

CITY OF BRYAN



2021 Annual Action Plan



CDBG B-21-MC-48-0006

HOME M-21-MC-48-0229

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<http://www.bryantx.gov/community-development>

**CITY OF BRYAN
COMMUNITY DEVELOPMENT SERVICES DEPARTMENT**

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SPECIAL THANKS

The Community Development Services Department expresses sincere appreciation to the numerous agencies, departments, committees, and individuals who participated in the development of the City of Bryan's 2021 Annual Action Plan.

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Executive Summary

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

1. Introduction

The United States Department of Housing and Urban Development (HUD), through a consolidation process, brings together the requirements of the National Affordable Housing Act of 1990 and the Housing and Community Development Act of 1992 into one plan. This plan is called the Consolidated Plan for Housing and Community Development. Referred to as the Consolidated Plan (CP) it combines the former Comprehensive Housing Affordability Strategy (CHAS) with the planning and application requirements of four entitlement grant programs. The CP also includes the first Annual Action Plan (AAP), of the 5-year plan period. The Community Development Block Grant and HOME Grant provide Bryan with annual financial resources to achieve strategies developed in the planning process. The following is a list and brief description of the four entitlement programs involved in a consolidation process.

- Community Development Block Grant (CDBG) is a formula-based program designed to develop viable urban communities by providing adequate housing, a suitable living environment, and expanding economic opportunities for persons of low and moderate income.
- Emergency Solutions Grant (ESG) is a formula-based program targeted at improving the lives and safety of persons who are homeless or at risk of becoming homeless.
- HOME Investment Partnerships Program (HOME) is a formula-based program for expanding and improving the supply of decent, safe and affordable housing for very low and low-income persons.
- Housing Opportunities for Persons with Aids (HOPWA) is a formula-based program targeted at improving housing for persons suffering from AIDS.

The City of Bryan does not receive the HOPWA grant and must compete for ESG funds through the Texas Department of Housing and Community Affairs. The City became a Participating Jurisdiction with HUD in 1995, which allows the City to receive HOME funding on an annual basis. Currently, the City uses CDBG funds to help the homeless, and through working with local partners Project Unity and Twin City Mission who have been recipients of HOPWA and ESG.

The 2021 Annual Action Plan (AAP) is a coordinated approach to address Bryan's housing and community development needs. It is the second AAP to be developed by the City under the current 5-Year Consolidated Plan. The goal of this collaborative planning process is to integrate economic, physical and human development needs in a comprehensive and coordinated manner so that families, neighborhoods, and community interests can work and continue to improve quality of life for all Bryan citizens.

This approach eliminates duplications in preparing separate grant reports and requiring multiple planning, development and citizen participation meetings throughout the year. It also utilizes a single application

and a single computerized reporting process. Ultimately, the Consolidated Plan allows the City of Bryan, its partners, providers and citizens the opportunity to create a unified vision for the community.

The 2021 AAP covers the time period from October 1, 2021 through September 30, 2022 and describes how federal resources will be used during this period to address community needs. The City has been notified by the U.S. Department of Housing and Urban Development (HUD) that the following funds will be available:

- \$839,019 in Community Development Block Grant Funds (CDBG)
- \$382,382 in Home Investment Partnership Funds (HOME)

The City will also generate approximately \$19,500 in CDBG program income during the 2021 program year. The primary sources of program income are loan repayments through CDBG housing activities. Housing program income is utilized for housing activities. Although there may be crossover from one program year to the next, most anticipated projects are expected to be completed within the program year. The City also anticipates \$75,000 in HOME program income generated from housing activities.

Additionally, in HUD correspondence dated April 28, 2021 from HUD's Principal Deputy Assistant Secretary, the City was notified it is eligible to receive an allocation of \$1,384,509 from the HOME Investment Partnerships Program – American Rescue Plan (HOME-ARP). This funding is available to address homelessness by creating or providing affordable housing or non-congregate shelter units, tenant-based rental assistance, and related supportive services. Funds are available once HUD has issued an implementing notice and reviewed and accepted a substantial amendment to the City's 2021 AAP prepared by the City and submitted to HUD. The amendment will outline program activities to be funded, partner agencies or organization to deliver services, and the expected accomplishments.

The 2021 AAP has several purposes:

- Review community needs and priorities for addressing those needs as identified in the 2020-2024 5-Year Consolidated Plan (CP),
- Report objectives and outcomes identified in the CP,
- Describe activities to be undertaken during the 2021 program year, using federal dollars to address those needs, and
- Report amount and type of private funds that will be leveraged through the use of these federal dollars.

The 2021 AAP also serves as the City'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.

2. Summarize the objectives and outcomes identified in the Plan

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

Following are the identified objectives and outcomes detailed in the City of Bryan's 2020-24 CP and will address the following HUD objectives:

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

CDBG and HOME funded activities addressing HUD objectives will be assigned one of the following HUD outcomes:

- Availability/Accessibility
- Affordability
- Sustainability

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

Suitable living environments will include technical assistance and funding to public service agency programs, public facility/infrastructure/park improvement projects, and assistance to economic development. Expanded economic opportunities includes financial and/or technical assistance to small business owners, organizations that provide job training, financial coaching/literacy programs and businesses that provide job creation. These listed activities advance availability/accessibility and sustainability. These objectives and outcomes promote HUD's national objectives of benefiting low and moderate-income persons, elimination of slum and blight, and addressing urgent needs.

While CDBG allows funding of a wider range of housing and non-housing activities to promote HUD objectives listed above, the HOME Grant allows funding of programs and projects that directly address affordable housing needs. Following is a summary of the activities the City of Bryan anticipates undertaking during the 2021 AAP program year (see Continued Objectives and Outcomes):

CDBG

Homeowner Housing Assistance –Housing Priority Needs of Rehabilitation of Owner-occupied Units and/or Acquisition of existing units – Down-payment Assistance. A minimum of 21 households housing

assistance to include: housing replacement, handicap accessibility, minor repair, voluntary demolition, and homebuyer assistance (Potential Objectives / Outcomes: Decent Housing / Availability, Accessibility, Affordability, Sustainability)

Public Service Agency Funding – Non-housing and Homelessness Priority Needs of Public Services – Youth and Families; Homelessness Services – Prevention, Outreach, Continuum of Care; and Homelessness Housing and Transitional Shelter). (Potential Objective / Outcomes: Suitable Living Environment / Availability, Accessibility, Affordability, Sustainability).

- Bryan Parks and Recreation Summer Camp Program – Goal of Public Services – Youth and Families. Offered in neighborhood parks and provides educational, social, and recreational activities to approximately 500 clients.
- Family Promise of Bryan-College Station – Program provides case management and support services for families following placement of homeless clients. The program will serve an estimated 155 unduplicated clients.
- Unity Partners dba Project Unity – Poverty Reduction Initiative / Family Self Sufficiency and Support – Program helps families prevent child neglect by breaking cycle of poverty caused by family dysfunction, under-employment and poor parenting. The program will serve an estimated 450 unduplicated clients.
- Catholic Charities Financial Stability Program – Provides for direct client assistance (rent and utility assistance, referrals, and education) and assists clients with direct financial stability assistance and case management. The program will serve an estimated 336 unduplicated clients.

Program Administration / Grant Compliance – CDBG – Addresses the goal of Program Administration and Grant Compliance of CDBG programs. (Potential Objectives / Outcomes: Decent Housing & Suitable Living Environment / Availability, Accessibility, Affordability, Sustainability).

HOME

Home Owner Housing Assistance – Housing Priority Needs of Rehabilitation of Owner-occupied Units by assisting families with major housing rehabilitation/reconstruction. A minimum of 2 households targeted citywide for assistance. (Potential Objectives / Outcomes: Decent Housing / Availability, Accessibility, Affordability, Sustainability).

Down Payment Assistance/Acquisition – Housing Priority Needs of Acquisition of existing units–Down-payment Assistance by assisting families in the purchase of affordable single-family homes. A minimum of 10 households target citywide for assistance (Potential Objectives / Outcomes: Decent Housing / Availability, Accessibility, Affordability, Sustainability).

Community Housing Development Organizations (CHDO) - Housing Priority Needs of Production of Affordable Units – Homebuyer or Rental Housing by funding and technical support of the development for 1 project by a certified Community Housing Development Organization (CHDO – a non-profit whose mission is affordable housing). (Potential Objectives / Outcomes: Decent Housing / Availability, Accessibility, Affordability, Sustainability).

Program Administration / Grant Compliance – HOME – Addresses the goal of Program Administration and Grant Compliance of HOME programs. (Potential Objectives / Outcomes: Decent Housing / Availability, Accessibility, Affordability, Sustainability).

3. Evaluation of past performance

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

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

Previous program experiences allow staff to identify and replicate successes in promotion of CDBG and HOME grant goals and objectives. Accordingly, the following program accomplishments for the most recently completed five-year Consolidated Plan period (2015-19 CP) and more recent Coronavirus Pandemic related accomplishments, have provided guidance to Council and staff in choosing goals and projects found in the 2021 AAP.

Decent Housing

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

Suitable Living Environment

- 9,566 persons and/or households assisted by public service agencies funded by the City.

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

Expanded Economic Opportunities

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

Fair Housing, Equal Opportunity (FHEO)

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

Other Related Actions

- Assisted Bryan Housing Authority by reviewing their Budget and Annual Plan for consistency with the City's Consolidated Plan.
- Assisted the Brazos Valley Coalition for the Homeless (BVCH) on the Continuum of Care and assisted other agencies through BVCH.

- Participated in the *Bryan Staff Housing Infill Committee* to facilitate affordable housing including infill housing, infrastructure improvements, demolition, and other affordable housing initiatives.
- Prepared and submitted five Annual Action Plans
- Prepared and submitted five Consolidated Annual Performance Evaluation Reports
- Prepared and submitted the 2020-24 Consolidated Plan
- Amended the 2019 Annual Action Plan to receive CDBG-CV funds to allow receipt of CARES Act funding available to address local needs due to the Coronavirus Pandemic.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

2021 AAP efforts began as the Community Development Advisory Committee (CDAC) held public meetings (October 15, 2020, November 19, 2020, January 14, 2021, February 11, 2021, March 11, 2021, April 8, 2021, May 13, 2021 and July 6, 2021) to develop Bryan’s 2021 AAP. Two of the meetings (March 11th and July 6, 2021) included public hearings, presentations and discussion on the CDBG and HOME grant allocations for the proposed 2021 AAP. The meetings also included hearings to provide information and receive comments related to Fair Housing and Affirmative Marketing. Notice was published for the July 6, 2021 Public Hearing meeting, which began a 30-day comment period ending on August 5, 2021. 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. Public service applications were solicited and received in January and March 2021. Pre-proposal workshops were held on January 18 and February 1, 2021 and another seven public JRFRC meetings were held on the following dates: April 1, April 8, April 15, April 28, April 29, May 6, and May 13, 2021 to review and recommend funding for agency programs.

The 2021 AAP commits to the 5-Year CP which includes an assessment of housing and homeless needs, a housing marketing analysis, a 5-year strategic plan, and monitoring standards and procedures to ensure compliance with program requirements. The CP’s Strategic Plan describes priorities and strategies (measurable goals) for addressing community needs concerning affordable housing, homelessness, needs of special populations, pandemic related emergency economic and social service needs, and non-housing community development needs. The 2020-24 CP was adopted by the City on July 14, 2020. On May 13, 2021, during a public meeting, staff and CDAC reviewed the estimated general project allocation recommendations for the 2021 AAP. Subsequently, at its July 6, 2021 meeting, the CDAC held four public hearings to provide information and gather public comment and input on community needs for the 2021 AAP, HOME-ARP, increased PY2021 CDBG funding, and Fair Housing and Affirmative Marketing. The hearings were published and held as follows: (1) HOME American Rescue Plan (HOME-ARP) \$1,384,509 HUD allocation; (2) Increased PY2021 CDBG allocation (\$12,184 increase) and program allocation adjustments; (3) Draft 2021 AAP for CDBG and HOME Program Funding, and; (4) Fair Housing/Affirmative Marketing Plan. The June 6th hearings began the comment period for review and comment of the draft 2021 AAP. It was determined that the 2021 AAP, and all described therein, be forwarded to the Bryan City Council for action. The Bryan City Council approved the 2021 AAP at its July 13, 2021 regular meeting.

A list of proposed activities was published in the *Bryan/College Station Eagle* on June 15, 2021, satisfying the 15-day notice requirement for the public hearing held on July 6, 2021. The July 6th public meeting began the required 30-day comment period. Citizen comments on the proposed 2021 AAP were accepted through August 5, 2021 (see Attachments).

Public service announcements (PSAs) were also provided to and published by the 211-Texas non-emergency help-line, and the Community Partnership Board (representing over 80 local service providers). Additionally, PSAs were linked to on the City of Bryan's website, the CDS Dept. webpage, on the city's informational television station (Channel 16), and on social media like YouTube. Finally, similar information was also forwarded to local radio and television stations to be aired in their community information slots.

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

5. Summary of public comments

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

The City of Bryan's Community Development Action Committee (CDAC) held eight public meetings, several of which included public hearings on the 2021 Annual Action Plan and the Fair Housing/Affirmative Marketing Plan. These public hearings were held at two different phases of development of the plans: one early in the year (March 11, 2021) to receive public comment on the needs of low-moderate income persons, and the second public hearings held after development of the Draft 2021 AAP to present and receive public comment on the draft plan, that public meeting was held on July 6, 2021. A 30-day public comment period began on July 6, 2021 and ended on August 5, 2021. Additionally and throughout the development of the 2021 AAP, other various public input was solicited by: public service announcements, online surveys, television and YouTube outreach, city website postings, and other outreach methods. Public comments received at public hearings are found later in this document under **Attachments – Citizen Participation Comments**. Other public input received (2021 AAP surveys, committee comments, and other related 2020-24 CP surveys) are found in under **Attachments – Grantee Unique Appendices**.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments were accepted and used in development of the 2021 AAP, particularly regarding program priorities and funding allocations. Only comments outside the scope of City or CDBG and HOME grant policies were not used in formulating priorities.

7. Summary

The 2021 Annual Action Plan (AAP) addresses needs and priorities as set forth in the 2020-24 Consolidated Plan. Public input received during the AAP planning process has been used by staff, the city's advisory committees, and by the Bryan City Council in development of the 2021 AAP. Through this plan, the City of Bryan will continue to provide for decent housing, a suitable living environment, and expanded economic opportunities for its citizens.

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

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

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role		Name	Department/Agency
CDBG Administrator	BRYAN	Community Development Services Department	
HOME Administrator	BRYAN	Community Development Services Department	

Table 1 – Responsible Agencies

Narrative (optional)

The City of Bryan is a Home Rule City with a Council/Manager form of government. The lead entity responsible for overseeing the development and process of the Consolidated Plan (CP) is the City of Bryan Community Development Services Department (CDS). The CDS Manager reports to the Deputy City Manager. The Deputy City Manager reports directly to the City Manager. The City Manager, or his appointed designee, through Resolution is designated by the City Council as the city's Certifying Officer for Community Development activities. As needed, the CDS office coordinates with other various city departments in the process of administering grant funded activities.

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

1. Introduction

The City of Bryan Community Development Services (CDS) Department utilized an inclusive approach to solicit participation by local and regional providers of housing, health, and human services assistance. Multiple online and in-person comment and survey opportunities were available, as well as public meetings, public hearings, and workshops, in which agencies, elected officials, coalition members, city departments and other stakeholders could provide input into the City's 2021 AAP. Consultation took place with multiple offices and agencies on: needs, goals, objectives, funding allocations, and Fair Housing activities, as well discussions with providers addressing: homelessness, public and subsidized housing, HOPWA needs, lead-based paint issues, and regional needs.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

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

The Cities of Bryan and College Station (neighboring cities) also jointly manage the Joint Relief Funding Review Committee (JRFRC), a citizen committee appointed by both city councils, to better prioritize needs, evaluate agency programs, and recommend allocation of grant funds – all in an effort to promote efficiencies and eliminate duplication among health and human service providers.

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

City staff serve on and/or is active in multiple other private and governmental entities that serve lower-income populations, to include: United Way of the Brazos Valley, Bank on Brazos Valley, and the Community Partnership Board which represents approximately 80 local housing, health and human services providers. The City of Bryan Community Development Services Department prepared and made available public service announcements about the 2021 AAP specifically for United Way of the Brazos

Valley's 211-Texas Resource Coordinator and for the Community Partnership Board's agency members. The public service announcements provided information on the city's 2021 AAP and on upcoming public hearings, and invited participation and public input at the hearings.

City staff regularly reviews and provide consultation, analysis and, when appropriate, support to various types of affordable and accessible housing, to include proposed Housing Tax Credit projects, Habitat for Humanity programs and developments, and CHDO projects within the city limits of Bryan.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Over approximately twenty years, several area agencies including Bryan's CDS Department, have worked to address homeless needs. The city's CDBG funds are available, through an annual application process, to meet health and human service needs, including those addressing homelessness. Additionally, the City coordinates with Twin City Mission and Project Unity in support of applications for ESG and HOPWA funds to meet homeless needs locally. The City is also a member of the Brazos Valley Coalition for the Homeless (BVCH).

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

Subsequently, BVCH has conducted regular homeless surveys to gather information on needs with which to do gap analysis updates. In 2005, BVCH performed their first "Point-in-Time" count. During development of the 2020-24 CP, the City solicited information from local agencies at two city-sponsored workshops to ascertain needs for persons at risk of homelessness. Agencies were asked multiple questions related to homeless needs. The most underserved groups, as reported by providers, were the low-income, mentally disabled and homeless. Agencies reported housing as the highest rated primary need, transportation as the highest personal need, mental health care as the most pressing health care need, and drug/alcohol abuse assistance as the top family need. Several of these also tend to be indicative of a risk of homelessness.

The 2021 Point-in-Time Count (PIT Count), held on January 28th continued to reflect some of the agency workshop results. Of the 49 person identified as homeless during the 2021 homeless survey, 33 were sheltered and 16 were unsheltered. Other than unemployment (typically the highest rated reason for homelessness and reported by 73% of sheltered households 2021), mental illness, domestic violence, recent release from medical care, or inability to continue staying with family or friends were reported contributing factors of some of those surveyed by TCM in 2021.

In the 2021 PIT Count, of the 49 homeless identified (sheltered and unsheltered) a total of 33 were sheltered adults and 16 adults were unsheltered. There were also 3 sheltered and 0 unsheltered children. This represents a large decrease of identified sheltered and unsheltered homeless persons from the last two years, and is interpreted as a result of the Coronavirus Pandemic and the resulting federal stimulus payments that may have allow persons to avoid homelessness, as well as the possibility that other homeless may have avoided shelters so as to avoid COVID-19.

Of the total homeless count for both sheltered and unsheltered: 69% were male, 31% female, and 0% transgender/gender non-conforming; 47% were White, 53% Black, 0% American Indian/Alaskan Native, 0% Asian, and 8% reported being Hispanic/Latino. Of PIT Count Homeless Subpopulations, 8% of adults reported serious mental illnesses and 6% of adults reported being survivors of domestic violence. There no persons reporting substance abuse disorders or HIV/AIDS. There were no unaccompanied youth and all 3 children (6% of total homeless population) were sheltered. Only 1 Veteran was present in the 2021 PIT Count, a White male, Non-Hispanic and sheltered. For the 4 persons reporting chronic homelessness, 3 were sheltered and 1 was unsheltered.

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

While the City of Bryan does not receive ESG funds, multiple agencies, to include the City of Bryan, participate in service delivery to ensure needs are addressed locally. Participating agencies include, but are not limited to: Bryan Public Housing Authority, United Way, The Brazos Valley Community Action Programs, Project Unity, BCS Habitat for Humanity, Bryan Housing Authority, Twin City Mission, Elder-Aid, No Limits, Emanuel Baptist Church, Family Promise, the Brazos Valley Council of Governments, Mental Health Mental Retardation Authority of Brazos Valley, the Salvation Army, and the Texas Department of Housing and Community Affairs. Following are actions taken to address CoC needs locally through the Brazos Valley Coalition for the Homeless (BVCH) planning sessions.

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

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

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Brazos Valley Council of Governments
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Services-Education Services-Employment Service-Fair Housing Regional organization Planning organization Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Transportation
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	To better identify and meet needs, consultation was done for the AAP and/or CP by either personal consultation (in person and/or phone), and/or by sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc., and/or by review of organization's studies, reports, plans, or other publications.

2	Agency/Group/Organization	BRYAN
	Agency/Group/Organization Type	Housing PHA Services - Housing Service-Fair Housing Other government - Local Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Economic Development Anti-poverty Strategy Non-housing, public facility / infrastructure needs, public safety, planning, code enforcement
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	To better identify and meet needs, consultation was done for the AAP and/or CP by either personal consultation (in person and/or phone), and/or by sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc., and/or by review of organization's studies, reports, plans, or other publications.
3	Agency/Group/Organization	BRYAN HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis Anti-poverty Strategy Non-housing needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	To better identify and meet needs, consultation was done for the AAP and/or CP by either personal consultation (in person and/or phone), and/or by sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc., and/or by review of organization's studies, reports, plans, or other publications.
4	Agency/Group/Organization	Bryan/College Station Metropolitan Planning Organization
	Agency/Group/Organization Type	Regional organization Planning organization Civic Leaders Multi-entity transportation planning organization
	What section of the Plan was addressed by Consultation?	Transportation needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	To better identify and meet needs, consultation was done for the AAP and/or CP by either personal consultation (in person and/or phone), and/or by sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc., and/or by review of organization's studies, reports, plans, or other publications.
5	Agency/Group/Organization	Brazos County Health District
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS Services-Health Other government - County

	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy Non-housing needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	To better identify and meet needs, consultation was done for the AAP and/or CP by either personal consultation (in person and/or phone), and/or by sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc., and/or by review of organization's studies, reports, plans, or other publications.
6	Agency/Group/Organization	Brazos Valley Community Action Programs
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Services-Education Service-Fair Housing Health Agency Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs HOPWA Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	To better identify and meet needs, consultation was done for the AAP and/or CP by either personal consultation (in person and/or phone), and/or by sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc., and/or by review of organization's studies, reports, plans, or other publications.

7	Agency/Group/Organization	Brazos Valley Coalition for the Homeless
	Agency/Group/Organization Type	Services-homeless Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	To better identify and meet needs, consultation was done for the AAP and/or CP by either personal consultation (in person and/or phone), and/or by sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc., and/or by review of organization's studies, reports, plans, or other publications.
8	Agency/Group/Organization	Bryan-College Station Habitat for Humanity
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing Faith Based Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy Financial Literacy

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

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

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

All agency types were consulted during development of Bryan’s 2020-24 CP and 2021 AAP. Staff regularly consults with various agencies and by participation in the CPB (Community Partnership Board) which includes approximately 80 area agencies collaborating on local needs. Organizations not consulted with in either workshops or one-on-one meetings, were invited to provide input by participation in online survey opportunities and/or by correspondence (see list of contacted entities under AP-10 Consultation. In all, approximately 200 public and private entities were reach out to during the consolidated planning process in an effort to receive comprehensive input regarding local needs and priorities, and information received was likewise reviewed during development of the 2021 AAP.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	BV Coalition for the Homeless (BV CoC / Doug Weedon Shelter of Hope)	The Strategic Plan includes goals developed to address needs identified by both the City and Homeless Coalition.
Comprehensive Economic Development Strategy	Brazos Valley Council of Governments (BVCOG)	As a BVCOG member, the Bryan goals for meeting: affordable housing; transportation; economic, healthcare, and infrastructure needs reflect similar priorities in the BVCOG CEDS plan.
PHA 5-Year Plan	Bryan Housing Authority (BHA)	Goals identified by BHA mirror goals in the BHA Strategic Plan, namely: affordable rental housing; renovation of housing; and energy efficiency.
2020 Texas Low Income Housing Plan and Report	Texas Dept. of Housing and Urban Development (TDHCA)	The Strategic Plan supports TDHCA affordable housing goals to include home-buyer assistance, housing repair, affordable housing development, fair-housing, and other local housing needs.
Comprehensive Plan	City of Bryan	Strategic Plan goals reflect similar priorities outlined in the Bryan Comprehensive Plan, to include: affordable housing; housing rehabilitation; code enforcement; and infrastructure.
Brazos Valley Health Status Assessment	Center for Community Health Development	Priority needs identified in the Strategic Plan are also recognized by the Regional Health Assessment, including: affordable housing, homelessness shelter services, health services, job training, affordable childcare, etc.
Brazos Valley Coordinated Transportation Update	Brazos Valley Council of Governments	Goals identified by the survey confirm needs in the Strategic Plan, namely a need for improved public transportation services for the low and moderate-income citizens.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

In an effort to ensure a comprehensive analysis of local needs, as well as effective program goals and objectives meeting needs, the City involved all types of health and human service providers, government agencies, and private sector service entities in the Consolidated Planning process. Likewise, input and involvement of public and private stakeholders was also solicited in the development of the 2021 AAP, as were other relevant plans that provide guidance on local needs. Individual consultations, agency workshops, online surveys, mail-outs, public hearings and review of other available resources allowed the City to prepare strategies that serve both stakeholders and clients. The City of Bryan enjoys good working relations with local providers and fosters those associations by regularly scheduled forums and workshops. These regular meetings ensure goals are being carried out, grant program requirements are being satisfied, and needs are being met according to the Consolidated Plan and Annual Action Plan. Community Development staff is also involved in several local committees reviewing community needs such as the Brazos County Health Committee Needs Update, Brazos County Housing Coalition, the Brazos Valley Coalition for the Homeless, Bryan Staff Housing Infill Committee, Bank on Brazos Valley, United Way, and Bryan Business Council committees.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City's Citizen Participation Plan is designed to afford all citizens, including low- and moderate-income citizens, the opportunity to comment on Consolidated Plans and Action Plans, grant programs, and projects. Policies addressed in the plan include: encouraging participation, minimum requirements, amendments, performance reports, public hearings, meetings, availability to the public, access to records, technical assistance, use of plan, jurisdiction response, and definition of substantial change. Multiple opportunities allowed input regarding the Citizens Participation Plan, and other related policies and procedures, during development of the city's 2020-24 Consolidated Plan (CP) which is the guiding document for the 2021 Annual Action Plan (AAP).

As a public forum for the city's programs, and to gain input on local needs and priorities important to development of the city's 2021 AAP, the City's Community Development Advisory Committee (CDAC) held public meetings on: October 15, 2020, November 19, 2020, January 14, 2021, February 11, 2021, March 11, 2021, April 8, 2021, May 13, 2021 and July 6, 2021. The earlier development of the controlling 2020-21 CP involved several means of citizen participation, including: multiple surveys (online, mailed and at workshops); multiple public meetings and hearings; mailings to neighborhood associations and churches; newspaper notices; television and radio public service announcements; and website and YouTube informational postings. Likewise, development of the 2021 AAP involved an online survey opportunity, multiple public meetings and hearings, newspaper notices, television and radio public service announcements; and, website and YouTube informational postings.

The March 11th and July 6, 2021 meetings, both available as virtual meetings, included public hearings on the local needs and draft 2021 AAP Plan summaries, respectively, as well as on Fair Housing and Affirmative Marketing requirements. Public meetings were announced by notices in the local newspaper, radio, television, public service announcements to agencies, social media, and on the city's website. Public meetings agendas were also posted on the official legal notice websites.

The variety of outreach methods resulted in a broad range of input from citizens. Outreach included, but was not limited to: legal ads in newspapers, public services announcements on the city website, television, radio, YouTube, non-profit websites, and other media and venues. CDAC reviewed and sorted the input during its development of the 2021 AAP. The resulting plan containing recommendations regarding needs, priorities, and funding allocations were then forwarded to the Bryan City Council for approval. As required by HUD, a 30-day public comment

period ran from July 6 to August 5, 2021. On July 13, 2021 the Bryan City Council held a public council meeting during which the 2021 AAP was approved and adopted.

Assistance was provided to agencies, developers and other inter-departmental offices wishing to apply for CDBG and/or HOME funds. A Joint Relief Funding Review Committee is established with Bryan’s sister city - the City of College Station, so as to more effectively and efficiently provide training, application assistance, agency program review and funding for providers meeting local priority needs. Other inter-departmental offices or developers were provided technical assistance for project need and feasibility reviews as well as application assistance.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Hearing	Non-targeted/broad community	Hearings held March 11, and July 6, 2021 on 2021 AAP, 2020 CDBG increase, HOME-ARP funds, and Fair Housing and Affirmative Marketing. Approx. 16 citizens and staff attended hearings.	Comments are provided under AP-05 Summary of Public Comments.	All comments were accepted.	https://theeagle.com http://www.bryantx.gov/community-development https://www.bryantx.gov/city-secretarys-office

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper Ad	Non-targeted/broad community	Approx. 16 citizens and staff attended hearings. No other comments received outside of hearings or during 30-day comment period.	Comments are provided under AP-05 Summary of Public Comments	All comments were accepted.	https://theeagle.com
3	Service Provider Workshops by JRFRC	Health and Human Service Providers	Multiple agencies represented at workshops sponsored by Bryan and College Station to receive input on local needs and to identify priorities.	Agencies reported needs for: basic services; health services; child and youth services; homeless services, and; financial assistance.	All comments were accepted	https://www.bryantx.gov/city-secretarys-office/council-meeting-minutes-and-electronic-records/

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Newspaper Ad	Non-targeted/broad community	Public Notice Ads published for each public hearing held during 2021 AAP preparation - See entry on public hearings for attendance.	See comments received provided under AP-05 Summary of Public Comments.	All comments were accepted.	https://theeagle.com
5	Online Survey	Non-targeted/broad community	20 persons participated in the survey.	Respondents rated a variety of housing and non-housing needs. See comments received under AP-05 Summary of Public Comments.	All comments were accepted.	https://www.surveymonkey.com/r/BryanNeeds2021-22

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Online Survey	Non-targeted/broad community	9 persons participated in the survey.	Respondents rated a variety of COVID-19 related needs. See comments received under AP-05 Summary of Public Comments.	All comments were accepted.	https://www.surveymonkey.com/r/BryanCovidImpact2021-22
7	March 2021 PSA through UWBV 211-Texas	Local agency partners and stakeholders	Response evaluated by attendance at public hearings and comments received.	See comments received provided under AP-05 Summary of Public Comments.	All comments were accepted	https://uwbv.org/211texas

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
8	March 2021 PSA through Community Partnership Board	Local agency partners and stakeholders	Response evaluated by attendance at public hearings and comments received.	See comments received provided under AP-05 Summary of Public Comments.	All comments were accepted.	https://www.projectunitytexas.org/community-partnership-board-1
9	June-July 2021 YouTube PSA - English	Non-targeted/broad community	Response evaluated by attendance at public hearings and comments received.	See comments received provided under AP-05 Summary of Public Comments.	All comments were accepted.	enter after received from Marketing
10	June-July 2021 YouTube PSA - Spanish	Non-English Speaking - Specify other language: Spanish	Response evaluated by attendance at public hearings and comments received.	See comments received provided under AP-05 Summary of Public Comments.	All comments were accepted.	enter after received from Marketing

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
11	June - July 2021 Online Notice with Summary of Draft 2021 AAP	Non-targeted/broad community	Response evaluated by attendance at public hearings and comments received.	See comments received provided under AP-05 Summary of Public Comments.	All comments were accepted.	http://www.bryantx.gov/community-development
12	June-July 2021 Television and Website PSA - English	Non-targeted/broad community	Response evaluated by attendance at public hearings and comments received.	See comments received provided under AP-05 Summary of Public Comments.	All comments were accepted.	https://www.bryantx.gov/channel16
13	June-July 2021 Television and Website PSA - Spanish	Non-English Speaking - Specify other language: Spanish	Response evaluated by attendance at public hearings and comments received.	See comments received provided under AP-05 Summary of Public Comments.	All comments were accepted.	https://www.bryantx.gov/channel16

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
14	July 2021 Public copy of Draft 2021 AAP at CD Office and City Hall	Non-targeted/broad community	Response evaluated by attendance at public hearings and comments received.	See comments received provided under AP-05 Summary of Public Comments.	All comments were accepted.	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

In Program Year 2021, the City of Bryan anticipates receiving Community Development Block Grant (CDBG - \$839,019) and HOME Investment Partnerships Program (HOME - \$382,382) grant funding from the U.S. Department of Housing and Urban Development (HUD) and approximately \$19,500 of CDBG program income and an estimated \$75,000 in HOME program income. The City of Bryan also anticipates similar grant and program income amounts on an annual basis through the duration of the 2020-24 Consolidated Plan period. Annual allocations are based on a HUD-established formula. These resources, along with those from other public, private, and nonprofit partners, establish a multi-faceted approach to addressing the goals and objectives identified in this Strategic Plan.

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

The HOME program is dedicated solely to development of affordable housing opportunities for low-income households. The City of Bryan anticipates partnering with local non-profit and for-profit entities, to promote affordable housing for low-income persons locally. At least 15% of the grant must be set-aside to fund housing to be owned, developed, or sponsored by experienced, community-driven nonprofit groups designated as Community Housing Development Organizations (CHDOs). In addition to traditional HOME funding and uses, and as noted in this Plan's Executive Summary, HUD recently notified the City that it is eligible to receive an allocation of \$1,384,509 from the HOME Investment Partnerships Program – American Rescue Plan (HOME-ARP) to address homelessness. Eligible activities include: creating or providing affordable housing or non-congregate shelter units; tenant-based rental assistance; and related supportive services. Funds will be available once HUD has issued an implementing notice and reviewed and accepted a substantial amendment to the City's 2021 AAP prepared by the City and submitted to HUD.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	839,019	19,500	225,000	858,519	2,575,557	Expected amount for rest of Con Plan is Year 2 x 3.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	382,382	75,000	650,000	457,382	1,372,146	Expected amount for rest of Con Plan is Year 2 x 3.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Federal funds will leverage additional resources through applicable property donations (city or other entities), non-profit resources such as sweat equity or funds available for partnerships such as Habitat for Humanity, or other non-profit developers for rehabilitation or construction of affordable housing. Additional leveraging includes down-payment assistance program leveraging resources at an anticipated \$1.4 million annually. Local financial institutions provide permanent financing to homebuyer's receiving down-payment assistance.

The City's PY2021 match requirement has been waived, as per a U.S. Dept. of HUD memorandum from Assistant Secretary James Jemison (dated February 26, 2021) outlining allowed HUD grant program waivers as declared under Title IV of the Stafford Act, DR-4586-TX, and to facilitate recovery from severe winter weather in declared disaster areas including Brazos County.

CDBG public service agencies provide private non-profit dollars into funded public service agency programs. The City uses general funds to improve parks, facilities and infrastructure in low/moderate income areas and does partner with the Community Development Services Department, when appropriate to leverage CDBG funds further.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City does not currently have available publically owned property for use of affordable housing, but the City does periodically have property donated that stipulates the property be used for affordable housing. The City will, however, make existing utility right-of-ways available to provide the community affordable and more widely available broadband internet, television, and phone service to Bryan citizens through a recently announced agreement with MetroNet, a national fiber optic service provider.

Discussion

In the 2021 program year, the City uses CDBG, HOME, and other leveraged funds to address needs summarized in the Consolidated Plan. The City will receive \$839,019 of CDBG (plus anticipated program income of \$19,500) and \$382,382 of HOME (plus anticipated program income of \$75,000). Prior year's resources anticipated to carry over from the PY2020 are estimated to be \$225,000 of CDBG and \$650,000 of HOME funds allocated. The City continues existing partnerships and seeks new ones to create additional momentum in reaching goals. Partnerships include non-profit and for-profit developers, the Home Builders Association, local housing committees, public service agencies, the *Bank on Brazos Valley* program, and the *Brazos Valley Coalition for the Homeless*.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rehabilitation of Existing Owner-occupied Units	2021	2022	Affordable Housing	City Wide	Rehabilitation of Existing Units	CDBG: \$547,191 HOME: \$226,787	Homeowner Housing Rehabilitated: 23 Household Housing Unit
2	Acquisition Existing Units, Homebuyer Downpayment	2021	2022	Affordable Housing	City Wide	Acquisition of Existing Units	HOME: \$60,000	Direct Financial Assistance to Homebuyers: 10 Households Assisted
3	Production of Affordable Units, Rental Housing	2021	2022	Affordable Housing	City Wide	Production of Affordable Units	HOME: \$57,357	Rental units constructed: 1 Household Housing Unit
4	Public Services, Youth and Families	2021	2022	Non-Housing Community Development	City Wide	Public Services	CDBG: \$65,000	Public service activities other than Low/Moderate Income Housing Benefit: 950 Persons Assisted
5	Public Services, Other	2021	2022	Non-Housing Community Development	City Wide	Public Services	CDBG: \$35,000	Public service activities other than Low/Moderate Income Housing Benefit: 336 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Homelessness Services, Prevention, Outreach, CoC	2021	2022	Homeless	City Wide	Homelessness Services	CDBG: \$24,025	Homelessness Prevention: 155 Persons Assisted
7	Program Administration, Grant Compliance	2021	2022	Program Administration, Grant Compliance	City Wide	Program Administration	CDBG: \$167,803 HOME: \$38,238	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Rehabilitation of Existing Owner-occupied Units
	Goal Description	Provide technical and/or financial support to low- and moderate-income homeowners to rehabilitate or reconstruct their property to standard condition and provide maintenance education to low- and moderate-income homeowners. Activity will serve an estimated 23 households between CDBG and HOME funding.
2	Goal Name	Acquisition Existing Units, Homebuyer Downpayment
	Goal Description	Provide opportunities to low- and moderate-income persons to receive homebuyer education and downpayment assistance to expand the base of homeowners within the city. Activity will serve an estimated 10 households using HOME funding.
3	Goal Name	Production of Affordable Units, Rental Housing
	Goal Description	Provide technical and/or funding in support of new construction to private/public developers and non-profit developers for rental properties. Continue partners with existing Community Housing Development Organizations (CHDO) by providing technical assistance and/or funding to provide for the development of new affordable single-family homes to low- and moderate-income renters. Development of 1 affordable rental unit is expected.

4	Goal Name	Public Services, Youth and Families
	Goal Description	<p>Bryan Parks and Recreation Summer Camp Program – Addresses the goal of Public Services – Youth and Families (\$30,000) - Provides for eligible expenses (salaries, supplies, equipment, and transportation). Offered in neighborhood parks and provides educational, social, and recreational activities to approximately 500 unduplicated clients.</p> <p>Unity Partners dba Project Unity – Poverty Reduction Initiative / Family Self Sufficiency and Support (\$35,000.00) – Provides salary and fringe benefit costs for Family Support Facilitator. Program helps families prevent child neglect by breaking cycle of poverty caused by family dysfunction, under-employment and poor parenting. The program will serve an estimated 450 unduplicated clients.</p>
5	Goal Name	Public Services, Other
	Goal Description	Catholic Charities Financial Stability Program (\$35,000.00) – Provides for crisis financial assistance (rent and utility assistance, referrals, and education) and assists clients with direct financial stability assistance and case management. The program will serve an estimated 336 unduplicated clients.
6	Goal Name	Homelessness Services, Prevention, Outreach, CoC
	Goal Description	Family Promise of Bryan-College Station (\$24,025.00) – Provides for eligible expenses (case manager). Program provides case management and support services for families following placement of homeless clients. The program will serve an estimated 155 unduplicated clients.
7	Goal Name	Program Administration, Grant Compliance
	Goal Description	Provide administrative review, oversight, and compliance as required by municipal, state, federal, or other grant or charitable funds received by the City to benefit or meet citizen needs, using both CDBG and HOME funding.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b)

The City estimates it will provide affordable housing assistance to approximately 33 extremely low-income, low-income, and/or moderate-income families during the 2021-22 Annual Action Plan year, as follows:

- 20 homeowners receive minor home repairs
- 3 owner-occupied homes rehabilitated or reconstructed
- 10 households receiving down payment assistance

Projects

AP-35 Projects – 91.220(d)

Introduction

During the PY2021 year, the City of Bryan will administer approximately \$1,315,901 in federal grant funds and anticipated program income. The \$839,019 in CDBG grant funding, coupled with approximately \$19,500 of program income, will be allocated for a variety of local health and human service program activities promoting a suitable living environment, and enhancing availability/accessibility of services as well as economic development projects promoting creation and/or retention of jobs for low-moderate income persons.

Those activities include: (1) a recreation summer camp program for children; (2) a shelter, casework, and supportive services program designed to help homeless families; (3) a poverty reduction and self-sufficiency program to help families break the cycle of poverty and child neglect, and; (4) a financial stability program providing utility and rental assistance, as well as education, referrals and case management. In addition, some of the CDBG funding allocation and program income will be used to promote decent and affordable housing, including: major rehabilitation/reconstruction; new affordable housing construction; minor repair; and down-payment assistance, volunteer demolition, acquisition, and staff program delivery. In addition, some of the CDBG funding allocation and program income will be used to promote decent and affordable housing, including: major rehabilitation/reconstruction; new affordable housing construction; minor repair; and down-payment assistance.

The HOME grant funds, totaling \$382,382, plus another \$75,000 of projected program income, will also be allocated to several housing assistance activities promoting decent and affordable housing. Those activities include: major rehabilitation/reconstruction; new affordable housing construction; minor repair; and down-payment assistance. CHDOs will participate in the promotion of decent and affordable housing locally.

#	Project Name
1	Owner Housing Assistance - Rehab / Demo / Homebuyer - CDBG
2	Rehabilitation of Existing Units, Owner-occupied - HOME
3	Acquisition of Existing Units: Homebuyer Down-payment - HOME
4	Production of Affordable Units: Rental Housing / CHDO - HOME
5	Public Services: Bryan Parks and Recreation Summer Camp - CDBG
6	Family Promise of Bryan-College Station - CDBG
7	Public Services: Project Unity dba Unity Partners Poverty Reduction Initiative Program - CDBG
8	Catholic Charities Financial Stability Program - CDBG
9	Program Administration: Grant Compliance - CDBG
10	Program Administration: Grant Compliance - HOME

Table 7 - Project Information

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

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

AP-38 Project Summary
Project Summary Information

1	Project Name	Owner Housing Assistance - Rehab / Demo / Homebuyer - CDBG
	Target Area	City Wide
	Goals Supported	Rehabilitation of Existing Owner-occupied Units Acquisition Existing Units, Homebuyer Downpayment Code Enforcement, Slum and Blight
	Needs Addressed	Rehabilitation of Existing Units Acquisition of Existing Units Code Enforcement
	Funding	CDBG: \$547,191
	Description	Provide funding and/or technical assistance to improve and increase affordable housing stock for very-low, low- and moderate -income households and special needs populations. Provide direct programs including: major rehabilitation/reconstruction 1 annually; minor repairs 20 annually (health/safety concerns and handicap accessibility), volunteer clearance/demolition funding, and homebuyer down-payment assistance funding. Includes approximately \$19,500 in program income which the City anticipates will be available for this project. Addresses the priorities of Rehabilitation of Existing Units, Demolition of Dilapidated units (Code Enforcement, slum/blight); down-payment assistance (acquisition), and program delivery, in Bryan's 2021 AAP. 21 projects expected.
	Target Date	9/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	21 households of very low-, low- and moderate-income households/families will benefit from these proposed activities, including 12 of these being households for elderly and disabled, including those of various races and ethnicities
	Location Description	To be determined.
	Planned Activities	Activities will provide up to 21 households housing assistance in the form of: infrastructure, new development, rehabilitation/replacement, handicap accessibility, minor repair, down payment assistance, acquisition, or demolition, and staff and other related costs necessary to carry out CDBG program activities for housing activities.
2	Project Name	Rehabilitation of Existing Units, Owner-occupied - HOME
	Target Area	City Wide
	Goals Supported	Rehabilitation of Existing Owner-occupied Units

	Needs Addressed	Rehabilitation of Existing Units
	Funding	HOME: \$226,787
	Description	Provide funding and/or technical assistance to improve and increase affordable housing stock for very-low, low- and moderate -income households and special needs populations. Provide direct programs including: major rehabilitation/reconstruction 1 annually; (health/safety concerns and handicap accessibility), volunteer clearance/demolition Funding includes approximately \$75,000 in program income which the City anticipates will be available for this project. Addresses the priority of Rehabilitation of Existing Units and Demolition of Dilapidated units (Code Enforcement, slum/blight); and program delivery, in Bryan's 2021 AAP. 2 projects expected.
	Target Date	9/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	2 households of very low-, low- and moderate-income households/families will benefit from these proposed activities, including 1 of these being households for elderly or disabled, including those with of various races and ethnicities.
	Location Description	To be determined.
	Planned Activities	Activities will provide up to 2 households housing assistance in the form of: infrastructure, new development, rehabilitation/replacement, handicap accessibility, or demolition, and staff and other related costs necessary to carry out HOME program activities for housing activities.
3	Project Name	Acquisition of Existing Units: Homebuyer Down-payment - HOME
	Target Area	City Wide
	Goals Supported	Acquisition Existing Units, Homebuyer Downpayment
	Needs Addressed	Acquisition of Existing Units
	Funding	HOME: \$60,000
	Description	Down Payment assistance will be provided by assisting households to determine eligibility of the program including the application and counseling regarding purchasing of a home. 10 households are projected to receive HOME down payment assistance and the program provides for program delivery of staff oversight of each activity in Bryan's 2021 AAP .
	Target Date	9/30/2022

	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 10 households will be provided down-payment assistance including 2 at or below 60% AMI and 8 at or below 80% AMI, and including those with children and of various races and ethnicities.
	Location Description	To be determined.
	Planned Activities	Home Buyer's counseling and down-payment assistance to eligible and qualified households.
4	Project Name	Production of Affordable Units: Rental Housing / CHDO - HOME
	Target Area	City Wide
	Goals Supported	Production of Affordable Units, Rental Housing
	Needs Addressed	Production of Affordable Units
	Funding	HOME: \$57,357
	Description	Provide funding and/or technical assistance to improve and increase affordable housing stock for very-low, low- and moderate -income households and special needs populations. CHDO activities address production of affordable units, and program delivery. Development of 1 affordable rental unit expected every 2 years.
	Target Date	9/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	One eligible very-low, low- or moderate -income households and/or special needs client will benefit from this activity
	Location Description	To be determined.
	Planned Activities	CHDO activities will be provided funding through a request for proposal project not less than every two years. Current CHDO's will be monitored for oversight of programmatic and administrative requirements. Activity addresses production of affordable units, and program delivery. Development of 1 unit is expected every 2 years.
5	Project Name	Public Services: Bryan Parks and Recreation Summer Camp - CDBG
	Target Area	City Wide
	Goals Supported	Public Services, Youth and Families
	Needs Addressed	Public Services
	Funding	CDBG: \$30,000

	Description	This activity includes a public service eligible program for a summer camp. The program provides for educational and recreational activities for a 6-week period during the summer months, including onsite activities and field trips.
	Target Date	9/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	The activity will serve 500 local youth from low- and moderate-income households, and from a variety of racial, ethnic, and income categories.
	Location Description	The camp activities will take place throughout the community, particularly in 5 Bryan low- and moderate-income neighborhood parks.
	Planned Activities	This activity includes a public service eligible program for a summer camp. The program provides for educational, social, and recreational activities to approximately 500 youth during a 6-week period during the summer months, including onsite activities and field trips. Increased services includes additional external educational and recreational trips.
6	Project Name	Family Promise of Bryan-College Station - CDBG
	Target Area	City Wide
	Goals Supported	Homelessness Services, Prevention, Outreach, CoC Homelessness Housing, Emergency and Transitional
	Needs Addressed	Homelessness Services Homelessness Housing
	Funding	CDBG: \$24,025
	Description	Family Promise of Bryan-College Station provides case management and support services for families following placement of homeless clients. The program provides shelter, counseling, and referrals to assist families as they transition from homeless to permanent housing. The program will serve an estimated 155 unduplicated clients.
	Target Date	9/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	The program will serve an estimated 155 unduplicated clients from low- to moderate-income families, including those of various racial, ethnic, and gender categories.
	Location Description	1401 W. Martin Luther King, Jr. St., #202, Bryan, TX 77803

	Planned Activities	Provides for eligible expenses (case manager). Program provides case management and support services for families following placement of homeless clients.
7	Project Name	Public Services: Project Unity dba Unity Partners Poverty Reduction Initiative Program - CDBG
	Target Area	City Wide
	Goals Supported	Public Services, Youth and Families
	Needs Addressed	Public Services
	Funding	CDBG: \$35,000
	Description	This activity's mission is to prevent child abuse and/neglect by addressing poverty associated conditions that compromise the development of the brain, resulting in academic failure, poor self-regulation, negative social relationships, and risky behaviors such as violence and drug abuse.
	Target Date	9/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	This activity is anticipated to serve 450 family members from low- to moderate-income households, including those of various racial, ethnic, and gender categories.
	Location Description	4001, E. 29th St., Suite 114, Bryan, TX 77802
	Planned Activities	The program's goal is to prevent child abuse and/neglect by addressing poverty associated conditions that compromise the development of the brain, resulting in academic failure, poor self-regulation, negative social relationships, and risky behaviors such as violence and drug abuse. Counseling, education, case-management, and other intervention and/or services will be made available to program clients.
8	Project Name	Catholic Charities Financial Stability Program - CDBG
	Target Area	City Wide
	Goals Supported	Public Services, Other
	Needs Addressed	Public Services
	Funding	CDBG: \$35,000
	Description	A financial stability program that provides for direct crisis client assistance (rent and utility assistance, referrals, and education) and assists clients with financial stability assistance and case management.

	Target Date	9/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	This activity is anticipated to serve 336 persons from low- to moderate-income households, including those of various racial, ethnic, and gender categories.
	Location Description	1401 Cavitt Ave., Bryan, TX 77801
	Planned Activities	Provides for direct client assistance (rent and utility assistance, referrals, and education) and assists clients with direct crisis financial stability assistance and case management.
9	Project Name	Program Administration: Grant Compliance - CDBG
	Target Area	City Wide
	Goals Supported	Program Administration, Grant Compliance
	Needs Addressed	Program Administration
	Funding	CDBG: \$167,803
	Description	Management of CDBG funded projects including, but not limited to, public service activities, housing assistance programs, public facility or infrastructure activities, urgent need actions (declared economic or natural disasters), other special projects, as well as program reporting, plan development, and public outreach.
	Target Date	9/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable, see program activity estimates.
	Location Description	1803 Greenfield Plaza, Bryan, TX 77802
	Planned Activities	Administrative activities and expenditures related to the management of CDBG funded projects including, but not limited to, public service activities, housing assistance programs, public facility or infrastructure activities, urgent need actions (declared economic or natural disasters), other special projects, as well as program reporting, plan development, public outreach, and other necessary efforts in support of grant goals and objectives.
10	Project Name	Program Administration: Grant Compliance - HOME
	Target Area	City Wide

Goals Supported	Program Administration, Grant Compliance
Needs Addressed	Program Administration
Funding	HOME: \$38,238
Description	Management of HOME funded activities including, but not limited to, housing rehabilitation, down-payment assistance, Community Housing Development Organization (CHDO) projects, Tenant Based Rental Assistance (TBRA) activities, and other efforts to promote decent, safe, and affordable housing.
Target Date	9/30/2022
Estimate the number and type of families that will benefit from the proposed activities	Not applicable, see program activity estimates.
Location Description	1803 Greenfield Plaza, Bryan, TX 77802
Planned Activities	Administrative activities and expenditures related to the management of HOME funded projects including, but not limited to, housing rehabilitation, downpayment assistance, Community Housing Development Organization (CHDO) projects, Tenant Based Rental Assistance (TBRA) activities, as well as reporting, project development, program delivery, and other necessary efforts in support of grant goals and objectives.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

CDBG and HOME funds are not allocated based on geographic areas. Funds are distributed throughout the community based on need. Because low-income, elderly, disabled, and special needs homeowners and renters reside throughout the city, housing assistance is available citywide. Homeless persons and those facing potential homelessness also reside throughout the city making the need for shelter and housing a citywide activity. Services provided for the homeless population are located citywide to provide maximum accessibility.

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

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

Public facilities and infrastructure improvements, such as park or sidewalk improvements, will be considered in areas of the city where 51% or more of the population meets low and moderate-income guidelines or where an organization's clients are at least 51% low to moderate income as defined by HUD. Bryan's CDAC committee members and Community Development staff will work to ensure that priority is assigned to livability issues when projects are being considered.

Economic development activities are provided citywide (unless designated a spot slum/blighted location), recognizing that low-income individuals live throughout the city with business location critical to its potential success, and that business vitality and job stability are needed for employment opportunities to be available for local citizens.

Geographic Distribution

Target Area	Percentage of Funds
City Wide	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Allocations for priority needs are not made on a geographical basis. See discussion above.

Discussion

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

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

In the 2021-22 Program Year, the City of Bryan will provide volunteer rehabilitation/reconstruction assistance to a minimum of 3 homeowners through the Home Owner Housing Assistance Program and minor repair assistance to a minimum of 20 low-income owner-occupied dwellings. It is expected that 13 of these 23 homeowners will be elderly and/or disabled. It's anticipated that 10 lower-income, eligible applicants will purchase homes using the City of Bryan's Home Buyers Down-Payment Assistant Program. HOME set-aside CHDO funding will also be allocated in PY2021 to be available to an eligible CHDO for affordable housing development, however a CHDO project is not expected to be completed in PY2021.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	20
Special-Needs	13
Total	33

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	23
Acquisition of Existing Units	10
Total	33

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

Discussion

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

AP-60 Public Housing – 91.220(h)

Introduction

While no CDBG or HOME funds will be allocated to the local public housing authority, the Bryan Housing Authority (BHA), plans continued improvements to its 300 duplex and townhome style subsidized rental units. A variety of support services are made available to the residents to promote a healthy affordable living environment for all tenants, young and old. On average, the Brazos Valley Council of Governments (BVCOG) makes 1,500 to 1,600 Housing Choice Vouchers available throughout the Bryan-College Station community annually, with approximately 1,000 of those in Bryan. BVCOG also makes various support programs available to person applying for and utilizing rental assistance vouchers.

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

BHA is currently utilizing a 2017 ROSS-Service Coordinator Grant and will be apply for the upcoming Ross 2020 when it is announced. Through this grant BHA continues to have a Service Coordinator to provide services to residents such has budgeting, homeowner ship training, parenting skills etc. as well as partnering with other agencies to provide training or information meetings. The City is also assisting in the BHA Texas Capital Fund rehabilitation of two units at 734 and 736 Rollins by providing technical assistance with environmental and asbestos abatement. In addition we do have services geared to our youth such as 4H, Safe Sitter Classes, and Reading Programs in collaboration with BISD, Learn Eat Grow & Go a nutritional program, and youth gardening. It is our goal to continue to provide affordable, safe and decent housing for residents in our area. The City will continue to provide technical assistance to BHA and meet onsite at least once annually.

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

BHA also continues to provide a variety of services to residents, to include: homeownership training, parenting Skills, dropout prevention, domestic violence and substance abuse prevention, health fairs and healthcare assistance, pregnancy outreach, budgeting, GED and higher education assistance, youth leadership development and computer classes. BHA is also initiated a character building sessions during the summer for youth, and fitness program for adults as well as an association of BHA residents.

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

Not applicable – Bryan Housing Authority is designated a high performing PHA.

Discussion

Upon request, the City of Bryan reviews BHA grant applications and provides the required Certification of Consistency for the U.S. Dept. of HUD. The BHA is an important partner in the delivery of affordable housing and related support services. BHA rental units and other program assistance provide the support and encouragement needed by residents wanting to achieve self-sufficiency. With BHA support and assistance from other programs and agencies, BHA tenants have the opportunity to achieve increased self-sufficiency for themselves and their families.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

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

Brazos Valley Coalition for the Homeless (BVCH) conducts regular homeless surveys to gather information on needs with which to do regular gaps analysis updates. In 2005 , BVCH performed their first Point-in-Time Count (PITC). The most recent count was done on January 28, 2021 and found a total of 49 homeless (33 sheltered and 16 unsheltered). This was a dramatic decrease in homeless numbers from previous years and is thought to be due to (1) federal stimulus payments may have help persons avoid homelessness, and (2) other homeless persons may have been fearful of entering a congregate shelter environment due to COVID-19 fears. The regional shelter also had a much greater Rapid Rehousing capacity and ; BVCH received ESV-CV funding, thereby better able to help clients remain in their homes.

Of the unsheltered, 3 were female and 13 male. There were no unsheltered youth under age 24, and no unaccompanied youth households nor parenting youth households. The 2021 PITC found 3 sheltered and 0 unsheltered children. Of the 49 homeless persons identified: 34 were Male (13 unsheltered); 15 were Female (3 unsheltered); 26 were Black (10 unsheltered) and 23 were White (6 unsheltered); 4 were Hispanic (1 unsheltered) and 45 were Non-Hispanic (15 unsheltered), and; 4 chronically homeless were identified (1 unsheltered).

- Only 2 races were identified, 23 White (6 unsheltered)and 26 Black.(10 unsheltered)
- 4 chronically homeless were identified, 1 of which was unsheltered
- 3 children under the age of 18 were identified (all sheltered)
- The count revealed 1 Veteran, a sheltered White, Non-Hispanic Male
- The count found no Transsexual nor Gender Non-conforming homeless
- Subpopulations identified included: 4 with mental illness, and 3 victims of domestic violence
- Gender, race, and ethnic percentages of total count are: Male 69%, Female 31%, Transsexual or Gender Non-conforming 0%, White 47%, Black 53%, Hispanic 8%, and Non-Hispanic 92%.

In the City's 2020-24 Consolidated Plan, the most underserved groups, as reported by providers, are the low-income, mentally disabled and homeless. Agencies reported housing as the highest related primary need, transportation as the highest personal need, mental health care as the most pressing health care need, and drug/alcohol abuse assistance as the top family need. Several of these also tend to be indicative

of a risk of homelessness. BVCH data identifies the following as major contributing factors to homelessness: physical/mental disabilities; inability to pay rent/mortgage; and job loss.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City will continue coordination and support of BVCH, TCM, and other agencies to ensure needs are addressed. In an effort to reduce and end homelessness, programs serving current homeless persons and others providing services to assist persons avoid homelessness, are both considered for funding. PY2021-22 funded programs met goals identified in the local Continuum of Care (CoC) applications for funding, as well as the City of Bryan's CDBG – PSA funded objectives, and include:

Family Promise of Bryan/College Station: Through the city's public service agency funding allocation, the City will make \$24,025 available to provide a shelter and case management program for homeless families which is expected to serve 155 unduplicated clients;

Catholic Charities Financial Stability Program: Through the city's public service agency funding allocation, the City will make \$35,000 available to this agency to provide supportive services to low- and moderate income persons, to include formerly homeless and those at risk of homelessness due to financial difficulties. An estimated 336 unduplicated clients will be assisted through this program, and;

Unity Partners dba Project Unity – Poverty Reduction Initiative/Family Self Sufficiency Program: Through the city's public service agency funding, the City will make \$35,000 available to this agency to provide supportive services to low- and moderate income persons, to include those at risk of homelessness due to financial difficulties. An estimated 450 unduplicated clients will be assisted through this program.

Other area agencies addressing local CoC needs, but not receiving Bryan CDBG PSA funds in PY2021-22 include: Twin City Mission, The Salvation Army's Pathway of Hope, Bryan Public Housing Authority, B/CS United Way, The Brazos Valley Community Action Programs, Project Unity, BCS Habitat for Humanity, Elder-Aid, Emanuel Baptist Church, the Brazos Valley Council of Governments, Mental Health Mental Retardation Authority of Brazos Valley, the Salvation Army, and others.

Addressing the emergency shelter and transitional housing needs of homeless persons

City of Bryan CDBG funded programs and non-funded partnership efforts taken in the 2021-22 Program Year to address emergency shelter and transitional housing needs locally include:

- Point in Time Homeless Count: The City will participate in BVCH's 2022 Point-In-Time Homeless population and subpopulation counts.
- Address Chronic Homelessness: The City and BVCH will support homeless providers in efforts to provide additional beds for the chronically homeless.

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

Family Promise of Bryan/College Station – Shelter and Case Management Program who provides program assistance for formerly homeless families and provides case management, and information and referral assistance to its clients.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

To address chronically homeless individuals and families, the City and its Homeless Coalition partners make intensive case management available to reduce recidivism by previously homeless persons. Actions taken in the 2021-22 Program Year to help persons transition to permanent housing and avoid recidivism include:

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

Ensure Quality Case Management: The City will partner with the Brazos Valley Coalition for the Homeless (BVCH) to ensure case management services and support is adequate to help clients avoid homelessness and obtain shelter/housing.

Employment and Job Skills: The City and BVCH will coordinate with the Workforce Board to address employment needs of homeless.

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

Family Promise of Bryan/College Station

Catholic Charities Financial Stability Program

Unity Partners dba Project Unity – Poverty Reduction Initiative/Family Self Sufficiency Program

See information in the following section on the City's anticipated HOME Investment Partnerships Program – American Rescue Plan (HOME-ARP) funding and potential uses

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Actions taken in the 2021-22 Program Year to help individuals and families avoid homelessness include:

CDBG Funds to Assist Clients at Risk of Homelessness: Through the its public service agency funding allocation, the City will make funding available to agencies, as follows: Family Promise of Bryan/College Station - \$24,025 available to provide a shelter and case management program for homeless families which is expected to serve 155 unduplicated clients; Catholic Charities Financial Stability Program - \$35,000 available to this agency to provide supportive services to low- and moderate income persons, to include formerly homeless and those at risk of homelessness due to financial difficulties, serving an estimated 336 unduplicated clients, and; Unity Partners– Poverty Reduction Initiative - \$35,000 available to provide supportive services to low- and moderate income persons, including those at risk of homelessness due to financial difficulties and serve an estimated 450 unduplicated clients.

HOME Investment Partnerships Program – American Rescue Plan (HOME-ARP): As notified by HUD, the City will also soon receive an allocation of \$1,384,509 from HOME-ARP to address homelessness. The funds must be used for qualified populations: homeless or at risk of homelessness; fleeing domestic or dating violence; victims of sexual assault; human trafficking victims; other populations where assistance would prevent homelessness or would serve those with the greatest risk of housing instability; and veterans and families that include a veteran meeting one of the preceding criteria. HOME-ARP funds can be used for: tenant-based rental assistance; supportive services to include homeless prevention services and housing counseling; and the purchase or development of non-congregate shelter for those experiencing homelessness.

Assistance to Persons Discharged from Government Institutions: Through the city's PSA funding allocations, the City has previously funded, and will consider future funding request from organizations

like Unlimited Potential (UP)'s, a program serving foster youth transitioning out of foster care. Other BVHC members also support and encourage programs assisting persons discharged from public institutions.

Increase Permanent Housing Options: The City will assist agencies in applying for additional funding to maintain or develop existing or new affordable housing. The City will review BHA applications and reports and provide Certificates of Consistency as requested.

Eliminate Obstacles: The City will continue assisting local providers in identifying and addressing obstacles in local assistance delivery systems and programs.

Evaluate Programs: The City will assist agencies in evaluating temporary housing and contact agencies working with homeless providers to focus on maintaining successful practices.

Assist Families with Children: The City, in partnership with the BVCH, will promote housing opportunities to homeless families with children, or those at risk of homelessness.

Ensure Quality Case Management: The City will partner with the BVCH to ensure case management services and support is adequate to help clients avoid homelessness and obtain shelter/housing.

Discussion

The City's collaboration with BVCH member agencies ensures a comprehensive approach to identify and meet Continuum of Care (CoC) needs. Many local agencies provide services directly addressing homelessness and ancillary needs of homeless individuals and families. Local homeless clients have the means to receive shelter and services, and to be counseled as they plan their transition from homelessness to permanent affordable housing and increased self-reliance.

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

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

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

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

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

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City of Bryan has reviewed its own policies and procedures for potential barriers to the development, maintenance, or improvement of affordable housing locally. The purpose of development regulations is to protect the health, safety, and welfare of the public. While promoting affordable housing, a balance must be established between societal and environmental goals and housing affordability. In analyzing the effects of local public policy as potential barriers to affordable housing in Bryan, no significant barriers are found to exist. While no local or other barriers to affordable housing were identified in the City of Bryan, potential future barriers that may affect housing affordability are developer fees, impact fees, code requirements, zoning and other land use ordinances.

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

Strong efforts continue locally to encourage development and preservation of affordable housing. A shortage of affordable undeveloped property, along with rising construction material and labor costs, resulting from COVID-19 related building material shortages and supply chain interruptions, delays, and increased materials costs, are the main hindrances to development of affordable housing locally. Additionally, clouded or fragmented title to property often renders otherwise potentially affordable housing developments infeasible. City of Bryan Community Development staff work regularly with property owners, taxing entities, for- and not-for profit developers (i.e. Habitat and CHDOs) and internal city departments on strategies to facilitate and expedite new affordable housing locally.

More recently, the dramatic increase in building materials cost and availability is driving up the cost of residential construction. Additionally, the increased influx of persons relocating from large urban communities, to smaller communities like Bryan – College Station, and large investment groups seeking residential properties, is having an inflationary effect on the price of local residential units.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Locally, construction or renovation of housing is inexpensive in terms of development and inspection fees, meaning municipal costs do not inhibit development of affordable units. Development standards facilitate both market and affordable units. The City will regularly analyze its development standards to identify potential barriers to production of affordable housing. The City avoids duplication between jurisdictions and ordinances are enforced solely by the City, eliminating redundant, time-consuming steps that add costs. Additionally, zoning allows for minimally sized lots which accommodate development of affordable housing.

Building fees are kept reasonable and are generally less than those recommended by national advisory boards. For example, the model codes recommend a plan review fee and a permit fee, but Bryan has chosen not to collect plan review fees or building impact fees. The City continues to assess fees and processes to ensure affordable housing is not hindered and allows flexibility in zoning and building requirements when appropriate. Bryan uses a single fee based on square footage. Building, plumbing, mechanical, and electrical permit cost are added together for a new home. In Bryan, the valuation is simply \$66 per square foot with one permit cost. Further, permit fees for City-sponsored affordable housing development are waived for participating non-profit developers, and outstanding city liens are also waived for nonprofit developers acquiring property which has outstanding liens for code enforcement actions. Local development expenses are minimal in terms of housing construction and renovation costs. Goals will include collaborative efforts with private and public entities so that resources can be leveraged and benefits maximized.

Affordable rental units, to include HTC (Housing Tax Credit) projects and privately owned properties, have been supported by the City in the past to promote development of affordable units. When appropriate, the City will continue to review proposed private and public affordable rental developments. Special needs housing is also a need as local housing providers struggle with limited funding. The BVCH (Brazos Valley Coalition for the Homeless) applies for available HUD Continuum of Care (CoC) funds and MHMR of the Brazos Valley is also seeks new sources of funds. Local organizations and churches have also established programs to meet these needs.

In spite of funding challenges, assistance for the elderly, disabled, HIV clients, and homeless continue. The City maintains partnerships with other inter-local agencies and interested citizens to encourage the development of accessible, special-needs housing. The city also continues to provide funding and technical assistance to its CHDOs to build additional local capacity for development of affordable and special needs housing. In terms of other supportive assistance, the Brazos Valley Council of Governments' (BVCOG) Housing Choice Voucher (HCV) program continues to administer the Family Self-Sufficiency (FSS) program. Depending on funding, HCV will provide rental and utility assistance to approximately 1,500 - 1,700 monthly to households in the BVCOG service area, the majority of which are in Bryan – College Station. The Bryan Housing Authority manages 300 affordable duplex and townhome style units at five locations in Bryan to also address affordable housing needs.

Discussion:

The City established an inter-department group - Bryan's Staff Housing Infill Committee - that identifies obstacles and explores ways to enhance local development, including infill housing, infrastructure, demolition, and other affordable housing initiatives. Additionally, the City established the Bryan Home Foundation Initiative, intended to assist owners of manufacture housing in former MU-1 zoned property to replace manufactured housing with site built homes. One project has been successfully completed to date.

Locally, a demand for higher cost housing continues, diverting resources from affordable single-family development and limiting opportunities for lower-income buyers. The City, and partnering agencies, coordinate to address the need for decent, safe, and affordable housing locally. Technical assistance and homebuyer counseling, and down-payment assistance is provided by the City and local partners. The Bryan and College Station Community Development Offices, Brazos Valley Affordable Housing Corporation, Habitat for Humanity, Brazos Valley Community Action Program (BVCAP), and the city's CHDOs coordinate to streamline and promote programs assisting lower-income renters, homebuyers, and owners. Staff continues to encourage new and creative ways to ameliorate barriers to affordable housing.

Also, a severe shortage of affordable single-family units has occurred as post-pandemic demand has surged, and interest rates have remained low. Current inventory of available listings is only 1.4 months (May 2021), down from 4.3 months in May 2020. This has place upward pressure on price, with the median Bryan home prices up 11% to \$219, 672 over May 2020 levels.

Lower income homebuyers needing FHA financing and down-payment assistance are at a competitive disadvantage with multiple offers on desirable properties, with many selling for cash at a significant premium over the asking price. According to the Real Estate Center at Texas A&M University, this is in part attributable to high oil prices fueling job growth in the energy sector and continued low interest rates.

AP-85 Other Actions – 91.220(k)

Introduction:

The City partners with public and private organizations to enhance the effectiveness of programs delivering housing and social service assistance. A comprehensive network of planning entities and providers ensure that needed and attainable goals are established and resources are leveraged in meeting goals. Duplication of services is avoided by the city's lead on certain assessment and planning efforts. Examples include the city's participation in the Joint Relief Funding Review Committee (JRFRC), which serves both the cities of Bryan and College Station. Likewise, the city's participation in the Community Partnership Board (CPB) – representing approximately 80 agencies, the Brazos Valley Coalition (BVCH) for the Homeless, and United Way of the Brazos Valley, all demonstrate the high level of coordination within the local housing and social service providers.

Actions planned to address obstacles to meeting underserved needs

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

Actions planned to foster and maintain affordable housing

The City commits to affordable housing through needs through some or all of the following activities:

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

- Technical Assistance - assist investors in rental rehabilitation or new construction.
- Volunteer Demolition – facilitate removal of dangerous and/or dilapidated structures.
- Acquisition – for development of affordable housing and/or economic redevelopment.

PY2021 funds are allocated for down-payment, major and minor repairs, housing development, and other affordable housing activities, including program delivery costs. Approximately \$94,500 of program income is anticipated (\$19,500 from CDBG and \$75,000 from HOME). It is expected these funds will leverage up to \$1,000,000 in other funds. The City will develop relationships with non-profit housing and service providers to improve the quality and quantity of affordable housing and, where feasible, retain housing affordable to low-income families. housing partners include:

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

Efforts continue to identify additional providers such as CHDOs, tax credit developers, other non- or for-profit developers of affordable housing. The City was notified by HUD that it will receive \$1,384,509 of HOME American Rescue Plan (HOME ARP) funds. As outlined in section AP-65 of this plan, these funds are available to address homelessness and must be used for those: homeless or at risk of homelessness; fleeing domestic or dating violence; victims of sexual assault or human trafficking; other persons where assistance would prevent homelessness or serve those with the greatest risk of housing instability; and veterans and families that include a veteran meeting one of the preceding criteria. HOME-ARP funds can be used for: tenant-based rental assistance; supportive services to include homeless prevention services and housing counseling; and the purchase or development of non-congregate shelter for those experiencing homelessness.

Actions planned to reduce lead-based paint hazards

Bryan has emphasized lead-based paint (LBP) counseling and awareness in all its programs. All Down-payment and Closing Cost assistance for pre-1978 properties in the homebuyer program requires LBP counseling as well as testing and remediation. The City also maintains a continued focus on the hazards of lead-based paint and the need for lead-based paint testing of potential rehabilitation projects. Additionally, the City has continued to work with public service agencies caring for or providing services to children to reduce lead-based hazards in the community. The city's Community Development Services Department has staff members with years of experience and training related to the identification,

planning, and remediation of lead-based paint hazards. Housing program activities have policies and procedures in place to, not only remediate lead-based paint hazards in existing structures, but to also promote and facilitate the development of new, affordable and safe housing units that will benefit the lower-income community for decades to follow.

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

- Provide 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.
- Collaborate with Brazos County Health District to provide information to households where a child has dangerously high elevated blood levels of lead.
- Continue to promote the development of new, affordable, and safe housing locally.

Actions planned to reduce the number of poverty-level families

In Program Year 2021-22, the City continues its antipoverty strategy that previous plans promoted. That strategy has the following components:

- Expand the inventory of safe, decent, affordable dwellings available to low-income residents.
- Provide Emergency Tenant Based Rental Assistance to ensure households struggling with rent or utilities can avoid eviction or loss of power.
- Fund public service activities that enhance quality of life and encourage self-sufficiency for low-income residents (such as Project Unity's Poverty Reduction Initiative/Family self-sufficiency and support Program).
- Create jobs for low-income residents by providing 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.

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

The \$839,019 CDBG grant funding, coupled with approximately \$19,500 of program income, will be allocated for affordable housing programs and a variety of local health and human service program activities promoting a suitable living environment, and enhancing availability/accessibility of services.

Those activities include: a recreation summer camp program for children; a shelter, casework, and supportive services program designed to help homeless families; a financial stability program providing utility and rental assistance, as well as education, referrals and case management; and a poverty reduction

program to prevent child neglect by breaking cycles of poverty caused by family dysfunction, under-employment, and poor parenting. In addition, some of the CDBG funding allocation and program income will be used to promote decent and affordable housing, including: major rehabilitation/reconstruction; new affordable housing construction; minor repair; and down-payment assistance, volunteer demolition, acquisition, and staff program delivery.

The HOME grant funds, totaling \$382,382, plus another \$75,000 of projected program income, will also be allocated to several housing assistance activities promoting decent and affordable housing. Those activities include: major rehabilitation/reconstruction; new affordable housing construction; and down-payment assistance. CHDO set-aside funds will allow the city's CHDO to participate in the promotion of decent and affordable housing locally. In this reporting period, CHDO funds will be allocated to a certified local CHDO for development of affordable housing in the next program year.

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

Additionally and using remaining CDBG-CARES funding, the City will continue to address COVID-19 related needs through public service funding to service providers meeting COVID-19 related needs and through economic development program activities promoting job creation and/or retention for low- to moderate-income employees and job seekers.

Actions planned to develop institutional structure

The City will continue its partnerships, developed over years, to enhance the identification of needs and delivery of services. The City's Community Development Services Department partners with multiple organizations in assessing and meeting local needs. The local institutional delivery system is well coordinated to address homeless, housing, non-housing and special needs. The private and public organizations listed in Section SP-40 of the 2020-24 Consolidated Plan coordinate with the City, and other entities, in the identification, needs assessments, and delivery of program assistance. Additionally, The Cities of Bryan and College Station (neighboring cities) jointly manage the Joint Relief Funding Review Committee (JRFRC), a citizen committee appointed by both city councils, to better prioritize needs, evaluate agency programs, and recommend allocation of grant funds – all in an effort to promote efficiencies and eliminate duplication among health and human service providers. The City also is member of the Community Partnership Board, a coalition of approximately 80 agencies service the health and human services needs of Bryan-College Station. Collectively, the local institutional delivery system is well coordinated and very effective in addressing local needs, providing information and referral services, and minimizing duplication of services.

Actions planned to enhance coordination between public and private housing and social service agencies

The Community Development Services (CDS) Department of the City of Bryan is the lead agency for the Consolidated Plan and all subsequent Action Plans. CDS staff will work closely with all housing and social services providers through the 2021-22 Action Plan to achieve stated goals and objectives.

Housing Agencies: CDS staff will, as appropriate, work with the Bryan Housing Authority, Brazos Valley Development Council, Texas Department of Housing and Community Affairs, HUD, the Brazos Valley Community Action Program, Habitat for Humanity, Brazos Valley Affordable Housing Corporation, the Brazos Valley Coalition for the Homeless, Brazos Valley Council of Governments, Rebuilding Together of Bryan/College Station, and other public and private entities to enhance program delivery. The City of Bryan will continue seeking qualified organizations to assist in becoming new CHDOs.

Social Service Coordination: Bryan and College Station, Texas, both Entitlement Communities and Participating Jurisdictions, operate the Joint Relief Funding Review Committee, whose task is to review CDBG public service program funding applications and provide the respective city councils with recommendations for the use of funds. This 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 will provide 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 will continue to partner with United Way's 2-1-1 information and referral system or other appropriate committees. Needs identified by the Information and Referral Advisory Committee and resulting goals enhance coordination between service providers by:

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

Discussion:

The City's CDS staff will also serve on the Unity Partners Community Partnership Board, which incorporates local demographics into goals and objectives for low- and moderate-income families. The organization provides a forum allowing non-profits to reduce duplication of services, gain strength through collaborative grant writing, attend workshops and seminars, and provide case management for families to encourage self-sufficiency. CD staff also serves on United Way's I&R Committee, Brazos Valley

Coalition for the Homeless, the Brazos Valley Health Coalition, and chairs United Way's Financial Initiative. Additionally, CD staff manages the city's general fund financed "Bank on Brazos Valley", serves on Texas A&M University's Cultural Diversity Committee, and is represented on the Bryan Staff Housing Infill Committee to facilitate affordable housing including infill housing, infrastructure improvements, demolition, and other affordable housing initiatives. Staff also serve on the Brazos County Home Repair Coalition which coordinates non-profit housing agency repair efforts. Lastly, CD staff also serve as staff representatives to the Bryan – College Station Joint Relief Review Committee which accepts applications, reviews program proposals, and makes recommendations to the two city councils on PSA awards for CDBG funding. Additionally, Texas A&M University's George Bush School Center for Non-Profit Leadership partners with local non-profits and provides research and technical assistance and assists with training and quarterly meetings of local agencies.

Meeting obstacles, foster and maintaining affordable housing, reducing lead-based paint hazards, developing institutional structure, and enhancing coordination between local public and private housing and social service agencies are all advanced by the City's comprehensive network of partner agencies. Agency resources are leveraged and duplication of services is avoided through a high level of coordination within the local housing and social service community. Through these partnerships, 2020-24 Consolidated Plan priorities and 2021-22 Annual Action Plan goals will be achieved.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

The following information provides details regarding the CDBG and HOME grant requirements. Information related to: program income; percentage of LMI person assisted; other investments; and information related to resale and recapture provision of the city’s housing programs (excluding HOME rental assistance). Due to text limitations in the *eCon Planning Suite* template, information related to resale and recapture provisions are abbreviated. Recent revisions, new programs, and other updates regarding client, property, and/or program guidelines have been reviewed and determined consistent with CDBG and HOME regulations (as applicable) and approved by City Council. Full program requirements are found and maintained in the City’s Community Development Services Department’s Policies and Procedures Manual, maintained in the CDS office.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	95.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

It is anticipated that approximately \$1,000,000 in other, non-HOME funds will be leveraged during the program year. A listing of other potential funding match or leveraging sources include:

Down Payment Assistance - down payment, closing cost and /or principal buy-down assistance using municipal funds in an effort to assist low income homebuyers.

Property Donations - donation of City-owned property to facilitate affordable housing projects. Value not yet established.

Non-profit Resources - volunteer help (sweat equity), and other documented non-profit contributions will be leveraged to accommodate affordable housing options. Value not yet established.

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

NOTE: The City of Bryan's HOME match requirement for PY2021 has been waived, as allowed by U.S. Dept. of HUD waivers declared under Title IV of the Stafford Act, DR-4586-TX, dated February 19, 2021, and to facilitate recovery from severe winter weather in declared disaster areas including Brazos County. While the City's PY2021 match requirement has been waived, other potential investments may, occasionally become available, to include:

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

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Corresponding with HOME funded Homebuyers Assistance of up to \$15,000 or less per purchase/client, the City will require a deferred loan with a 5-year owner-occupancy requirement and secured by a note and recorded deed of trust. Recapture of the amount of assistance provided with HOME funds will be required upon resale, failure to maintain as homestead, or transfer of ownership during the affordability period; to the extent proceeds are available from any sale. The HOME

investment subject to recapture is based on the amount of HOME assistance that enabled the homebuyer to buy the dwelling unit. This is also the amount upon which the affordability period is based. This includes any HOME assistance that reduced the purchase price from fair market value to an affordable price, but excludes the difference between the total actual cost plus the market cost of producing the unit and the market value of the property (i.e., the development subsidy). The recaptured funds must be used to carry out HOME eligible activities.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Where acquisition is used in support of program efforts to develop new affordable housing for future homebuyers, the resale/recapture and affordability guidelines listed above will govern. For non-down-payment activities where acquisition is involved, resale provisions restricting rents to affordable levels and occupancy to eligible households will be required through a recorded Land Use Restriction Agreement (LURA). Likewise, HOME Program required resale/recapture requirements for new developments will have a term of twenty years, and rehabilitated rental developments will have a term of five to fifteen years based upon the amount of the HOME subsidy in the development – all enforced by a recorded LURA.

Additionally, the City acknowledges the 2013 HOME Final Rule, which provided new regulations for projects receiving HOME funding. The City has current policies and procedures to address these requirements and has adopted the following HOME Appropriations requirements:

- HOME funds used for projects not completed within 4 years of the commitment of funds will be considered terminated and all HOME project funds repaid to the city's HOME Investment Trust Fund. The City may request a 1 year extension by submitting information about the status of the project, steps taken to overcome obstacles, proof of adequate funding to complete the project, and a schedule with milestones for completion of the project for HUD's review and approval.
- No HOME funds may be committed to any project involving acquisition, construction, or rehabilitation of rental or homebuyer projects, unless the participating jurisdiction certifies that it has conducted an underwriting review, assessed developer capacity and fiscal soundness, and examined neighborhood market conditions to ensure adequate need for each project.
- Any homeownership units funded with HOME funds which cannot be sold to an eligible homeowner within 6 months of project completion shall be rented to an eligible tenant.
- No HOME funds may be awarded for development activities to a community housing development organization that cannot demonstrate that it has staff with demonstrated development experience.

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

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

Discussion:

The City of Bryan has adopted housing program guidelines to support the development and maintenance of safe, efficient, accessible and affordable housing for its lower-income citizens. While incorporating provisions to guide the acquisition, construction and/or rehabilitation of affordable housing, the guidelines also ensure that CDBG and HOME requirements are satisfied. The City's goal is to ensure that local and federal funds are used as efficiently and effectively as possible, and that recaptured and/or leveraged resources are reinvested to further promote affordable housing locally.

Finally, if HUD pandemic, disaster, or other waivers remain or become available during PY2021, the City will likely request to, again, utilize those waivers for the 2021 AAP program year. The previously utilized HOME Program waivers for PY2020 were:

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

Attachments

CITIZEN PARTICIPATION COMMENTS

Public participation related to the 2021 Annual Action Plan (AAP).

Comments received by: public hearings, emails, virtual hearings, online surveys, and various other media/marketing outreach. The extensive public input received for the city's 2020-24 Consolidated Plan was also consulted during development of the 2021 AP.

On March 11, 2021 and July 6, 2021 the City's Community Development Advisory Committee (CDAC) provided online, virtual public forums for discussion and public hearings on the City's 2021 Annual Action Plan (AAP). Virtual hearings were announced on the City of Bryan's Community Development Services Department homepage, the City's YouTube and Facebook pages, on local television and radio, in the local newspaper, and various other venues like United Way of the Brazos Valley and the local Community Partnership Board.

Staff public hearing presentations included overviews of CDBG and HOME eligible programs specific to the city's grant programs and development of the 2021 AAP. Presentations regarding Fair Housing were also provided as part of the hearings. Comments and survey results were also considered as part of the planning processes.

On July 6, 2021 CDAC held in-person and virtually available public hearings on: (1) HOME American Rescue Plan (HOME-ARP) \$1,384,509 HUD allocation and eligible activities; (2) Summary of Increased PY2021 CDBG allocation (\$12,184 increase) and program allocation adjustments to address community needs; (3) Summary of Draft 2021 AAP for CDBG and HOME Program Funding, and; (4) Fair Housing/Affirmative Marketing Plan. On July 13, 2021, at the Bryan City Council public meeting, City Council approved the 2021 AAP. The City Manager, or his designee, was designated by City Council as the authorized signature authority for all related and required 2021 AAP documents.

Citizen / Stakeholder Comments Received on the 2021 AAP Follow:

March 11, 2021 Public Hearings:

Bill Kelly (MHMR Authority of BV – via email) thanks the City of Bryan for bringing the CDBG funding to our community. These dollars are very important to the non-profits that are able to apply for them through the Public Service Funding RFP. They help fill a gap of limited funding from other sources that are used for important services to the citizens of our community. We encourage the City of Bryan to continue to fund the Public Service activities at the maximum of 15% of the overall CDBG funds.

July 6, 2021 Public Hearings

Terry Dougherty (Big Brothers, Big Sisters of the Brazos Valley) informed the Committee that they serve approximately 300 youth a year and how vital direct assistance is needed for long-term impact on the youth and community. Ms. Dougherty ;thanked the Committee and said teens are losing their vision of a possible future and that CDBG funding helps provide direct, one-on-one support, and that Big Brothers, Big Sisters needs the support.

Charles Coats (BCS Habitat for Humanity) addressed a Committee question regarding if educational programs are available for citizens to attend on available assistance and qualifications. Mr. Coats informed Committee that Habitat for Humanity provides a financial literacy program that addresses available resources in the community. Habitat for Humanity is also becoming HUD certified to provide Homebuyer's counseling services. Mr. Coats thanked the Committee and the Community Development Office for the Down Payment Assistance program and helping low- to moderate-income households 35-80% average median income to become homeowners.

John Paci (Catholic Charities of Central Texas – via Zoom) thanked the Committee and Community Development staff and stated that services are vital and that they received numerous calls for rent and utility assistance. Mr. Paci said individuals need help making ends meet so as to reach their full potential and remain healthy members of society. Catholic Charities of Central Texas strives to make the community livable for all people.

Lynn Yeager (The Prenatal Clinic – via email) reported that, like most business and non-profits, still experiences the impact that the Covid pandemic brought upon the nation, state and community. She reported being grateful to have been awarded CDBG funds to help with critical expenses such as personal protective equipment and general medical supplies, in addition to laboratory and ultrasound testing that is not reimbursed by Medicaid. She commended the City for its generous support to local agencies and low-income citizens that utilize CDBG funded services, stating that opportunities for this population would suffer greatly without these funds as they provide access to prenatal, medical and mental health care; family enrichment education and many other services. Ms. Yeager noted that the community benefits when the most vulnerable receive the help needed to live as independently as possible, and that the Prenatal Clinic is grateful to receive this funding and asked the City to continue supporting local non-profits through the 15% allocation to public service agencies.

Alina Fifer (Brazos Valley Rehabilitation Center – via email) said nonprofit organizations are vital to every thriving community and that administering programs in a cost-effective manner and more often than not, with a wider reach, nonprofit organizations have been proven partners of the local, state and federal government for decades. CDBG provides essential funding to nonprofit organizations in our community. She said the funds support housing, community facilities and social services programs, made available to low- and moderate-income individuals and families in the community. Ms. Fifer said the process of awarding these funds includes an arduous review and vetting process and is aimed at ensuring high-quality and cost-effective services, and lasting change in the community, and that in the absence of CDBG funds, many low-income, high-risk families in the community would not have access to vital needs such as food, housing and healthcare. She reported that nonprofits are excellently positioned to partner with the Cities to address goals developed in their 5 - year plans because the community needs they address through their work and missions every day are in perfect alignment with the strategic goals and objectives developed and approved locally. Ms. Fifer said that funding for local nonprofits that advance the strategic goals of the Cities of Bryan and College Station is a must.

Bill Kelly (MHMR Authority of Brazos Valley – via email) thanked the City of Bryan and the Community Development Office for its participation with the CDBG Grant that brings in much needed funding to the community and that MHMR supports the 2021 Annual Action Plan with the funding recommendations. Mr. Kelly encouraged the City to continue to apply for the funds and to allow for 15% of the dollars to be designated for

Public Service agency programs. He reported that CDBG funds are very important as local nonprofits continue to seek funding to operate their programs, and that without this funding stream, there are many good programs benefiting our citizens that would either have to be cut back or eliminated altogether. Mr. Kelly also thank the Community Development Advisory Committee and the Joint Relief Funding Review Committee for all their time and dedication during this process.

Public Comments Received During the 30-day Public Comment Period

Other than the public comments listed above, none were received

COMMENTS RECEIVED IN RESPONSE TO 2021 AAP ONLINE SURVEYS

2021 NEEDS ASSESSMENT SURVEY (comments are edited for clarity)

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

- Citizens are losing jobs and this is happening in our neighborhoods, towns, and elsewhere, and we need help.
- People don't need low paying jobs, but a livable wage. It seems like this program will keep people well below a livable wage.

Provide rent assistance to low income tenants

- There is no help for persons with health issues and on fixed disability incomes.
- Help is needed for homeowners to keep from losing homes due to lost jobs because of the pandemic.
- If we didn't have so many low- and moderate-income employees this wouldn't be so important.

Provide utility bill assistance to low/moderate income households

- It's a blessing to have a home as prices will increase. If the economy worsens, citizens will lose jobs and will struggle, especially males.
- If we didn't have so many low- and moderate-income employees this wouldn't be so important.

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

- Having to have separate warranties for the house and for the appliances makes no sense and is unaffordable to some homeowners.
- If we didn't have so many low- and moderate-income employees this wouldn't be so important.

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

- If not for this program many of us would not own homes and still be renting from landlords that do not appreciate their tenants.
- If we didn't have so many low- and moderate-income employees this wouldn't be so important.

Provide assistance to the homeless population

- It's very important to have assistance for renters otherwise, we would not be able to afford a home.
- Start by taking money out of the mayor's salary.

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

- Start by funding the Brazos Health Department.

Provide for job training opportunities through partnerships and/or funding

- It's important to have job training so as to benefit your family and increase income which helps to pay off your home faster.

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

- No Comments -

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

- No Comments -

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

- This could be either the most or least important program depending on what it is used for.

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

- No Comments -

Open-Ended Response

- Make this information available to the elderly and homeless so as to help the community get back to work.

2021 CORONA VIRUS SURVEY COMMENTS (comments are edited for clarity)

Provide an Economic Development program to enable business job creation/retention for low/moderate income employees and assist with working capital

- No Comments -

Deliver meals on wheels to quarantined individuals or those with medical vulnerabilities

- No Comments -

Provide Rent Assistance

- No Comments -

Provide Mortgage Assistance

- No Comments -

Provide food for pantry distribution

- No Comments -

Provide food for persons homebound due to the impact of COVID

- No Comments -

Job training to expand the number of health care workers available to treat disease

- No Comments -

Provide resources for homeless prevention and housing counseling for those affected by COVID

- No Comments -

Provide resources for a non-congregate shelter for individuals and families experiencing homelessness and affected by COVID

- No Comments -

Provide equipment, supplies, and materials to carry out a public service

- This question is too vague.

Increase capacity and availability of targeted health services for infectious disease

- No Comments -

Comments on community needs and if you think there is sufficient local funding for the need - Open-Ended Response

- Fund the health department and half of these would be taken care of.

NOTE: In “Grantee Unique Appendices” following, also find tables providing additional public input gathered on needs and used in preparation of the 2021 AAP.

All comments received were accepted and used in development of the 2021 AAP, particularly regarding program priorities and funding allocations. Only comments outside the scope of City or CDBG and HOME grant policies were not used in formulating priorities.

GRANTEE UNIQUE APPENDICES

CITY OF BRYAN CITIZEN PARTICIPATION PLAN

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

SECTION I. ENCOURAGING PARTICIPATION

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

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

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

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

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

SECTION II. MINIMUM REQUIREMENTS

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

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

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

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

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

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

SECTION III. AMENDMENTS

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

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

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

SECTION IV. PERFORMANCE REPORTS

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

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

SECTION V. PUBLIC HEARINGS

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

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

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

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

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

SECTION VI. MEETINGS

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

SECTION VII. AVAILABILTY TO THE PUBLIC

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

SECTION VIII. ACCESS TO RECORDS

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

SECTION IX. TECHNICAL ASSISTANCE

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

SECTION X. COMPLAINTS

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

SECTION XI. USE OF PLAN

The City of Bryan will follow its citizen participation plan.

SECTION XII. JURISDICTION RESPONSE

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

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

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

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

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

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

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

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

Disaster / Pandemic Response Plan



Community Development Services Department
City of Bryan, Texas

Disaster / Pandemic Response Plan Summary

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

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

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



Affirmative Marketing Policy and Implementing Procedures

Statement of Policy

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

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

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

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

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

The City will:

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

4 **Record Keeping**

The City will keep records of the following:

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

We will also require that organizations receiving federal housing funds through the Community Development 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 of good faith efforts have been made:

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

b) To determine results:

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

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

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

Affirmative Marketing Techniques

Owners, builders and developers offering properties assisted by the City of Bryan Community Development 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
1306 Beck Street
Bryan, Texas 77803

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

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

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

Habitat for Humanity
119 Lake
Bryan, Texas 77801

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

**SECTION 3 COMPLIANCE PLAN
For Applicable City of Bryan
Programs and Projects
Effective 6-1-2021**

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

I. PURPOSE

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

A. Definitions:

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

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

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

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

24 CFR §75 Section 3 Clause.

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

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

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

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

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

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

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

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

D. UTILIZATION OF SECTION 3 AREA RESIDENTS AND BUSINESSES

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

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

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

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

II. CONTRACTOR OR SUBCONTRACTOR AFFIRMATIVE ACTION PLAN

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

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

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

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

2021-22 City of Bryan Income Limits for Consideration as Low to Moderate Income.

Household #	1	2	3	4	5	6	7	8
Max. Income 6-1-2021	\$38,550	\$44,050	\$49,550	\$55,050	\$59,500	\$63,900	\$68,300	\$72,700

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

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

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

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

SECTION 3 NARRATIVE AFFIRMATIVE ACTION PLAN

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

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

Ads placed with local advertising media such as newspapers

Sign at the project site

Notification of Public Housing Agencies, Employment or Workforce Commissions, Rehabilitation Commissions, Manpower Services, Community Action Agencies, Commission for the Blind, Veteran's Outreach Programs, and any other appropriate entities.

Other _____

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

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

Ads placed with local advertising media such as newspapers

Sign at the project site

Contact a list of Section 3 certified Subcontractors as maintained by the local Community Development office, and/or HUD if available.

Other _____

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

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

Maintain copies of ads placed with local advertising media such as newspapers

Maintain photos of signage at the project site

Maintain copies of letters or internet search results requesting a list of Section 3 certified Subcontractors as maintained by the local Community Development office, and/or HUD if available.

Other _____

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

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

Resource List:

Public Housing Agency

Workforce Commission

Manpower Services/Employment Agencies

Texas Commission for the Blind

Brazos Valley Community Action Agency

Other _____

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

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

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

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

Other _____

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

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

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

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

Section 3 Employee Recruitment Timeline:

Not Applicable – This project does not require employee recruitment.

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

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

Management Training Maintenance Training

Building Trades Training Clerical Training

Support Services Training

Other Training Opportunities: _____

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

Section 3 Training Plan:

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

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

List Labor Organizations:

Section 3 Clause

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

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

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

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

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

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

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

SECTION 3 CERTIFICATION

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

CERTIFICATION

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

Signature

Date

(Print Name and Title)

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

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

that I am an employee of: _____
 Name of Employer

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

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

2021-22 City of Bryan Income Limits for Consideration as Low to Moderate Income.

Household #	1	2	3	4	5	6	7	8
Max. Income 6-1-2021	\$38,550	\$44,050	\$49,550	\$55,050	\$59,500	\$63,900	\$68,300	\$72,700

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

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

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

 Signature of Section 3 Worker

 Date

 Printed Name of Section 3 Worker

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

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

 Notary Public in and for
 the State of Texas

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

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

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

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

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

2021-22 City of Bryan Income Limits for Consideration as Low to Moderate Income.

Household #	1	2	3	4	5	6	7	8
Max. Income 6-1-2021	\$38,550	\$44,050	\$49,550	\$55,050	\$59,500	\$63,900	\$68,300	\$72,700

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

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

Signature of Section 3 Business Owner

Date

Printed Name of Section 3 Business Owner

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

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

Notary Public in and for
the State of Texas

PRELIMINARY STATEMENT OF WORK FORCE NEEDS

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

CERTIFICATION

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

SIGNATURE

DATE

(PRINT NAME AND TITLE)



2021 Fair Housing Narrative Statement In Support of the Analysis of Impediments

Overview

Through its 2021-22 Annual Action Plan (AAP), the City continues a commitment of preserving and maintaining the existing housing stock of affordable housing. A total of \$891,335 in grant funds (\$547,191 of CDBG and \$344,144 of HOME, including: housing rehabilitation, TBRA, CHDO developments, and homebuyer assistance) is allocated for down payment assistance, major and minor repair assistance, affordable housing development, and other affordable housing and related activities, including program delivery costs when applicable, with low- and moderate-income families targeted (see specific allocations) from a total grant allocation of \$839,019 (CDBG) and \$382,382 (HOME). It is expected these funds will leverage approximately \$1,400,000 in other funds. HOME funds are specifically allocated to affordable housing activities for lower-income households. This is the city's 21st year to be designated a Participating Jurisdiction. 2021 CDBG and HOME funds will be used to address these needs and those identified in the 2021-24 (CP) Consolidated Plan through some or all of the following activities:

- Home Owner Housing Assistance - rehabilitation of substandard, low-income owner-occupied homes including minor assistance.
- Down Payment Assistance - closing cost, down payment and technical assistance to homebuyers.
- 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.

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

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

- Elder-Aid – housing repairs and elderly rental housing development as a City of Bryan CHDO.
- Brazos Valley Community Action Programs – a certified CHDO for the City of College Station, and has applied (but not yet approved) to become a certified CHDO for the City of Bryan.
- Bryan Housing Authority - managing 300 units of low-income rental housing.
- Ministers Alliance – specializing in low- and moderate-income neighborhood needs.

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

Nexus to Affirmatively Further Fair and Affordable Housing

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

DATE	OUTREACH EFFORT / EVENT	AVAILABLE TO:	MEDIA or VENUE
Available 24/7 online	Online FHEO information, local ordinance, and addresses, phone numbers, and email links to HUD and Texas Workforce complaint offices	Public	https://www.bryantx.gov/community-development/
3/8/2021	Public Notice Legal Ad Referencing FHEO Info	Public	Bryan-College Station Eagle Newspaper
3/11/2021	Virtual CDAC Public Hearing on 2021 Action Plan input and included FHEO information	Public	https://www.bryantx.gov/community-development/
Mar. 2021	Public Service Announcement through <i>United Way’s Texas-211</i> Referencing FHEO Info	Texas-211 Subscribers	Texas-211 Network and email subscribers
Mar. 2021	Public Service Announcement through <i>Community Partnership Board (CPB)</i> Referencing FHEO Info	CPB Agencies	CPB Network and email subscribers
April 2021	CD Week – Mailed info to Contractors on FHEO and sent Section 3 Packets	Developers and Contractors	Bryan Community Development Office
April 2021	CD Week – Celebration Announcement with info related to CDBG, HOME, and FHEO	Public	https://www.bryantx.gov/celebrating-national-community-development-week/
June/July 2021	YouTube Announcement – English Referencing 2021 AAP Hearings and FHEO info	Public	https://www.youtube.com/watch?v=H4ZKJ1K28I
June/July 2021	YouTube Announcement – Spanish Referencing 2021 AAP Hearings and FHEO info	Public	https://www.youtube.com/watch?v=TNpZv5e4g_o
6/15/2021	Public Notice Legal Ad Referencing FHEO and Analysis of Impediments	Public	Bryan-College Station Eagle Newspaper and City Online portal
June/July 2021	Public Notice Referencing FHEO and Analysis of Impediments (Viewable in English & Spanish)	Public	https://www.bryantx.gov https://www.bryantx.gov/community-development/v
June/July 2021	PSA Notices to <i>United Way’s Texas-211</i> and <i>Community Partnership Board (CPB)</i> for agency notification of public hearings on FHEO issues	Public	Texas-211 and Community Partnership Board

June/July 2021	PSA Notices on public hearings to local media outlets by city's Marketing Dept. and its E-news outreach including FHEO info (Viewable in English & Spanish)	Public	https://www.bryantx.gov/enews
7/6/2021	CDAC Public Hearing on 2021 Annual Action Plan and Fair Housing and Affirmative Marketing	Public	Onsite and Virtual Public Hearings communitydevelopmentweb@bryantx.gov
7/13/2021	City Council Regular Meeting 2021 Annual Action Plan including FHEO info	Public	Bryan Municipal Building https://www.bryantx.gov

Local FHEO activities that the city's CDS Office anticipates pursuing in the upcoming program year (PY2021-22) include the following:

- Provide notices and market affordable housing programs, properties, and services in Spanish language newspapers, radio, social media and/or television.
- Make Fair Housing and Affirmative Marketing information available to the public by holding multiple public hearings at public meetings during the program year.
- Hold all public meetings in ADA accessible facilities and ensure that housing projects comply with FHEO and ADA accessibility requirements.
- Make housing program information available to the disabled and non-English speakers by utilizing ADA accessible facilities and making translation and sign language services available.
- Make information on housing programs available to local churches, churches and civic groups that serve lower income persons and/or protected classes.
- When necessary, provide virtual/online opportunities for citizens to view and participate in public hearings.
- Contact local mortgage lenders and making FHEO information available to them as they carry out CRA programs and activities.
- 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.
- Host a Contractor's Breakfast promoting FHEO topics during the NCDACDBG 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 and provide Fair Housing Information and materials to be made available at various events and locations.
- Hold presentations with public and private employers, in conjunction with HR orientations.
- Host Fair Housing events with other local public and/or private organizations.
- 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 city and local agencies to promote programs assisting lower income home buyers.
- When appropriate, support affordable rental units, to include HTC (Housing Tax Credit) projects and privately owned properties to promote the development of affordable rental units.
- Continue partnerships with other inter-local agencies and interested citizens to encourage the development of accessible, special-needs housing, and provides funding and technical assistance to its CHDO's for development of affordable housing.
- Staff will continue to track time spent on FHEO activities to quantify time and funds expended.

Analysis of Impediments to Fair Housing

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

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

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

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

To address this issue, the City provides down-payment assistance and home buyer counseling and partners with other organizations offering similar services (i.e., Habitat for Humanity, BV Affordable Housing Corp., etc.). The City also partners with the *Brazos Valley Affordable Housing Corporation* to

provide financial coaching through the Financial Fitness Center, as well as coordinating a local *Bank on Brazos Valley* program. This program is a collaborative effort among local financial institutions and other entities interested in furthering financial security of our most vulnerable populations.

While the City's 2021 AAP does not allocate funds for specific Fair Housing activities, the administrative budgets do facilitate activities promoting Fair Housing, to include: Fair Housing seminars; brochures and literature; public presentations and hearings on Fair Housing, responding to citizens' fair housing inquiries, and; development and maintenance of the city's Fair Housing Plan and Analysis of Impediments.

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

In promotion of Fair Housing and to provide a nexus between the 2021 AAP and the issues and needs identified in the city's current Analysis of Impediments, see the following Fair Housing Action Work Plan.

Fair Housing Action Work Plan

This Fair Housing Work Plan provides a nexus between the City of Bryan Community Development Services Department (CDS) planned fair housing activities in the coming fiscal year (Program Year 2021), and the observations made in the City's 2020 Analysis of Impediments to Fair Housing Choice:

- **Observation 1:** There have been 15 discrimination complaints made during the 2015-2019 review period, all but one of which related to discrimination in rental. Of the 14 rental cases, 13 of these were related to discrimination based upon rental terms, conditions, acts, refusal, or facilities. The primary basis for discrimination complaints was race (35%), followed by disability (30%). There was one case regarding terms of sale which alleged discrimination based upon national origin. All cases were found to be without cause, withdrawn, conciliated, or administratively closed. The number of discrimination complaints decreased from the 2005-2009 period, when there were 19 complaints in Bryan. The decrease represents a 21% decrease in discrimination complaints over the prior evaluation period.

Recommendation: Continue fair housing educational and outreach activities through public service announcements to ensure a greater distribution of bilingual materials on the Internet (City website, YouTube), in the public library and through public service radio and television ads and outreach, especially on Spanish-language radio stations, that inform citizens on their rights and how to file complaints about housing discrimination. Provide educational information to City boards, such as the City's Community Development Advisory Committee, on fair housing education and outreach, provide information in community forums such as quarterly Partnership board meetings (whose 80 non-profits members serve primarily low/moderate income clients), health fairs and coalition groups such as the local Brazos Valley Coalition for the Homeless.

Completion Date: September 30, 2022 (ongoing, thereafter), with quarterly assessments.

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

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

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

Completion Date: September 30, 2022 (ongoing, thereafter), with quarterly assessments.

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

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

Completion Date: September 30, 2022 (ongoing, thereafter), with quarterly assessments.

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

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

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

Completion Date: September 30, 2022 (ongoing, thereafter), with quarterly assessments.

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

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

Completion Date: September 30, 2022 (ongoing, thereafter), with quarterly assessments.

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

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

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

Completion Date: September 30, 2022 (ongoing, thereafter), with quarterly assessments.

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

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

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

Completion Date: September 30, 2022 (ongoing, thereafter), with quarterly assessments.

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

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

Completion Date: September 30, 2021 (ongoing, thereafter), with quarterly assessments.

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

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

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

Completion Date: September 30, 2022 (ongoing, thereafter), with quarterly assessments.

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

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

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

Completion Date: September 30, 2022 (ongoing, thereafter), with quarterly assessments.

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

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

Completion Date: September 30, 2022 (ongoing, thereafter), with quarterly assessments.

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

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

Completion Date: September 30, 2022 (ongoing, thereafter), with quarterly assessments.

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

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

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

Completion Date: September 30, 2022 (ongoing, thereafter), with quarterly assessments.

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

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

Completion Date: September 30, 2022 (ongoing, thereafter), with quarterly assessments.

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

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

Completion Date: September 30, 2022 (ongoing, thereafter), with quarterly assessments.

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

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

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

Completion Date: September 30, 2022 (ongoing, thereafter), with quarterly assessments.

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

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

Completion Date: September 30, 2022 (ongoing, thereafter), with quarterly assessments.

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

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

Completion Date: September 30, 2022 (ongoing, thereafter), with quarterly assessments.

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

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

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

Completion Date: September 30, 2022 (ongoing, thereafter), with quarterly assessments.

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

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

Completion Date: September 30, 2022 (ongoing, thereafter), with quarterly assessments.

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

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

Completion Date: September 30, 2022 (ongoing, thereafter), with quarterly assessments.

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

Recommendation 4: Implementation of CDBG and HOME required identification and use of HUD certified Housing Counselors for applicants of loans generated for CDBG or HOME housing programs and work with local agencies on certification and client referral to other HUD certified counselors.

Completion Date: September 30, 2022 (ongoing, thereafter), with quarterly assessments.

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

Affirmative Marketing Techniques

Owners, builders, and developers offering properties assisted by the City of Bryan Community Development 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.

Program Monitoring

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

Internal Review of City Programs:

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

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

Sub-recipient Monitoring:

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

Categories of Eligible HOME Applicants and Application Processes

Homebuyer Down Payment Assistance (DAP) (HOME)

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

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

Applicant Requirements:

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

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

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

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

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

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

Housing Development Program

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

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

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

Community Housing Development Organization (CHDO) Program

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

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

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

Consultation and Community Outreach (Tables Follow)

During development of the 2021 AAP, the previous year's 2020-24 CP consultation and public input was reviewed to aid in determining program and project funding for PY2021. Following are some of the CP consultation and community outreach consulted for development of the 2021 AAP.

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

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

In the Health and Human Service Providers ranking of client needs by four need categories: primary, personal, health, and family. Health and human service providers ranked client needs by four need categories: primary, personal, health, and family. Priorities were ranked as follows in the "Service Providers Ranking of Needs" Table-3.

Table – 1

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

Table – 2

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

Table – 3

Service Providers Ranking of Needs

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

Community Outreach for Hearings, Surveys and Applications for 2021 AAP

2-1-1 Texas United Way of the Brazos Valley

May 20, 2021



Public Service Survey Announcement

- What:** Survey links to receive input on local needs and to be used in program and funding recommendations for the City's 2021 Annual Action Plan
- When:** Surveys are now available
- Where:** Survey Addresses and QR Codes follow below
- Contact:** Alsie Bond or Art Roach
City of Bryan Community Development Office 979-209-5175
-

We want your input!

The City of Bryan Community Development Services Department is seeking input via two surveys, so as to gather feedback and comment for use identifying local community needs, and to assist in development of the City's 2021 Annual Action Plan.

The first survey concerns general community needs, not necessarily related to the impact of COVID-19. The second survey is specific to the negative impacts of COVID-19 on individuals and families.

Please respond now, as time is limited for the online surveys!

Bryan Needs Assessment Survey 2021-22
<https://www.surveymonkey.com/r/BryanNeeds2021-22>



Bryan COVID-19 Impact Survey 2021-22
<https://www.surveymonkey.com/r/BryanCovidImpact2021-22>





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United Way / Texas 2-1-1 Notice on Opportunities for Agencies to Apply for Funds


February 4, 2021

COMMUNITY INFORMATION DIGEST



POWERED BY





Community Impact Grant Applications OPEN

Pre-Proposal Meeting - The Cities of Bryan and College Station

Date: Feb. 11
Time: 9:00 am
Register: Once you have registered at the link below, you will be sent a link for the ZOOM meeting. https://us02web.zoom.us/join/zoom/register/tZcqdDuupqDsrGdTnHxxIW9_c0Ng2THlyHru0.

The Cities of Bryan and College Station have posted a Request for Proposal for the 2021/2022 program year for eligible nonprofit organizations (serve at least 51% clients within Bryan College Station and at least 51% of clients are low and moderate income as defined in the RFP). Below is information relative to this RFP.

Bid Opportunity Information

- Bid Number: 21-012
- Bid Title: 2021-2022 Community Development Block Grant Public Service Agency Funding
- Issue Date: 2/3/2021 12:45:01 pm (CT)
- Close Date: 3/10/2021 02:00:00 pm (CT)

Please contact Laura Perez, Bryan Purchasing Office, 205 E. 28th Street, Bryan TX 77803 or lperez@bryantx.gov for questions.

A required pre-proposal meeting will be held virtually on ZOOM Thursday, February 11, 2021 at 9:00 am. Attendance at this meeting is mandatory. The pre-proposal meeting will include a detailed review of the RFP and a question and answer period. You must register for the ZOOM meeting at this link: https://us02web.zoom.us/join/zoom/register/tZcqdDuupqDsrGdTnHxxIW9_c0Ng2THlyHru0. Once you have registered you will be sent a link for the ZOOM meeting.

Entities and individuals planning to attend a mandatory pre-proposal meeting are asked to RSVP to Shannon Stricker at 979-209-5175 or sstricker@bryantx.gov.

Sealed Bids delivered in person must be by 2:00 pm, March 10
To: Purchasing RFP#21-012
BTU Bldg
205 E. 28th St.
Bryan, TX

Late Bids after 2:00 pm cannot be accepted.

Publications, Affidavits, and Documentation on the Bryan 2021 AAP

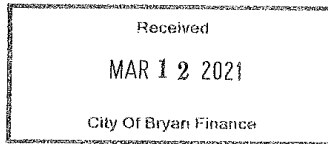
March 11th Public Hearing Notice – (published on March 8th - affidavit and notice follow

Affidavit for March 11^h, 2021 Virtual Public Hearing Notice

The Eagle

**Bryan, Brazos County, Texas
Affidavit of Publication**

CITY OF BRYAN, CITY SECRETARY
PO BOX 1000
BRYAN, TX 77805



Account Number

1034600

Date

March 08, 2021

Date	Category	Description	Ad Size	Total Cost
03/14/2021	Municipal Notices	Hearings CDAC, CDBG and HOME Programs	3 x 0.00 IN	547.68

Proof of Publication

On said day, personally, appeared before me, the undersigned a Notary Public in and for said county and state, Lori Burns, of The Eagle, a newspaper published in Bryan, Brazos County, Texas, and generally circulated in Brazos, Burleson, Grimes, Lee, Leon, Madison, Milam and Robertson Counties, and that the notice, a copy of which is hereto attached, was published in said newspaper on the following named dates:

03/08/2021

The First insertion being given ... 03/08/2021

Newspaper reference: 0000692522

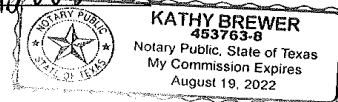
Sworn to and subscribed before me this Monday, March 8, 2021

Lori Burns
Lori Burns
Clerk

Kathy Brewer
Kathy Brewer
Notary

State of Texas
Brazos County
My Commission expires

8/19/2022



THIS IS NOT A BILL. PLEASE PAY FROM INVOICE. THANK YOU

March 11th, 2021 Virtual Public Hearing Notice Electronic Copy for Readability – page 1

PUBLIC NOTICE

The City of Bryan's Community Development Advisory Committee (CDAC), will conduct two public hearings on **Thursday, March 11, 2021 at 5:00 p.m.** The first hearing will consist of a presentation regarding the Community Development Block Grant (CDBG) and HOME Investment Partnerships Grant (HOME) programs, which are received from the U.S. Dept. of Housing and Urban Development (HUD), and will allow public comments regarding community needs. The second hearing includes the City's Fair Housing Plan/Affirmative Marketing Plan and allows for comments. **Notice is hereby given that members of CDAC will participate in this meeting via teleconference or video conference as allowed by HUD waivers under Title IV of the Stafford Act, DR-4586-TX, dated February 19, 2021, as amended, and as allowed by Governor Abbott's March 16, 2020 temporary suspension of certain open-meeting statutes due to the COVID-19 pandemic. As allowed by the waivers and suspension, a quorum will not be present in a physical location and in-person testimony cannot be accommodated.** To register for the Zoom meeting, please go to: <https://us02web.zoom.us/j/87464347824?pwd=N09rTnhpSkhIV1MyN0xvak5pTjV6UT09>. To submit comments for CDAC consideration, citizens should do so prior to the meeting as follows: by postal service to City of Bryan, Community Development Office, P.O. Box 1000, Bryan, Texas, 77805; or via email before March 11, 2021 at 3:00 p.m. to communitydevelopmentweb@bryantx.gov. Public comments will be accepted by postal service, email, via Zoom, or by phone at (979) 209-5175 through April 7, 2021.

COMMUNITY DEVELOPMENT ADVISORY COMMITTEE

AGENDA

1. Call to Order
2. Recognition of Affidavits filed in response to State Law on Disclosure of Local Officials Conflict of Interest
3. Approval of the Minutes from the February 11, 2021 Public Meeting
4. Call to Order Public Hearings
 - A. Open Public Hearing I: The Planning & Development of the 2021 AAP (Annual Action Plan) for CDBG and HOME funds: Presentation, Community Development Staff
 - a. Comments by Committee
 - b. Public Comments
 - B. Close Public Hearing I
 - C. Open Public Hearing II: Fair Housing/Affirmative Marketing Plan: Presentation, Community Development Staff
 - a. Comments by Committee
 - b. Public Comments
 - D. Close Public Hearing II
5. Break – Reconvene Regular Meeting
6. Hear Citizens
7. Presentation, Discussion, and Possible Action on Community Development Services Department Programs
 - A. Minor Repair and Home Buyer's Assistance
 - B. Major Rehabilitation/Reconstruction
 - C. Housing Developments
 - D. Public Services, Public Facilities/Infrastructure, and Administrative
8. Adjournment

The City has been notified by HUD that its 2021 Program Year CDBG grant allocation is \$826,835 and HOME grant allocation is \$382,382. Not less than 70% of CDBG grant funds must be used to benefit low- and moderate-income (LMI) persons. The City expects to meet or exceed HUD's minimum required LMI benefit. Citizens are encouraged to attend the hearings and provide input on needs and City's proposed uses of CDBG and HOME grant funds in addressing needs. CDBG/HOME funds must be used to meet at least one of HUD's three national objectives: Benefit Low-to Moderate-Income Individuals; Eliminate Slum or Blight; or Meet an Urgent Community Need. Program performance is evaluated against HUD's three basic statutory goals: Decent Housing; A Suitable Living Environment; and Expanded Economic Opportunities.

At the hearings, funding applications will be available to organizations interested in applying for public facility and/or infrastructure project funds. Applications will also be available beginning March 11, 2021 at the Community Development Services (CDS) Office – 1803 Greenfield Plaza., Bryan, TX and on the City's website at www.bryantx.gov/community-development. Completed applications must be returned to the CDS Office by 2:00 p.m., Thursday, April 1, 2021 to be considered. All applicants are encouraged to meet with CDS staff to discuss project eligibility and program guidelines. Housing or economic developers must meet with staff individually as these projects are reviewed throughout the program year for consideration of award.

On April 8, 2021 (date subject to change), a CDAC public meeting will be held at the City Municipal Office Building Training Room, 300 S. Texas Avenue, Bryan Texas. Presentations will be made by staff and potential applicants for funding. CDAC will make recommendations for applications

March 11th, 2021 Virtual Public Hearing Notice
Electronic Copy for Readability – page 2 (actual published ad follows)

(public facility/infrastructure/code enforcement) and funding recommendations for current Community Development programs. Specific public service agency program funding applications (for eligible program operating expenditures) will be reviewed and recommended by the Joint Relief Funding Review Committee (JRFRC). Those wanting to provide comment on community needs in advance of the CDAC (recommendation) public meeting are asked to do so by 5:00 p.m., April 7, 2021.

A final CDAC public hearing meeting on the draft 2021 AAP will be held on June 24, 2021 (date subject to change), at 6:00 p.m. at the City's Municipal Office Building Basement Training Room, 300 S. Texas, Bryan, TX. Both CDAC and JRFRC funding recommendations will be included in the draft 2021 AAP. The 2021 AAP will be presented to the Bryan City Council for action at a July 2021 City Council Meeting and submitted to HUD no later than August 15, 2021. Contingent upon City Council and HUD approvals of the 2021 AAP, the 2021 funds become available for use on October 1, 2021.

Additional Information

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

Información Adicional

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

03-8-2021

The Eagle

Bryan, Brazos County, Texas
Affidavit of Publication

Account Number

1034600

Date

July 21, 2021

CITY OF BRYAN, CITY SECRETARY
P.O. BOX 1000
BRYAN, TX 77805

Proof of Publication

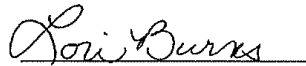
On said day, personally, appeared before me, the undersigned a Notary Public in and for said county and state, Lori Burns, of The Eagle, a newspaper published in Bryan, Brazos County, Texas, and generally circulated in Brazos, Burleson, Grimes, Lee, Leon, Madison, Milam and Robertson Counties, and that the notice, a copy of which is hereto attached, was published in said newspaper on the following named dates:

June 15, 2021

The First Insertion being given ... 06/15/21

Newspaper reference: 708253

Sworn to and subscribed before me this Wednesday, July 21, 2021



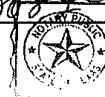
Lori Burns
Clerk



Kathy Brewer
Notary

State of Texas
Brazos County
My Commission expires

8/19/2022



KATHY BREWER
453763-B
Notary Public, State of Texas
My Commission Expires
August 19, 2022

Page 1 of Electronic Copy of July 6th 2021 Public Hearings (for readability)

PUBLIC NOTICE
Public Hearings - Proposed 2021 Annual Action Plan
City of Bryan, Texas

The City's Community Development Services Dept. (CDS) has prepared a draft 2021 Annual Action Plan (AAP), and the Community Development Advisory Committee (CDAC) will hold a public meeting with public hearings to: (1) consider HOME American Rescue Plan funding and eligible activities (2) consider increased PY2021 Community Development Block Grant (CDBG) funds as announced by the U.S. Dept. of Housing and Urban Development (HUD); (3) satisfy planning requirements for CDBG and HOME (Home Investment Partnerships Program) grants, and; (4) solicit input on Fair-housing/Affirmative Marketing. The meeting will be held: **Tuesday, July 6, 2021 at the Bryan Municipal Office Building, Council Chambers, 300 S. Texas Avenue at 6:00 P.M.** SUPPLEMENTAL NOTICE: Due to the COVID-19 public disaster and other related disaster declarations, the Governor's Executive Orders include temporary suspension or alteration of specific provisions of Open Meetings laws. The method of the public meeting and hearings are contingent upon the status of the COVID-19 crisis and/or any other declarations/orders that may be in effect on the date of the meeting. CDAC may hold hearings in any of the following methods: 1) teleconference, 2) Zoom video conference, 3) in-person with proper social distancing guidelines in place. If the meeting is conducted in-person, the workshop meeting will be held in the Council Chambers of the Bryan Municipal Office Building located at 300 S. Texas Avenue, and some committee members may participate through videoconferencing means. For more information on meeting location and ways to view and/or present comments, please contact CDS prior to 5:00 pm on Tuesday, July 6, 2021, at 979-209-5175 or by emailing communitydevelopmentweb@bryantx.gov. Committee members and staff will be physically present in the Council Chambers while other members may participate remotely via videoconference call or Zoom application, as allowed by Section 551.127, Texas Government Code, and as allowed by HUD waivers under Title IV of the Stafford Act, DR-4586-TX, dated February 19, 2021, as amended. To register for the Zoom meeting, please go to: <https://us02web.zoom.us/join/zoom/register/tZMpd-CuqTMjEtBG69ITQ6X6iOr13G-m0bYv> A comment period for the 2021 AAP will occur from July 6 through August 5, 2021. The 2021 AAP will be submitted to the Bryan City Council for action at its tentatively scheduled July 13, 2021 meeting and to the U.S. Dept. of Housing and Urban Development (HUD) no later than August 15, 2021. Project funding will be available and committed beginning October 1, 2021. The agenda is as follows.

**COMMUNITY DEVELOPMENT ADVISORY COMMITTEE
AGENDA**

1. Call to Order Public Meeting
2. Recognition of Affidavits filed in Response to State Law on Disclosure of Local Citizens Conflict of Interest
3. Approval of the Minutes from May 13, 2021 Public Meeting
4. Presentation, discussion, and Possible Action on increased PY2021 CDBG allocation (\$12,184 increase) and program allocation adjustments
5. Call to Order Public Hearings
 - A. Open Public Hearing I
 - a. HOME American Rescue Plan (HOME-ARP) \$1,384,509 HUD allocation and eligible activities: Presentation by Community Development Staff
 - b. Public Comments
 - c. Committee Comments
 - B. Close Public Hearing I
 - C. Open Public Hearing II
 - a. Summary of increased PY2021 CDBG allocation (\$12,184 increase) and program allocation adjustments: Presentation by Community Development Staff
 - b. Public Comments
 - c. Committee Comments
 - D. Close Public Hearing II
 - E. Open Public Hearing III
 - a. Summary of Draft 2021 AAP for CDBG and HOME Program Funding: Presentation by Community Development Staff
 - b. Public Comments
 - c. Committee Comments
 - F. Close Public Hearing III
 - G. Open Public Hearing IV
 - a. Fair Housing/Affirmative Marketing Plan: Presentation by Community Development Staff
 - b. Public Comments
 - c. Committee Comments
 - H. Close Public Hearing IV
6. Break – Reconvene Regular Meeting
7. Hear Citizens
8. Presentation, Discussion, and Possible Action on Community Development Services Department Programs
 - A. Minor Repair and Homebuyer Assistance
 - B. Major Rehabilitation/Reconstruction
 - C. Housing Developments
 - D. Public Services, Public Facilities/Infrastructure, and Administration
9. Adjournment

The 2021 AAP was developed through community participation and in response to prioritized needs described in the 2020-24 Consolidated Plan (CP). The AAP is required by HUD when CDBG and HOME funds are received. The City will receive \$839,019 of CDBG and \$382,382 of HOME funds for PY2021. Not less than 70% of grant funds must benefit low- and moderate-income (LMI) persons. The City expects to meet or exceed HUD's required LMI benefit. CDBG / HOME funds must address at least one of HUD's three National Objectives: Benefit Low- to Moderate-Income Individuals; Eliminate Slum or Blight; Meet an Urgent Community Need. Program performance is evaluated against HUD's three basic Statutory Goals: Decent Housing; A Suitable Living Environment; Expanded Economic Opportunities. Activities are not planned for HUD's Section 108 Loan Guarantee Program, which allows up to five times the annual CDBG grant be requested for eligible activities, if a need is identified. The proposed uses of funds, by grant, are listed below.

CDBG Projects: Relation to 2020-24 CP and Projected Program Income (PI) Total CDBG Allocation: \$839,019.00

It is anticipated \$19,500.00 in program income will be available during PY2021 from the grantee, with none from clients or sub-recipients. Because the City is both a CDBG Entitlement City and HOME Participating Jurisdiction, the proposed uses of funds for each grant are listed separately. The 2021 AAP proposes the following CDBG funded projects to address priority needs identified in the City's 2020-24 CP:

1. **Homeowner Housing Assistance (\$547,191.00) – Addresses the Housing Priority Needs of: Rehabilitation of Owner-occupied Units and/or Acquisition of existing units – Down-payment Assistance.** Funds will provide a minimum of 21 households housing assistance in a variety of ways, to include: housing replacement, handicap accessibility, minor repair, voluntary demolition, homebuyer assistance, staff program delivery, and other costs necessary to carry out program activities.
2. **Public Service Agency Funding (\$124,025.00) – Addresses Non-housing and Homelessness Priority Needs of: Public Services – Youth and Families; Homelessness Services – Prevention, Outreach, Continuum of Care; and Homelessness Housing and Transitional Shelter.** Funds will provide services to numbers of clients, and through program services and funding amounts as listed below:
 - a. **Bryan Parks and Recreation Summer Camp Program (interdepartmental funding) (\$30,000.00) – Addresses the goal of: Public Services – Youth and Families.** Provides for eligible expenses (salaries, supplies, equipment, and transportation). Offered in neighborhood parks and provides educational, social, and recreational activities to approximately 500 unduplicated clients.
 - b. **Family Promise of Bryan-College Station (\$24,025.00) (City of College Station providing an addition \$10,975.00 for a total funding of \$35,000.00) – Provides for eligible expenses (case manager).** Program provides case management and support services for families following placement of homeless clients. The program will serve an estimated 155 unduplicated clients.
 - c. **Unity Partners dba Project Unity – Poverty Reduction Initiative / Family Self Sufficiency and Support (\$35,000.00) – Provides salary and fringe benefit costs for Family Support Facilitator.** Program helps families prevent child neglect by breaking cycle of poverty caused by family dysfunction, under-employment and poor parenting. The program will serve an estimated 450 unduplicated clients.
 - d. **Catholic Charities Financial Stability Program (\$35,000.00) – Provides for direct client assistance (rent and utility assistance, referrals, and education) and assists clients with direct financial stability assistance and case management.** The program will serve an estimated 336 unduplicated clients.
3. **Program Administration / Grant Compliance - CDBG (\$167,803.00) – Addresses the goal of Program Administration and Grant Compliance of CDBG programs. (Potential Objectives / Outcomes: Decent Housing & Suitable Living Environment / Availability, Accessibility, Affordability, Sustainability).**

HOME Projects: Relation to 2020-24 CP and Projected Program Income Total HOME Allocation: \$382,382.00

An estimated \$75,000.00 in program income will also be available during PY2021 from the grantee, with no program income from clients or sub-recipients. Funds are used for eligible housing programs and meant to: provide decent affordable housing to lower-income households; expand the capacity of non-profit housing providers; strengthen the ability of state and local governments to provide housing; and leverage private-sector participation. The 2021 AAP proposes the following HOME funded projects to address priority needs identified in the City's 2020-24 CP:

1. **Home Owner Housing Assistance (\$226,786.50) – Addresses the Housing Priority Needs of: Rehabilitation of Owner-occupied Units** by assisting families with major housing rehabilitation/reconstruction. A minimum of 2 households targeted citywide for assistance.
2. **Down Payment Assistance/Acquisition (\$60,000.00) – Addresses the Housing Priority Needs of Acquisition of existing units–Down-payment Assistance** by assisting families in the purchase of affordable homes. A minimum of 10 households target citywide for assistance.
3. **Community Housing Development Organizations (CHDO) (\$57,357.30) – Addresses the Housing Priority Needs of: Production of Affordable Units – Homebuyer or Rental Housing** by funding and technical support of the development for 1 project by a certified Community Housing Development Organization (CHDO – a non-profit whose mission is affordable housing).
4. **Administration / Grant Compliance - HOME (\$38,238.20) – Addresses the goal of Program Administration and Grant Compliance of HOME programs.**

HOME Match Requirements and Leveraging

The City of Bryan's HOME match requirement for PY2021 has been waived, as allowed by U.S. Dept. of HUD waivers declared under Title IV of the Stafford Act, DR 4586-TX, dated February 19, 2021, and to facilitate recovery from severe winter weather in declared disaster areas including Brazos County. Estimated HOME leveraging in PY2021 is anticipated to be \$1.4 million.

Citizens may comment at the hearings, or during the comment period (July 6 - August 5, 2021) by mailing comments to the Bryan CDS Dept., P.O. Box 1000, Bryan, TX 77805, or by calling (979) 209-5175, or visiting the CDS Dept. at 1803 Greenfield Plaza, Bryan, TX (office hours 8:00 A.M. - 5:00 P.M., Monday – Friday). A draft 2021 AAP will be available for review at the CDS Dept. and on the web at: <http://www.bryantx.gov/community-development>. Citizens wanting to address City Council on the plan and may do so at the tentatively scheduled July 13, 2021 council meeting, 6:00 P.M., Council Chambers, Bryan Municipal Building, during the "Hear Citizens" portion of the agenda.

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

NOTICIA PÚBLICA

Audiencias públicas – Plan de acción anual propuesto para 2021
Ciudad de Bryan, Texas

El Departamento de Servicios de Desarrollo Comunitario de la Ciudad (CDS) ha preparado un borrador del Plan de Acción Anual (AAP) 2021, y el Comité Asesor de Desarrollo Comunitario (CDAC) celebrará una reunión pública con audiencias públicas para: (1) considerar la financiación del Plan de Rescate Americano de HOME y actividades elegibles (2) considerar el aumento de los fondos de la Subvención en Bloque para el Desarrollo Comunitario (CDBG) PY2021 según lo anunciado por el Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD); (3) satisfacer los requisitos de planificación para las subvenciones CDBG y HOME (Programa de Asociaciones de Inversión en el Hogar), y; (4) solicitar información sobre vivienda justa / marketing afirmativo. **La reunión se llevará a cabo: martes 6 de julio de 2021 en el edificio de oficinas municipales de Bryan, cámaras del consejo, 300 S. Texas Avenue a las 6:00 p.m.** AVISO SUPLEMENTARIO: Debido al desastre público de COVID-19 y otras declaraciones de desastre relacionadas, las Órdenes Ejecutivas del Gobernador incluyen la suspensión temporal o alteración de disposiciones específicas de las leyes de Reuniones Abiertas. El método de la reunión pública y las audiencias dependen del estado de la crisis de COVID-19 y / o cualquier otra declaración / orden que pueda estar en vigor en la fecha de la reunión. El CDAC puede realizar audiencias en cualquiera de los siguientes métodos: 1) teleconferencia, 2) videoconferencia de Zoom, 3) en persona con las pautas adecuadas de distanciamiento social. Si la reunión se lleva a cabo en persona, la reunión del taller se llevará a cabo en las Cámaras del Consejo del Edificio de Oficinas Municipales de Bryan ubicado en 300 S. Texas Avenue, y algunos miembros del comité podrán participar a través de videoconferencias. communitydevelopmentweb@bryantx.gov. Los miembros del comité y el personal estarán físicamente presentes en las Cámaras del Consejo, mientras que otros miembros pueden participar de forma remota a través de una llamada de videoconferencia o una aplicación Zoom, según lo permitido por la Sección 551.127, Código de Gobierno de Texas, y según lo permitan las exenciones de HUD bajo el Título IV de la Ley Stafford, DR. -4586-TX, de fecha 19 de febrero de 2021, según enmendada. Para registrarse para la reunión de Zoom, vaya a: <https://us02web.zoom.us/meeting/register/tZMpd-CuqTMjEtBG69jTQ6X6iOr13G-m0bYv> Un período de comentarios para el AAP 2021 ocurrirá del 6 de julio al 5 de agosto de 2021. El AAP 2021 se presentará al Ayuntamiento de Bryan para su acción en su reunión programada tentativamente el 13 de julio de 2021 y al Departamento de Vivienda y Urbanismo de EE. UU. Development (HUD) a más tardar el 15 de agosto de 2021. La financiación del proyecto estará disponible y comprometida a partir del 1 de octubre de 2021. La agenda es la siguiente.

**COMITÉ ASESOR DE DESARROLLO COMUNITARIO
AGENDA**

1. Reunión pública de llamada al orden
2. Reconocimiento de declaraciones juradas presentadas en respuesta a la ley estatal sobre divulgación de conflictos de intereses de ciudadanos locales
3. Aprobación del Acta de la Reunión Pública 13 de mayo de 2021
4. Presentación, discusión y acción posible sobre el aumento de la asignación de CDBG para el año 2021 (aumento de \$ 12,184) y los ajustes de asignación del programa
5. Llamada al orden de audiencias públicas
 1. Audiencia pública abierta I
 1. HOME Plan de rescate estadounidense (HOME-ARP) \$ 1,384,509 Asignación de HUD y actividades elegibles: Presentación por parte del personal de desarrollo comunitario
 2. Comentarios públicos
 3. Comentarios del Comité
 2. Audiencia pública cerrada I
 3. Audiencia pública abierta II
 1. Resumen del aumento de la asignación de CDBG de PY2021 (aumento de \$ 12,184) y ajustes de asignación de programas: Presentación por parte del personal de desarrollo comunitario
 2. Comentarios públicos
 3. Comentarios del Comité
 4. Audiencia pública cercana II
 5. Audiencia pública abierta III
 1. Resumen del borrador del AAP 2021 para el financiamiento del programa CDBG y HOME: Presentación del personal de desarrollo comunitario
 2. Comentarios públicos
 3. Comentarios del Comité
 6. Audiencia pública cerrada III
 7. Audiencia pública abierta IV
 1. Vivienda Justa / Plan de Mercadotecnia Afirmativa: Presentación del Personal de Desarrollo Comunitario
 2. Comentarios públicos
 8. Comentarios del Comité
 9. Audiencia pública cerrada IV
6. Receso – Volver a convocar reunión ordinaria
7. Escuchar a los ciudadanos
8. Presentación, discusión y posible acción sobre los programas del Departamento de Servicios de Desarrollo Comunitario
 1. Reparación menor y asistencia para compradores de vivienda
 2. Rehabilitación / reconstrucción mayor
 3. Desarrollos de vivienda
 4. Servicios públicos, instalaciones públicas / infraestructura y administración
9. Aplazamiento

El AAP 2021 se desarrolló a través de la participación comunitaria y en respuesta a las necesidades prioritarias descritas en el Plan Consolidado (CP) 2020-24. HUD requiere el AAP cuando se reciben fondos de CDBG y HOME. La Ciudad recibirá \$ 839,019 de CDBG y \$ 382,382 de fondos HOME para PY2021. No menos del 70% de los fondos de la subvención deben beneficiar a personas de ingresos bajos y moderados (LMI). La Ciudad espera alcanzar o superar el beneficio LMI requerido por HUD. Los fondos de CDBG / HOME deben abordar al menos uno de los tres objetivos nacionales de HUD: beneficiar a las personas de ingresos bajos a moderados; Eliminar los barrios marginales o la plaga; Satisfacer una necesidad comunitaria urgente. El desempeño del programa se evalúa en función de las tres Metas Estatutarias básicas de HUD: Vivienda decente; Un entorno de vida adecuado; Oportunidades económicas ampliadas. Las actividades no están planeadas para el Programa de Garantía de Préstamos de la Sección 108 de HUD, lo que permite solicitar hasta cinco veces la subvención anual de CDBG para actividades elegibles, si se identifica una necesidad. Los usos propuestos de los fondos, por subvención, se enumeran a continuación.

Los proyectos de CDBG: relación a 20 20 – 24 de CP y proyectada de asignación de Ingresos del Programa (PI) Total CDBG: \$ 839,019.00

Se anticipa que \$ 19,500.00 en ingresos del programa estarán disponibles durante PY2021 del concesionario, sin ninguno de los clientes o subreceptores. Debido a que la Ciudad es tanto una Ciudad con derecho a CDBG como una Jurisdicción participante de HOME, los usos propuestos de fondos para cada subvención se enumeran por separado. El AAP 2021 propone los siguientes proyectos financiados por CDBG para abordar las necesidades prioritarias identificadas en el CP 2020-24 de la Ciudad:

1. **Asistencia de vivienda para propietarios (\$ 547,191.00) – Aborda las necesidades prioritarias de vivienda de: Rehabilitación de unidades ocupadas por propietarios y / o adquisición de unidades existentes – Asistencia para el pago inicial** . Los fondos proporcionarán un mínimo de asistencia para la vivienda de 21 hogares en una variedad de formas, que incluyen: reemplazo de vivienda, accesibilidad para discapacitados, reparaciones menores, demolición voluntaria, asistencia para compradores de vivienda, entrega de programas para el personal y otros costos necesarios para llevar a cabo las actividades del programa.
2. **Financiamiento de la Agencia de Servicio Público (\$ 124,025.00) – Aborda las necesidades prioritarias de personas sin hogar y no relacionadas con la vivienda de: Servicios públicos – Jóvenes y familias; Servicios para personas sin hogar: prevención, alcance, atención continua; y vivienda para personas sin hogar y refugio de transición** . Los fondos proporcionarán servicios a un número de clientes y a través de los servicios del programa y los montos de financiamiento que se enumeran a continuación:
 1. **Programa de campamento de verano Bryan Parks and Recreation (financiamiento interdepartamental)** (\$ 30,000.00) – Aborda el objetivo de: Servicios públicos – Jóvenes y familias. Proporciona gastos elegibles (salarios, suministros, equipo y transporte). Se ofrece en los parques del vecindario y proporciona actividades educativas, sociales y recreativas a aproximadamente 500 clientes no duplicados.
 2. **Promesa familiar de Bryan-College Station** (\$ 24,025.00) (la ciudad de College Station proporciona \$ 10,975.00 adicionales para un financiamiento total de \$ 35,000.00) – Proporciona gastos elegibles (administrador de casos). El programa brinda administración de casos y servicios de apoyo para familias luego de la colocación de clientes sin hogar. El programa atenderá a unos 155 clientes no duplicados.
 3. **Unity Partners dba Project Unity – Iniciativa de reducción de la pobreza / Autosuficiencia y apoyo familiar** (\$ 35,000.00) – Proporciona salarios y costos de beneficios complementarios para el Facilitador de apoyo familiar. El programa ayuda a las familias a prevenir el abandono infantil rompiendo el ciclo de pobreza causado por la disfunción familiar, el subempleo y la crianza deficiente. El programa atenderá a unos 450 clientes no duplicados.
 4. **Programa de Estabilidad Financiera de Caridades Católicas** (\$ 35,000.00) – Proporciona asistencia directa al cliente (asistencia de alquiler y servicios públicos, referencias y educación) y asiste a los clientes con asistencia directa para la estabilidad financiera y administración de casos. El programa atenderá a unos 336 clientes no duplicados.
3. **Administración del programa / Cumplimiento de subvenciones – CDBG (\$ 167,803.00) – Aborda el objetivo de la administración del programa y el cumplimiento de subvenciones de los programas CDBG. (Objetivos / Resultados potenciales : Vivienda decente y entorno de vida adecuado / Disponibilidad, Accesibilidad, Asequibilidad, Sostenibilidad).**

Proyectos HOME : Relación con 20 20 – 24 CP e Ingreso Proyectado del Programa Asignación total de HOME: \$ 382,382.00

Un estimado de \$ 75,000.00 en ingresos del programa también estarán disponibles durante el PY2021 del concesionario, sin ingresos del programa de los clientes o subreceptores. Los fondos se utilizan para programas de vivienda elegibles y están destinados a: proporcionar viviendas decentes y asequibles a hogares de bajos ingresos; ampliar la capacidad de los proveedores de vivienda sin fines de lucro; fortalecer la capacidad de los gobiernos estatales y locales para proporcionar vivienda; y apalancar la participación del sector privado. La AAP 2021 propone los siguientes proyectos financiados por HOME para abordar las necesidades prioritarias identificadas en el CP 2020-24 de la Ciudad:

1. **Asistencia de vivienda para propietarios de viviendas (\$ 226,786.50) – Aborda las necesidades prioritarias de vivienda de: Rehabilitación de unidades ocupadas por propietarios al ayudar a las familias con la rehabilitación / reconstrucción de viviendas importantes**. Un mínimo de 2 hogares seleccionados en toda la ciudad para recibir asistencia.
2. **Asistencia / Adquisición de Pago Inicial (\$ 60,000.00) – Aborda las Necesidades Prioritarias de Vivienda de Adquisición de unidades existentes – Asistencia con el Pago Inicial** al ayudar a las familias en la compra de viviendas asequibles. Un mínimo de 10 hogares se dirigen a toda la ciudad para recibir asistencia.
3. **Organizaciones de desarrollo de viviendas comunitarias (CHDO) (\$ 57,357.30) – Aborda las necesidades prioritarias de vivienda de: Producción de unidades asequibles – Vivienda para compradores o viviendas de alquiler** mediante financiación y apoyo técnico del desarrollo de 1 proyecto por una Organización de desarrollo de viviendas comunitarias certificada (CHDO – a sin fines de lucro cuya misión es la vivienda asequible).
4. **Administración / Cumplimiento de subvenciones – HOME (\$ 38,238.20) – Aborda el objetivo de la administración del programa y el cumplimiento de subvenciones de los programas HOME** .

Requisitos y apalancamiento de HOME Match

El requisito de igualación de HOME de la ciudad de Bryan para PY2021 ha sido eximido, según lo permitido por las exenciones del Departamento de HUD de los EE. UU. Declaradas bajo el Título IV de la Ley Stafford, DR-4586-TX, con fecha del 19 de febrero de 2021, y para facilitar la recuperación de un invierno severo clima en áreas declaradas de desastre, incluido el condado de Brazos. Se anticipa que el apalancamiento de HOME en PY2021 será de \$ 1.4 millones.

Los ciudadanos pueden comentar en las audiencias o durante el período de comentarios (del 6 de julio al 5 de agosto de 2021) enviando comentarios por correo al Bryan CDS Dept., PO Box 1000, Bryan, TX 77805, o llamando al (979) 209-5175, o visitando el Departamento de CDS en 1803 Greenfield Plaza., Bryan, TX (horario de oficina de 8:00 a. m. a 5:00 p. m., de lunes a viernes). Un borrador de AAP 2021 estará disponible para su revisión en el Departamento de CDS y en la web en: <https://www.bryantx.gov/community-development> . Los ciudadanos que deseen dirigirse al Concejo Municipal sobre el plan y pueden hacerlo en la reunión del Concejo del 13 de julio de 2021 programada tentativamente, 6:00 PM, Cámaras del Concejo, Edificio Municipal de Bryan, durante la parte de la agenda "Escuchar a los ciudadanos".

PARA OBTENER INFORMACIÓN SOBRE LA INTERPRETACIÓN DEL LENGUAJE DE SEÑAS, TDD U OTRA TRADUCCIÓN O INFORMACIÓN DE ACCESIBILIDAD, COMUNÍQUESE CON LA OFICINA DEL SECRETARIO DE LA CIUDAD DE BRYAN CITY AL 209-5002 AL MENOS 48 HORAS ANTES DE LA HORA PROGRAMADA DE LA REUNIÓN PARA QUE SU SOLICITUD SEA ACOMODADA.

15-06-2021

PSA for Public Hearings on 2021 Annual Action Plan sent to approximately 80 agencies



Public Service Announcement

Community Development Advisory Committee
Regular Public Meeting and Public Hearings

What: Bryan Community Development Advisory Committee Regular Meeting and Public Hearings

When: Tuesday - July 6, 2021 at 6:00 P.M.

Where: Bryan Municipal Office Building, Council Chambers, 300 S. Texas Ave., Bryan, Texas 77803

Attend: Persons may attend in person, or virtually by Zoom registration at:
<https://us02web.zoom.us/meeting/register/tZMpd-CugTMjEtBG69jTQ6X6iOr13G-m0bYv>

Contact: Alsie Bond or Art Roach - City of Bryan Community Development Office 979-209-5175

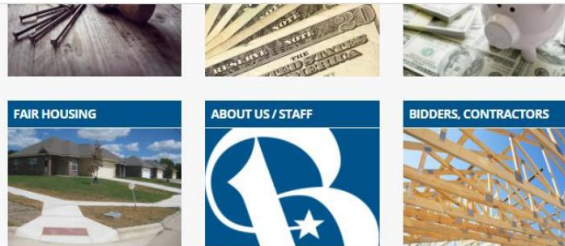
The City of Bryan Community Development Advisory Committee (CDAC) will host a regular meeting, which includes 4 public hearings on: (1) HOME American Rescue Plan (HOME-ARP) \$1,384,509 HUD allocation and eligible activities (2) Summary of increased PY2021 CDBG allocation (\$12,184 increase) and program allocation adjustments; (3) Summary of Draft 2021 AAP for CDBG (\$839,019) and HOME (\$382,382) Program Funding and; (4) Fair Housing/Affirmative Marketing Plan. Citizen comments will be accepted during all public hearings.

CDAC and the city's Community Development Office administer the Community Development Block Grant (CDBG) and Home Investment Partnerships Grant (HOME). The City will receive \$839,019 in CDBG funds and \$382,382 in HOME funds for the 2021-22 Program Year and has been notified by HUD of a pending allocation of \$1,384,509 of HOME-ARP funds. Partnering with local providers, these grants provide funds for eligible activities addressing local needs and priorities. Programs and projects are evaluated and funded in accordance with grant regulations and the city's current 5-year Consolidated Plan.

The City receives these grants annually to provide technical assistance and/or funding for eligible housing activities, including: minor repair; major rehabilitation/reconstruction; housing development; home buyer assistance; job creation or retainage, rental and deposit assistance, and volunteer demolitions. Funds are also used to provide access to public service agency programs for targeted populations such as: low/moderate income; elderly; homeless; abused children; and victims of domestic violence. Annual allocation of grant and program income funding is approximately \$1.4 million per year.

Please attend and provide comments regarding public hearing items. If unable to attend in person or via Zoom registration, you may forward written comments in advance of the meeting to the City of Bryan Community Development Services Department, P.O. Box 1000, Bryan, Texas 77805, or afterwards during the public comment period which closes on August 5, 2021.

Screenshot of Bryan's Community Development Dept. webpage with announcement and two links to public notice (English & Spanish) for July 6, 2021 public hearings on the 2021 AAP and other relevant issues.



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Public Comment on Proposed Demolition

The City of Bryan Community Development Services Department is seeking public comment from June 17, 2021 until July 19, 2021 on the proposed demolition of the substandard single family structure located at 406 W. 23rd St., with one-for-one replacement.

- [View the official notice and details here](#)

We've Moved!

The City of Bryan's Community Development Services Department has a new office location:

- Community Development Services
1803 Greenfield Plaza
Bryan, TX 77802

Public Notice for July 6, 2021 Public Hearings

The City's Community Development Advisory Committee (CDAC) will have a public meeting at 6 p.m. on July 6, 2021 at the Bryan Municipal Office Building - Council Chambers. Public hearings will be held on a variety of federal grant topics, to include the Draft 2021 Annual Action Plan and the Fair Housing/Affirmative Marketing Plan. View the official notice for details and attendance options. Public comments are encouraged!

- [View official notice in English here](#)
- [Ver el aviso oficial en Español aquí](#)

Links to 2021 AAP Public Hearing Notice in both English and Spanish

City website E-news article on the July 6 2021 public hearings held for public input on the 2021 AAP and other related issues (also readable in Spanish)



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GOVERNMENT | BRYAN TEXAS UTILITIES (BTU) | ECONOMIC DEVELOPMENT | I WANT TO ...

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June 21, 2021

[Home](#) / [Articles](#) / [Community Development](#) / July Community Development Advisory Committee Meeting

July Community Development Advisory Committee Meeting

What: Bryan Community Development Advisory Committee Regular Meeting and Public Hearings

When: Tuesday, July 6, 2021 at 6 p.m.

Where: Bryan Municipal Office Building, Council Chambers, 300 S. Texas Ave., Bryan, Texas 77803 or virtually by [Zoom registration](#)

Contact: Alsie Bond or Art Roach, City of Bryan Community Development Office, 979.209.5175

The City of Bryan Community Development Advisory Committee (CDAC) will host a regular meeting, which includes four public hearings on the following programs and topics:

- HOME American Rescue Plan (HOME-ARP) \$1,384,509 HUD allocation and eligible activities
- Summary of increased PY2021 CDBG allocation (\$12,184 increase) and program allocation adjustments
- Summary of draft 2021 AAP for CDBG (\$839,019) and HOME (\$382,382) Program Funding
- Fair Housing/Affirmative marketing plan.

CDAC and the city's Community Development Office administer the Community Development Block Grant (CDBG) and Home Investment Partnerships Grant (HOME). The City will receive \$839,019 in CDBG funds and \$382,382 in HOME funds for the 2021-22 Program Year and has been notified by HUD of a pending allocation of \$1,384,509 of HOME-ARP funds. Partnering with local providers, these grants provide funds for eligible activities addressing local needs and priorities. Programs and projects are evaluated and funded in accordance with grant regulations and the city's current 5-year Consolidated Plan.

The City receives these grants annually to provide technical assistance and/or funding for eligible housing activities, including minor repair, major rehabilitation/reconstruction, housing development, home buyer assistance, job creation or retainage, rental and deposit assistance, and volunteer demolitions. Funds are also used to provide access to public service agency programs for targeted populations, including those with low or moderate income, elderly, homeless, abused children and victims of domestic violence. Annual allocation of grant and program income funding is approximately \$1.4 million per year.

Comments will be accepted during all public hearings. If you are unable to attend in person or via Zoom, written comments will be accepted before Aug. 5 at the following address:

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

MORE INFO >

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City YouTube and Television Notice of July 2021 Public Hearings on the 2021 Annual Action Plan and Related Issues

City of Bryan

Community Development Advisory Committee

Public Meeting - Thursday, July 6th, at 6:00 PM
City of Bryan Municipal Office Building - Council Chambers

Public hearings will be held and public comments received on the City of Bryan's Draft 2021 Annual Action Plan and Fair Housing Plan.

The Community Development Office administers federal grants which fund programs and activities meeting the needs of low- to moderate-income citizens.

Contact Community Development at
979-209-5175 for more information
Please attend, we value your input!



El Comité Asesor de Desarrollo Comunitario de la Ciudad de Bryan

Tendrá una Reunión pública: El Jueves 6 de Julio a las 6:00 p.m.
En el edificio Municipal de la ciudad de Bryan – Cámara del consejo
300 Sur Avenida Texas, Bryan, TX 77803

Se llevarán a cabo unas audiencias públicas y se recibirán comentarios públicos sobre el plan preliminar de Acción Anual 2021 y del Plan de Vivienda Justa.

La Oficina del Desarrollo Comunitario administra subvenciones federales que financian programas y actividades que satisfagan las necesidades de los ciudadanos de ingresos bajos a moderados.

Comuníquese con la oficina del Desarrollo Comunitario al 979-209-5175 para obtener más información.

¡Por favor asista, valoramos sus comentarios!

Resolution No. 3933 of City Council Approval for the Bryan 2021 Annual Action Plan

DocuSign Envelope ID: 310A1645-A34F-46FC-A98F-F10C6AC42CA1

RESOLUTION NO. 3933

A RESOLUTION THAT DESIGNATES THE CITY MANAGER OR HIS DESIGNEE TO ACT AS THE CITY OFFICIAL TO EXECUTE THE CITY OF BRYAN'S COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME INVESTMENT PARTNERSHIPS PROGRAM FUNDS 2021 ANNUAL ACTION PLAN, AND ALL OTHER DOCUMENTS AND TO PERFORM OTHER DUTIES AS REQUIRED BY THE UNITED STATES HOUSING AND URBAN DEVELOPMENT DEPARTMENT IN ORDER TO IMPLEMENT THE PROJECTS IDENTIFIED IN THE 2020-2024 5-YEAR CONSOLIDATED PLAN AND THE 2020-2024 ANNUAL ACTION PLANS; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO SUBMIT THE CITY'S 2021 ANNUAL ACTION PLAN, FOR \$839,019 IN COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS AND \$382,382 IN HOME INVESTMENT PARTNERSHIP FUNDS, TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, APPROVING THE PROPOSED USE OF THESE FUNDS; AUTHORIZING HUD REPRESENTATIVES AND THE FEDERAL COMPTROLLER GENERAL TO EXAMINE RECORDS RELATIVE TO THE PROGRAMS; APPOINTING THE CITY MANAGER OR HIS DESIGNEE AS THE RESPONSIBLE LOCAL OFFICIAL AND ACCEPTING THE JURISDICTION OF THE FEDERAL COURTS; 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 of 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 2021 Annual Action Plan (2021 AAP) 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 City of Bryan, Texas is willing to implement the certifications provided in the applications and Annual Action Plans described herein below; and

WHEREAS, the 2021 AAP describes how the City of Bryan intends to utilize \$839,019 in CDBG funds and \$382,382 in HOME funds.

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

Section 1

The City Manager of the City of Bryan is hereby authorized to sign and submit to HUD, as the official act of the City, the 2021 AAP for funds for the purpose of participating in the CDBG and HOME programs

and any subsequent Plans. The application includes actions to address proposed goals and objectives from the 2020-2024 5-Year Consolidated Plan as part of the 2021 AAP, and program certifications, all of which items are hereby approved.

Section 2

The City Council of the City of Bryan hereby reaffirms the proposed priorities, strategies, outcome measurements and objectives as stated in the 2020-2024 5-Year Plan and further incorporates the 2020-2024 5-Year Plan into this Resolution by reference for all purposes.

Section 3

The City Council of the City of Bryan hereby approves the allocation of CDBG and HOME funds as stated in the 2021 AAP, and further incorporates the 2021 AAP into this Resolution by reference for all purposes.

Section 4

The City Manager of the City of Bryan or his designee is authorized as the representative of the City of Bryan in connection with the Plans. He 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

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 6

The City Manager of the City of Bryan or his designee is hereby appointed and consents to the appointment, as the responsible local official under the National Environmental Policy Act of 1969 insofar as such provisions apply and to accept the jurisdiction of the Federal courts for the purpose of enforcement of his responsibilities as such an official.

Section 7

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 13th day of July 2021.

ATTEST:

Mary L. Stratta

Mary Lynne Stratta, City Secretary

CITY OF BRYAN:

Andrew Nelson

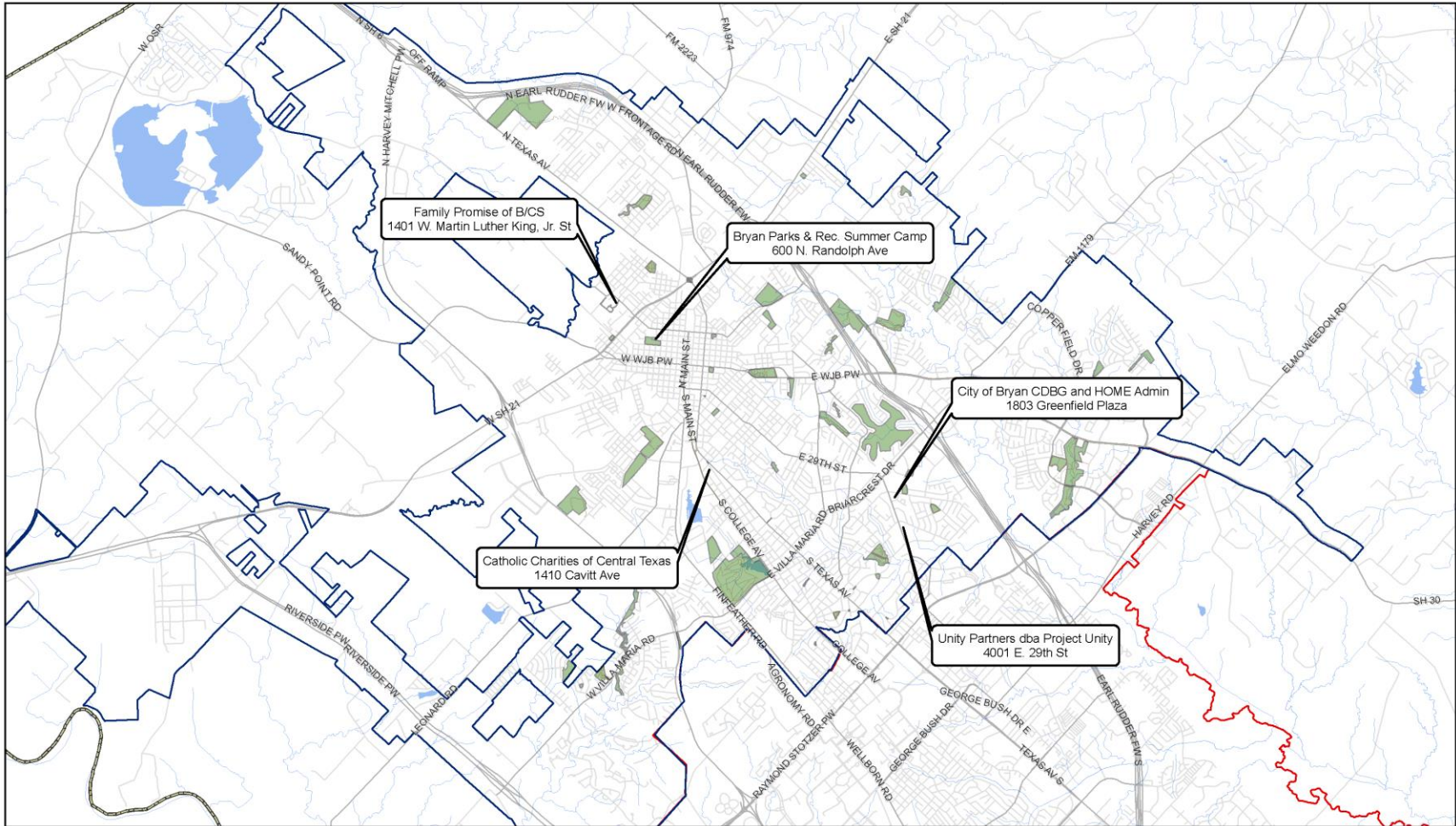
Andrew Nelson, Mayor

APPROVED AS TO FORM:

Thomas A. Leeper

Thomas A. Leeper, Interim City Attorney

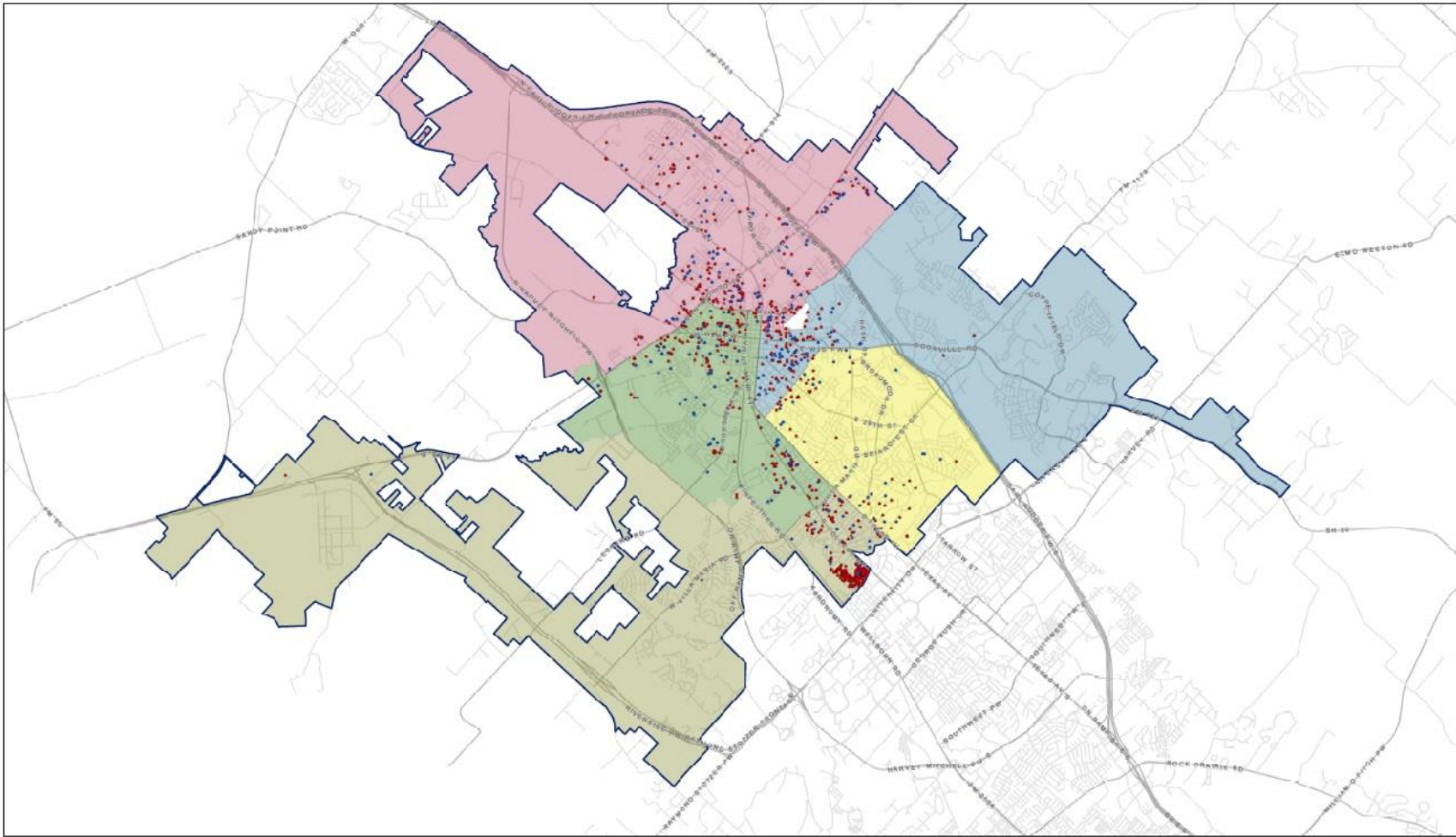




1 in = 1 mile

PY2021-22 Administration and Public Service Agency Program Map

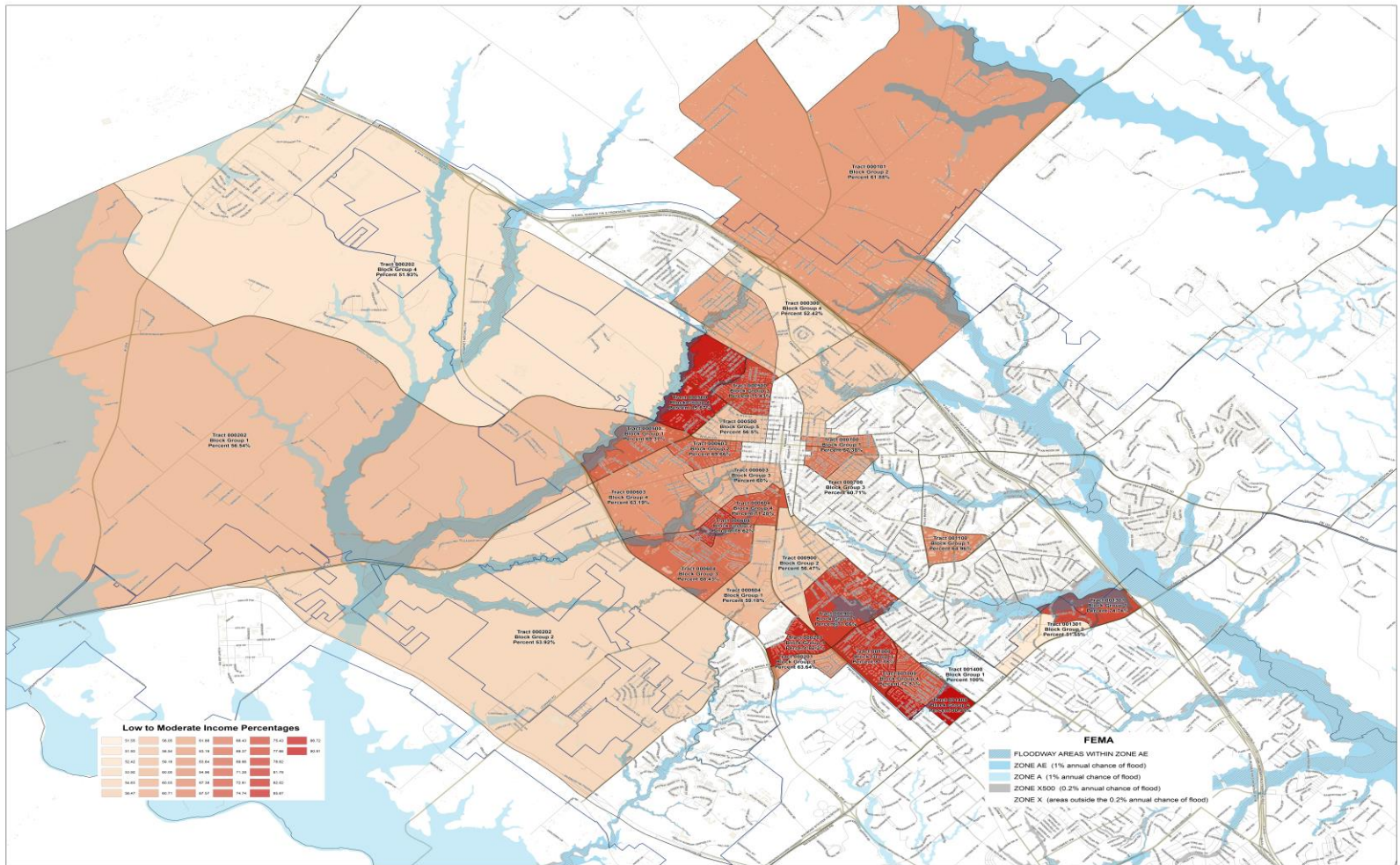
Produced by: City of Bryan Geographic Information Services (COBGIS)
 851 East 29th Street, Bryan Texas 77803
 979.253.5470 www.bryan.org/gis
 5/19/2021 - 2:46:14 PM



Substandard Single-Family Units

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

Produced By: City of Bryan Geographic Information Services (COGIS)
 401 East 20th Street, Bryan, Texas 77803
 979.208.5700 www.bryan.gov/gis
 ©2022 - City of Bryan

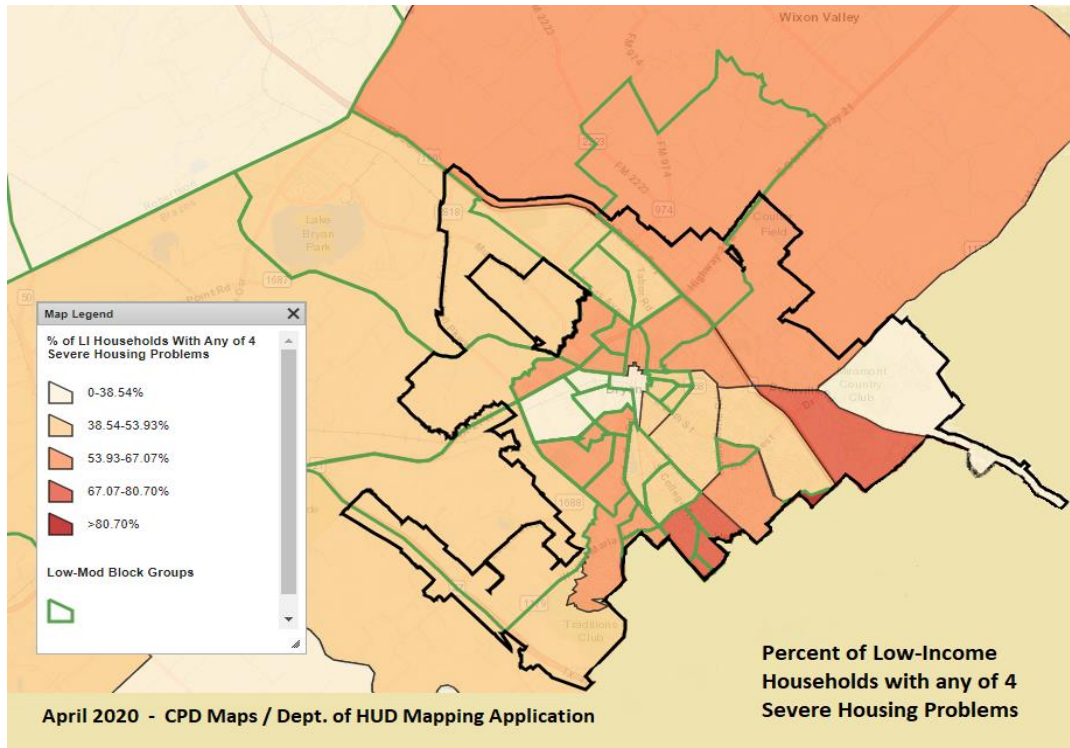
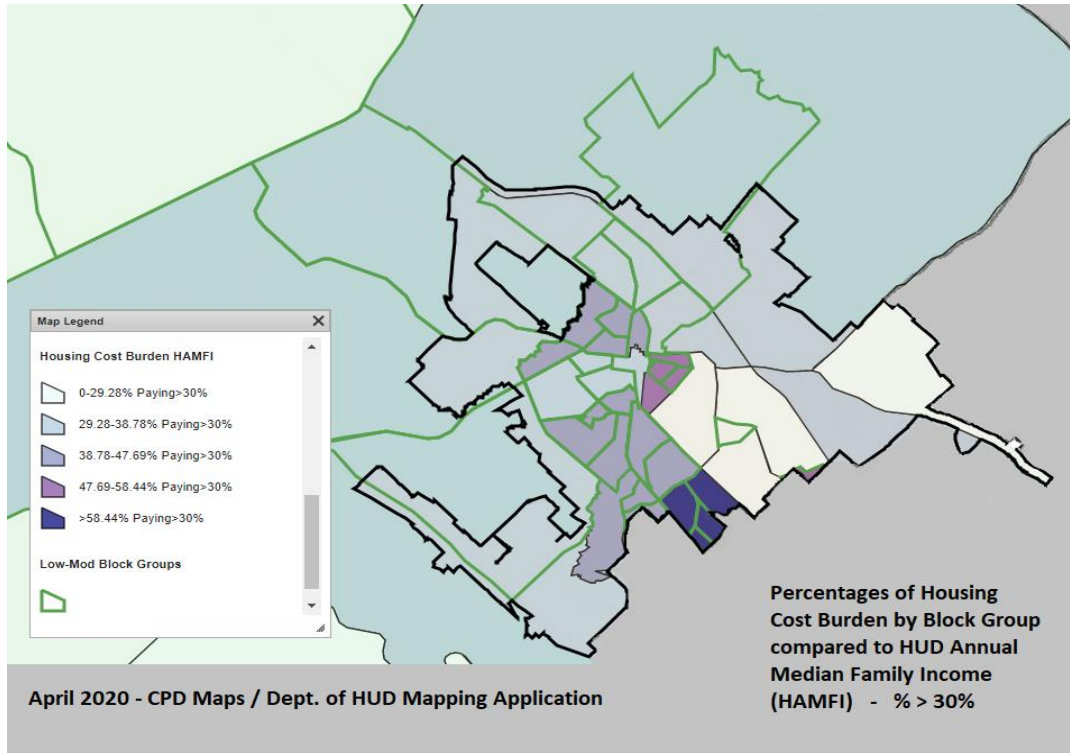


0 0.5 1 Miles

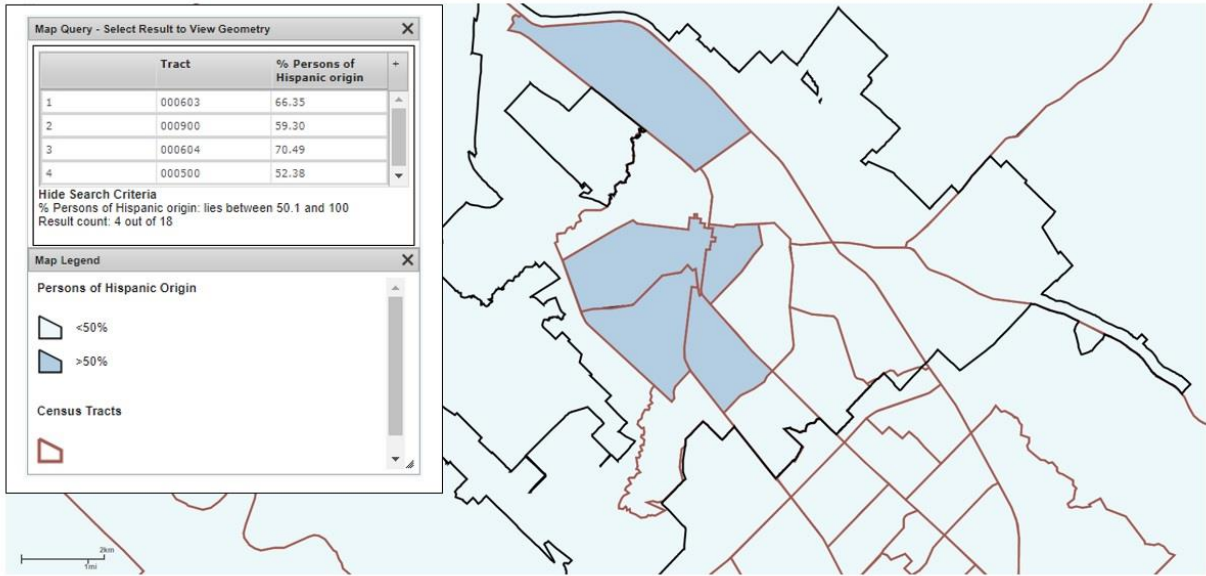
Low to Moderate Income Areas



Bryan LMI Areas and FEMA Flood Zones

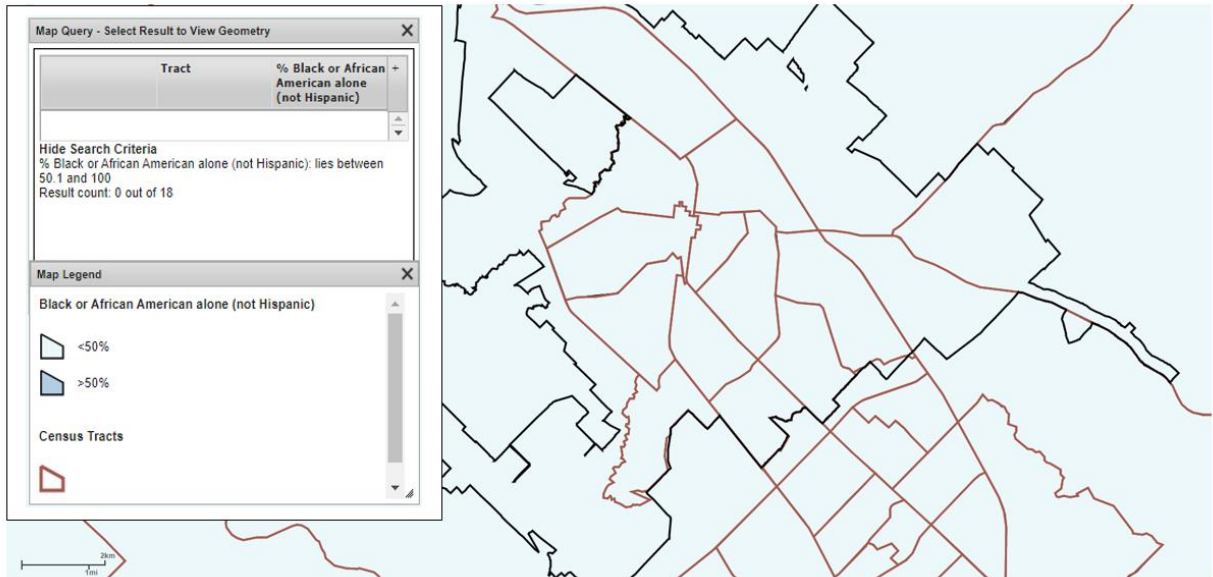


Census Tracts Where Hispanics Comprise over 50% of Population



Feb 22, 2020 – CPD Maps / Dept. of HUD Mapping Application

Census Tracts Where Blacks Comprise over 50% of Population



Feb 22, 2020 – CPD Maps / Dept. of HUD Mapping Application

Glossary of Terms and Acronyms

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

BVCH: Brazos Valley Coalition for the Homeless.

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

CDAC: Community Development Advisory Committee.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

GRANTEE SF-424'S AND CERTIFICATION(S)

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): _____ * Other (Specify): _____
* 3. Date Received: 08/12/2021	4. Applicant Identifier: _____	
5a. Federal Entity Identifier: _____	5b. Federal Award Identifier: B-21-MC-48-0006	
State Use Only:		
6. Date Received by State: _____	7. State Application Identifier: _____	
8. APPLICANT INFORMATION:		
* a. Legal Name: City of Bryan		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 74-6000441	* c. Organizational DUNS: 1710867830000	
d. Address:		
* Street1: Street2: * City: County/Parish: * State: Province: * Country: * Zip / Postal Code:	300 S. Texas Ave. _____ Bryan Brazos TX: Texas _____ USA: UNITED STATES 77803-3937	
e. Organizational Unit:		
Department Name: Community Development Services	Division Name: _____	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: Mrs.	* First Name: Alsie	_____
Middle Name: _____	_____	
* Last Name: Bond	_____	
Suffix: _____	_____	
Title: Community Development Services Manager	_____	
Organizational Affiliation: _____		
* Telephone Number: 979-209-5175	Fax Number: 979-209-5184	
* Email: abond@bryantx.go	_____	

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.218

CFDA Title:

Community Development Block Grant

*** 12. Funding Opportunity Number:**

Not Applicable

* Title:

Not Applicable

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Enhancing the community by providing: safe, decent, and affordable housing; improved infrastructure; support services; and a suitable living environment, principally for low-moderate income residents.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant TX-017

* b. Program/Project TX-017

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment Delete Attachment View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2021

* b. End Date: 09/30/2022

18. Estimated Funding (\$):

* a. Federal	839,019.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	19,500.00
* g. TOTAL	858,519.00

* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?

- a. This application was made available to the State under the Executive Order 12372 Process for review on .
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)

- Yes
- No

If "Yes", provide explanation and attach

Add Attachment Delete Attachment View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mr. * First Name: Kean
Middle Name:
* Last Name: Register
Suffix:

* Title: City Manager

* Telephone Number: 979-209-5100 Fax Number: 979-209-5106

* Email: kregister@bryantx.gov

* Signature of Authorized Representative: 

* Date Signed: 8/06/2021

Application for Federal Assistance SF-424								
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application			* 2. Type of Application: <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision			* If Revision, select appropriate letter(s): _____ * Other (Specify): _____		
* 3. Date Received: 08/12/2021			4. Applicant Identifier: _____					
5a. Federal Entity Identifier: _____			5b. Federal Award Identifier: M-21-MC-48-0229					
State Use Only:								
6. Date Received by State: _____			7. State Application Identifier: _____					
8. APPLICANT INFORMATION:								
* a. Legal Name: City of Bryan								
* b. Employer/Taxpayer Identification Number (EIN/TIN): 74-6000441				* c. Organizational DUNS: 1710867830000				
d. Address:								
* Street1: 300 S. Texas Ave.			Street2: _____					
* City: Bryan			County/Parish: Brazos					
* State: TX: Texas			Province: _____					
* Country: USA: UNITED STATES			* Zip / Postal Code: 77803-3937					
e. Organizational Unit:								
Department Name: Community Development Services				Division Name: _____				
f. Name and contact information of person to be contacted on matters involving this application:								
Prefix: Mrs.		* First Name: Alsie						
Middle Name: _____								
* Last Name: Bond								
Suffix: _____								
Title: Community Development Services Manager								
Organizational Affiliation: _____								
* Telephone Number: 979-209-5175				Fax Number: 979-209-5184				
* Email: abond@bryantx.go								

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.239

CFDA Title:

HOME Investment Partnerships Program

*** 12. Funding Opportunity Number:**

Not Applicable

* Title:

Not Applicable

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Programs to expand the supply of safe, decent, and affordable housing for low- to moderate-income residents through public private and non-profit partnerships.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant <input style="width: 80px;" type="text" value="TX-017"/>	* b. Program/Project <input style="width: 80px;" type="text" value="TX-017"/>
Attach an additional list of Program/Project Congressional Districts if needed.	
<input style="width: 300px;" type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
17. Proposed Project:	
* a. Start Date: <input style="width: 80px;" type="text" value="10/01/2021"/>	* b. End Date: <input style="width: 80px;" type="text" value="09/30/2022"/>
18. Estimated Funding (\$):	
* a. Federal	<input style="width: 150px;" type="text" value="382,382.00"/>
* b. Applicant	<input style="width: 150px;" type="text" value="0.00"/>
* c. State	<input style="width: 150px;" type="text" value="0.00"/>
* d. Local	<input style="width: 150px;" type="text" value="0.00"/>
* e. Other	<input style="width: 150px;" type="text" value="0.00"/>
* f. Program Income	<input style="width: 150px;" type="text" value="75,000.00"/>
* g. TOTAL	<input style="width: 150px;" type="text" value="457,382.00"/>
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input style="width: 100px;" type="text"/> .	
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes", provide explanation and attach	
<input style="width: 300px;" type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)	
<input checked="" type="checkbox"/> ** I AGREE	
<small>** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.</small>	
Authorized Representative:	
Prefix: <input style="width: 150px;" type="text" value="Mr."/>	* First Name: <input style="width: 300px;" type="text" value="Kean"/>
Middle Name: <input style="width: 300px;" type="text"/>	
* Last Name: <input style="width: 600px;" type="text" value="Register"/>	
Suffix: <input style="width: 150px;" type="text"/>	
* Title: <input style="width: 450px;" type="text" value="City Manager"/>	
* Telephone Number: <input style="width: 300px;" type="text" value="979-209-5100"/>	Fax Number: <input style="width: 300px;" type="text" value="979-209-5106"/>
* Email: <input style="width: 600px;" type="text" value="kregister@bryantx.gov"/>	
* Signature of Authorized Representative:	* Date Signed: <input style="width: 100px;" type="text" value="01/06/2021"/>

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

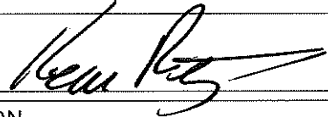
PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL  Kean Register	TITLE City Manager
APPLICANT ORGANIZATION City of Bryan, Texas	DATE SUBMITTED 08/12/2020

SF-424D (Rev. 7-97) Back

CDBG

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

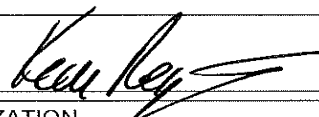
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SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL <div style="border: 1px solid black; padding: 5px;"> Kean Register  </div>	TITLE <div style="border: 1px solid black; padding: 5px;"> City Manager </div>
APPLICANT ORGANIZATION <div style="border: 1px solid black; padding: 5px;"> City of Bryan, Texas </div>	DATE SUBMITTED <div style="border: 1px solid black; padding: 5px;"> 08/12/2020 </div>

SF-424D (Rev. 7-97) Back

HOME

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.

Uniform Relocation Act and 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, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

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 an employee of a Member of Congress in connection with this Federal contract, grant, loan, or 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 subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients 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 Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.


Signature of Authorized Official


Date

Kean Register - City Manager
Title

Specific Community Development Block Grant 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 plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan 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 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 CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) PY2021 - 12 months [a period specified by the grantee 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. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not 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 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.



Signature of Authorized Official

08/06/2021
Date

Kean Register - City Manager
Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

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.

Subsidy layering -- 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 of Authorized Official

08/06/2021
Date

Kean Register - City Manager
Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

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 and not more than \$100,000 for each such failure.

Drug Free Workplace Certifications

The Entitlement Community 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.


Signature/Authorized Official

08/06/2001
Date

Kean Register - City Manager