical assistance only	Specific Indicator: Rental units rehabilitated; Number of affordable units	1 developer of affordable rental units assisted in 2013; technical assistance only. Assistance to 2 private developers in 5 year period.	DH-1
RHO-2	Strategy 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 and other appropriate entities, technical assistance only	Specific Indicator: Homeless Prevention; Number of affordable units	1625 vouchers; technical assistance to one agency	DH-1
RHO-3	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: Strategy 3: New Construction: technical support to private, non-profit, and for-profit developers of affordable rental housing: provide technical assistance to non profits to become a CHDO and provide technical assistance to developers to receive low income housing tax credits.	HOME CHDO funds	Specific Indicator: Rental unit built; Number of affordable units	1 new CHDO in 5 year period. 0 in 2013.	DH-1
RHO-4	Priority 3: To reduce isolation of income groups by decentralizing housing opportunities and revitalizing deteriorating neighborhoods by Strategy 1: Rental Rehabilitation: Technical support to private developers of substandard rental properties to assist in obtaining tax credit or other applicable incentive programs to rehabilitation	Private Funds	Specific Indicator: Rental unit built or rehabbed; Number of affordable units	Technical assistance to 2 developers over the 5 year period. 0 developers in 2013.	DH-1
Owner Housing Objectives					
OHO-1	Priority 2: to expand the supply of decent, safe and affordable housing through the development of new single family residential property by Strategy 1: New Construction: by providing technical and/or financial assistance to two developers over the 5 year period to increase housing developments to encourage decentralization, stabilization and stimulate economic growth. Technical assistance only.	No CDBG / HOME. Technical assistance only	Specific Indicator: Owner occupied units built; Number of affordable units	1 developer provided technical assistance in 2013 to develop housing units for owner occupancy.	DH-1
OHO-2	Strategy 2: Acquisition: the acquisition of property to be used for housing to be occupied by low and moderate income persons and/or acquisition of property located outside a designated slum/blight areas and the acquisition is a prerequisite for clearance by providing technical assistance to developers to initiate new housing production on acquired lots. Not funded in 2013.	CDBG funded	Specific Indicator: Owner occupied units built; Number of affordable units	Acquisition of up to 2 lots annually – 0 lots in 2013	DH-1
OHO-3	Priority 3: To reduce isolation of income groups by decentralizing housing opportunities and revitalizing deteriorating neighborhoods by: Strategy 2: Owner occupied rehabilitation and/or Reconstruction by: Rehabilitation of substandard housing units to standard condition annually. If not feasible to rehab consider reconstruction. Owner occupied rehabilitation program, major rehabilitation. 2013 funded project.	CDBG/HOME	Specific Indicator: Owner occupied units rehabilitated; Number of affordable units	3 major rehabilitation and/or reconstruction annually	DH-2

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Outcome/Obj
OHO-4	Strategy 3: Minor Home Repair Program: Technical and financial assistance by providing repairs through for-profit contractors and non-profit housing organizations for minor repairs including sweat equity projects. 2013 funded project.	CDBG	Specific Indicator: Owner occupied units rehabilitated; Number of affordable units	15 minor repair annually including sweat equity.	DH-2
OHO-5	Strategy 4: Clearance/Demolition for the removal of dilapidated, abandoned and deteriorating structures by spot blight and/or removal of deteriorated structures in order for housing to be build for low and moderate income persons. Provide technical assistance to citizens regarding structural code enforcement violations and encourage maintenance of houses. 2013 funded.	CDBG	Specific Indicator: Owner occupied units rehabilitated; Number of affordable units	Up to 5 unoccupied dilapidated structures annually.	DH-1
OHO-6	Strategy 5: Acquisition: The acquisition of property to be used for to build housing for low and moderate income persons and/or the acquisition of property located outside a designated slum/blight areas and the acquisition is a prerequisite for clearance which will eliminate specific conditions of blight by providing technical assistance to initiate new housing production on acquired lots. Not 2013 funded.	CDBG	Specific Indicator: Owner occupied units built; Number of affordable units	Acquisition 1-2 lots annually – 0 lots in 2013	DH-1
OHO-7	Priority 4: To expand the supply of decent, safe and affordable housing through the rehabilitation of existing residential property through Strategy1: Rental Rehabilitation: Technical support to private owners/investors of rental properties (2 in the 5 year period) to be made available to low and moderate income persons to assist in obtaining low income housing tax credits. Technical assistance only.	Private Funds / No CDBG or HOME funds 2013	Specific Indicator: Rental units rehabilitated; Number of affordable units	2 developers assisted in 5 year period; 0 developers assisted in 2013.	DH-2
OHO-8	Strategy 2: Owner Occupied Rehabilitation: Provide technical and financial support to very low, low and moderate income Rehabilitation of substandard housing units to standard condition annually. If not feasible to rehab consider reconstruction. Owner occupied rehabilitation program, major rehabilitation. 2013 funded project. with CDBG/HOME	CDBG/HOME	Specific Indicator: Owner occupied units rehabilitated; Number of affordable units	3 major rehabilitation/reconstruction units annually	DH-2
OHO-9	Strategy 3: Minor Home Repair Program: Technical and financial assistance by providing repairs through for-profit contractors and non-profit housing organizations for minor repairs including sweat equity projects. 2013 funded project.	CDBG	Specific Indicator: Owner occupied units rehabilitated; Number of affordable units	15 minor repairs including sweat equity annually.	DH-2
OHO-10	Strategy 4: Clearance/Demolition for the removal of dilapidated, abandoned and deteriorating structures by spot blight and/or removal of deteriorated structures in order for housing to be build for low and moderate income persons. Provide technical assistance to citizens regarding structural code enforcement violations and encourage maintenance of houses. 2013 funded.	CDBG	Specific Indicator: Owner occupied units rehabilitated; Number of affordable units	Up to 5 unoccupied dilapidated structures annually.	DH-1
OHO-11	Priority 5: To Expand home ownership opportunities for very low, low and moderate income persons through Strategy 1: Down Payment Assistance Program by providing technical assisted and/or financial assistance to low and moderate income home buyers through a variety of services, including and not limited to down payment and closing cost assistance. 2013 funded.	CDBG & HOME	Indicator: Owner occupied units acquired; Number of affordable units	15 first time home-buyer assisted annually	DH-3

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Outcome/Obj
OHO-12	Priority 5, Strategy 2: Community Housing Development Organization: private non-profit housing organization providing financial, educational and technical assistance and other affordable housing activities, including the development of new affordable single family homes. Staff will work with non profits to develop CHDO status with a minimum of 1 project approved for funding each year.- 1 project funded in 2013 (2012 & 2013 CHDO allocation).	HOME	Indicator: Owner occupied units built or rehabbed; Number of affordable units	1 project annually.	DH-2
OHO-13	Priority 5, Strategy 3: Home Maintenance Education and Counseling: Technical and educational assistance to existing homeowners and prospective new home buyers for related information on home maintenance issues, with efforts directed at increasing energy efficiency and reducing energy costs. Technical assistance only.	No Funds, Technical Assistance Only	Indicator: public service; Number of persons provided information	25 persons annually provided education on purchasing or maintaining a home.	DH-3
Community Development Objectives					
NHPF & I-1	Priority 1: Expand, improve and/or add public facilities when and where needed for very low, low and moderate income individuals. No infrastructure projects funded 2013.	No CDBG funds in 2013			SL-1
NHPF-1	Strategy 1: Improve public facilities designated as high or medium priorities including senior, handicapped, homeless, youth, child care and health centers/facilities by investing or providing technical assistance to new/expanded/rehabilitated facilities. Not funded 2013.	Not funded 2013	Indicator: public facilities; Number of units expanded or rehabbed.	0 units 2013 year, 1 project in 5 years.	SL-1
NHPF-2	Strategy 2: Provide technical assistance to the completed Section 108 Bryan College Station Community Health Center.	Not Funded, T.A. only	Indicator: public facilities; Number of persons served.	Annual technical assistance provided, estimated 15,000 clients served yearly.	SL-1
NHPF-3	Strategy 3: Park improvements and recreational facilities for low and moderate income areas by providing technical assistance and or funding to improve access to facilities. Not funded in 2013. Technical assistance only.	Not funded, T.A. only	Indicator: public facilities; Number of units expanded or rehabbed.	Estimated 1 facility provided technical assistance or funded in the 5 year period.	SL-1
NHPF-4	Priority 2: Expand improve, increase access and/or add public services when and where needed for very low, low and moderate income individuals by Strategy 1: assist agencies that provide services to victims of crime and violence by providing technical assistance and/or financial assistance to service providers- TA to 3 agencies in 5 years. No projects funded in 2013: TA to Brazos County Rape Crisis Center, Scotty's House Child Advocacy Center, and Voices for Children	No CDBG in 2013. (Note: JRFRC funded Scotty's House & Voice for Children thru City of CS	Indicator: public services; Number of persons served		SL-1
NHPF-5	Strategy 2: Assist agencies who are designated as high or medium priorities, including but not limited to youth, child care, transportation, financial management, employment training, health, crime awareness and disabilities services. Consider funding up to 12 between Bryan and College Station through the JRFRC annual process. 6 projects funded in 2013: Bryan Parks and Rec Summer Camp; Brazos Valley Counseling Services; Brazos Valley Rehabilitation – Autism Services; Family Promise – Family Support Services; Unity Partners Safe Harbour, and; BV Council on Alcohol and Substance Abuse	CDBG	Indicator: public services; Number of persons served	Expected 2013 clients: Summer Camp-650; BV Counseling-275; BV Rehab-Autism Services-45; Family Promise, Family Support-50; Project Unity-Safe Harbour-600, and; BV Council on Alcohol and Substance Abuse-730	SL-1

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Outcome/Obj
NHPF-6	Strategy 3: Assist agencies which provide health services by providing technical assistance and/or funding through monitoring of B/CS Community Health Center and the consideration of funding for other health providers on an annual basis.	Not Funded in 2013	Indicator: public services; Number of persons served	Monitoring of B/CS Health Center annually serving 15,000 clients annually.	SL-1
NHPF-7	Priority 3: Expand, improve, and/or increase access to infrastructure (streets, sewer, sidewalks, etc) and parks when and where needed for very low, low and moderate income individuals through technical and/or financial assistance through Strategy 1: Promote and facilitate the development of facilities and infrastructure improvements, including, but not limited to streets, sidewalks, which enhance the safety and overall quality of life in very low, low and moderate income neighborhoods by providing technical assistance to City Departments, non profits and citizen crime awareness groups-provide technical assistance for funding opportunities. Not funded in 2012.	Not Funded in 2013	Indicator: public improvement; Number of persons served	Technical assistance to one organization annually which provides crime awareness/prevention programs and consider funding 1 public facility / infrastructure project in the 5 year period.	SL-1
NHED-1	Priority 4: Expand economic opportunities for very low, low and moderate income individuals through technical assistance and/or financial assistance through Strategy 1: Clearance/Demolition: removals of dilapidated, abandoned and deteriorating structures and encourage small business development through the elimination of abandoned structures in neighborhoods. Provide technical assistance for citizens regarding structural code violations.	CDBG Funded - See Housing, Economic Priority- TA only		5 structures cleared annually (in housing portion only); T.A. provided to citizens for code violations.	SL-1
Homeless Objectives					
NHHO-1	Priority 1: Help low income families avoid becoming homeless through Strategy 1: Rental rehabilitation.; Technical support to private owners and investors of substandard rental properties to be made available to low and moderate income individuals and families by providing technical assistance to support low income housing tax credits or other applicable incentive programs to assist in new construction or rehabilitation Technical assistance only, not funded through CDBG and/or HOME (College Station).	Private Funds	Specific Indicator: Number of Units built or rehabbed. Number of affordable units	1 in 2013 year, 2 developers assisted in 5 year period.	DH-3
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. JRFRC Funding of the Twin City Mission's the Bridge Case Manager Client Services - by City of CS	CoC grants-other entities	Specific Indicator: Public Service; Number of persons receiving services		SL-1 (main) DH-2

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Outcome/Obj
	Special Needs Objectives				
SNO-1	Priority 1: Assist the elderly and frail elderly with their supportive housing and service needs. Strategy 2 Assist agencies that provide services to the elderly by providing 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 Allocation (2012 and 2013 CHDO funds)	Private: Elder-Aid, BVCOG, MHMR, LIHTC developers, TCM, United Way 211, BVCH members & HOME CHDO funded projects	Specific Indicator: Public Service and Rental units constructed; Number of persons with improved access and number of affordable housing units	200 persons through private agency efforts and/or CHDO funded projects	SH-1 DH-2
SNO-2	Priority 1: Strategy 1. Assist the elderly and frail elderly with their supportive housing and service needs. Strategy 1: 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.	DH-2 SL-1
SNO-3	Priority 2: Assist persons with disabilities (mental, physical and developmental) with their supportive housing and service needs: Strategy 1: 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) 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 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/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
SNO-4	Strategy 2: Encourage coordination between providers of services and housing for persons with disabilities by working with providers who support the annual Comprehensive Directory of Community Resources to be utilized for I&R for disabled persons (Technical assistance provided by staff, not a specific funded project).	Private Funds	Indicator: Public Service Number of persons stabilized: Identify resources and provide information to agencies to expand and develop housing and supportive services for persons with disabilities.	6 people annually will receive assistance through information and referral services for supportive services and/or housing resources.	SL-1
SNO-5	Strategy 3: Assist agencies, which provide services to children with disabilities by identifying resources and providing information and technical assistance to non-profit and for-profit agencies in order to expand and develop services and housing options for families with a child with disabilities (Technical assistance provided by staff, not a specific funded project).	Private Funds	Indicator: Public Service Number of persons stabilized: Identify resources and provide information to agencies to expand and develop housing /supportive services for persons with disabilities.	6 disabled children annually will receive assistance through information and referral services for supportive services and/or housing resources.	SL-1

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Outcome/Obj
SNO-6	Priority 3: Assist person with alcohol and other drug additions with their service needs by: Strategy 1: Assist service providers with providing additional services to persons addicted to drugs and alcohol by working with identified community providers to better coordinate efficiency of services through the information network providers through quarterly meetings provided for by Project Unity. Note: JRFRC funded BV Council on Alcohol & Substance Abuse in 2013 – City of Bryan and City of College Station funds.	Other entities- private non-profits, BVCASA-TDADA funds	Specific Indicator: Public Service Number of persons stabilized: Identify resources and provide information to agencies to expand and develop housing/supportive services for persons with disabilities.	Provide technical assistance to one agency annually that provides these services JRFRC funding of BVCASA (City of Bryan and College Station funds) to serve estimated 730 clients.	SL-1
SNO-7	Priority 4: Assist persons with HIV/AIDS and their families, with their supportive services and service needs by: Strategy 1: Expand health care services for person with HIV/AIDS by facilitating or encouraging health care providers to enhance and expand services to persons with HIV/Aids by providing technical assistance to local agencies who provide services to person with HIV/Aids. (Oversight provided by staff, not a specific funded project)	Project Unity: HOPWA	Specific Indicator: Public Service; Number of persons stabilized: Provide technical assistance to agencies that provide health services.	Through local providers 7 annually will benefit from health services.	SL-1
SNO-8	Strategy 2: Expand supportive housing for persons with HIV/Aids by encouraging or facilitating the development of transitional supportive housing for persons with HIV/AIDS by identify resources and providing information and technical assistance to non profits to maintain and/expand services for housing options. Technical assistance only. (Oversight provided by staff, not a specific funded project)	Project Unity: HOPWA	Specific Indicator: Public Service; Number of persons stabilized: Provide technical assistance to agencies that provide housing options.	7 people will benefit annually from housing options and improved housing services.	SL-1
SNO-9	Priority 5: Assist public housing residents with their supportive housing and service needs to support achieving self-sufficiency to reduce dependency on federally assisted public housing: Strategy 1: Provide home owner/buyer counseling	PHA funds - Ross Service Grant (HUD); BVCOG and technical assistance	Specific Indicator: Public Service; Number of persons stabilized: Provide technical assistance to PHA residents.	Provide technical assistance to 25 PHA residents over the 5 year period.	SL-1
SNO-10	Strategy 2: Coordinate public service agencies in order to assist residents with their public service needs by providing technical assistance through information and referral to the Executive Director so that PHA residents will be aware of local services available (Oversight provided by staff, not a specific funded project).	Private funds, technical assistance only	Specific Indicator: Public Service; Number of persons stabilized: Provide technical assistance to PHA residents.	Six hundred (600) PHA residents will benefit from identify resources over the 5 year period.	SL-1
SNO-11	Strategy 3: Provide technical assistance to PHA residents wanting to own their own business by referring residents to available resources for technical assistance.	Private funds, technical assistance only	Specific Indicator: Public Service; Number of persons stabilized: Provide technical assistance to PHA residents.	Ten (10) PHA residents will be provided access to services for business planning over the 5 year period.	SL-1
SNO-12	Priority 6: Assist persons with HIV/AIDS and their families, with their supportive services and service needs through: 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

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Outcome/Obj
SNO-13	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-14	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					
00-1	Administrative includes eligible operating expenses for CDBG and related grants.	CDBG funds	N/A	N/A	N/A
00-2	Administrative includes eligible operating expenses for HOME program.	HOME funds	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

P. Table 3B- Annual Housing Completion Goals

	Annual Number Expected Units To Be Completed	Resources used during the period			
		CDBG	HOME	ESG	HOPWA
ANNUAL AFFORDABLE HOMELESS GOALS (SEC. 215)					
Homeless households- T.A. only	N/A	<input type="checkbox"/>	<input type="checkbox"/>		
Non-homeless households	N/A	<input type="checkbox"/>	<input type="checkbox"/>		
Special needs households	N/A	<input type="checkbox"/>	<input type="checkbox"/>		
ANNUAL AFFORDABLE RENTAL HOUSING GOALS (SEC. 215)					
Acquisition of existing units -T.A. only	N/A	<input type="checkbox"/>	<input type="checkbox"/>		
Production of new units-(CHDO)	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Rehabilitation of existing units	N/A	<input type="checkbox"/>	<input type="checkbox"/>		
Rental Assistance-T.A.	N/A	<input type="checkbox"/>	<input type="checkbox"/>		
Total Sec. 215 Affordable Rental	1	<input type="checkbox"/>	<input checked="" 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-2012 & 2013 (CHDO funds 1- unit & 4 new units by developer on W. 18 th Street)	5	<input type="checkbox"/>	<input checked="" type="checkbox"/> plus other private \$		
Rehabilitation/recon. of existing units – 3 major and 15 minor	18	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Homebuyer Assistance	15	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Total Sec. 215 Affordable Owner	38	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
ANNUAL AFFORDABLE HOUSING GOALS (SEC. 215)					
Acquisition of existing units- vacant lots or lots with unoccupied dilapidate houses for future housing development	0	<input type="checkbox"/>	<input type="checkbox"/>		
Production of new units (not counted above)	0	<input type="checkbox"/>	<input type="checkbox"/>		
Clearance/Demolition- of unoccupied, dilapidated structures	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Total Sec. 215 Affordable Housing	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
ANNUAL HOUSING GOALS					
Annual Affordable Homeless Goal	N/A	<input type="checkbox"/>	<input type="checkbox"/>		
Annual Rental Housing Goal	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Annual Owner Housing Goal	38	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Annual Affordable Housing Goal	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Total Annual Housing Goal	44	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		

**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 project/activity provides staff and related costs to carry out CDBG and HOME program activities. These activities include customer service, 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.

Administrative expenses related to administration eligible costs 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, infrastructure projects and economic development programs such as technical assistance. Total funds administered by Department during 2013-14 are estimated to be \$1,274,272.00. Provide technical assistance for code enforcement violations to encourage maintenance of structures in compliance with City ordinances and community appearance standards, and removal of dilapidated structures.

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

Location/Target Area: Community Wide
Street Address: 405 W. 28th
City, State, Zipcode: Bryan / Texas / 77803

Objective Number 00-1	Project ID 001
HUD Matrix Code 21A	CDBG Citation 570.206
Type of Recipient Local Government	CDBG National Objective N/A
Start Date 10/01/2013	Completion Date 09/30/2014
Performance Indicator N/A	Annual Units N/A
Local ID ME 4000	Units Upon Completion N/A

Funding Sources:	
CDBG	181,402.00
ESG	
HOME	
HOPWA	
Total Formula	181,402.00
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	181,402.00

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

Administrative expenses related to administration of HOME programs. These programs include, but are not limited to eligible housing administrative functions such as customer service, financial management, staff supervision, record keeping, etc. not directly associated with a housing project. Total funds administered by Department during 2013-14 are estimated to be \$1,274,272.00 for both CDBG and HOME. Additionally, provide technical support to housing developers to encourage rehabilitation of rental properties, owner occupied properties to increase or improve housing stock.

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

Location/Target Area: Community Wide
Street Address: 405 W. 28th
City, State, Zipcode: Bryan / Texas / 77803

Objective Number OO-2	Project ID 002
HUD Matrix Code 21H	HOME Citation 92.207
Type of Recipient Local Government	CDBG National Objective N/A
Start Date 10/01/2013	Completion Date 09/30/2014
Performance Indicator N/A	Annual Units N/A
Local ID ME4002	Units Upon Completion N/A

Funding Sources:

CDBG	.....
ESG	.....
HOME	30,125.80
HOPWA	.....
Total Formula	30,125.80
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	30,125.80

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 - CDBG

Description See Table 2C. –All Housing Priorities/Strategies: **Priority 1—Strategies 1-3:** Technical assistance to private developers of rental properties- 1 annually; technical assistance to agencies who provide rental subsidies; and technical assistance to non profits and for profits for new construction-1 annually. **Priority 2, Strategy 1-** new construction-provide technical assistance to 1 developer annually; **Strategy 2-** acquisition of properties to encourage housing development, 2 properties annually. **Priority 3, Strategy 1-5 & Priority 4, Strategy 1-4:** Technical Assistance 1 private developer bi-annually; rehabilitation of 2 major substandard units annually, assist 15 families with minor housing repairs; and 5 clearance/demolitions and 2 acquisitions annually. **Priority 5- Strategy 1-3:** provide home-buyers counseling assistance- technical (25) & financial (15) annually and provide funding for 1 non profit CHDO project annually. **Priority 6, Strategy 1-3-**provide technical assistance to developers who address special needs populations. Address **Homeless Priorities 1-4** and address **Other Special Needs Priorities 1-5** through technical assistance to agencies, providers and developers who address these special needs including homeless, elderly, PHA residents, disabled, HIV/Aids, and substance abuse.

Annual Home Owners Assistance Project -This project may address Priorities 1-6, but specifically Priorities 2, 3 & 4 of the Affordable Housing Plan of Bryan's 2010-14 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 22 families housing assistance in the form of infrastructure, new development, rehabilitation/replacement, handicap accessibility, minor repair, down payment assistance, acquisition, staff and other related costs necessary to carry out CDBG Program activities for housing projects. (Outcome objective: decent housing availability/accessibility). The City anticipates \$6,000 in program income for the CDBG program.

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

Location/Target Area: Community Wide
Street Address: 405 W. 28th
City, State, Zipcode: Bryan / Texas / 77803

Objective Number DH-2&3, OHO 3.2, 3.3, & 4.3	Project ID 003
HUD Matrix Code 14A	CDBG Citation 570.202
Type of Recipient Local Government	CDBG National Objective 570.483 (b) - LMH
Start Date 10/01/2013	Completion Date 09/30/2014
Performance Indicator Housing units	Annual Units 22
Local ID ME4001 – and others to be assigned	Units Upon Completion 22

Funding Sources:

CDBG	539,560.00
ESG	
HOME	
HOPWA	
Total Formula	539,560.00
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	6,000.00 P.I.
Total	545,560.00

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
Housing

Project Title
Home Owner Assistance - HOME

Description See Table 2C. –All Housing Priorities/Strategies: **Priority 1—Strategies 1-3:** Technical assistance to private developers of rental properties- 1 annually; technical assistance to agencies who provide rental subsidies; and technical assistance to non profits and for profits for new construction-1 annually. **Priority 2, Strategy 1-** new construction-provide technical assistance to 1 developer annually; **Strategy 2-** acquisition of properties to encourage housing development, 2 properties annually. **Priority 3, Strategy 1-5 & Priority 4, Strategy 1-4:** Technical Assistance 1 private developer bi-annually; rehabilitation of 2 major substandard units annually, assist 15 families with minor housing repairs; and 5 clearance/demolitions and 2 acquisitions annually. **Priority 5- Strategy 1-3:** provide home-buyers counseling assistance- technical (25) & financial (15) annually and provide funding for 1 non profit CHDO project annually. **Priority 6, Strategy 1-3-**provide technical assistance to developers who address special needs populations. Address **Homeless Priorities 1-4** and address **Other Special Needs Priorities 1-5** through technical assistance to agencies, providers and developers who address these special needs including homeless, elderly, PHA residents, disabled, HIV/Aids, and substance abuse.

Annual Home Owner Assistance Project- This project addresses Priority 3/Strategy 2 and Priority 4/Strategy 2 of the Affordable Housing Plan of Bryan's 2010-14 Consolidated Plan with a minimum 1 family targeted citywide.

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

Location/Target Area: Community Wide
Street Address: 405 W. 28th
City, State, Zipcode: Bryan / Texas / 77803

Objective Number DH-2&3, OHO 3.2 & 4.3	Project ID 004
HUD Matrix Code 14A	HOME Citation 92.205
Type of Recipient Local Government	National Objective LMH
Start Date 10/01/2013	Completion Date 09/30/2014
Performance Indicator Housing units	Annual Units 1
Local ID -to be assigned-	Units Upon Completion 1

Funding Sources:	.....
CDBG	.....
ESG	.....
HOME	143,871.00
HOPWA	.....
Total Formula	143,871.00
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	143,871.00

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

Housing

Project Title

Community Housing Development Organization (CHDO)

Description See Table 2C. –All Housing Priorities/Strategies: Priority 1—Strategies 1-3: Technical assistance to private developers of rental properties- 1 annually; technical assistance to agencies who provide rental subsidies; and technical assistance to non profits and for profits for new construction-1 annually. **Priority 2, Strategy 1-** new construction-provide technical assistance to 1 developer annually; **Strategy 2-** acquisition of properties to encourage housing development, 2 properties annually. **Priority 3, Strategy 1-5 & Priority 4, Strategy 1-4:** Technical Assistance 1 private developer bi-annually; rehabilitation of 2 major substandard units annually, assist 15 families with minor housing repairs; and 5 clearance/demolitions and 2 acquisitions annually. **Priority 5- Strategy 1-3:** provide home-buyers counseling assistance- technical (25) & financial (15) annually and provide funding for 1 non profit CHDO project annually. **Priority 6, Strategy 1-3-**provide technical assistance to developers who address special needs populations. Address **Homeless Priorities 1-4** and address **Other Special Needs Priorities 1-5** through technical assistance to agencies, providers and developers who address these special needs including homeless, elderly, PHA residents, disabled, HIV/Aids, and substance abuse.

Annual Project - This project potentially addresses Priority items 1-5, with specifically addressing Priority 5/Strategy 2 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 annually.

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

Location/Target Area: Community Wide

Street Address: 405 W. 28th

City, State, Zipcode: Bryan / Texas / 77803

Objective Number DH-2, OHO 5.2	Project ID 005
HUD Matrix Code 12	HOME Citation 92.300
Type of Recipient Local Government	National Objective LMH
Start Date 10/01/2013	Completion Date 09/30/2014
Performance Indicator Housing Unit	Annual Units 1
Local ID -to be assigned after award	Units Upon Completion 1

Funding Sources:

CDBG	.....
ESG	.....
HOME	45,188.70
HOPWA	.....
Total Formula	45,188.70
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	45,188.70

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 Buyers - Down Payment Assistance

Description See Table 2C. –All Housing Priorities/Strategies: **Priority 1—Strategies 1-3:** Technical assistance to private developers of rental properties- 1 annually; technical assistance to agencies who provide rental subsidies; and technical assistance to non profits and for profits for new construction-1 annually. **Priority 2, Strategy 1-** new construction-provide technical assistance to 1 developer annually; **Strategy 2-** acquisition of properties to encourage housing development, 2 properties annually. **Priority 3, Strategy 1-5 & Priority 4, Strategy 1-4:** Technical Assistance 1 private developer bi-annually; rehabilitation of 2 major substandard units annually, assist 15 families with minor housing repairs; and 5 clearance/demolitions and 2 acquisitions annually. **Priority 5- Strategy 1-3:** provide home-buyers counseling assistance- technical (25) & financial (15) annually and provide funding for 1 non profit CHDO project annually. **Priority 6, Strategy 1-3-**provide technical assistance to developers who address special needs populations. Address **Homeless Priorities 1-4** and address **Other Special Needs Priorities 1-5** through technical assistance to agencies, providers and developers who address these special needs including homeless, elderly, PHA residents, disabled, HIV/Aids, and substance abuse.

Annual Project- These funds will be utilized to provide up to 10 homebuyers (5 additional homebuyers assisted using CDBG Housing Assistance) counseling with down payment and closing cost assistance to increase home ownership. This project addresses Priority 5/Strategy 3 of the Affordable Assistance Housing Plan of Bryan's 2010-2014 5-Year Consolidated Plan with 15 families targeted citywide. The City anticipates \$60,000 in program income for the HOME program.

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

Location/Target Area: Community Wide

Street Address: 405 W. 28th

City, State, Zipcode: Bryan / Texas / 77803

Objective Number DH-2, OHO 5.1	Project ID 007
HUD Matrix Code 13	HOME Citation 92.205
Type of Recipient Local Government	National Objective LMH
Start Date 10/01/2013	Completion Date 09/30/2014
Performance Indicator Households	Annual Units 10
Local ID -to be assigned-	Units Upon Completion 10

Funding Sources:

CDBG	.....
ESG	.....
HOME	82,072.50
HOPWA	.....
Total Formula	82,072.50
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	60,000.00 P.I.
Total	142,072.5

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

Clearance and Demolition

Description See Table 2C. –All Housing Priorities/Strategies: **Priority 1—Strategies 1-3:** Technical assistance to private developers of rental properties- 1 annually; technical assistance to agencies who provide rental subsidies; and technical assistance to non profits and for profits for new construction-1 annually. **Priority 2, Strategy 1-** new construction-provide technical assistance to 1 developer annually; **Strategy 2-** acquisition of properties to encourage housing development, 2 properties annually. **Priority 3, Strategy 1-5 & Priority 4, Strategy 1-4:** Technical Assistance 1 private developer bi-annually; rehabilitation of 2 major substandard units annually, assist 15 families with minor housing repairs; and 5 clearance/demolitions and 2 acquisitions annually. **Priority 5- Strategy 1-3:** provide home-buyers counseling assistance- technical (25) & financial (15) annually and provide funding for 1 non profit CHDO project annually. **Priority 6, Strategy 1-3-**provide technical assistance to developers who address special needs populations. Address **Homeless Priorities 1-4** and address **Other Special Needs Priorities 1-5** through technical assistance to agencies, providers and developers who address these special needs including homeless, elderly, PHA residents, disabled, HIV/Aids, and substance abuse.

Annual Clearance/Demolition Project - This project provides for the demolition of dilapidated, abandoned and deteriorating structures by spot blight and/or removal of deteriorated structures in order for housing to be built for low and moderate income persons or to clear spot slum and blighted lots. Provide technical or financial support for citizens regarding structural code enforcement violations to encourage maintenance of houses in compliance with City ordinances and community appearance standards. CDBG represents 100% of activity funds. Funds will provide for the clearance of up to 5 structures, including all related costs necessary to carry out the CDBG program. This project addresses Priority 3 and Priority 4 of the Affordable Housing Plan of Bryan's 2010-14 5-Year Consolidated Plan.

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

Location/Target Area: Community Wide

Street Address: 405 W. 28th

City, State, Zipcode: Bryan / Texas / 77803

Objective Number DH-1,OHO 3.4 & 4.4	Project ID 008
HUD Matrix Code 04	CDBG Citation 24 CFR 570.208(b)(2)
Type of Recipient Local Government	National Objective SBS
Start Date 10/01/2013	Completion Date 09/30/2014
Performance Indicator Housing Units	Annual Units Up to 5
Local ID -to be assigned-	Units Upon Completion Up to 5

Funding Sources:

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

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 Summer Camp Program (interdepartmental funding)

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.

Bryan Parks and Recreation Summer Camp Program (interdepartmental funding): Funds for eligible operating expenses for a summer recreational camp including the counselor salaries and benefits, supplies/training, equipment, transportation and field trips for low and moderate income children. This program, offered in nine Bryan parks located in low and moderate income neighborhoods, provides educational, social, and recreational activities with an increased level of services. The program will serve approximately 650 unduplicated clients. This project addresses Priority 2 of the Non-Housing Community Development Priorities of Bryan's 2010-14 Consolidated Plan. CDBG represents approximately 100% of this activity's funding for the requested program, (Outcome objective codes: suitable living environment, availability/accessibility).

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

Location/Target Area: Community Wide

Street Address: 600 N. Randolph St.

City, State, Zipcode: Bryan, Texas / 77803

Objective Number PSO-2, SL-1.NHPS 2.2	Project ID 010
HUD Matrix Code 05D	CDBG Citation 570.201 (e)
Type of Recipient Local Government	CDBG National Objective 570.208 (a) (2)
Start Date 10/01/2013	Completion Date 09/30/2014
Performance Indicator people	Annual Units 650
Local ID -to be assigned-	Units Upon Completion 650

Funding Sources:

CDBG	39,649.79
ESG	
HOME	
HOPWA	
Total Formula	39,649.79
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	39,649.79

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.

Family Promise of Bryan-College Station, Family Support Services Program: Funds 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 with an increase in the client contact during the two year period. 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 50 unduplicated clients during the program year. This project addresses Priority 2 of the Non-Housing Community Development Priorities of Bryan's 2010-14 Consolidated Plan. CDBG represents 100% of this activity's funding for the requested program, (Outcome objective codes: suitable living environment, availability/accessibility).

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

Location/Target Area: Community Wide

Street Address: 1806 Wilde Oak

City, State, Zipcode: Bryan, Texas / 77802

Objective Number PSO-2, SL-1.NHPS 2.4	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 10/01/2013	Completion Date 09/30/2014
Performance Indicator 01 People	Annual Units 50
Local ID -to be assigned-	Units Upon Completion 50

Funding Sources:

CDBG	18,808.93
ESG	.....
HOME	.....
HOPWA	.....
Total Formula	18,808.93
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	18,808.93

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

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name
City of Bryan

Priority Need
Public Service

Project Title
Unity Partners, dba 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.

Unity Partners dba Project Unity, Safe Harbour Supervised Visitation Program: Funds to provide for eligible operating expenses for the Safe Harbour program, including personnel partial salary, FICA, health insurance, and security. 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 600 unduplicated clients. This project addresses Priority 2 of the Non-Housing Community Development Priorities of Bryan's 2010-14 Consolidated Plan. CDBG represents approximately 23% of this activity's funding for the requested program, (Outcome objective codes: suitable living environment, availability/accessibility).

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

Location/Target Area: Community Wide
Street Address: 4001 E. 29th, Suite 114
City, State, Zipcode: Bryan, Texas / 77803

Objective Number PSO-2, SL-1.NHPS 2.2	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 10/01/2013	Completion Date 09/30/2014
Performance Indicator 01 People	Annual Units 600
Local ID -to be assigned-	Units Upon Completion 600

Funding Sources:

CDBG	22,504.93
ESG	
HOME	
HOPWA	
Total Formula	22,504.93
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	22,504.93

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 Counseling 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.

Brazos Valley Counseling Services: Funds to provide for partial rent and partial salary of the Executive Director who will provide direct counseling services and supervision of counselors providing direct counseling services. The program provides individual and group counseling to low income adults, children and families and serves as a training ground for Licensed Professional Counselor practicum students and interns. Born as a service to the Head Start Program, BVCS incorporated in 2010 due to growth as a service provider to the community as a whole. This project addresses Priority 2 of the Non-Housing Community Development Priorities of Bryan's 2010-14 Consolidated Plan. The program will serve an estimated 275 unduplicated clients. CDBG from City of Bryan represents 7% of this activity's funding for the requested program, (Outcome objective codes: suitable living environment, availability/accessibility).

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

Location/Target Area: Community Wide
Street Address: 3141 Briarcrest Dr.
City, State, Zipcode: Bryan, Texas / 77802

Objective Number PSO-2, SL-1.NHPS 2.3	Project ID 014
HUD Matrix Code 05B	CDBG Citation 570.201 (e)
Type of Recipient 570.500 (c)	CDBG National Objective 570.208 (a) (2)
Start Date 10/01/2013	Completion Date 09/30/2014
Performance Indicator 01 People	Annual Units 275
Local ID -to be assigned-	Units Upon Completion 275

Funding Sources:

CDBG	21,549.98
ESG	
HOME	
HOPWA	
Total Formula	21,549.98
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	21,549.98

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 Council on Alcohol and Substance Abuse Screening Service

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.

Brazos Valley Council on Alcohol and Substance Abuse Screening Service: Funds to provide for personnel including partial salary costs related to direct services to low and moderate income clients dealing with substance abuse issues. This program provides for substance abuse screening, referral and brief intervention services and includes intervention for immediate harm reduction, and referral and placement to appropriate treatment and social support services. The program will ensure that citizens have access to a full spectrum of substance abuse services. This project addresses Priority 2 of the Non-Housing Community Development Priorities of Bryan's 2010-14 Consolidated Plan. The program will serve an estimated 730 unduplicated clients. CDBG from City of Bryan represents 48% of this activity's funding for the requested program. CDBG funding from both Bryan and College Station represents 81% of the activity's requested funding, (Outcome objective codes: suitable living environment, availability/accessibility).

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

Location/Target Area: Community Wide
Street Address: 4001 E. 29th St., Suite 90
City, State, Zipcode: Bryan, Texas / 77802

Objective Number PSO-2, SL-1.NHPS 2.4	Project ID 015
HUD Matrix Code 05	CDBG Citation 570.201 (e)
Type of Recipient 570.500 (c)	CDBG National Objective 570.208 (a) (2)
Start Date 10/01/2013	Completion Date 09/30/2014
Performance Indicator 01 People	Annual Units 730
Local ID -to be assigned-	Units Upon Completion 730

Funding Sources:

CDBG	15,999.54
ESG	
HOME	
HOPWA	
Total Formula	15,999.54
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	15,999.54

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 Rehabilitation Center, Autism Charitable Services 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.

Brazos Valley Rehabilitation Center, Autism Charitable Services Program: Funds to provide for partial salary of therapists and/or autism teachers who will provide direct services to low and moderate income clients with autism. This program provides services to families without insurance or whose insurance doesn't cover autism services and that are low and moderate income. The program provides diagnostic assessments for children two years and older and intensive early intervention, including Applied Behavioral Analysis (ABA) therapy for children with autism spectrum disorders (ASD). Therapy is provided in a classroom environment with a 1 to 1 therapist to student ration. Counseling is also provided to parents and guardians. This project addresses Priority 2 of the Non-Housing Community Development Priorities of Bryan's 2010-14 Consolidated Plan. The program will serve an estimated 45 unduplicated clients. CDBG represents 13% of this activity's funding for the requested program , (Outcome objective codes: suitable living environment, availability/accessibility).

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

Location/Target Area: Community Wide
Street Address: 1318 Memorial Dr.
City, State, Zipcode: Bryan, Texas / 77802

Objective Number PSO-2, SL-1.NHPS 2.2	Project ID 016
HUD Matrix Code 05N	CDBG Citation 570.201 (e)
Type of Recipient 570.500 (c)	CDBG National Objective 570.208 (a) (2)
Start Date 10/01/2013	Completion Date 09/30/2014
Performance Indicator 01 People	Annual Units 45
Local ID -to be assigned-	Units Upon Completion 45

Funding Sources:

CDBG	17,538.83
ESG	
HOME	
HOPWA	
Total Formula	17,538.83
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	17,538.83

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

R. Table 4- Priority Public Housing Needs, Local Jurisdiction

Public Housing Need Category	PHA Priority Need Level High, Medium, Low, No Such Need	Dollars Budgeted To Address
Restoration and Revitalization		
-Capital Improvements		
-Modernization		
-Rehabilitation		\$146,153
-Other (Specify) Site Improvement		\$140,498
Administration		\$44,000
Fees		\$12,820
Management and Operations		\$10,000
Operations		\$20,000
Improved Living Environment		
-Neighborhood Revitalization (non-capital)		
-Capital Improvements		
-Safety/Crime Prevention/Drug Elimination		
-Other (Specify)		
Economic Opportunity		
-Resident Opportunities & Self Sufficiency (ROSS)		\$240,000
-Other (Specify)		
Total		\$613,471

NOTE: Amounts are estimates from the PHA, based on previous year allocations and recent awards

S. Public Meetings, Public Hearings and Public Comments Received

Public Meetings & Public Hearings

Between November 2012 and July 2013 numerous public meetings were held to solicit public and agency input for use in development of the City’s 2013 CAP, and to present the plan for approval. Those dates were: November 27, 2012, January 10, 2013, March 25, 2013, April 25, 2013, June 27, 2013 and July 9, 2013. While all meetings were public, the March and June meetings included public hearings related to the 2013 CAP and Fair Housing and Affirmative Marketing issues in Bryan. The July meeting was a City Council meeting at which the Council approved the 2013 CAP. All public meeting agendas were posted publicly in both English and Spanish and translation services were made available for each meeting.

During these meetings, the staff and CDAC committee provided a public forum for discussion of the Community Development Services Department’s ongoing programs as well as discussion opportunities to gain citizen input on the 2013 CAP regarding client needs for housing and non-housing activities. Agenda items included CDBG and Home eligible activities and programs specific to Bryan’s Community Development Services Department. Presentations included information on a variety of activities, to include: housing rehabilitation and down payment assistance; housing assistance to special needs populations; improvements in low to moderate income area parks; infrastructure in low and moderate income areas, public service program funding, and; the allocation process.

At the public hearings, agenda items included presentation and receipt of public comment on the proposed 2013 CAP, Fair Housing and Affirmative Marketing Plan. At the June 27, 2013 meeting, staff presented

the draft 2013 CAP for the CDAC committee's review and public comment. At its July 9, 2013 meeting, the Bryan City Council approved the 2013 CAP, and authorized the City Manager to execute all necessary documents.

The required public comment period was announced in the Bryan-College Station Eagle newspaper on June 11, 2013, where the public was notified that the public comment period would commence on June 27, 2013 and that comments would be received until 5:00 PM on July 26, 2012.

Following are comments received during the public comment period at the public meetings, public hearings and from the City's website.

NOVEMBER 27, 2012 REGULAR CDAC PUBLIC MEETING

Staff presented information on the various CDBG/HOME funded programs, to include: Minor Repair, Major Rehabilitation/Reconstruction, Housing Development, Homebuyer Assistance, LaSalle Management, Public Services, Public Facilities/Infrastructure, Neighborhood Stabilization, CDBG Recovery Program and, Administration. There was no 2012 CAP related public hearings held at this meeting. No citizens spoke during the Hear Citizens agenda items.

JANUARY 10, 2013 REGULAR CDAC PUBLIC MEETING

Staff presented information on the various CDBG/HOME funded programs, to include: Minor Repair, Major Rehabilitation/Reconstruction, Housing Development, Homebuyer Assistance, LaSalle Management, Public Services, Public Facilities/Infrastructure and, Administration. There were no public hearings held at this meeting. No citizens spoke during the Hear Citizens agenda items.

MARCH 25, 2013 REGULAR CDAC PUBLIC MEETING & PUBLIC HEARINGS

Staff presented information on the various CDBG/HOME funded programs, to include: Minor Repair, Major Rehabilitation/Reconstruction, Housing Development, Homebuyer Assistance, LaSalle Management, Public Services, Public Facilities/Infrastructure and, Neighborhood Stabilization. No citizens spoke during the Hear Citizens agenda items of the public meeting.

There were then two separate public hearings held at this public meeting related to the 2013 CAP as well as Fair Housing and Affirmative Marketing.

Public Hearing I - The Planning & Development of the 2013 Consolidated Action Plan for Community Development Block and Home Investment Partnership Program funds. Alsie Bond, Community Development Services Department Manager welcomed visitors attending the meeting and proceeded with a power point presentation explaining that the Committee helps make recommendations to City Council about how to use Community Development Block Grant (CDBG) and Home Investment Partnership Program (HOME) funds, which are from the Department of Housing and Urban Development.

Alsie Bond gave an overview of the Community Development Block Grant program and the Home Investment Partnership program. She provided information on the local programs as provided for in the 2010-2014 5-Year Consolidated Plan and annual action plan. Community Development Services wants to find out what are the needs in the community based upon input from the public citizens living in the City of Bryan. This public hearing provides citizens the opportunity to provide input on community needs and specifically needs that are applicable to low and moderate income areas or citizens.

Public comments received:

Bill Kelly of the Mental Health Mental Retardation Authority of Brazos Valley expressed his gratitude to the staff of Community Development as well as the Committee. He stated that CDBG funding helps to support their programs and he encouraged the department to continue to allocate 15% of CDBG funds to public service agencies.

Lynn Yeager of the Brazos Valley Maternal and Child Health Center expressed her support for the continuation of the 15% allocation of CDBG funds to public service agencies and stated that the funds were used efficiently by the agencies.

Kari Krueger of Brazos Valley Rehab Center expressed gratitude to the Committee and stated that programs provided by her agency wouldn't exist without the CDBG funding. She also informed the Committee and staff that no other programs similar to those provided by her agency are available in the community.

Chris Porteaux of Brazos Valley Counseling Services provided a brief summary of his agency and the services provided and stated that without CDBG funding, his agency's programs would not be possible.

Representatives from Twin City Mission Inc. were not in attendance at the meeting, but submitted comments for the Committee and staff to review and consider related to CDBG funding of local public service needs.

Public Hearing II - Fair Housing / Affirmative Marketing Plan. Arthur Roach, Assistant Manager, explained the Fair Housing laws and regulations during a power point presentation. He also explained the procedures for complaints and the penalties for a complaint that has been filed, through a situation where someone is discriminated against. He also provided information to the CDAC and public regarding the City's Affirmative Marketing Plan. There were no comments from the CDAC Committee and no comments were received from the citizens in attendance.

APRIL 25, 2013 REGULAR CDAC PUBLIC MEETING

After approval of minutes from the March 25, 2013 meeting, the staff presented a discussion for possible action on the 2013 CAP CDBG and HOME grant program allocations. Staff also provided information on the various CDBG/HOME funded programs, to include: Minor Repair, Major Rehabilitation/Reconstruction, Housing Development, Homebuyer Assistance, LaSalle Management, Public Services, Public Facilities/Infrastructure, CDBG Recovery Program and, Administration. There was no 2012 CAP related public hearings held at this meeting. No citizens spoke during the Recognition of Visitors/Citizens to be Heard agenda items.

JUNE 27, 2013 REGULAR CDAC PUBLIC MEETING AND PUBLIC HEARINGS

After approval of minutes from the April 25, 2013 meeting, the staff presented information on the various CDBG/HOME funded programs, to include: Minor Repair, Major Rehabilitation/Reconstruction, Housing Development, Homebuyer Assistance, LaSalle Management, Public Services and, Public Facilities/Infrastructure. No citizens spoke during the Recognition of Visitors/Citizens to be Heard agenda items.

There were two separate public hearings at this meeting.

Public Hearing I - Presentation on 2013 Consolidated Action Plan. Arthur Roach, Community Development Services Assistant Manager provided a presentation on Community Development Services Department programs and the 2013 Consolidated Action Plan. A draft copy of the Plan was also available for review.

Public comments received:

Bill Kelly of the Mental Health Mental Retardation Authority of Brazos Valley (via email to the City on June 27, 2013) thanked the City for its participation in the CDBG program and encouraged the City to continue participation as well as making 15% of the grant available to local agencies, particularly in light of a recent decline in available funds for agencies. He indicated that many needed programs would have to be reduced or eliminated if not for the City's CDBG funds.

Jeannie McGuire of Unity Partners dba Project Unity commended the Committee for recommending 15% of the CDBG grant for local public service agencies. She acknowledged that the 15% allocation is not a requirement and that, because of it, many local agencies are able to serve the needs of the local citizens.

Kate Mason of Brazos Valley Counseling Services also thanked the Committee for recommending 15% of the CDBG grant for local public service agencies and said that BV Counseling Services would not be able to provide their services if not for the CDBG public service allocations.

Lynn Yeager of the Brazos Valley Maternal and Child Health Center also expressed her support for the continuation of the 15% allocation of CDBG funds to public service agencies.

Phebe Simmons of Family Promise thanked the staff and Committee, saying that every penny counts in terms of providing support to the local public service agency programs.

Councilmember Richard Cortez, Sr., Single Member District-1, Bryan City Council expressed his thanks and support to the Committee and staff for the proposed plan.

Shannon Hernandez of Scotty's House thanked Committee for its Public Service Agency funding recommendation because it supports their program which serves the most vulnerable clients in the community.

There were no comments from the Committee.

Public Hearing II - Presentation on Fair Housing and Affirmative Marketing. Arthur Roach, Assistant Manager presented a presentation on Fair Housing and Affirmative Marketing.

There were no comments from the CDAC Committee and no comments were received from the citizens in attendance.

JULY 9, 2013 PUBLIC MEETING – REGULARLY SCHEDULED CITY COUNCIL MEETING

City Council reviewed the proposed 2013 CAP and voted unanimously to approved the Resolution authorizing submittal of the City's 2013 CAP and giving the City Manager signature authority for all required and related documents.

Citizens heard / Public comments received:

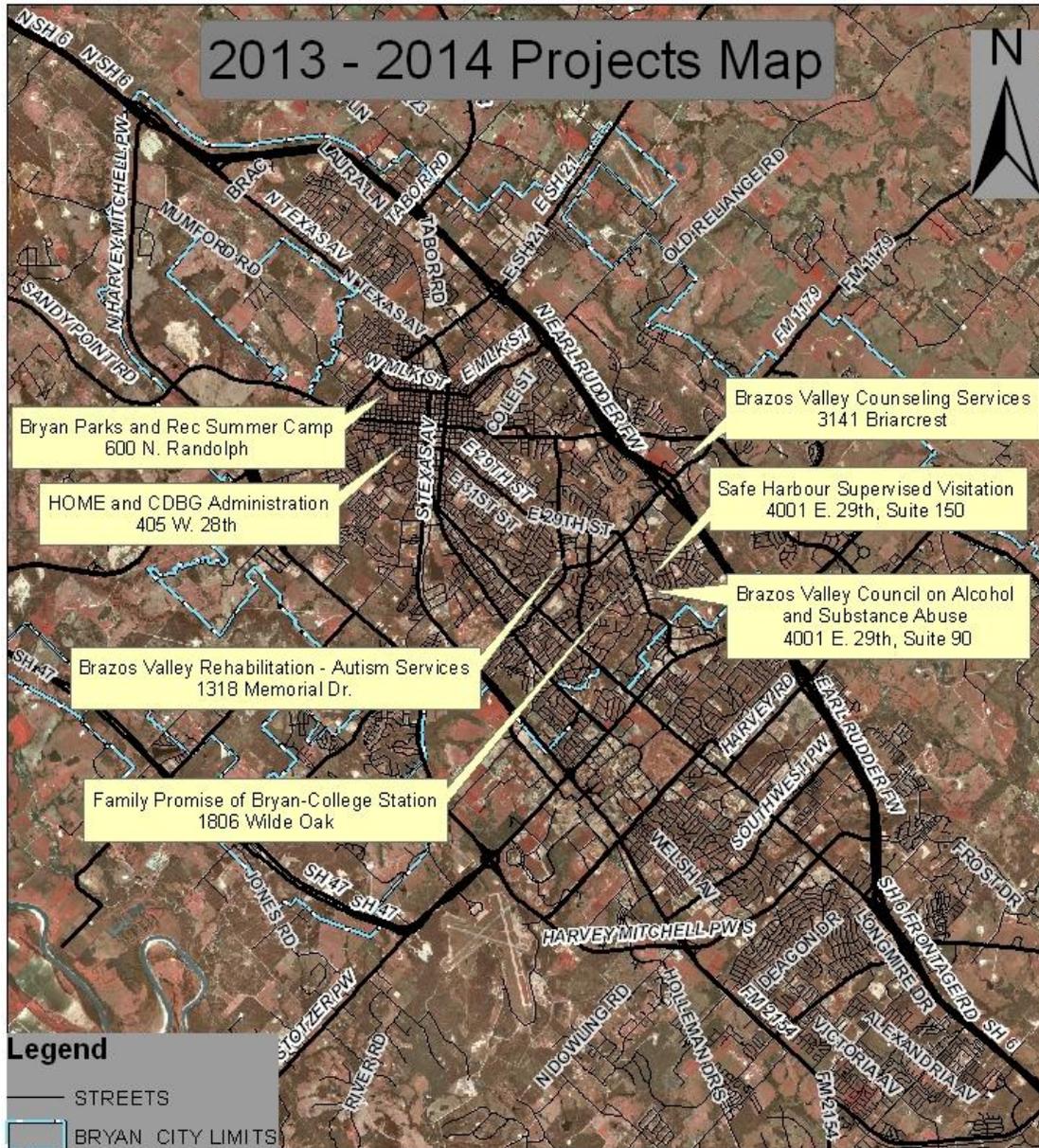
Jeannie McGuire of Unity Partners dba Project Unity thanked the Council for approving 15% of the CDBG grant for local public service agencies and commended the Council for its affordable housing programs.

30-DAY PUBLIC COMMENT PERIOD

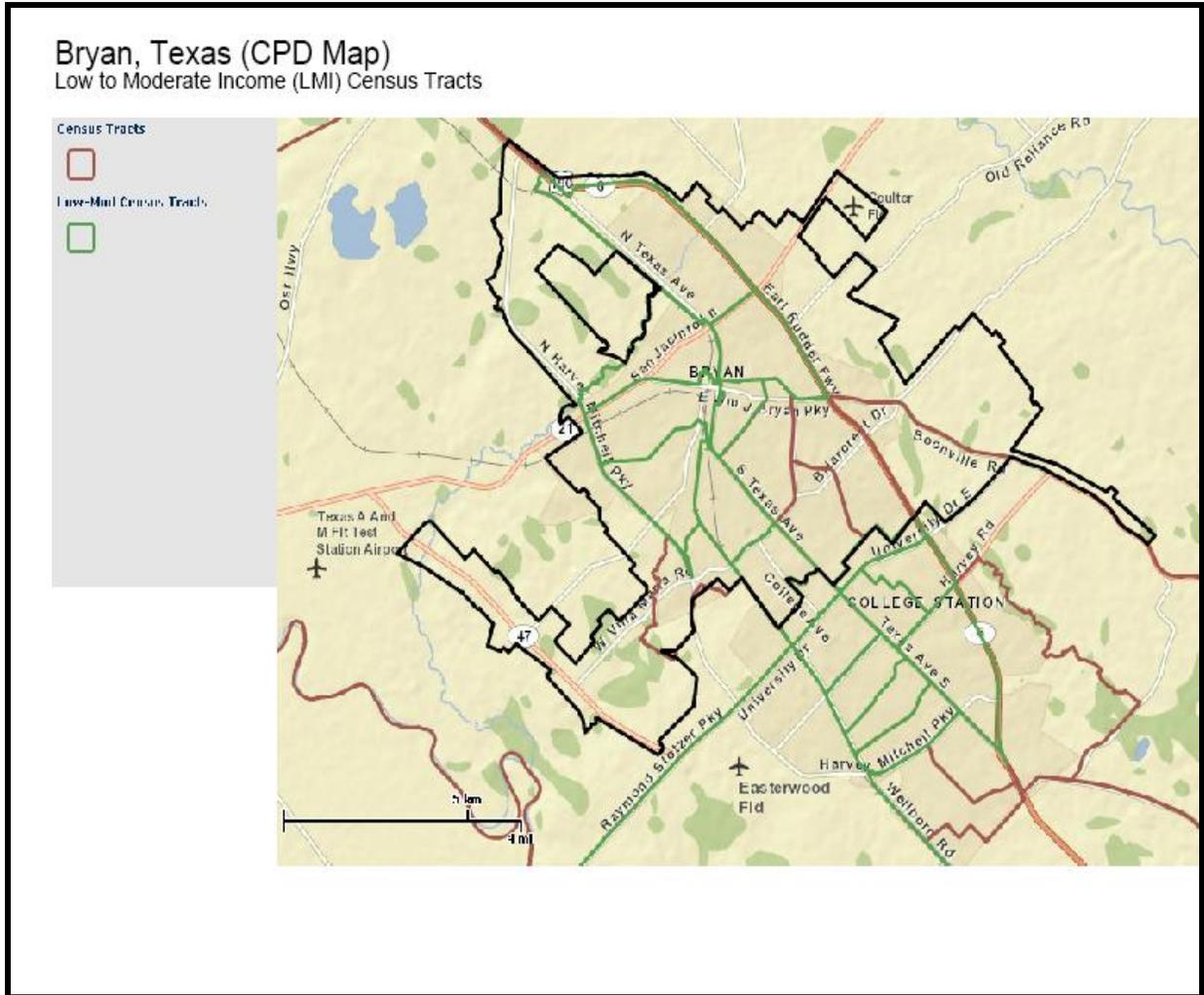
The required public comment period was announced in the Bryan-College Station Eagle newspaper on June 11, 2013, where the public was notified that the public comment period would commence on June 27, 2013 and that comments would be received until 5:00 PM on July 26, 2013.

Other than comments noted above, there were no other public comments received.

T. Project Map



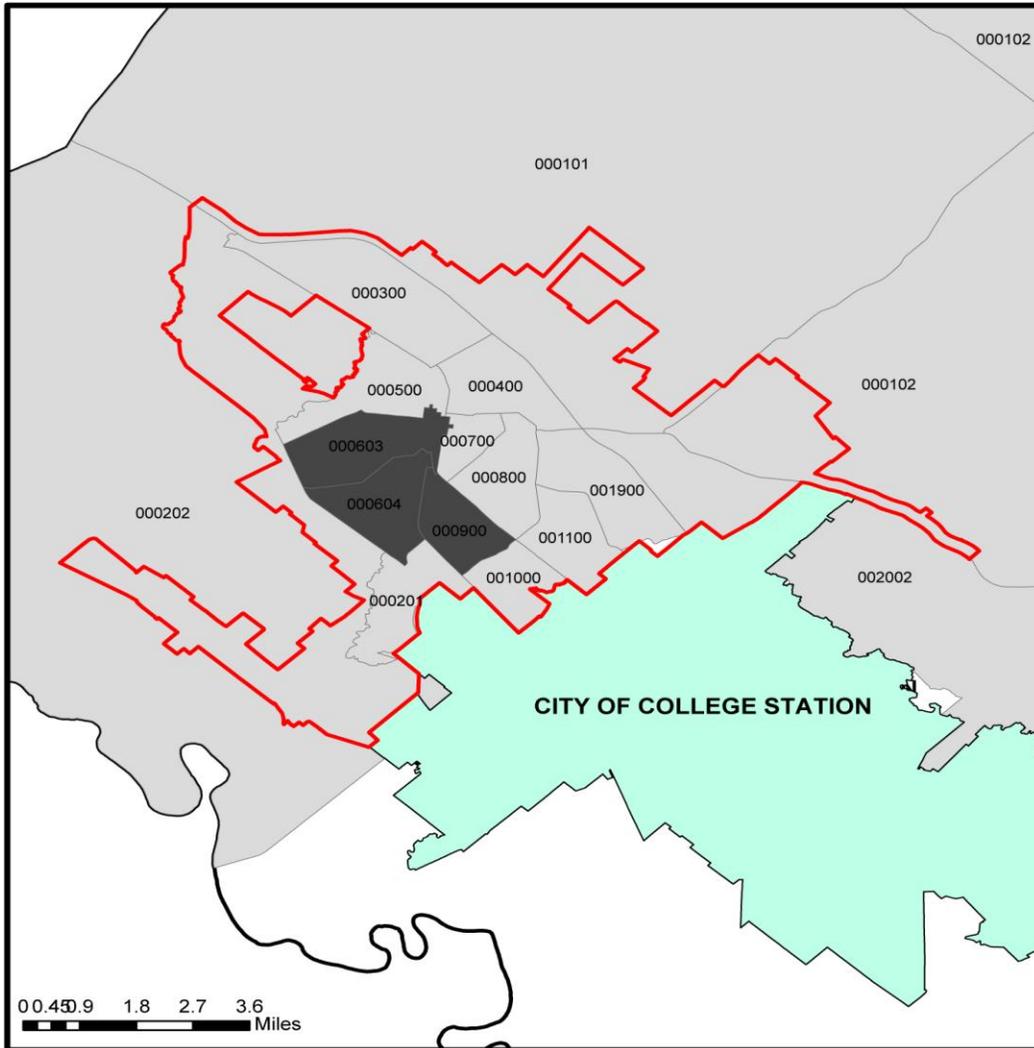
U. Low to Moderate Income Area Map



Map generated from HUD-CPD mapping application located at <http://egis.hud.gov/cpdmaps>

V. Percent Hispanic Population by Tract Map

PERCENT HISPANIC POPULATION BY TRACT_BRYAN_2010



Legend

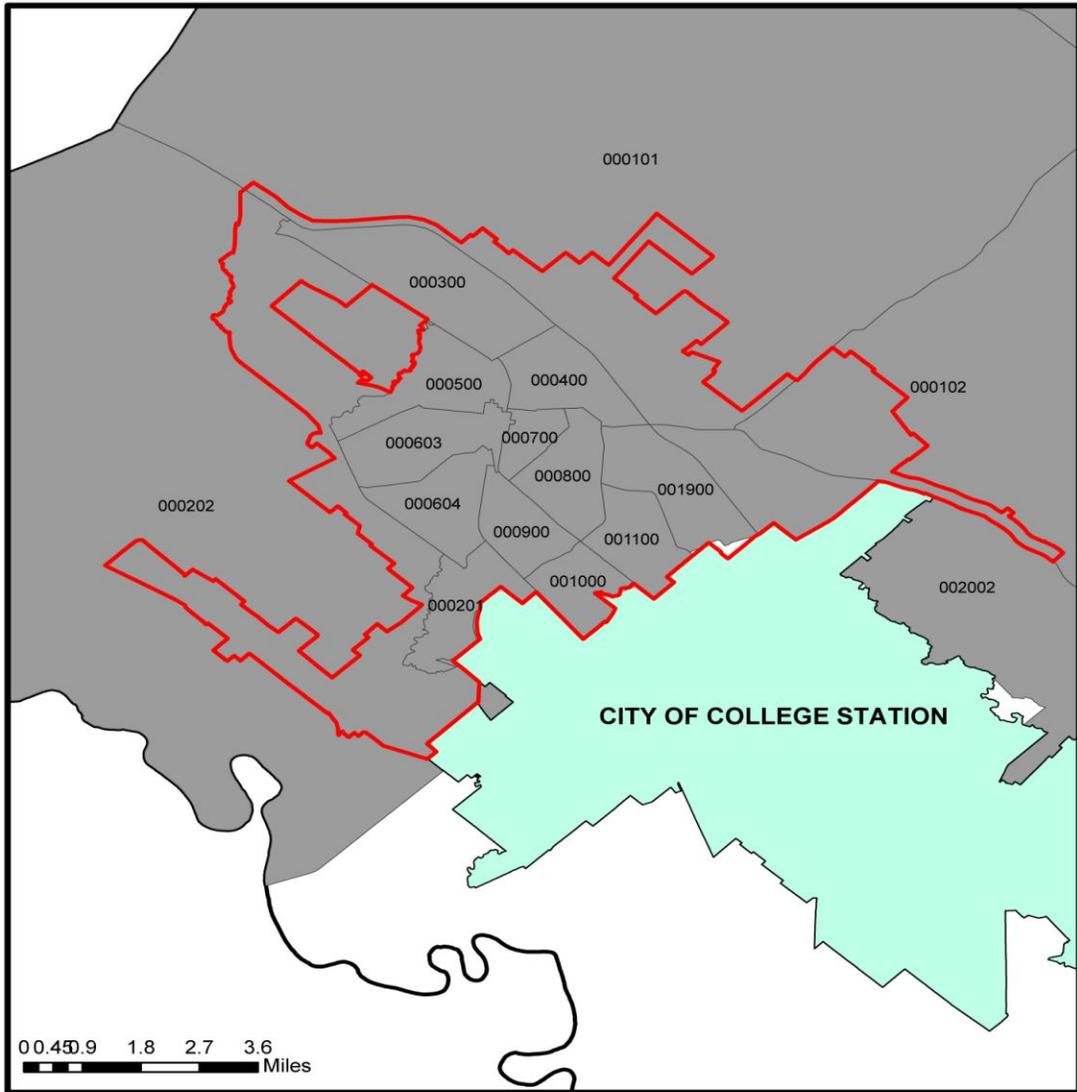
HISPANIC / POP 2010

- LESS THAN 50%
- GREATER THAN 50%
- CITY LIMITS



W. Percent Black Population by Tract Map

PERCENT BLACK POPULATION BY TRACT_BRYAN_2010



Legend

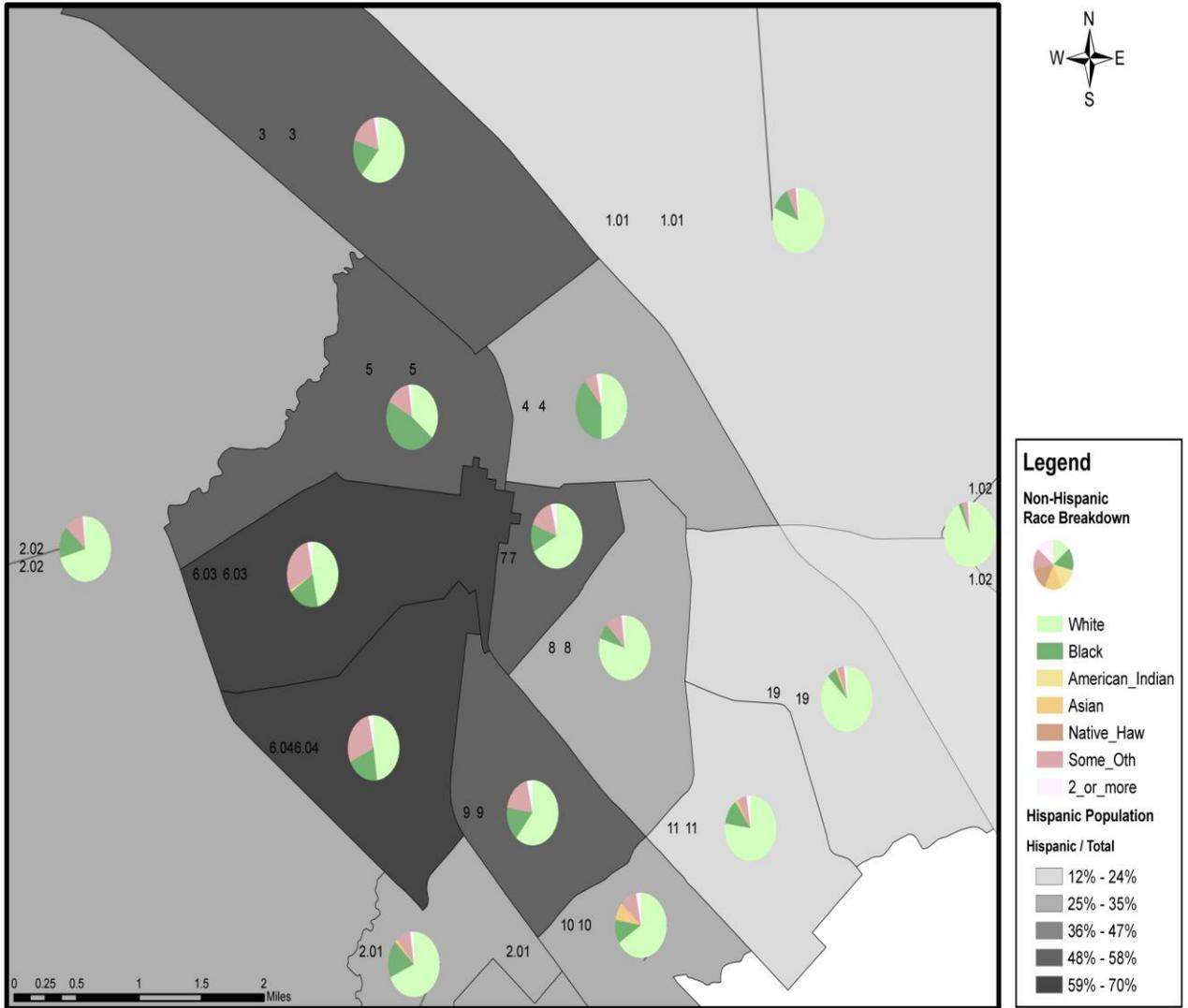
BLACK / POP 2010

- LESS THAN 50%
- GREATER THAN 50%
- CITY LIMITS

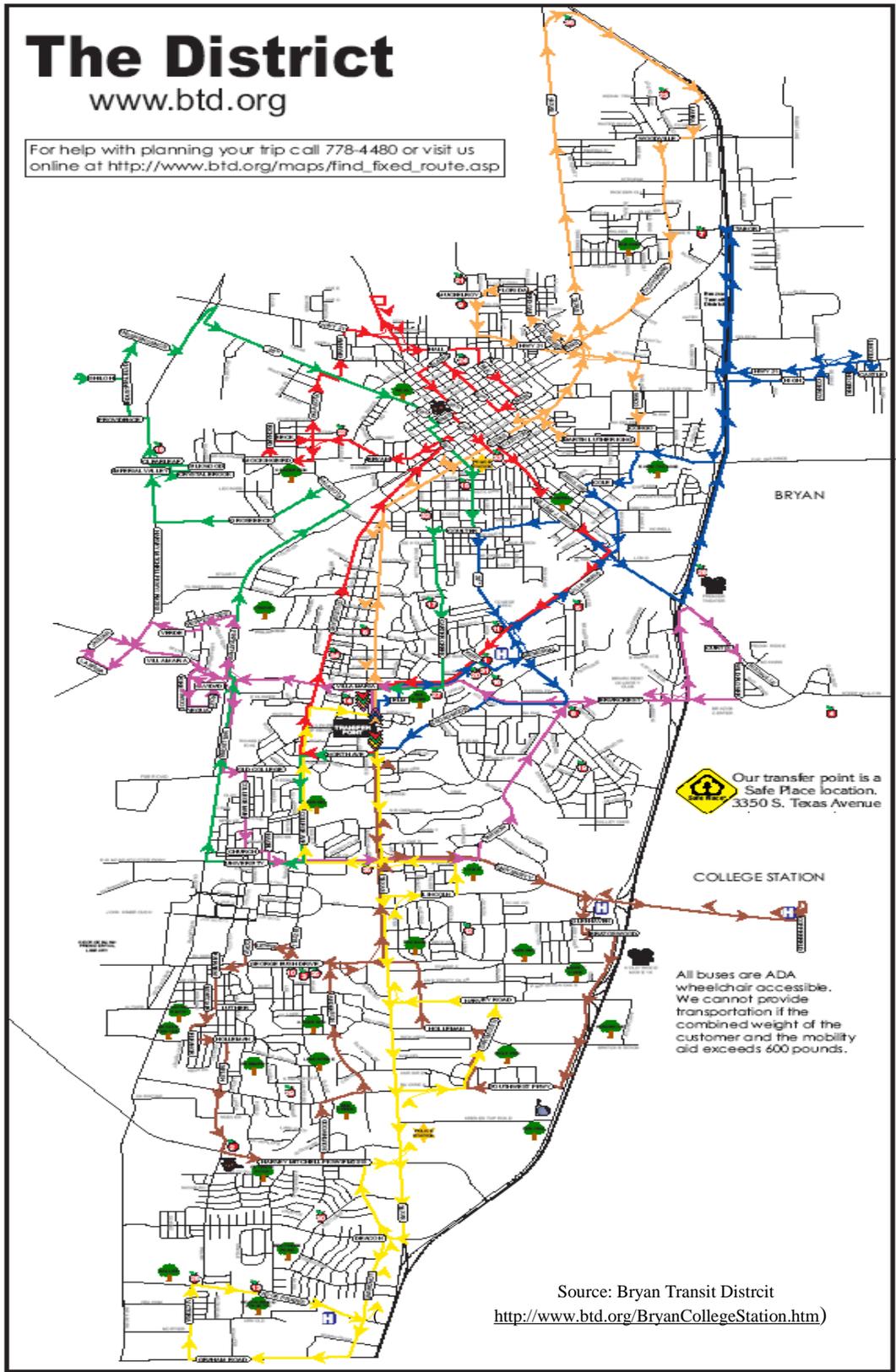


X. Census Race and Ethnic Analysis

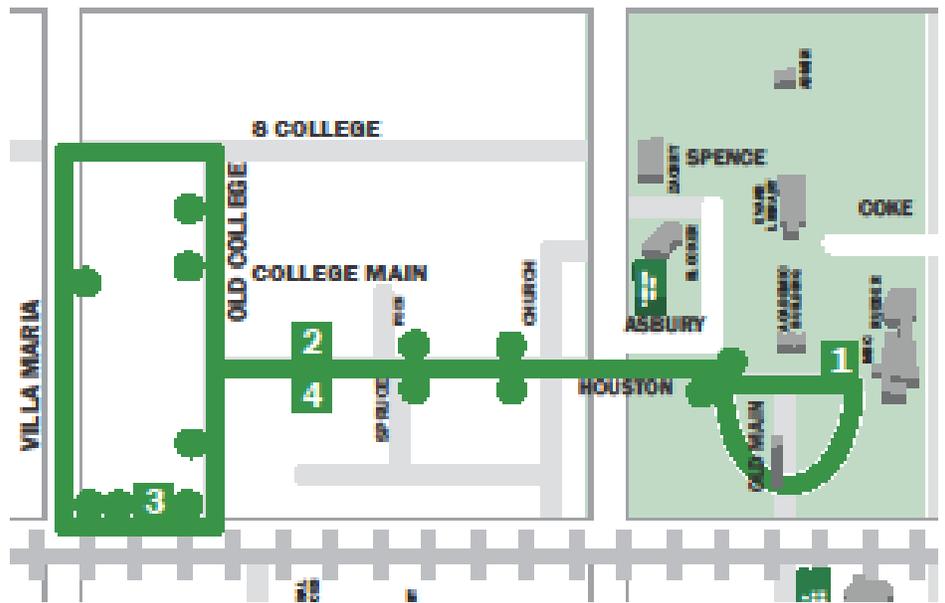
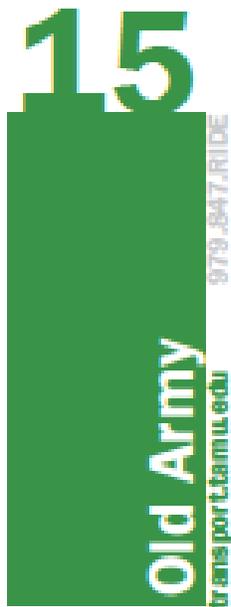
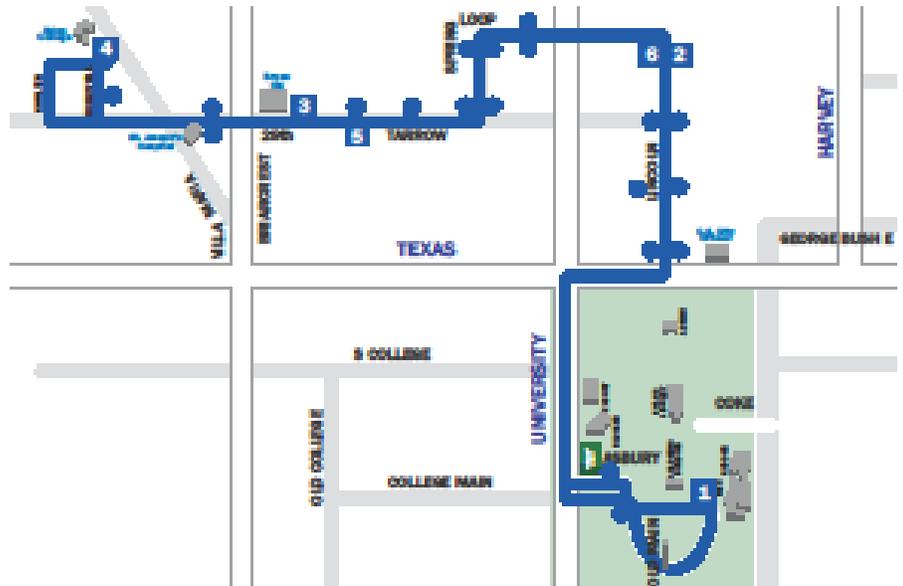
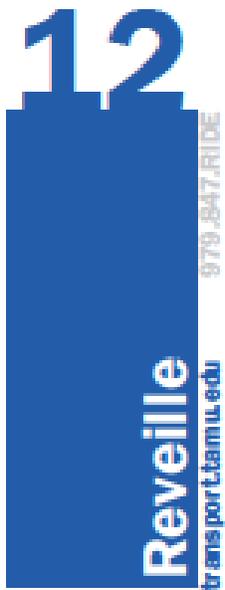
2010 Census Race and Ethnic Analysis



Y. Brazos Transit District - Bryan/College Station Bus Route Map



Z. Texas A&M University - Bryan Bus Route Maps



Source: Texas A&M University Transportation Services (<http://transport.tamu.edu/transit/offcampus.aspx>)

AA. Glossary of Terms and Acronyms

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

BVCH: Brazos Valley Coalition for the Homeless.

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

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

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

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

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):
(For the purposes of Section 104(d) of the Housing and Community Development Act)

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

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

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

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

**BB. Performance Measurement System
2013-2014 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).

_____ 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.

Long-term (multi-year) goals/objectives

Short-term (annual) goals/objectives

Expected units of accomplishment upon completion of project/activity

Actual units of accomplishment upon completion of project/activity

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

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

One or more proposed outcome(s)

If so, which indicator is used? See attached.

One or more actual outcome(s)

If so, which indicator is used? See attached.

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

**City of Bryan, Texas
Community Development Services**

Mission Statement

To receive, allocate, and administer Community Development Block Grant (CDBG) and Home Investment Partnership Grant (HOME) funding and other appropriate funding as obtained, 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

- Expand the supply of decent, safe and affordable housing.
- Reduce the isolation of income groups by decentralizing housing opportunities and expanding home ownership.
- Address needs of homeless through housing and supportive services by providing access to eligible programs.
- Address special needs populations through housing and supportive services by providing access to eligible services.
- Increase access to public services and public facilities as defined by HUD.
- Increase economic development by providing financial aid and/or technical assistance to business owners and/or by eliminating blight (dilapidated, vacant structures) to improve economic development opportunities in older neighborhoods.
- Increase economic development by providing technical assistance to individuals and/or special economic development loans, when funds are available, to eliminate slum/blight.

Fiscal Year 2012-2013 Accomplishments (to date)

- Worked with internal city departments to coordinate efforts in Bryan's First Rehab area to create impact on older (low/moderate income areas) neighborhoods including Executive, Planning, Neighborhood Services, Engineering, Transportation, and Building Inspections.
- Provided technical assistance to and participated on the DASH (Decent affordable housing) Committee to private/public partnerships to eliminate substandard and/or dilapidate houses.
- Provided funding and technical assistance to eligible homeowners for 39 minor and 4 major rehabilitation/reconstruction projects (additional projects in progress) to improve local housing stock, to date.
- Provided technical and/or funding assistance to 6 developers (3 CHDOs, Habitat and 2 private developer).
- Provided home buyer's counseling and down payment assistance to 16 citizens, to date.
- Provided abatement and demolition of 2 dilapidated vacant structures to eliminate blight and promote redevelopment.
- Prepared and published RFP's for two new development projects on Pine and W. 18th Streets.
- Assisted with the processing of the sale of the LaSalle Hotel.
- Provided for citizen's input through 4 public hearings at two separate CDAC meetings and 12 other regularly held public meetings of the CDAC and JRFRC meetings.
- Developed 2013 annual Consolidated Action Plan.
- Prepared and submitted 2011 annual Consolidated Annual Performance and Evaluation Report.
- Provided technical assistance to Brazos Valley Coalition for the Homeless (quarterly meetings) - Chair.
- Provided for funding of a minimum of 6 public service agency programs to increase access to services and providing opportunity through a RFP for submission of proposals for public service agencies.
- Co-Chaired United Way's Financial Stability Committee to increase financial resources for low and moderate income people.

Fiscal Year 2013-2014 Goals and Objectives

- Provide funding to a minimum of 17 homeowners to improve housing stock for both minor and major rehabilitation/reconstruction projects.
- Provide 15% of CDBG funding and technical assistance to 6 public service agencies to increase access to services.
- Provide homebuyers counseling and down payment assistance to a minimum of 15 eligible citizens.
- Provide technical assistance to 1 developer for rental property.
- Initiate the development of at least 2 single-family properties, to include funding for property acquisitions and infrastructure in support of an affordable homeownership housing development.
- Provide for the funding of at least one CHDO project and allocate CHDO Operating Funds.
- Commence development of the second phase of the Castle Heights Subdivision to build 3 houses in this subdivision.
- Commence development of four single family homes on City-held/acquired property at Sims and 18th Streets.
- Work with internal city departments to coordinate efforts in Bryan's First Rehab area for housing, streets, parks, water/sewer and building inspections to increase housing stock by coordinating infrastructure improvements and lowering fees for impact area projects.
- Work with and provide technical assistance to the inter-local Decent, Affordable Safe Housing (DASH) Committee to encourage affordable housing development and the preservation of existing affordable housing through coordination of rehabilitation and repair resources.
- Provide technical assistance and partner with Social Inclusion/Exclusion model for Bryan's First Rehab. Area for long term plan to address housing and social service issues.
- Provide volunteer demolition opportunities and complete 5 demolitions to remove vacate dilapidated houses.
- Provide volunteer acquisition opportunities for properties that are located in low and moderate income areas to encourage redevelopment and complete at least one acquisition.
- Provide technical assistance to a minimum of 2 housing developers to encourage housing developments in low/moderate income areas or for low/moderate income individuals/families.
- Service the City's CDBG and HOME loan portfolios to ensure loans are performing appropriately, with loan proceeds reinvested into affordable housing activities.
- Provide technical assistance to a minimum of two housing related community committees/coalitions including DASH and Brazos Valley Coalition for the Homeless.
- Provide technical assistance through participation on a minimum of 3 social service boards/Coalitions and committees such as Project Unity, United Way, and Bank-on-It.
- Prepare and submit the 2014 Consolidated Action Plan and provide for citizens input as required by federal regulations.
- Prepare and submit the 2012 Consolidated Annual Evaluation and Performance Plan.
- Attend HUD meetings as appropriate, with a minimum of one per fiscal year.
- Prepare and administer action steps in a Fair Housing Narrative Statement to complement the City Analysis of Impediments.

CC. 2010 Census Tract Groups – for Income Determination

CENSUS TRACT TOTALS- X. (BB.) Appendix		1.01	% of CT Pop	1.02	% of CT Pop	1.03	% of CT Pop
		#		#		#	
POPULATION	TOTAL	7389	100.0%	6212	100.0%	1837	100.0%
RACE	Non-Hispanic	5841	79.0%	5447	87.7%	1629	88.7%
	White	4925	% 66.7	5194	6% 83.	1527	83.1%
	Black	809	% 10.9	133	% 2.1	79	4.3%
	American Indian / Alaska Native	12	% 0.2	21	% 0.3	4	0.2%
	Asian	35	% 0.5	52	% 8.0	2	0.1%
	Native Hawaiian / Other Pacific Islander	0	% 0.0	0	% 0.0	0	0.0%
	Some Other Race	1	% 0.0	1	% 0.0	0	0.0%
	2 or More Races	59	% 0.8	46	% 0.7	17	0.9%
	Hispanic / Latino	1548	21.0%	765	12.3%	208	11.3%
	White	1022	% 13.8	494	% 8.0	138	7.5%
	Black	17	% 0.2	2	% 0.0	0	0.0%
	American Indian / Alaska Native	12	% 0.2	3	% 0.0	1	0.1%
	Asian	6	% 0.1	0	% 0.0	0	0.0%
	Native Hawaiian / Other Pacific Islander	2	% 0.0	0	% 0.0	0	0.0%
	Some Other Race	425	% 5.8	229	% 3.7	57	3.1%
	2 or More Races	64	% 0.9	37	% 0.6	12	0.7%
INCOME LEVEL BY PERSON	Total Very Low to Mod	*	*	*	*	*	*
	*Not Available						

2.01 #	% of CT Pop	2.02 #	% of CT Pop	3 #	% of CT Pop	4 #	% of CT Pop	5 #	% of CT Pop	6.03 #	% of CT Pop	6.04 #	% of CT Pop
670	100.0	6688	100.0%	7211	100.0%	5083	100.0%	5543	100.0%	5263	100.0%	6182	100.0%
9	%												
482	71.9%	4325	64.7%	3661	50.8%	3662	72.0%	2889	52.1%	1563	29.7%	1938	31.3%
339													
7	50.6%	3209	48.0%	2268	31.5%	1594	31.4%	288	5.2%	538	10.2%	680	11.0%
120													
6	18.0%	1045	15.6%	1271	17.6%	1926	37.9%	2553	46.1%	978	18.6%	1179	19.1%
19	0.3%	10	0.1%	12	0.2%	21	0.5%	10	0.2%	9	0.2%	5	0.1%
116	1.7%	23	0.3%	22	0.3%	40	0.8%	0	0.0%	4	0.1%	12	0.2%
3	0.0%	4	0.1%	0	0.0%	3	0.1%	8	0.1%	0	0.0%	0	0.0%
4	0.1%	5	0.1%	4	0.1%	3	0.1%	0	0.0%	6	0.1%	12	0.2%
78	1.2%	29	0.4%	84	1.2%	72	1.4%	30	0.5%	28	0.5%	50	0.8%
188	28.1%	2363	35.3%	3550	49.2%	1421	28.0%	2654	47.9%	3700	70.3%	4244	68.7%
6													
116	17.4%	1482	22.2%	2125	29.5%	908	17.9%	1686	30.4%	1922	36.5%	2247	36.3%
32	0.5%	11	0.2%	33	0.5%	25	0.5%	38	0.7%	19	0.4%	42	0.7%
14	0.2%	12	0.2%	23	0.3%	6	0.1%	10	0.2%	44	0.8%	44	0.7%
4	0.1%	0	0.0%	3	0.0%	0	0.0%	0	0.0%	1	0.0%	6	0.1%
1	0.0%	0	0.0%	0	0.0%	2	0.0%	0	0.0%	2	0.0%	1	0.0%
585	8.7%	781	11.7%	1235	17.1%	396	7.8%	824	14.9%	1571	29.8%	1754	28.4%
81	1.2%	77	1.2%	131	1.8%	84	1.7%	96	1.7%	141	2.7%	150	2.4%
*	*	*	*	*	*	*	*	*	*	*	*	*	*

7 #	% of CT Pop	8 #	% of CT Pop	9 #	% of CT Pop	10 #	% of CT Pop	11 #	% of CT Pop	19 #	% of CT Pop	20.0 2 #	% of CT Pop
3055	100.0%	5255	100.0%	2369	100.0%	7867	100.0%	4542	100.0%	5379	100.0%	6036	100.0%
1582	51.8%	3749	71.3%	1003	42.3%	5813	73.9%	3749	82.5%	4650	86.4%	5229	86.6%
1109	36.3%	3257	62.0%	593	25.0%	4093	52.0%	3030	66.7%	4175	77.6%	4644	76.9%
385	12.6%	382	7.3%	364	15.4%	895	11.4%	554	12.2%	2955	5.5%	302	5.0%
8	0.3%	12	0.2%	4	0.2%	18	0.2%	7	0.2%	12	0.2%	19	0.3%
19	0.6%	31	0.6%	3	0.1%	685	8.7%	72	1.6%	85	1.6%	188	3.1%
3	0.1%	2	0.0%	1	0.0%	1	0.0%	2	0.0%	11	0.2%	8	0.1%
4	0.1%	6	0.1%	2	0.1%	6	0.1%	14	0.3%	5	0.1%	13	0.2%
54	1.8%	59	1.1%	36	1.5%	115	1.5%	70	1.5%	67	1.2%	55	0.9%
1473	48.2%	1506	28.7%	1366	57.7%	2054	26.1%	793	17.5%	729	13.6%	807	13.4%
910	29.8%	887	16.9%	837	35.3%	1065	13.5%	459	10.1%	478	8.9%	549	9.1%
27	0.9%	18	0.3%	24	1.0%	30	0.4%	9	0.2%	19	0.4%	16	0.3%
11	0.4%	14	0.3%	15	0.6%	18	0.2%	20	0.4%	5	0.1%	4	0.1%
5	0.2%	3	0.1%	1	0.0%	5	0.1%	2	0.0%	1	0.0%	3	0.0%
0	0.0%	0	0.0%	0	0.0%	3	0.0%	3	0.1%	0	0.0%	0	0.0%
459	15.0%	543	10.3%	439	18.5%	812	10.3%	253	5.6%	195	3.6%	214	3.5%
61	2.0%	41	0.8%	50	2.1%	121	1.5%	47	1.0%	31	0.6%	21	0.3%
*	*	*	*	*	*	*	*	*	*	*	*	*	*

DD. 2011 Annual Community Assessment, - February 26, 2013



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

FEB 26 2013

Alsie Bond, Manager
Community Development Services Department
City of Bryan
P.O. Box 1000
Bryan, Texas 77805

Dear Ms. Bond:

SUBJECT: End of Year Letter for 2011
October 1, 2011 – September 30, 2012

The basic purpose of this letter is to share the conclusions of the U. S. Department of Housing and Urban Development (HUD) of the programs included in the City of Bryan's Consolidated Annual Performance and Evaluation Report (CAPER), received in this office on December 28, 2012. The evaluation is based upon the grantee's CAPER, data as reported in the Integrated Disbursement and Information System (IDIS) and other information (Consolidated Plan, financial reports, etc.) available to this office. Through this performance review, HUD's Office of Community Planning and Development (CPD) is able to combine the statutory and regulatory requirements for evaluation of program progress, review program management and determine whether or not the City has the continued capacity to adequately implement and administer the programs for which federal assistance is received.

In preparing this letter, CPD has examined the City's management of funds and activities undertaken for consistency with the priorities and objectives outlined in the City's Consolidated Plan. Therefore, the information provided in the CAPER for this and past program years was examined for compliance and accuracy with statutory and regulatory requirements (Part 91.520 and 91.525). CPD's review is based on an evaluation of the City's consolidated planning, program progress in the program management of funds and subrecipients, the annual performance report, and the achievement of program objectives.

In Program Year 2011, the City of Bryan received \$852,709 in Community Development Block Grant (CDBG) funds and \$417,744 in HOME Investment Partnerships Act (HOME) funds. In addition, the City is a past recipient of American Recovery and Reinvestment Act of 2009 (ARRA) funds which included \$250,205 in Community Development Block Grant - Recovery Act (CDBG-R) funds.

Primary Benefit: In 2011, the City expended 94.14 percent of its CDBG funds for activities that benefit low-and moderate-income (LMI) persons. This percentile exceeds the 70 percent minimum standard for overall program benefits. Bryan is to be commended for its strong commitment to activities which benefit low-and moderate-income persons.

Planning and Administration: In 2011, the amount of funds expended on planning and administration with CDBG funds equaled 19.70 percent which does not exceed the 20 percent cap for these activities.

Public Services: In 2011, the City obligated 14.95 percent of CDBG funds for public services. This percentile is within the 15 percent cap and is therefore fully acceptable. As a result, Bryan was in compliance with the cap standard. However, the City should observe special care with respect to this requirement in the future in order to ensure that the cap is not inadvertently or accidentally exceeded.

Minor Home Repair Assistance Program

For Program Year 2011, Table 1C reflects that the City had a vital objective regarding the Minor Home Repair Assistance Program. The City uses CDBG funds for this particular objective. Specifically, the City had the annual objective of assisting with fifteen minor repair projects including sweat equity projects annually or 75 over the five years. The actual accomplishment stood at 37 in 2011 which equates to over 246 percent of the annual objective for the 2011 Program Year.

This is the second year that the City has surpassed the annual goal by a large margin for this specific objective. As a result, the City is currently ahead of schedule for this multi-year goal. This is a prudent course of action because natural disasters (floods, hurricanes) may practically impede the City from reaching its yearly goal for each and every year of the five year term. By increasing its rate early in the five year term, the City increases the likelihood that it will ultimately meet the multi-year goal in spite of any unanticipated obstacle such as a natural disaster that may imperil its progress for a period of time.

Clearly, the City of Bryan continued to perform at an ideal and exceptional level of performance with regard to this particular objective for 2011. CPD greatly appreciates your hard work and dedication and that of your staff with regard to this goal. CPD is extremely pleased with the City of Bryan's performance regarding this yearly and multi-year goal and greatly desires to see this level of performance (or at least at the 100 percent level) be replicated with respect to all of the City's annual goals for the five year period

Owner Occupied Rehabilitation

For Program Year 2011, Table 1C demonstrates that the City had an objective regarding owner occupied rehabilitation. The City utilizes both CDBG and HOME funds for this

objective. Specifically, the City had the annual objective of rehabilitating three substandard housing units to standard condition annually or fifteen over the five year period. The actual accomplishment was only two owner occupied rehabilitation projects completed which equates to 66.7 percent of the annual objective for the 2011 Program Year. This is the second year in which the expected number of three was missed. Indeed, the anticipated number for the last two years combined was six but the actual number was only three or one half of the expected number.

Therefore, unfortunately, the City has fallen significantly behind in the first two years and will now have to exceed its performance in future years in order to make up for the deficit in production from the first two years. It is possible to make up for current deficits in future years by increasing production beyond that which was originally the goal for future years. However, that is not an optimal way of proceeding as it means that benefits for beneficiaries shall be delayed.

Integrated Disbursement and Information System – PR03

It was noted during the review that the City of Bryan generally does provide pertinent information in the accomplishment and description fields of IDIS as demonstrated on the PR03 Report for Program Year 2011. The one lone exception that was noted was Activity 844 on page 61 which had no information in the description field. This was probably an oversight. Please continue to ensure the accuracy, completeness, and relevancy of the information in IDIS. The IDIS system is an absolutely critical system which is crucially relied upon to determine the status and progress of the CDBG Program.

Program Progress

The paramount importance of the efficient and effective stewardship over taxpayer funded activities by the City of Bryan cannot be overemphasized. Ideally, it is far preferable for a city to achieve each of its yearly goals rather than having to catch up and greatly increase the level of performance in the last year or two years of a five year cycle. HUD acknowledges the accomplishments made regarding the Minor Home Repair Assistance Program and looks forward to the City meeting and/or exceeding all of its objectives both on an annual and multi-year basis. However, in those instances where goals have not been met, the City is encouraged to correct, as appropriate, any conditions that may be a hindrance to meeting its yearly goals.

CPD recognizes Bryan for having no red flags in its HOME Program as reflected on the report dated 9/30/2012. We appreciate the staff's efforts in making this significant achievement possible. A copy of the report is enclosed for easy access.

It has come to CPD's attention that the staff of Bryan has shared its valuable experience and has mentored the staff of another PJ. We commend the capable and accomplished staff of the City of Bryan for this demonstration of leadership.

Civil Rights

Title VI of the Civil Rights Act of 1964 prohibits discrimination on the basis of race, color, or national origin in all HUD-assisted programs. Title VIII of the Civil Rights Act of 1968 (Fair Housing Act) prohibits discrimination in the sale, rental and financing of dwellings based on race, color, religion, sex or national origin. Title VIII was amended in 1988 by the Fair Housing Amendments Act, which expanded the coverage of the Fair Housing Act to prohibit discrimination based on disability or on familial status (presence of a child under the age of 18 and pregnant women). In the HUD workforce, Fair Housing and Equal Opportunity (FHEO) staff has the primary responsibility of ensuring compliance with fair housing laws. With reference to fair housing, we bring to your attention that Jeff Carlock, Equal Opportunity Specialist, has been assigned as Bryan's FHEO contact pertaining to HUD fair housing issues. Mr. Carlock of FHEO may be reached directly at 713-718-3182. Mr. Carlock stated that "We have reviewed the subject documents in accordance with 24 CFR Part 91.520 and have found it acceptable. The following items need to be noted:

- No funding for Fair Housing activities"

CPD encourages direct communication between the City and FHEO in order that the City might fully ascertain FHEO's expectations in detail and be in full compliance with FHEO's expectations for the City for 2011 and future years.

CDBG - Foreclosed Home

The foreclosed home in question is located at 502 W. 17th Street Bryan, Texas (the subject property). The City of Bryan provided a CDBG loan of \$67,951.67 in reference to the subject property to the then owners, Bertis and Lois Pittman, to pay for the reconstruction.

With regard to the use of real property involving the CDBG program, the Code of Federal Regulations (CFR) found at 24 CFR 570.505 sets forth the requirements and responsibilities for such activities. With respect to the applicability of 24 CFR 570.505, it states the following:

The standards described in this section apply to real property within the recipient's control which was acquired or improved in whole or in part using CDBG funds in excess of \$25,000. These standards shall apply from the date CDBG funds are first spent for the property until five years after closeout of an entitlement recipient's participation in the entitlement CDBG program or, with respect to other recipients, until five years after the closeout of the grant from which the assistance to the property was provided.

The City of Bryan was the purchaser (successful bidder) of the subject property at the foreclosure sale on December 7, 2010 for \$40,000.00. Subsequently, Rose Jones, Judge over Precinct 4 of Brazos County, ordered that the City of Bryan have possession of the subject property as of February 1, 2011.

However, it is also imperative that the City adhere to the federal requirements regarding the use of the funds pertaining to the CDBG program including (but not limited to) the Housing and Community Development Act of 1974. CPD learned that the Pittman household's income was calculated to be less than 80 percent of the Area Median Income in February of 2002. Thus, it is clear that the \$67,951.67 in CDBG funds were originally being utilized for the benefit of low- and moderate-income persons. However, the ownership and possession of the subject property is no longer benefitting the Pittmans. Indeed, the HUD monitor, Robert Beck, visited the subject property during his monitoring visit on the week of June 13-17, 2011. He observed that the property was vacant and therefore not benefitting any person (much less a low or moderate income person). Because the property has been vacated and went into the ownership of the City, it ceased to fulfill any of the national objectives of the CDBG program.

Therefore, the use of the property clearly changed from one of benefitting a low and moderate income person (the Pittman household) to being owned by the City of Bryan and not fulfilling any of the three national objectives of the CDBG program. As a result, the other portion of 24 CFR 570.505 pertains to the subject property.

(a) A recipient may not change the use or planned use of any such property (including the beneficiaries of such use) from that for which the acquisition or improvement was made unless the recipient provides affected citizens with reasonable notice of, and opportunity to comment on, any proposed change, and either:

(1) The new use of such property qualifies as meeting one of the national objectives in Sec. 570.208 (formerly Sec. 570.901) and is not a building for the general conduct of government; or

(2) The requirements in paragraph (b) of this section are met.

(b) If the recipient determines, after consultation with affected citizens, that it is appropriate to change the use of the property to a use which does not qualify under paragraph (a)(1) of this section, it may retain or dispose of the property for the changed use if the recipient's CDBG program is reimbursed in the amount of the current fair market value of the property, less any portion of the value attributable to expenditures of non-CDBG funds for acquisition of, and improvements to, the property.

(c) If the change of use occurs after closeout, the provisions governing income from the disposition of the real property in Sec. 570.504(b)(4) or (5), as applicable, shall apply to the use of funds reimbursed.

(d) Following the reimbursement of the CDBG program in accordance with paragraph (b) of this section, the property no longer will be subject to any CDBG requirements.

The requirement found in (a) involves providing affected citizens with reasonable notice and the opportunity to comment on proposed changes. With regard to the requirement found in (a), you informed CPD during the program year that the City has already completed the actions that follow:

Posted a notice (November 11, 2011) in the legal section of the Bryan-College Station Eagle newspaper soliciting citizen comments concerning the use of the foreclosed property located at 502 W. 17th Street to satisfy the requirements of 24 CFR 570.505 and announcing a public hearing. The comment period was from November 11, 2011 through November 29, 2011. The legal notice was also posted at the City's Municipal Office Building.

Provided a Memo to Bryan City Council members regarding the requirements of 24 CFR 570.505, and provided them an opportunity to encourage their constituents to attend the public hearing and/or provide comments regarding the use of the property.

Contacted citizens who have expressed an interest in the property to give them an opportunity to attend the public hearing and/or provide comments.

Convened the Community Development Advisory Committee (CDAC) to host a public meeting and public hearing regarding the foreclosed property. The meeting was held at the Neal Recreation Center, which is within close proximity to the foreclosed property, provided information on the Department's housing programs, provided a summary of all potential options for the property, and provided information on the requirements of 24 CFR 570.505.

However, CPD has grown concerned that so much time has elapsed with the property remaining vacant. The latest update that CPD has received from the City of Bryan regarding the

subject matter occurred on February 7, 2013 via electronic mail. It is CPD's understanding that the City is working with a low- or moderate-income person and anticipates a final loan on the subject property for a closing in February of 2013. Therefore, within 30 days of the date of this letter, please provide the Houston Field Office with a letter and documentation demonstrating that the City of Bryan has fully complied with the requirements of 24 CFR 570.505 with regard to the subject property.

HOME Program - Open Activities

The Outcome Performance Measurement System for CPD's formula programs, and the modernization of IDIS has brought renewed focus on the quality and timeliness of IDIS data input by participating jurisdictions (PJ) and other grantees. PJs must report HOME project completion and beneficiary data for initial occupants timely by entering it in IDIS on a regular basis, and periodically review the status of all projects in the system to identify those that need to be cancelled. The HOME final rule at 24 CFR 92.502(d)(1) requires PJs to enter project completion information into IDIS within 120 days of making a final draw for a project. Failure to do so is a violation of this provision and of 24 CFR 92.504(a), which states that PJs are responsible for managing day-to-day operations of its program. The final rule also states that HUD may suspend further project set-ups or take other corrective actions, if satisfactory project completion data is not provided. Further, if a PJ fails to complete activities in final draw within 120 days, HUD may suspend the PJ's ability to commit HOME funds or take other corrective actions. For more information on this topic see HOMEfires v.6, n.1, August 2005 found at the link that follows:

<http://www.hud.gov/offices/cpd/affordablehousing/library/homefires/volumes/vol6no1.cfm>

In addition, failure to enter project completion data negatively impacts a PJ's score on several HOME Performance SNAPSHOTs indicators, understating actual accomplishments and reducing the PJ's statewide and national overall rankings. The frequent failure of PJs to timely enter completion and beneficiary data results nationally in underreporting of actual HOME Program accomplishments to Congress and the Office of Management and Budget (OMB) and may negatively impact future funding for the program.

PJs should have effective quality control systems in place in order to ensure that required project completion information and beneficiary data are complete, accurate and entered into IDIS at least monthly. Project completion information, including beneficiary data for any occupied units, should be entered into IDIS as soon as it is available. Beneficiary data for units that are vacant at the time of project completion should be entered as they are obtained. For homeowner rehabilitation projects, project completion data, including beneficiary data, should be entered as soon as the rehabilitation and final inspections are completed. For homebuyer projects (particularly those involving downpayment assistance with no construction activity), project completion and beneficiary data can often be entered at the time that a final draw is made, as total costs, other financing sources, and occupant information are known at that time. If this is not possible, project completion information should be entered immediately after the closing.

Completing a project requires changing the status code in IDIS. Instructions for completing projects can be found in Chapter 4 of the IDIS Reference Manual available online. Please note that PJs must repay HOME funds invested in projects that have been terminated or will not be completed within a reasonable timeframe.

Therefore, it is crucial that PJs improve their performance reporting both to comply with HOME regulations and to ensure accurate individual and national reporting on HOME accomplishments. To assist PJs in identifying projects that may need to be cancelled or projects that remain in "open" status despite their having been completed, CPD will be posting a report, the HOME PJs Open Activities Report, on its website each month. CPD strongly recommends that you frequently access this report and take appropriate action as per the guidance discussed above. CPD has begun publishing the report, HOME PJs Open Activities Report, on the internet at the link that follows: <http://www.hud.gov/offices/cpd/affordablehousing/reports/open/>

Please be reminded that major changes occurred with regard to HOME functionality in IDIS beginning in April of 2012. These crucial changes may substantially impact the ability of the City to perform certain critical functions in IDIS in the future. Therefore, we urge the City to take appropriate actions to prevent future impediments or practical barriers to the City's ability to set up new activities or commit funds to activities.

Please take careful note that the new changes will mean that PJs with at least one HOME activity in final draw in IDIS will not be able to set up new activities or commit funds to activities (other than those in final draw for more than 120 days) until the activities identified as being in final draw status for more than 120 days are either completed or otherwise taken out of final draw status.

Please be mindful of the fact that PJs having at least one HOME activity with some amount disbursed, but no disbursements in the previous 12 months will need to enter a reason for the lack of timely disbursements into IDIS along with a narrative explanation of the status of the project. In the event of a failure by a PJ to enter the reason for the lack of timely disbursements and a narrative explanation, the status will result in the inability of that PJ to set up new activities or commit funds to HOME activities.

In addition, activities falling into one or more of the abovementioned categories (as well as activities considered involuntarily terminated before completion) will be identified in IDIS and on the PR48 *Home Open Activities Report* both 90 days and 30 days prior to the deadline. There were also other important IDIS modifications for HOME to begin in April, 2012 including changes to the program income functionality, activity completion date edits, and additional commitment and CHDO certifications for 2012 activities. Activities that fall into one or more of these categories will be identified in IDIS and on the new PR48 *HOME Open Activities Report* both 90 days and 30 days prior to the deadline.

FY 2012 HOME funds used for projects not completed within four years of the commitment date, as determined by a signature of each party to the written agreement, must be repaid to the HOME Investment Trust Fund. For the purpose of complying with this requirement, completion shall mean that all necessary construction work has been completed and the project has received a certificate of occupancy or other local certification indicating that construction or rehabilitation has been completed and the project is ready for occupancy. For owner-occupied rehabilitation projects, completion means that all rehabilitation work has been completed, the PJ or its designee has performed a final inspection, and the homeowner has accepted the work, as indicated by a final sign-off.

PJs should evaluate the readiness of each project before setting it up in IDIS as a HOME activity under a 2012 Consolidated Plan/Annual Action Plan Project to ensure compliance with the four-year completion requirement. PJs should establish a process to track a project's four-year completion deadline based on the date of the executed written agreement. Reviewing the reports HUD posts each month on the HOME Reports website will also assist in determining when PJs may need to take action. HUD may grant a one-year extension of the completion deadline to HOME projects that have not progressed due to circumstances beyond the PJ's control.

HOME Program - Conversion of Homebuyer Units to Rental Units

Any FY 2012 HOME homebuyer units that have not been sold to an eligible homebuyer within six months of completion must be converted to a HOME rental unit that complies with all HOME requirements for the period of affordability applicable to such rental units. This requirement is applicable to all HOME activities set up in IDIS under 2012 Consolidated Plan/Annual Action Plan Projects.

HUD will consider a homebuyer unit "sold" if the PJ has a ratified sales contract for the unit within six months of completing project construction. For the purpose of complying with this requirement, completing project construction shall mean that all necessary construction work has been completed and the project has received a certificate of occupancy or other local certification indicating that construction or rehabilitation has been completed and the project is ready for occupancy. (Using IDIS data, HUD will identify HOME homebuyer activities set up under 2012 Consolidated Plan/Annual Action Plan Projects in IDIS that are in final draw and those HOME homebuyer activities with more than 90 percent of the HOME funds drawn yet no draws in the past six months. Reports identifying these activities will be posted monthly on the HOME Reports website (<http://www.hud.gov/offices/cpd/affordablehousing/reports/>).

PJs must monitor all HOME homebuyer activities set up under 2012 Consolidated Plan/Annual Action Plan Projects in IDIS to ensure that there is a ratified contract for sale within six months of completing construction. Units in HOME homebuyer projects that do not have a ratified contract for sale within six months of construction completion must be converted to HOME rental units and operated in

compliance with all applicable rules. Accordingly, HUD recommends that PJs develop or modify existing policies and procedures that take this possibility into account, and identify potential partners in the community with the capacity to manage rental units if this conversion becomes necessary.

CDBG-R

Notice CPD 2012-04 provides closeout instructions. It was issued February 13, 2012. It can be accessed at the link below; once open, please click on the link beside 2012-04:

http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/hudclips/notices/cpd

Instructions for CDBG-R closeout can be found on pages 8-10 of the notice at the link above and the closeout certification forms, checklists and agreements may be found on pages 25-32. Grantees need to complete all activities and submit a final report in FederalReporting.gov before they submit these forms.

HUD expects that all CDBG-R grants should be ready for grant closeout no later than six months after the expenditure deadline, (March 31, 2013). A CDBG-R grant cannot be closed out until all activities comply with national objective requirements. Therefore, grantees should ensure that all activities will have met national objective criteria requirements by March 31, 2013 and these should be entered into IDIS for CDBG-R activities.

Audits

OMB Circular A-133 Audits of States, Local Governments and Non-profit Organizations requires Federal award recipients to have independent audits performed, if they expend \$500,000 or more in Federal funds during their fiscal year. As the City of Bryan did exceed this threshold, an independent audit was conducted by Weaver and Tidwell, L.L.P. The results of this audit revealed no findings or concerns related to the HUD Federal award for this fiscal year.

Conclusion:

There are a few areas in which improvements can be made by the City. Please focus on improving the City's CPD programs in the areas outlined in this letter. However, a general conclusion may be made at this point in time regarding the City's performance.

In summary, based on reviews by the Houston staff, the following general determinations have been made concerning the City of Bryan's performance during the 2011 Program Year:

1. The City has carried out its program substantially as described in its Consolidated Plan submission;
2. The Consolidated Plan submission as implemented generally 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.

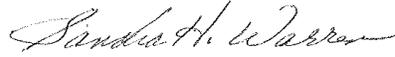
Public Access

This report is intended to be shared with the public. You may provide copies to interested persons such as the news media, members of local advisory committees, and citizens attending public hearings. We also request that you provide a copy of this letter to the Independent Public Accountant who performs the single audit of the City in accordance with OMB Circular A-133.

Please recognize that the comments and conclusions made in this letter are subject to a 30-day review and comment period by the City. We may revise this letter after consideration of the City's views and will make the letter, the City's comments and any revisions available to the public within 30 days after receipt of the City's comments. Absent any comments by the City, this will be considered the final letter on this subject.

Again, we congratulate the City of Bryan on those accomplishments achieved during the past year and look forward to seeing improvement in those areas that are lacking or falling short of established goals. If you have any questions regarding this letter, please contact me or call Robert Beck, Community Planning and Development Representative at 713-718-3119.

Sincerely,



Sandra H. Warren
Director, Community Planning and
Development

Enclosure

EE. Citizen Participation Plan for City of Bryan for CD Programs

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 HOME and 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 on 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 and HOME programs, a substantial change is defined as one in which:

1. More than 10% if the CDBG or HOME annual allocation is directed to a different activity than originally allocated to in the annual Consolidated Action Plan.
2. A change in use of funds from operational to rehabilitation/construction/or vice versa.
3. A change in national objective being addressed.

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



FF. 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 or purchasers by providing informational materials about the program to the B/CS Association of Realtors for membership distribution.
- Inform owners, builders and developers by providing information materials to the Home Builders Association for membership distribution to those who may participate in the City programs.

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

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

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

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

The City will make information about available properties known by:

- Advertising to the general public in The Eagle which is the newspaper of general circulation. We will advertise after special outreach efforts to inform persons otherwise not likely to apply proves unsuccessful.

- Providing public notice at the Community Development Advisory Committee (CDAC) meeting.

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

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

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

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

4. **Record Keeping**

The City will keep records of the following:

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

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

5. **Assessment and Corrective Actions**

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

a) **To determine 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 owners fail to carry out procedures required under this plan. If, after repeated notification, the owners continue to fail to meet the affirmative marketing requirements, the City may disqualify an owner from future participation in any of the City of Bryan's housing programs.

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

Affirmative Marketing Techniques

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

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

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

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

Affirmative Marketing Mailing List

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

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

Housing Authority of Bryan
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

SECTION 3 COMPLIANCE PLAN for City of Bryan Programs and Projects

I. **PURPOSE.** The purpose of this Plan is to provide employment and business opportunity for businesses and lower income persons who are residents of the Bryan – College Station MSA referred to as the Section 3 Area under the Community Development Block Grant Program, by setting forth procedures to be implemented by contractors and subcontractors to assure compliance with Section 3 of the Housing and Urban Development Act, as defined in 24 CFR part 135 (for project receiving federal assistance of \$200,000 or more or subcontractors of covered projects receiving \$100,000 or more).

II. **DEFINITIONS** “Lower-income resident” is any person who resides within the Bryan – College Station MSA or applicable Section 3 area and whose personal income does not exceed 80% of the median income, adjusted for family size, for the Metropolitan Statistical Area (MSA).

“Business concerns located within the Section 3 covered area” means those individuals or firms located within the established boundaries of the Bryan – College Station MSA area and which qualify as small under the small business size standards of the Small Business Administration; or firms which are 51% or more owned by persons residing within those established boundaries and who qualify under the Small Business Administration regulations as socially or economically disadvantaged, or as small under the small business size standards of the Small Business Administration.

“Section 3 Area” is that area which includes the areas inside the Bryan – College Station MSA. These boundaries are the most feasible areas to carry out the goals and objectives of Section 3 regulations.

GENERAL PROJECT INFORMATION

III. **POLICY STATEMENT**

A. The work to be performed under a Section-3 applicable contract is on a project assisted under a program providing direct federal financial assistance from the Department of Housing and Urban Development (HUD) and is subject to the requirements of Section 3 of the Housing and Urban Development Act (project contracts of \$200,000 or more). Section 3 requires that, to the greatest extent feasible, opportunities for training and employment be given lower income residents of the project area and contracts for work in

connection with the project be awarded to business concerns which are located in the area or owned in substantial part by persons residing in the area of the project.

- B. Successful bidders will comply with the provisions of said Section 3 and the regulations issued pursuant thereto by the Secretary of Housing and Urban Development as set forth in 24 CFR part 135, and all applicable rules and orders of HUD issued thereunder prior to the execution of the contract. The parties to the contract certify and agree that they are under no contractual and other disability which would prevent them from complying with these requirements.
- C. The City, where applicable, will require the contractor to send to each labor organization or representative of workers with which they have a collective bargaining agreement or other contract or understanding, if any, a notice advising the said labor organization or workers' representative of a commitment under the Section 3 clause and shall have posted copies of the notice in conspicuous places available to employees and applicants for employment or training.
- D. The City will require the contractor to include the Section 3 clause in every subcontract for work in connection with the project. The contractor will be required to take appropriate action upon a finding that the subcontractor is in violation of regulations at 24 CFR Part 135 as issued by the Secretary of Housing and Urban Development. The contractor will not subcontract with any subcontractor where it has notice or knowledge that the latter has been found in violation of the regulations and will not execute any subcontract unless the subcontractor has first provided it with a preliminary statement of ability to comply with the requirements of these regulations.
- E. Compliance with the provision of Section 3 as codified in 24 CFR Part 135, all applicable rules and order of the Department issued thereunder prior to the execution of the contract, shall be a condition of the federal financial assistance provided to the project, binding upon the applicant or recipient for such assistance, its successors, and assigns. Failure to fulfill these requirements shall subject the applicant or recipient, its contractors and subcontractors, its successors, and assigns to those sanctions specified in the grant or loan agreement or contract through which federal assistance is provided, and/or to such sanctions as are specified by the Department in 24 CFR Part 135.

IV. UTILIZATION OF SECTION 3 AREA RESIDENTS AND BUSINESSES

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

1. Each applicant, recipient, contractor or subcontractor undertaking work in connection with a Section 3 covered project can fulfill the obligation to utilize lower income project area residents as trainees to the greatest extent in the various training categories and filling any vacant training positions with lower income project area residents except for those training position which remain unfilled after a good faith effort has been made to fill them with eligible income project area residents.
2. Each applicant, recipient, contractor or subcontractor undertaking work in connection with a Section 3 covered project can fulfill the obligation to utilize lower income project area residents as employees to the greatest extent feasible by identifying the

number and types of positions not currently occupied by regular, permanent employees and establishing a goal of positions to be filled by lower income residents of the Section 3 covered project area and thereafter making a good faith effort to fill the identified positions.

3. In recruiting and filling vacancies, the City of Bryan, Texas will require contractors and subcontractors to attempt to recruit from the appropriate areas the necessary number of lower income residents through: local advertising media, signs placed at the proposed site for the project, and community organizations and public or private institutions operating within or serving the project area such as Employment or Workforce Commissions, Rehabilitation Commissions, Manpower Services, Community Action Agencies, Commission for the Blind, Veteran's Outreach Programs, etc. When lower income resident workers apply, either on their own initiative or on referral from any source, the contractor or subcontractor shall determine if the qualifications are satisfactory and if there are openings.

V. CONTRACTOR OR SUBCONTRACTOR AFFIRMATIVE ACTION PLAN. All competitive bidders and negotiated contractors, subject to 24 CFR Part 135 regulations (contracts over \$200,000) will submit to the City of Bryan utilization goals. Evaluation of each bid and negotiated contract will include the determination of responsiveness by evaluation of the proposed goals and provisions to achieve these objectives of Section 3 regulations.

- A. Contractors will explain how they intend to cooperate in employing lower income residents and/or small businesses and what actions you will use to persuade contractors to do the same.
- B. Contractors will describe all subcontracts that have been let.
- C. Contractors will describe subcontracts which have not yet been let.
- D. Contractors will list Employment Agencies, Workforce Commissions, News Media, and Minority Organizations, Plans Rooms or other organizations to be used in recruiting employees. A completed "Preliminary Statement of Work Force Needs" should be mailed to each organization contacted by the contractor.
- E. Contractors will identify below the names and addresses of business organizations, such as the Chamber of Commerce, Home-Builder Associations, etc. to be contacted to attract small businesses.
- F. Contractors will indicate the percentage of low-income residents you hope to hire in relation to total employees hired, and the time frame involved.

VI. GRIEVANCE PROCEDURE. Lower income residents and owners of small businesses will be informed that in the event of a grievance or complaint against the municipality or the general contractor, they may file by mail a grievance with:

- A. Assistant Secretary for Equal Opportunity & Fair Housing
Department of Housing and Urban Development
451 Seventh St., S.W. - Room 5100
Washington, D.C. 20410-2000
- B. Fair Housing and Equal Opportunity Division
Department of Housing and Urban Development
801 Cherry Street
P.O. Box 2905
Fort Worth, TX 76113-2905

- VII. STATEMENTS Subcontractors will be informed of their requirement to submit copies of their Section 3 (Affirmative Action Plan) to the municipality to determine whether established goals will accomplish the objective of Section 3 regulations.
- VIII. CERTIFICATION. Contractors will certify if they will not subcontract any part of contract.
- IX. LOW INCOME LIMITS. Contractors will be provided with the current low income limits as published by HUD.
- X. HUB INTERNET WEBSITE. Contractors will be provided with the internet site for searching for Historically Under-utilized Businesses (HUB's), to include MBE and WBE businesses:

<http://www.window.state.tx.us/procurement//cdbl/hubonly.html>

- XI. EQUAL OPPORTUNITY CERTIFICATION. Certification of Non-segregated Facilities must be submitted prior to the award of a federally assisted construction contract exceeding \$100,000 which is not exempt from the provisions of the equal opportunity clause. Contractors and subcontractors receiving federally assisted construction contract awards exceeding \$100,000 which are not exempt from the provisions of the equal opportunity clause will be required to provide for the forwarding of the following notice to prospective subcontractors for supplies and construction contracts where the subcontracts exceed \$100,000 and are not exempt from the provisions of the equal opportunity clause:

CERTIFICATION OF NON-SEGREGATED FACILITIES

The federally assisted construction contractor certifies that he does not maintain or provide for his employees any segregated facilities at any of his establishments, and that he does not permit his employees to perform their services at any location, under his control, where segregated facilities are maintained. The federally assisted construction contractor certifies further that he will not maintain or provide for his employees any segregated facilities at any of his establishments, and that he will not permit his employees to perform their services at any location, under his control, where segregated facilities are maintained. The federally assisted construction contractor agrees that a breach of this certification is a violation of the equal opportunity clause in this contract. As used in this certification, the term "segregated facilities" means any waiting rooms, work areas, restrooms and washrooms, restaurants and other eating areas, time-clocks, locker rooms and other storage or dressing areas, transportation, and housing facilities provided for employees on the basis of race, color, religion, sex or national origin, because of habit, local custom, or any other reason. The federally assisted construction contractor agrees that (except where he has obtained identical certifications from proposed subcontractors for specific time periods) he will obtain identical certifications from proposed subcontractors prior to the award of subcontracts exceeding \$100,000 which are not exempt from the provisions of the equal opportunity clause, and that he will retain such certifications in his files.

- XII. STATUTORY ASSURANCES AND COMPLIANCIES: Contractors will be required to certify compliance with the following statutes:
 - A. EQUAL EMPLOYMENT OPPORTUNITY. The Contractor will certify as to compliance with Section 109 of the Housing and Community Development Act of 1974 and in conformance with the requirements imposed by or pursuant to the Regulations of the Department of Housing and Urban Development (24 CFR Part 570.601) issued pursuant to that Section; and in accordance with that Section, no person in the United States shall on the ground of race, color, national origin or sex, be excluded from participation in, be

denied the benefits of, or be subjected to discrimination under any program or activity funded in whole or in part with the Community Development funds.

- B. COMPLIANCE WITH TITLE VI OF THE CIVIL RIGHTS ACT OF 1964, AS AMENDED. The Contractor will certify that: Contractor will comply with Title VI of the Civil Rights Act of 1964 (P.L. 83-352) and all requirements imposed by or pursuant to regulations of the Department of Justice appearing at 28 CFR et Seq and especially Subparts C and D thereof issued pursuant to that title, to the end that no person shall on the ground of race, color, or national origin be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the Contractor receives compensation through the City, and the United States shall have the right to seek judicial enforcement of this assurance. The Contractor agrees to post in a conspicuous place available to employees and applicants for employment, government notices setting forth the provisions of this nondiscrimination clause. The Contractor will, in all solicitations of advertisement for employees placed by or in behalf of the Contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, creed, or national origin.
- C. COMPLIANCE WITH EXECUTIVE ORDER 11246, AS AMENDED. The contractor will certify that: During the performance of the contract the contractor will:
- (a) conform to Executive Order No. 11246 of September 24, 1965 (E.O. 11246) which requires that Contractor not discriminate against any employee or applicant for employment because of race, religion, sex, color, or national origin. The Contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, religion, sex, color, or national origin. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or other forms of compensation; and selection for training, including apprenticeship. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.
 - (b) The Contractor will, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, state that all qualified applicants will receive consideration for employment without regard to race, religion, sex, color, or national origin.
 - (c) The Contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the labor union or workers' representative of the Contractor's commitments under Section 202 of E.O. 11246, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
 - (d) The Contractor will comply with all provisions of E.O. 11246, and the rules, regulations, and relevant orders of the Secretary of Labor.
 - (e) The Contractor will furnish all information and reports required by E.O. 11246, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the Department of Housing and Urban Development and the Secretary of Labor for

purposes of investigation to ascertain compliance with such rules, regulations, and orders.

- (f) In the event of the Contractor's noncompliance with the nondiscrimination clauses of this contract or with any of such rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the Contractor may be declared ineligible for further Government contracts or Federally-assisted construction contracts, in accordance with procedures authorized in E.O. 11246, and such other sanctions may be imposed and remedies invoked as provided in E.O. 11246, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.
- (g) The Contractor will include the provisions of paragraphs (a) through (f) of this section in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to Section 204 of E.O. 11246, so that such provisions will be binding upon each subcontractor or vendor. The Contractor will take such action with respect to any subcontract or purchase order as the Department of Housing and Urban Development may direct as a means of enforcing such provisions, that in the event the Contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the Department of Housing and Urban Development the Contractor may request the United States to enter into such litigation to protect the interests of the United States.

XIII. EMPLOYMENT OF CERTAIN PERSONS PROHIBITED. Contractors will certify that no person under the age of sixteen years and no person who, at the time, is serving sentence in a penal or correctional institution shall be employed on the work covered by this Contract.

XIV. REGULATIONS PURSUANT TO THE COPELAND "ANTI-KICKBACK ACT". The Contractor shall certify compliance with the most current regulations of the United States Department of Labor, made pursuant to the Copeland "Anti-Kickback Act" (48 Stat. 948:62 Stat. 862; Title U.S.C., Section 874: and Title 40 U.S.C., Section 276C – to be incorporated by reference), and any amendments thereof and shall cause these provisions to be inserted into any subcontractors contract.

XV. CERTIFICATION OF COMPLIANCE WITH AIR AND WATER ACTS. (Applicable to Federally assisted construction contracts and related subcontracts exceeding \$100,000) Contactor will certify compliance with Air and Water Acts such that during the performance of the contract, the contractor and all subcontractors shall comply with the requirements of this Clean Air Act, as amended, 42 USC 1857 at seq., the Federal Water Pollution Control Act, as amended, 33 USC 1251 at seq. and the regulations of the Environmental Protection Agency with respect thereto, at 40 CFR Part 15, as amended. In addition to the foregoing requirements, all nonexempt contractors and subcontractors shall furnish to the owner, the following:

- (a) A stipulation by the Contractor or subcontractors, that any facility to be utilized in the performance of any nonexempt contract or subcontract, is not listed on the List of Violating Facilities issued by the Environmental Protection Agency (EPA) pursuant to 40 CFR 15.20.
- (b) Agreement by the Contractor to comply with all the requirements of Section 114 of the Clean Air Act, as amended, (42 USC 1857c-8) and Section 308 of the Federal Water Pollution Control Act, as amended, (33 USC 1318) relating to inspection, monitoring,

entry, reports and information, as well as all other requirements specified in said Section 114 and Section 308, and all regulations and guidelines issued there under.

- (c) A stipulation that as a condition for the award of the contract, prompt notice will be given of any notification received from the Director, Office of Federal Activities, EPA, indicating that a facility utilized, or to be utilized for the contract, is under consideration to be listed on the EPA List of Violating Facilities.
- (d) Agreement by the Contractor that he will include, or cause to be included, the criteria and requirements in paragraph (1) through (4) of this section in every nonexempt subcontract and requiring that the Contractor will take such action as the Government may direct as a means of enforcing such provisions.

XVI. COMPLIANCE WITH FEDERAL LABOR STANDARDS PROVISIONS. The Contractor shall certify agreement to comply with all requirements related to the Davis-Bacon Act and other federally related Labor Standard requirements as noted in the bid and contract documents. Upon request by the City, the Contractor shall agree to provide evidence of compliance consistent with this paragraph.

XVII. COMPLIANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS. The Contractor shall certify agreement to comply with all local, state and federal laws, ordinances and regulations applicable to the services to be provided under this contract. Upon request by the City, the Contractor agrees to provide evidence of compliance consistent with this paragraph.

XVIII. QUESTIONS CONCERNING CERTAIN FEDERAL STATUTES AND REGULATIONS. All questions arising under the Contract which relate to the application or interpretation of (a) the aforesaid Copeland Anti-Kickback Act, (b) the Contract Work Hours and Safety Standards Act, (c) the aforesaid Davis-Bacon Act, (d) the regulations issued by the Secretary of Labor, United States Department of Labor, pursuant to said Acts, or (e) the labor standards provisions of any other pertinent Federal statute, shall be referred, through the Local Public Agency or Public Body and the Secretary of Housing and Urban Development, to the Secretary of Labor, United States Department of Labor, for said Secretary's appropriate ruling of interpretation which shall be authoritative and may be relied upon for the purposes of this Contract.

GG. Fair Housing Narrative Statement



2013 Fair Housing Narrative Statement

Overview

Through its 2013 Consolidated Action Plan, the City continues a commitment of preserving and maintaining the existing housing stock of affordable housing. A total of \$810,692.20 in grant funds (CDBG - \$539,560.00 and HOME -\$271,132.20 – includes CHDO, excludes demolition) is allocated for down payment assistance, major and minor repair assistance, housing development and other affordable housing and related activities, including program delivery costs when applicable, with low to moderate income families targeted (see specific allocations). It is expected that these funds will leverage at least \$1,524,000 in other funds. HOME funds are specifically allocated to affordable housing activities for low and moderate income households. This is the city's fifteenth year to be designated a Participating Jurisdiction. 2013 CDBG and HOME funds will be used to address these needs and those identified in the 2010-2014 Consolidated Plan through some or all of the following activities:

- Home Owner Housing Assistance - rehabilitation of substandard, low-income owner-occupied homes including minor assistance.
- Down Payment Assistance - 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 equipments.
- 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 assist private investors for rental rehabilitation or new construction.
- Volunteer Demolition – to facilitate the removal of dangerous and/or dilapidated structures and to assist in the promotion of new affordable housing and/or economic redevelopment.
- Acquisition – to facilitate the development of additional affordable housing and/or economic redevelopment.

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

- BCS Habitat for Humanity – BCS Habitat for Humanity began building homes in 1989 on scattered sites throughout Bryan and College Station.

Scattered-site homes are planned as suitable property becomes available. BCS Habitat serves families in Bryan and College Station, Texas who earn up to 60% of the median income and are in need of quality affordable housing.

- Twin City Mission, Genesis Corner, Emanuel Baptist Church and Family Promise – permanent, transitional, and temporary housing stock for the homeless.
- Brazos Valley Council of Governments – Housing Choice Voucher Program for rental housing is authorized up to 1,901 vouchers. Available program funding will allow an estimated 1,625 households to receive housing voucher assistance in the upcoming program year.
- 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 and No Limits – Both City of Bryan CHDO’s developing homeownership housing.
- Bryan Housing Authority - managing 300 units of low-income rental housing.

Efforts will continue 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.

Local Efforts to Affirmatively Further Fair and Affordable Housing

The City’s Community Development Services Department (CDS) will track staff time spent on FHEO activities so that an equivalent administrative or program delivery costs attributed to FHEO concerns can be quantified as much as possible. Additionally, a similar calculation will be made regarding local public service and housing agencies staff cost on FHEO related activities. Following are other local FHEO activities that the city’s CDS Office anticipates pursuing.

- Provide notices and market affordable housing programs, properties and services in Spanish language newspapers, radio and/or television.
- Make Fair Housing and Affirmative Marketing information available to the public by holding multiple public hearings at public meetings during the program year.
- Hold all public meetings in ADA accessible facilities and ensure that housing projects comply with FHEO and ADA accessibility requirements.
- Make housing program information available to the disabled and non-English speakers by utilizing ADA accessible facilities and making translation and sign language services available.
- Make information on housing programs available to local churches, churches and civic groups that serve lower income persons and/or protected classes.
- Contact local mortgage lenders and making FHEO information available to them as they carry out CRA programs and activities.
- Market available affordable units to lower income persons and/or protected classes by providing information to local churches, civic groups and agencies that serve them (i.e., 211Texas, United Way, Unity Partners, BV Council of Governments).
- Host a Contractor’s Breakfast promoting FHEO topics during the NCDA CDBG week.
- Distribute Fair Housing posters to partnering entities, such as: city funded Public Service Agencies; the Council of Governments, etc.
- Provide FHEO information and/or materials to local neighborhood associations.
- Partner with Texas A&M’s Center on Disability and Development, Brazos Valley Council of Governments, City of College Station, Brazos Valley Affordable Housing Corporation, and others, in the promotion of Fair Housing.

- The City will disseminate Fair Housing Brochures and/or literature to local Realtors through the local Realtors Association.
- Prepare a Fair Housing Brochure to be made available at various events and locations.
- Hold presentations with public and private employers, in conjunction with HR orientations.
- Host a Fair Housing Seminar with the City of College Station and other agencies, as appropriate.
- Development standards will be as accommodating as possible to facilitate development of both market and affordable residential units.
- The City will avoid duplication between local jurisdictions regarding development-related processes and procedures.
- The City's building fees will be kept as reasonable as possible to ensure that affordable housing is not hindered.
- The City will apply flexibility in zoning and building requirements when appropriate to promote fair and affordable housing.
- Permit fees for City-sponsored affordable housing development are waived for participating non-profit developers, and outstanding city liens are also.
- Local development expenses are kept to a minimum in terms of housing construction and renovation costs.
- Technical assistance and home buyer counseling is being provided by the cities and local agencies to promote programs assisting lower income home buyers.
- Affordable rental units, to include HTC (Housing Tax Credit) projects and privately owned properties, have been supported by the city over the last several years to promote the development of affordable rental units
- The City maintains partnerships with other inter-local agencies and interested citizens to encourage the development of accessible, special-needs housing, and provides funding and technical assistance to its CHDO's for development of affordable housing.
- The City will invite the Houston FHEO to visit Bryan and College Station to provide training.
- City staff will track time spent on FHEO activities to allow quantification of time and funds expended.

Analysis of Impediments to Fair Housing

The City of Bryan's Community Development Office has prepared an Analysis of Impediments (AI) and maintains it on file in the Community Development Office for review. The AI was most recently updated in 2010, with the development of the 2010-2014 5-Year Consolidated Plan, which includes a summary of the city's AI. No significant impediments to fair housing choice were found to exist which were created by City of Bryan ordinances, policies, or procedures. Nineteen discrimination complaints made during the 2005-2009 period, all of which related to discrimination in rental. More than half of these were related to discrimination based upon rental terms, conditions, or facilities. The primary basis for discrimination complaints was disability (28%), followed by family status and race (20% each). All cases were found to be without cause, withdrawn, or dismissed.

There have been no recent fair housing complaints or lawsuits within the City of Bryan of which the city is aware. The Community Development Services Department has received four fair housing inquiries from citizens during the program year, and has provided information regarding procedures and contact information for making a fair housing complaint to two, although all inquiries were initially found to be lacking any discriminatory elements.

Recent review of the Home Mortgage Disclosure Act (HMDA) data indicates a continued pattern of Black applicants' incidence of conventional loan denial is higher than their percentage of their population

as a whole and most often due to poor credit history ratings. Hispanics and Blacks have higher incidences of government insured loan denials due to excessive debt and inadequate collateral, respectively. Both Black and Hispanic applicants experience higher refinance loan denial percentages as compared to their respective percentages of the population as a whole. Poor credit history rating remains the primary reason for loan denials for these minority populations.

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

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

Affirmative Marketing 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. 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:

- Informing the public, potential tenants, and owners about Federal Fair Housing Laws and Affirmative Marketing Policies
- Inform persons of all racial, ethnic and gender groups of unit availability
- Attract and solicit applications for assistance from persons not likely to apply without special outreach
- Record Keeping
- Assessment and Corrective Actions

Affirmative Marketing Techniques

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

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

- Correspond with various community organizations, employment agencies, churches, etc. in order to accomplish special outreach to those not likely to apply for housing in the available properties.

- Utilize the fair housing logo on all printed advertisements and prominently in the business office.
- Provide a fair housing brochure to prospective tenants in order to inform them of fair housing laws and the City's Affirmative Marketing Policy.

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