

City of Bryan, Texas

2010-2014 5-Year Consolidated Plan for the Community Development Block Grant (CDBG) and Home Investment Partnerships Programs (HOME)

CDBG: B-10-MC-48-0006

HOME: M-10-MC-48-0229



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This document is available on the City of Bryan's official website:

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



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Special Thanks

The Community Development Services Department expresses sincere appreciation to the agencies, departments, committees and individuals who participated in the development of the City of Bryan 2010-2014 5-Year Consolidated Plan.

Approved by the City Council of the City of Bryan on: July 13, 2010

Submitted to the U.S. Department of Housing and Urban Development on: August 11, 2010



August 11, 2010

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

Re: Submission of the 2010 Consolidated Action Plan (CAP) and the 2010-2014 5-Year Consolidated Plan for the Community Development Block Grant and HOME Investment Partnerships Programs

Dear Mr. Beck,

The City of Bryan is pleased to submit the enclosed 2010 Consolidated Action Plan (CAP) and the 2010-2014 5-Year Consolidated Plan for the Community Block Grant (CDBG) and HOME Investment Partnerships Programs. This annual Consolidated Action Plan allocates \$1,017,823 of CDBG funds and \$471,868 in HOME funds, as well as approximately \$60,760 in program income. The activities and allocations described in the 2010 CAP as well as the 2010-2014 5-Year Consolidated Plan were approved by the Community Development Advisory Committee (CDAC) on June 24, 2010 and by the City Council at the July 13, 2010.

1. The CDAC held public meetings on October 1, 2009, November 16, 2009, February 11, 2010, March 11, 2010, April 8, 2010, April 15, 2010, April 29, 2010, June 10, 2010 and June 24, 2010 in order to develop Bryan's 2010 Consolidated Action Plan (CAP) and the 2010-2014 5-Year Consolidated Plan. In addition, three total public hearings were held; on February 11, 2010 (public comment on the 2007 and 2008 substantial amendment), April 8, 2010 and June 24, 2010 to provide information on the grants and the 5 year planning process, gather information on community needs, grant allocations and to provide information and receive comments related to Fair Housing and Affirmative Marketing issues in Bryan. Additionally, June 24, 2010 public hearing began the 30 day comment period on the 2010 CAP and the 2010-2014 5- Year Consolidated Plan.
2. CDBG public facility/code enforcement application requests were solicited from the community from March 11, 2010 until April 9, 2010. No code enforcement requests or public facility requests were received for consideration.
3. During the public meeting on April 29, 2010, Community Development Services staff and CDAC reviewed the project allocation recommendations. CDAC made recommendations that activities described herein be approved and forwarded to the Bryan City Council for action. The Bryan City Council approved the plan at its July 13, 2010 regular meeting.

4. The Joint Relief Funding Review Committee held 9 public meetings (4/8, 4/15, 4/22, 4/29, 5/6, 5/13, 5/21, 5/25, and 5/26/2010. to review proposals for public service funding. The JRFRC recommendations were included in the draft 2010 CAP to City Council and approved as recommended.
5. Priorities for the 5 year plan were presented and reviewed at the June 10, 2010 CDAC public meeting and a draft of the 5 Year Plan was presented at the June 24, 2010 public hearing. Both the priorities and the draft 5 Year Plan were approved by CDAC. Bryan City Council approved the 2010-2014 5-Year Plan at the July 13, 2010 City Council meeting.
6. The public was notified of the 2010 Consolidated Action Plan via a list of the proposed activities published in the *Bryan/ College Station Eagle* on , at least 15 days prior to the June 24, 2010 Public Hearing, which began the 30 day comment period. All citizen comments on the 2010 Action Plan and 2010-2014 5- Year Consolidated Plan were accepted through July 30, 2010. A Public Service Announcement was sent to all local media prior to the scheduled meeting, which advertised the June 24, 2010 public meeting/public hearing to discuss the plans and solicit public comment. The meeting was publicized during several news broadcasts on the local CBS affiliate, KBTX TV. Additionally, the plans were publicized on the City's official website beginning June 24, 2010. The plan was placed on the City Council Regular Agenda for consideration on July 13, 2010 and was passed unanimously. Many constructive public comments were received, which are noted in the enclosed plans.
7. In addition to the 2010 Consolidated Action Plan and 2010-2014 5-Year Consolidated Plan, several supporting documents are enclosed (see Attachments).

Please let us know if you have any questions or require additional action by the City regarding the City's submission of the 2010 CAP or the 2010-2014 5-Year Consolidated Plan.

Sincerely,



Alsie Bond, Manager
City of Bryan Community Development Services

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

Attachments:

The FY 2010 Action Plan and 2010-2014 5-Year Consolidated Plan Review Checklist

CDBG and HOME SF-424 Requests

Funding Sources

Original Resolution No. 3297

Required signed Certifications

A copy of the agenda from the April 8, 2010 and June 24, 2010 public meeting/public hearings of the Community Development Advisory Committee

A copy of the agenda from the July 13, 2010 Bryan City Council meeting

Review Checklist 2010-2014 Consolidated Plan and 2010 Action Plan

Grantee: City of Bryan, Texas

1. If a Consortia, list participating communities and asterisk the lead agency:

- N/A-

2. Consolidated Plan covers the following programs:

CDBG HOME ESG HOPWA

3. Period covered by Consolidated Plan is: 3 4 5 years.

Also, specify the period with month beginning and year ending August 2010 - 2014

4. Date plan due: August 15, 2010

5. Date plan received: August 12, 2010

6. Automatic approval date (45 days of date received above):

7. Are maps included (optional)? Yes No page 154-160

8. Has an Executive Summary been attached (required)? Yes No

9. Did the grantee include the following tables:

Local Jurisdiction:

Table 1A: Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	page 126
Table 1B: Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	page 127
Table 1C: Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	pages 134-141
Table 2A: Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	pages 142-143
Table 2B: Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	page 144
Table 2C: Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	page 145
Table 3A: Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	See CAP pages 69-75
Table 3B: Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	See CAP page 76
Table 3C: Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	See CAP pages 77-90

10. Did the grantee use the CPMP Tool? Yes No.

11. Did the grantee include one or more proposed outcomes in the Plan?

Yes No Verification found on pages 73-115.

12. Does the plan include a Neighborhood Revitalization Strategy Area or Target Area where activities are carried out in a concentrated manner?

Yes No Verification found on page -N/A-.

If yes, identify census tracts for each NRSA and forward to Headquarters.

CONSULTATION PROCESS (91.100)

1. Has the grantee consulted with other public/private entities that provide assisted housing, health services, and social services in developing this plan?

Yes No Verification found on pages 12-18

Use the following checklist as a guide to determine extent of consultation process:

Consultation			
24CFR	Requirement	Yes	No
91.100(a)(1)	Housing Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Social Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Fair Housing Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Health Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Homeless Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>
91.100(a)(2)*	Chronically Homeless	<input checked="" type="checkbox"/>	<input type="checkbox"/>
91.100(a)(3)**	Lead-based Paint	<input checked="" type="checkbox"/>	<input type="checkbox"/>
91.100(a)(4)***	Adjacent Government	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	State (Non-housing)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	County (Metro. City)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
91.100(a)(5)	Metro. Planning Agencies	<input checked="" type="checkbox"/>	<input type="checkbox"/>
91.100(b)	HOPWA	<input checked="" type="checkbox"/>	<input type="checkbox"/>
91.100(c)	PHA Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>

* Were assisted housing, health, and social service agencies consulted to determine resources available to address needs of chronically homeless persons. Yes

** Were State/Local health and child welfare agencies consulted regarding lead paint issues. Yes

*** Was copy of the plan submitted to the State, and County if applicable; if an urban county, to the entitlement cities in the county. Yes

1. Did the grantee indicate that it consulted with other organizations that provide housing and supportive services to special needs populations (including elderly persons, persons with disabilities, persons with HIV/AIDS, homeless persons)?
 Yes No Verification found on pages 12-18

2. Did the grantee consult with Public Housing Agencies during Consolidated Plan development?
 Yes No N/A Verification found on pages 12-18

3. Did the grantee consult with metropolitan or regional planning agencies during Consolidated Plan development?
 Yes No N/A Verification found on pages 12-18

CITIZEN PARTICIPATION (91.105, AND 91.200)

1. Is there a description of the development of the plan and efforts to broaden public participation, including the names of organizations involved in the development of the plan?
 Yes No Verification found on pages 12-18

Note: The Jurisdiction shall encourage the participation of local and regional institutions and other organization (including businesses, developers, community, and faith-based organizations) in the process of developing and implementing the plan.

2. Is there a summary of the citizen participation process, and were the public hearing and comment period requirements satisfactory?
 Yes No Verification found on pages 15-18

3. Are citizen comments included in the plan, and are the comments specifically and

adequately addressed by the grantee?

Yes No Verification found on pages 16-18

4. Is there a description of the lead agency or entity responsible for overseeing the development of the Consolidated Plan?

Yes No Verification found on pages 1-8, 12

HOUSING AND HOMELESS NEEDS ASSESSMENT (91.205)

HOUSING

1. Has the grantee identified the estimated number and types of families with housing needs for a **5 year** period?

Yes No Verification found on pages 142-143

Note: See Table 2A (required)

Family types (extremely low-, low-, moderate, and middle income) that should be identified are:

- Renter/owner
- Elderly
- Single persons
- Large families
- Persons with disabilities
- Victims of domestic violence
- Persons with HIV/AIDs

2. Has the grantee identified the types of housing needs in the community for a 5 year period?

Yes No Verification found on pages 18-34, 142-143

Types of housing needs should be determined with an analysis of:

- Severe cost and cost burden
- Overcrowding (especially for large families)
- Substandard (renter/owner, extremely low-, low-, moderate, and middle income)

2. Has the grantee included a discussion of any racial or ethnic groups that have a disproportionately greater need in comparison to the needs of a particular income category?

Yes No Verification found on pages 20, 31

Note: Disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial/ethnic group is at least 10% points higher than the percentage of persons in the category as a whole. **See Section 91.205 (b)(2)**

HOMELESS

1. Has the grantee satisfactorily identified the nature and extent of homelessness, and is there a continuum of care concept? **See Table 1A (required).**

Yes No Verification found on pages 46-49, 126

- Information should be on both homeless singles and families (and subpopulations) that are either sheltered/unsheltered or threatened with homelessness.

2. Has the grantee identified homeless facilities and services needs for homeless individuals

and homeless families with children, both sheltered and unsheltered and homeless subpopulations?

Yes No Verification found on pages 50-58

3. Has the grantee identified the extent of homelessness by racial/ethnic group, if the information is available?

Yes No Information on homelessness by racial/ethnic categories was not available. Information related to disabilities, family-makeup, veteran status and domestic violence was available and consulted related to homelessness.

4. Did the grantee describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section)? The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process, i.e. preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living.

Yes No pages 7, 46-58

5. Did the grantee describe its strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless?

Yes No pages 7, 46-58

SPECIAL NEEDS - NOT HOMELESS

1. Has the grantee included a discussion on the estimated number of non-homeless persons in need of supportive housing, and their supportive housing needs? **See Table 1B (optional).**

Yes No Verification found on page 127

Note: Estimated number of non-homeless persons should include the elderly, frail elderly, persons with disabilities, persons with alcohol or other drug addiction, persons with HIV/AIDs and their families, and public housing residents.

LEAD-BASED PAINT HAZARDS

1. Has the grantee estimated the number of housing units with lead-based paint hazards?

Yes No Verification found on pages 105, 116

Note: The estimated number of units should be those that are occupied by low/moderate income families.

HOUSING AND MARKET ANALYSIS (91.210)

GENERAL CHARACTERISTICS

1. Has the grantee described the significant characteristics of the housing market, and the housing stock available to persons with disabilities, and persons with HIV/AIDs?

(Review any maps if provided/See Table 1A and 1B)

Yes No Verification found on pages 18-44, 126-127

Note: There should be a discussion of housing supply and demand, as well as the condition and cost of the housing. Data on the housing market should include, to extent information is available, an estimate of the number of abandoned buildings and whether they are suitable for rehabilitation.

The grantee should also identify and describe the locations and degree of

racial/ethnic minority concentrations, as well as low/moderate income families.

2. Did the grantee identify and describe any area of low-income concentration and any area of minority concentration either in a narrative or one or more maps, stating how it defines the terms "area of low-income concentration" and "area of minority concentration"?
- Yes No pages 4, 19-21, 154-157

PUBLIC AND ASSISTED HOUSING

1. Has the grantee described the number and condition of the public housing units, results from the Section 504 needs assessments, and the strategies for improving operation and living conditions for public housing residents?
- Yes No N/A Verification found on pages 45-46
2. Has the grantee identified the number of public housing units expected to be lost from the inventory?
- Yes No N/A Verification found on pages 45-46
- Check if this jurisdiction has any HOPE VI projects awarded or in development that may result in a net loss of units.
3. With regard to federal, state and locally-assisted units other than public housing, has the grantee identified the number and targeting of units by income level and household type, and the number of units expected to be lost from the assisted housing inventory for any reason, i.e. expiration of Section 8 contracts?
- Yes No Verification found on pages 45-46

HOMELESS FACILITIES AND SERVICES

1. Have the facilities and services that compose the grantee's continuum of care been identified?
- Yes No Verification found on pages 7, 46-58, 128-132
- Appropriate facilities would be:
- Emergency shelters,
 - Transitional shelters, and
 - Permanent/supportive housing (including persons that are chronically homeless).
2. Does the inventory include, to the extent information is available, an estimate of percentage or number of beds and supportive services programs serving people that are chronically homeless?
- Yes No Verification found on pages 128-130

SPECIAL NEEDS FACILITIES AND SERVICES

1. Has the grantee described the facilities/services to assist non-homeless persons in need of supportive housing? **See Table 1B**
- Yes No Verification found on pages 127, 152-153
- Discussion should also include a description of appropriate supportive housing for persons leaving mental/physical health facilities.

BARRIERS TO AFFORDABLE HOUSING

1. Has the grantee described public policies that affect affordable housing?

Yes No Verification found on pages 62-73, 116

Factors which affect affordable housing may include:

- Building and zoning codes;
- Environmental problems;
- Impact fees;
- Cost of land; and
- Incentive programs such as tax abatement or down-payment assistance.

Note: For Urban Counties, does the discussion include factors in both incorporated and unincorporated areas?

STRATEGIC PLAN (91.215)

When reviewing this section of the Consolidated Plan, keep in mind that the priorities/objectives should relate to the needs identified in the Housing and Homeless Needs and Housing and Market Analysis sections.

GENERAL

1. Does the grantee describe the basis for assigning the priority given to each category in Table 2A?

Yes No pages 73,95,102

2. Has the grantee identified any obstacles to meeting underserved needs?

Yes No Verification found on page pages 75,87,95,107

3. Has the grantee summarized the priorities and specific objectives, describing how funds that are reasonably expected to be made available will be used to address identified needs? **See Tables 1A, 1B, 1C, 2A, 2B, and 2C**

Yes No

4. For each specific objective, has the grantee identified proposed accomplishments and outcomes the jurisdiction hopes to achieve in quantitative terms over a specific time period, or in other measurable terms as identified and defined by the jurisdiction? **See Tables 1A, 1B, 1C, 2A, 2B and 2C**

Yes No

AFFORDABLE HOUSING

1. Did the grantee state how the analysis of the housing market and the severity of housing problems and needs of extremely low-income, low-income, and moderate-income renters and owners identified in accordance with 91.205 provided the basis for assigning the relative priority given to each priority needs category in the priority housing needs table prescribed by HUD?

Yes No Verification found on pages 73-75

2. Does the affordable housing section identify how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units?

Yes No Verification found on pages 73-86,94-101

Note: If the jurisdiction intends to use HOME funds for tenant-based rental assistance or plans to use HOME funds to assist persons with special needs, the plan must specify local market conditions that led to the choice of that option.

3. Does the grantee described proposed accomplishments to specify the number of extremely low, low, moderate, and middle income families to whom the grantee will

provide affordable housing as defined in 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership over a specific time period?
Yes No Verification found on pages 73-86

HOMELESSNESS

1. Does the grantee describe the strategy for helping low-income families avoid becoming homeless?
Yes No Verification found on pages 48-50, 58-59, 86-101
2. Does the grantee describe the jurisdiction's strategy for reaching out to homeless persons and assessing their individual needs?
Yes No Verification found on pages 12-16, 86-101
3. Does the grantee describe the jurisdiction's strategy for addressing the emergency shelter and transitional housing needs of homeless persons?
Yes No Verification found on pages 12-16, 86-101
4. Does the grantee describe the jurisdiction's strategy for helping homeless persons (especially persons that are chronically homeless) make the transition to permanent housing and independent living?
Yes No Verification found on pages 48-50, 86-101

OTHER SPECIAL NEEDS

1. With respect to supportive needs of the non-homeless, does the plan describe the priority housing and supportive service needs of persons who are not homeless but may or may not require supportive housing?
Yes No Verification found on pages 95-101

NON-HOUSING COMMUNITY DEVELOPMENT PLAN

1. Did the grantee describe the priority non-housing community development needs, reflecting the needs for the type of activity? **Table 2B (required)**
Yes No page 144
Note: The Community Development component of the plan must state the grantee's specific long-term and short-term community development objectives (including economic development activities that create jobs) that must be developed in accordance with the statutory goals described in 24 CFR 91.1 and the primary objectives of the CDBG program.
2. Is the grantee requesting approval of a Neighborhood Revitalization Strategy Area?
Yes No
If YES, does it meet the requirements of CPD Notice 96-1 and include outcomes?
Yes No -N/A-
Note: Separate documentation should be maintained to verify compliance with CPD Notice 96-1.

BARRIERS TO AFFORDABLE HOUSING

1. Does the grantee describe the jurisdiction's strategy to remove or ameliorate negative effects of public policies, that serve as barriers to affordable housing as identified in the needs assessment section?
Yes No Verification found on page 116

LEAD-BASED PAINT HAZARDS

1. Does the plan outline the actions proposed or being taken to evaluate and reduce lead-based paint hazards, describe how the plan for reduction of lead-based paint hazards is related to the extent of lead poisoning and hazards, and how the plan for reduction will be integrated into housing policies and programs?
Yes No Verification found on pages 105, 116

ANTI-POVERTY STRATEGY

1. Does the grantee describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families?
Yes No Verification found on pages 113-116
Has the grantee programs such as:
- Family Self-sufficiency
 - Head Start
 - State and Local Programs
 - Section 3
 - Welfare to Work
 - Workforce Development Initiative

INSTITUTIONAL STRUCTURE

1. Does the grantee explain the institutional structure, including private industry, nonprofit organizations, community and faith-based organizations, and public institutions, through which the jurisdiction will carry out its housing, homeless, and community development plan, assessing the strengths and gaps in the delivery system?
Yes No Verification found on pages 117-121

COORDINATION

1. Does the plan identify the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies?
Yes No Verification found on pages 117-119, 122-124
2. With respect to the public entities involved, does the plan describe the means of cooperation among the state and local units of government in the metropolitan area for problems that go beyond a single jurisdiction, (i.e. transportation, workforce, economic development) in the implementation of the plan?
Yes No Verification found on pages 117-119, 122-124
3. With respect the homeless strategy, does the plan describe efforts to enhance coordination among agencies to address the needs of persons that are chronically homeless?
Yes No Verification found on pages 47-50
4. With respect to economic development, does the plan describe efforts to enhance coordination with private industry, businesses, developers, and social service agencies.
Yes No Verification found on pages 106,113-115

PUBLIC HOUSING

1. Does the grantee describe the jurisdiction's activities to encourage public housing residents to become more involved in management and participate in homeownership?
Yes No Verification found on pages 100-101

2. Has the grantee describe the manner in which the plan of the jurisdiction will help address the needs of public housing?
Yes No Verification found on pages 100-101
Note: Amended to Title 1 October 21, 1998 Section 105(b)(11)

3. Is the grantee served by a troubled PHA as designated by HUD?
Yes No
If YES, Has the grantee in which any troubled public housing agency is located, described the manner in which the State or unit of local government will provide financial or other assistance to such troubled agency in improving its operations to remove such designation? -N/A-
Yes No Verification found on page -N/A-
Note: Amended to Title 1 October 21, 1998 Section 105(g)

ACTION PLAN REVIEW (91.220)

1. Has the Standard 424 Form for the applicable programs been included with the correct dollar allocations and signed by the appropriate official?
Yes No pages 1-2
2. Is the DUNS number listed?
Yes No pages 1-2
3. Did the grantee describe the geographic areas of the jurisdiction (including areas of low income and/or racial/minority concentration) in which assistance will be directed during the next year.
Yes No pages 19-21
4. Did the grantee describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.
Yes No page 21

RESOURCES

1. Has the grantee described the Federal Resources, and private and non-Federal public resources expected to be available to address priority needs and specific objectives identified in the plan?
Yes No Verification found on pages 36-38, 42

2. Did the grantee describe how HOME and/or ESG matching requirements will be satisfied?
Yes No N/A Verification found on pages 41-42

ACTIVITIES 91.220(D)

1.
 - a) Has the grantee described the CDBG funded activities for the program year in a complete manner? **See Table 3C** pages 77-90

Yes No

b) Has the grantee described the HOME funded activities for the program year in a complete manner? **See Table 3C** pages 77-90

Yes No

c) Has the grantee described the ESG funded activities for the program year in a complete manner? **See Table 3C**

Yes No -N/A-

d) Has the grantee described the HOPWA funded activities for the program year in a complete manner? **See Table 3C**

Yes No -N/A-

2. Does the action plan contain a summary of priorities and specific annual objectives that will be addressed during the program year?

Yes No Verification found on pages 69-75

Note: The Jurisdiction should use summary of annual objectives as identified in Table 3A of the Consolidated Plan.

3. Do the proposed activities correspond to the priority needs identified/local specific objectives listed in the Consolidated Plan?

Yes No Verification found on pages 60-62

Note: The Jurisdiction should use priority needs as identified in Table 2A and 2B of the Consolidated Plan.

4. Are the proposed activities identified in sufficient detail, including the number and type of families that will benefit from the proposed activities and locations, so that citizens know the degree to which they may be affected?

Yes No Verification found on pages 39-42, 77-90

Outcomes 91.220(e)

1. Does the action plan contain outcome measures for activities in accordance with the Federal Register Notice dated March 7, 2006?

Yes No Verification found on pages 39-42, 60-68

Expenditure Limits

1. Has the grantee exceeded the 20% administrative cap for CDBG?

Yes No

2. Has the grantee exceeded the 15% public service cap for CDBG?

Yes No

3. Has the grantee exceeded the 10% administrative cap for HOME?

Yes No

4. Has the grantee met the 15% CHDO set-aside for HOME?

Yes No

5. Has the grantee exceeded the 3% administrative cap for HOPWA or the 7% administrative cap by project sponsors under HOPWA?

Yes No -N/A-

GEOGRAPHIC DISTRIBUTION 91.220(f)

1. Did the grantee include a narrative, maps, or tables that identify the geographic areas in which it will direct assistance?

Yes No Verification found on pages 19-21, 95-96

2. Does the grantee provide a description of the areas, including areas of minority concentration, in which it will direct funds?

Yes No Verification found on pages 19-21, 95-100

3. Does the grantee provide the rationale for the priorities for allocating investment geographically for each program, including within the metropolitan area (or a State's service area) for the HOPWA program?

Yes No Verification found on page

If no, explain the basis for the no response: No HOPWA funds applied for or received

4. Did the grantee estimate the percentage of funds it plans to dedicate to target areas?

Yes No Verification found on page -N/A- See page 21, funded programs are not target to specific areas, but instead, to eligible applicants.

AFFORDABLE HOUSING GOALS 91.220(g)

1. Does the action plan specify one-year goals for the number of homeless, non-homeless, and special needs households to be provided affordable housing units using funds made available to the jurisdiction?

Yes No Verification found on page 76

Note: The Jurisdiction should use housing summary of goals as identified in Table 3B of the Consolidated Plan.

2. Does the action plan specify one-year goals for the number of households to be provided affordable housing units through activities that provide rental assistance, production of new units, rehabilitation of existing units, or acquisition of exiting units using funds made available to the jurisdiction?

Yes No Verification found on page 76

Note: The Jurisdiction should use housing summary of goals as identified in Table 3B of the Consolidated Plan.

PUBLIC HOUSING 91.220(h)

1. Does the action plan include actions that address the following, **if applicable**:

- needs of public housing, Yes No page 36
- public housing improvements and resident initiatives, Yes No page 36
- assist troubled public housing agencies. Yes No -N/A-

HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES 91.220(i)

1. Have homeless prevention activities been proposed?

Yes No Verification found on pages 26-27,40-41, 87,90

2. Have emergency shelter, transitional housing, programs to assist in the transition to permanent housing and independent living been proposed?

Yes No Verification found on pages 40-41, 87,90

3. Are supportive housing activities being undertaken to address the priority housing needs

of persons who are not homeless (elderly, frail elderly, persons with disabilities, person with HIV/AIDS, persons with alcohol or other substance abuse problems)?

Yes No Verification found on pages 52-54, 60-62

4. Have specific action steps to end chronic homelessness been identified?

Yes No Verification found on pages 26-27

OTHER ACTIONS 91.220(k)

1. Does the Action Plan include other proposed actions which will address the following, **if applicable**:

- foster and maintain affordable housing, Yes No pages 28-29
- public housing improvements and resident initiatives, Yes No page 66
- evaluation and reduction of lead-based hazards, Yes No pages 31-32
- reducing number of persons below poverty line, Yes No pages 32-34
- developing institutional structures/enhancing coordination between housing and services agencies, Yes No . pages 34-36

PROGRAM SPECIFIC REQUIREMENTS 91.220(l)

1. CDBG

- a) Does the total amount of funds allocated equal the amount of the grant plus program income and carryover funds? Yes No pages 36-37
- b) Does the action plan identify the amount of CDBG funds to be used for activities benefiting persons of low- and moderate-income? Yes No pages 36-38
- c) Does the action plan identify all activities assisted through the Section 108 Loan Guarantee program? Yes No pages 36-38

1. HOME

- a) Did grantee (PJ) describe other forms of investment? **See Section 92.205**
Yes No N/A
If grantee (PJ) plans to use HOME funds for homebuyers, did they state the guidelines of resale or recapture, as required in 92.254?
Yes No N/A page 37
- b) If grantee (PJ) plans to use HOME funds to refinance existing debt secured by multifamily housing that is being rehabilitated with HOME funds, did they state its refinancing guidelines required under 24 CFR 92.206(b)?
Yes No N/A
- c) Resale Provisions -- For homeownership activities, did the participating jurisdiction must describe its resale or recapture guidelines that ensure the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4).
Yes No page 37
- d) HOME Tenant-Based Rental Assistance -- Did the participating jurisdiction must describe the local market conditions that led to the use of a HOME funds for tenant based rental assistance program?
Yes No -N/A- HOME funds not used for TBRA - page 37
- a. If the tenant based rental assistance program is targeted to or provides a preference for a special needs group, that group must be identified in the Consolidated Plan as

having an unmet need and show the preference is needed to narrow the gap in benefits and services received by this population.

- e) If a participating jurisdiction intends to use forms of investment other than those described in 24 CFR 92.205(b), did the jurisdiction describe these forms of investment?
Yes No -N/A-
- f) Did the jurisdiction describe the policy and procedures it will follow to affirmatively market housing containing five or more HOME-assisted units?
Yes No page 125-134
- g) Did the jurisdiction describe actions taken to establish and oversee a minority outreach program within its jurisdiction to ensure inclusion, to the maximum extent possible, of minority and women, and entities owned by minorities and women, including without limitation, real estate firms, construction firms, appraisal firms, management firms, financial institutions, investment banking firms, underwriters, accountants, and providers of legal services, in all contracts, entered into by the participating jurisdiction with such persons or entities, public and private, in order to facilitate the activities of the participating jurisdiction to provide affordable housing under the HOME program or any other Federal housing law applicable to such jurisdiction?
Yes No page 6, 125-134
- h) If a jurisdiction intends to use HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds, did it state its financing guidelines required under 24 CFR 92.206(b)?
Yes No -N/A-

1. American Dream Downpayment Initiative

- a. If the jurisdiction planned to use American Dream Downpayment Initiative (ADDI) funds to increase access to homeownership, did it provide the following information:
 - i. description of the planned use of the ADDI funds?
Yes No -N/A-
 - ii. plan for conducting targeted outreach to residents and tenants of public and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide downpayment assistance for such residents, tenants, and families? Yes No -N/A-
 - iii. a description of the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers?
Yes No -N/A-

4. HOPWA

- a) Does the action plan specify on-year goals for the number of low-income households to be provided affordable housing using HOPWA funds for short-term rent, mortgage, and utility payments to prevent homelessness; tenant-based rental assistance, units provided in housing facilities operated with HOPWA funds? Yes No -N/A-
- b) Does the action plan identify the method for selecting project sponsors (including providing full access to grassroots faith-based and other community organizations)?
Yes No -N/A-

MONITORING (91.230)

- 1. Does the grantee describe the standards and procedures that it will use to monitor

activities carried out in furtherance of the plan?
Yes No Verification found on page 38

2. Does the Plan describe actions to be taken by the grantee to monitor its performance in meeting its goals and objectives set forth in its Consolidated Plan?
Yes No Verification found on page 38

3. Does the Plan describe steps/actions being taken to insure compliance with program requirements, including requirements involving the timeliness of expenditures?
Yes No Verification found on page 38

Note: If timeliness of expenditures is an issue, please make sure the grant award letter includes language regarding appropriate actions the grantee should take to remedy this problem.

4. Does the Plan describe steps/actions it will use to ensure long-term compliance with housing codes, including any actions or on-site inspections it plans to undertake during the program year?
Yes No Verification found on pages 28-29, 37

Note: For example, a HOME program grantee should identify steps it will take to review affordable housing projects it has funded to insure compliance with all HOME program requirements.

5. Does the Plan describe actions to be taken by the grantee to monitor its subrecipients, (including sponsors or administering agents)?
Yes No Verification found on page 38

HUD APPROVAL ACTION

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

- 1) if it is inconsistent with the purposes of NAHA;
- 2) if it is substantially incomplete; and/or
- 3) if certifications are not satisfactory to the Secretary
- 4) if does not include description of manner in which unit of local government or state will provide financial or other assistance to troubled public housing agencies.

Please use the following to determine approval or disapproval:

CONSISTENCY WITH NAHA

1. Is the Plan inconsistent with the purposes of NAHA?
Yes No

If the Plan is inconsistent with NAHA, set forth the basis of that determination by using the following as a guide:

- Does the Plan provide assistance to help families, not owning a home, to save for a down-payment for the purchase of a home.
- Does the Plan provide assistance to retain, where feasible, as housing affordable to low income families, those dwelling units provided for such purpose with

- federal assistance.
- Does the Plan provide assistance to extend and strengthen partnerships among all levels of government and the private sector, including for-profit and non-profit organizations, in the production and operation of housing affordable to low- and moderate-income families.
- Does the Plan provide assistance to expand and improve federal rental assistance for very low-income families.
- Does the Plan provide assistance to increase the supply of supportive housing, which combines structural features and services needed to enable persons with special needs to live with dignity and independence.

Substantially Incomplete

1. Is the Plan (including any corrective actions taken at HUD’s request during HUD’s review of the plan) substantially incomplete?

Yes No

If the Plan is substantially incomplete, set forth the basis of that determination by using the following as a guide:

- The Plan was developed without the required citizen participation or the required consultation.
- The Plan fails to satisfy all the required elements in the regulations.

AFFIRMATIVELY FURTHERING FAIR HOUSING

1. Is the Certification to Affirmatively Further Fair Housing satisfactory to the Secretary?

Yes No

If the Certification is not satisfactory, set forth the basis of that determination by using the following as a guide:

- Disregard of regulatory requirements to conduct an analysis of impediments to fair housing choice, take appropriate actions to address identified impediments, and maintain adequate records on the steps taken to affirmatively further fair housing in the jurisdiction.
- Lack of action taken on outstanding findings regarding performance under affirmatively furthering fair housing certification requirements of the Consolidated Plan or the Community Development Block Grant Program.

CERTIFICATIONS (91.225)

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

Note: Consortia, please refer to 91.425
State, please refer to 91.325

General:

- | | | |
|--|------------------------------|-----------------------------|
| (1) Affirmatively furthering fair housing: | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| (2) Anti-displacement and relocation Plan: | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| (3) Drug-free workplace: | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| (4) Anti-lobbying | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| (5) Authority of Jurisdiction | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| (6) Consistency with Plan | Yes <input type="checkbox"/> | No <input type="checkbox"/> |

- (7) Acquisition and relocation Yes No
- (8) Section 3 Yes No

CDBG:**

- (1) Citizen Participation Yes No
- (2) Community Development Plan Yes No
- (3) Following Plan Yes No
- (4) Use of funds Yes No
- (5) Excessive Force Yes No
- (6) Compliance with anti-discrimination law Yes No
- (7) Compliance with lead-based paint procedures Yes No
- (8) Compliance with laws Yes No

ESG:

- (1) Not less than 10-years Yes No -N/A-
- (2) Not less than 3-years Yes No -N/A-
- (3) Service Provision Yes No -N/A-
- (4) Safe and Sanitary Yes No -N/A-
- (5) Supportive Services Yes No -N/A-
- (6) Match Requirements Yes No -N/A-
- (7) Confidentiality Yes No -N/A-
- (8) Employing or involving the homeless Yes No -N/A-
- (9) Consolidated Plan compliance Yes No -N/A-
- (10) Discharge policy Yes No -N/A-

HOME

- (1) TBRA is consistent w/Plan Yes No -N/A-
- (2) Use for eligible activities Yes No
- (3) Monitor for subsidy layering Yes No

HOPWA:

- (1) Meet urgent needs Yes No -N/A-
- (2) 10- or 3-year operation Yes No -N/A-

***The certification period for the CDBG program’s overall benefit requirements must be consistent with the period certified in the prior certification.*

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

Approved

Disapproved

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

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

Reviewed by

DATE:

Program Manager

DATE:

CPD Director

DATE:

RESOLUTION NO. 3297

A RESOLUTION APPROVING THE CITY OF BRYAN'S COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME FUNDS 2010-2014, 5-YEAR CONSOLIDATED PLAN AND 2010 CONSOLIDATED ACTION PLAN AND APPROVING THE PROPOSED USE OF THESE FUNDS; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE AND SUBMIT THE CITY OF BRYAN'S 2010-2014 5-YEAR CONSOLIDATED PLAN AND THE 2010 CONSOLIDATED ACTION PLAN, FOR \$1,017,828 IN COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS AND \$471,868 IN HOME INVESTMENT PARTNERSHIP FUNDS, TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, 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 2010-2014 5-YEAR CONSOLIDATED PLAN AND THE 2010-2014 ANNUAL ACTION PLANS; AUTHORIZING HUD REPRESENTATIVES AND THE FEDERAL COMPTROLLER GENERAL TO EXAMINE RECORDS RELATIVE TO THE PROGRAMS; APPOINTING THE CITY MANAGER OR HIS DESIGNEE TO ACT AS THE RESPONSIBLE LOCAL OFFICIAL; AND PROVIDING AN EFFECTIVE DATE:

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

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

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

WHEREAS, the Community Development staff has prepared the 2010-2014 5-Year Consolidated Action Plan (5-Year Plan) and the 2010 Consolidated Action Plan (2010 Plan) for submission to the U.S. Department of Housing and Urban Development (HUD); and

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

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

WHEREAS the priorities, objectives, and goals in the 5-Year Plan and the 2010 Plan were developed through surveys, consultations, focus groups, public meetings and public hearings; and

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

WHEREAS, the 2010 Plan describes how the City of Bryan intends to utilize \$1,017,828 in CDBG funds and \$471,868 in HOME funds;

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

Section 1.

The City Council hereby approves the proposed priorities, strategies, outcome measurements and objectives as stated in the 5-Year Plan and the 2010 Consolidated Action Plan and further incorporates the 5-Year Plan and the 2010 Consolidated Action Plan into this Resolution by reference for all purposes.

Section 2.

The City Council hereby approves of the allocation of CDBG and HOME funds as stated in the 2010 Plan, and incorporates the 2010 Plan into this Resolution by reference for all purposes.

Section 3.

The City Manager of the City of Bryan is hereby authorized to sign and submit to HUD, as the official act of the City, the 5-Year Plan and the 2010 Plan for funds for the purpose of participating in the CDBG and HOME programs and any subsequent Plans. The applications include an Executive Summary of the proposed 5-Year Plan, including actions to address priority needs identified in that plan, proposed actions for the 2010 Plan, and program certifications, all of which items are hereby approved.

Section 4.

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

Section 5.

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

Section 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 13 day of July 2010.

ATTEST:


Mary Lynne Straffa, City Secretary

CITY OF BRYAN

BY: 
Jason Blenski, Mayor

APPROVED AS TO FORM:


Janis K. Hampton, City Attorney

**COMMUNITY DEVELOPMENT ADVISORY COMMITTEE
REGULAR MEETING AND PUBLIC HEARINGS
THURSDAY, APRIL 8, 2010
6:00 P.M.
BRYAN MUNICIPAL BUILDING
BASEMENT TRAINING ROOM
300 SOUTH TEXAS AVENUE
BRYAN, TEXAS**

- I. Call to order
- II. Recognition of Affidavits filed in response to State Law on Disclosure of Local Citizens Conflict of Interest
- III. Approval of the Minutes from the March 11, 2010 Public Meeting
- IV. Hear Citizens
- V. Presentation, Discussion, and Possible Action on Community Development Services Department's Programs:
 - a. Minor Repair
 - b. Major Rehabilitation/Reconstruction
 - c. Housing Developments
 - d. Homebuyer's Assistance
 - e. LaSalle Hotel Management
 - f. Public Services and Public Facilities/Infrastructure
 - g. Neighborhood Stabilization Program
- VI. Call to order Public Hearings
 1. Open Public Hearing I: The Planning & Development of the 2010-2014 5 Year Consolidated Plan for Community Development Block and Home Investment Partnership Program funds: Presentation, Community Development Staff
 - a. Comments by Committee
 - b. Public Comments
 2. Close Public Hearing I
 3. Open Public Hearing II: The Planning & Development of the 2010 Consolidated Action Plan for Community Development Block and Home Investment Partnership Program funds: Presentation, Community Development Staff
 - a. Comments by Committee
 - b. Public Comments
 4. Close Public Hearing II
 5. Open Public Hearing III: The Planning & Development of the 2010 Consolidated Action Plan for Community Development Block and Home Investment Partnership Program funds: Presentation, Community Development Staff
 - a. Comments by Committee
 - b. Public Comments
 6. Close Public Hearing III

VII. Adjournment

FOR INFORMATION ON TDD, SIGN LANGUAGE INTERPRETATION, OR OTHER TRANSLATION OF ACCESSIBILITY INFORMATION, PLEASE CONTACT APRIL SAGINOR AT **209-5120**. PLEASE TRY TO CONTACT THE ABOVE PERSON AT LEAST 48 HOURS BEFORE THE SCHEDULED TIME OF THE MEETING SO THAT YOUR REQUEST MAY BE COMPLETELY FULFILLED.

**COMMUNITY DEVELOPMENT ADVISORY COMMITTEE
AGENDA
REGULAR PUBLIC MEETING
And
PUBLIC HEARINGS
Thursday, June 24, 2010
6:00 P.M.
Bryan Municipal Office Building, Basement Training Room
BRYAN, TEXAS 77803**

- I. Call to order Public Meeting
- II. Recognition of Affidavits filed in response to State law on Disclosure of Local Citizens Conflict of Interest
- III. Approval of the Minutes from June 10, 2010 Public Meeting
- IV. Recognition of Visitors/Citizens to be heard
- V. Public Hearing I:
 - a. Call to order Public Hearing I
 - b. Presentation on 2010-2014 5-Year Consolidated Plan
 - c. Public Comments
 - d. Committee Comments
 - e. Close Public Hearing I
- VI. Public Hearing II:
 - a. Call to order Public Hearing II
 - b. Presentation on 2010 Consolidated Action Plan
 - c. Public Comments
 - d. Committee Comments
 - e. Close Public Hearing II
- VII. Public Hearing III:
 - a. Call to order Public Hearing III
 - b. Presentation on Fair Housing and Affirmative Marketing
 - c. Public Comments
 - d. Committee Comments
 - e. Close Public Hearing III
- VIII. Presentation, Discussion, and Possible Action on Community Development Services Department's Programs:
 - a. Minor Repair
 - b. Major Rehabilitation/Reconstruction
 - c. Housing Developments
 - d. Homebuyer's Assistance
 - e. LaSalle Management
 - f. Public Services and Public Facilities/Infrastructure
- IX. Presentation, Discussion and Possible Action on Neighborhood Stabilization Program
- X. Presentation, Discussion and Possible Action on Community Development Block Grant - Recovery Program (CDBG-R)
- XI. Adjournment

FOR INFORMATION ON TDD SIGNLANGUAGE INTERPRETATION, OR OTHER TRANSLATION OR ACCESSIBILITY INFORMATION, PLEASE CONTACT APRIL SAGINOR AT 979-209-5120. PLEASE TRY TO CONTACT THE ABOVE PERSON AT LEAST 48 HOURS BEFORE THE SCHEDULED TIME OF THE MEETING SO THAT YOUR REQUEST MAY BE COMPLETELY FULFILLED.

Mayor Jason Bienski
Mayor Pro Tem Ann Horton

Councilmembers
Richard M. Cortez, Sr.
Art Hughes
Chuck Konderla
Paul Madison
Mike Southerland

AGENDA

**BRYAN CITY COUNCIL
REGULAR MEETING
TUESDAY, JULY 13, 2010 – 3:00 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

1. **CALL TO ORDER (Room 305)**
2. **EXECUTIVE SESSION** - The City Council has determined a necessity to go into a closed to the public session under the provisions of Section 551, Texas Government Code, and the following topics may be discussed:
 - under the authority of Section 551.086, competitive matters – determine matters that are competitive matters as defined in the Texas Open Meetings Act and Resolution No. 2639, and discuss competitive matters related to Bryan Texas Utilities and deliberate on such matters as may be deemed necessary;
 - under the authority of Section 551.071, consultation with attorney – receive legal advice on competitive matters, receive legal advice regarding Residential Neighborhood Conservation District zoning ordinance, seek legal advice regarding oil and gas ordinance, receive legal advice regarding public improvement districts and management districts, receive legal advice regarding performance agreement with Sanderson Farms, receive legal advice regarding BTU Board ordinance, and receive legal advice regarding animal shelter agreement;
 - under the authority of Section 551.074, personnel - discussion of duties and responsibilities of City Auditor and City Manager and performance evaluation of City Manager, and discussion of appointment of individuals to the BTU Board of Directors.
3. **OPEN SESSION FOR ACTION FOLLOWING EXECUTIVE SESSION, IF NECESSARY (Approximately 5:40 p.m. – Council Chambers)**
4. **RECESS (Approximately 5:45 p.m.) – COUNCIL WILL ATTEND RECEPTION FOR RONNIE JACKSON, JEFFERSON AWARD RECIPIENT (Lobby)**
5. **RECONVENE (Approximately 6:00 p.m. – Council Chambers)**
6. **INVOCATION (Sister Jenny Bullock, The Church of Jesus Christ of Latter Day Saints) AND PLEDGE OF ALLEGIANCE**

7. PROCLAMATIONS AND PRESENTATIONS

- Proclamation Honoring Jefferson Award Recipient Ronnie Jackson
- Recognition of the Rockwood Park Homeowners Association
- Presentation of Awards from the Texas Water Utilities Association
- Recognition of Bryan Recipients of the Newman 10 Business Award

8. HEAR CITIZENS

9. REZONING REQUEST (RZ 10-11)

a. Public Hearing - Rezoning Request (RZ 10-11)

Receive public comment regarding a request to amend Chapter 130, Zoning, of the City of Bryan Code of Ordinances, by changing the zoning classification from Industrial (I) to Mixed Use Residential District (MU-1) on 1.06 acres of vacant land out of Stephen F. Austin League No. 10, A-63, adjoining the northeast side of Nuches Lane between Autry Lane and Tabor Road in Bryan, Brazos County, Texas.

b. First Reading of an Ordinance - Rezoning Request (RZ 10-11)

First reading of an ordinance of the City of Bryan, Texas, amending Chapter 130, Zoning, of the City of Bryan Code of Ordinances, by changing the zoning classification from Industrial (I) to Mixed Use Residential District (MU-1) on 1.06 acres of vacant land out of Stephen F. Austin League No. 10, A-63, adjoining the northeast side of Nuches Lane between Autry Lane and Tabor Road in Bryan, Brazos County, Texas.

10. REZONING REQUEST (RZ 10-12)

a. Public Hearing - Rezoning Request (RZ 10-12)

Receive public comment regarding a request to amend Chapter 130, Zoning, of the City of Bryan Code of Ordinances, by changing the zoning classification from Agricultural-Open District (A-O) to Commercial District (C-3) on 19.956 acres of vacant land out of Stephen F. Austin League No. 10, A-63, adjoining the northeast side of the northbound frontage road of North Earl Rudder Freeway (State Highway 6) between Colson and Tabor Roads in Bryan, Brazos County, Texas.

b. First Reading of an Ordinance - Rezoning Request (RZ 10-12)

First reading of an ordinance of the City of Bryan, Texas, amending Chapter 130, Zoning, of the City of Bryan Code of Ordinances, by changing the zoning classification from Agricultural-Open District (A-O) to Commercial District (C-3) on 19.956 acres of vacant land out of Stephen F. Austin League No. 10, A-63, adjoining the northeast side of the northbound frontage road of North Earl Rudder Freeway (State Highway 6) between Colson and Tabor Roads in Bryan, Brazos County, Texas.

11. **CONDITIONAL USE PERMIT (CU 10-05)**

a. **Public Hearing - Appeal of a Decision of the Planning and Zoning Commission Regarding a Conditional Use Permit (CU 10-05)**

Receive public comment regarding consideration of appeal of the Planning and Zoning Commission's decision to approve a conditional use permit request to allow a nursing home with up to three residents on property zoned Residential District – 5000 (RD-5), specifically on property located at 505 East Pease Street on the south side of Pease Street between Winter and South Ennis Streets, and being Lots 3 and 25, Block 8, of the Winter's Estate Subdivision, Bryan, Brazos County, Texas.

b. **Consideration - Appeal of a Decision of the Planning and Zoning Commission Regarding a Conditional Use Permit (CU 10-05)**

Consider the appeal of the Planning and Zoning Commission's decision to approve a conditional use permit request to allow a nursing home with up to three residents on property zoned Residential District - 5000 (RD-5), specifically on property located at 505 East Pease Street on the south side of Pease Street between Winter and South Ennis Streets, and being Lots 3 and 25, Block 8, of the Winter's Estate Subdivision, Bryan, Brazos County, Texas.

12. **CONSENT (AUTOMATIC APPROVAL) AGENDA**

This agenda consists of ministerial or "housekeeping" items required by law, such as routine bids, contracts, purchases, resolutions and second readings of ordinances. Items may be removed from the consent agenda for separate consideration at the request of two Councilmembers.

a. **Approval of Minutes** – Workshop and Regular Meetings of June 22, 2010, and Special Meeting of June 30, 2010.

b. **Consideration - Annual Price Agreement for Hot Mix Paving Material**

Consider approving an annual contract with Knife River – South, of Bryan, Texas, for hot mix paving material in an amount not to exceed \$75,000. Source of Funds: Streets and Drainage Operating Budget. (Bid Tabulation)

c. **Consideration - Ratification for Cost of Repairs for Brazos Valley Solid Waste Management Agency Equipment**

Consider approving the ratification for the cost of repairs to a JD1050 Dozer owned by the Cities of Bryan and College Station for use at the Brazos Valley Solid Waste Management Agency (BVSWMA) landfill for a cost of \$72,188.65 by Rush Equipment Centers of Texas, Inc., of Houston, Texas. This item was approved by Council on May 25, 2010, in an amount not to exceed \$60,000. The extent of fire damage was not fully realized at that time and cost was considerably higher than originally estimated. Source of Funds: BVSWMA Funds. (Final Invoice)

d. **Resolution - Adopting an Investment Policy**

Adoption of a resolution of the City Council of the City of Bryan, Texas, adopting an investment policy for the City of Bryan. (Investment Policy)

e. **Second and Final Reading of an Ordinance – Rezoning Requests (RZ 10-04) and (RZ 10-07)**

Second and final reading of an ordinance of the City of Bryan, Texas, amending Chapter 130, Zoning, of the City of Bryan Code of Ordinances, changing the zoning classification from a combination of Industrial District (I) and Multiple-Family District (MF) to Mixed Use Residential District (MU-1) on approximately 1.71 acres of land adjoining the south side of the 200 Block of West Pease Street between Finfeather Road and Groesbeck Street, being Lots 1 through 6 in Block 1 of Frontier Development – 1st Installment, Lot 1 in Block 2 of Frontier Development – 2nd Installment and Lots 1, 2 and 3 in Block 1 of Frontier Development – 3rd Installment in Bryan, Brazos County, Texas.

f. **Second and Final Reading of an Ordinance – Rezoning Request (RZ 10-06)**

Second and final reading of an ordinance of the City of Bryan, Texas, amending Chapter 130, Zoning, of the City of Bryan Code of Ordinances, changing the zoning classification from Residential District-5000 (RD-5) to Office District (C-1) on approximately 1.7 acres of land located at the southwest corner of Groesbeck and Richard Streets, being Lots 2, 2A, 2B, 3 and 3A in Block 1 of the Thomas Heights Addition, Bryan, Brazos County, Texas.

g. **Second and Final Reading of an Ordinance – Rezoning Request (RZ 10-08)**

Second and final reading of an ordinance of the City of Bryan, Texas, amending Chapter 130, of the City of Bryan Code of Ordinances, changing the zoning classification from Agricultural-Open District (A-O) and Commercial District (C-3), to Residential District-5000 (RD-5) on approximately 15.26 acres of land located generally north of East State Highway 21 between Colson Road and Carrabba and Bluebonnet Streets, including parts of Nuches Lane and Primrose Street, being certain lots in the Durwood Thompson, Shimen-Carrabba, Morille, and Nancy Whitlock Subdivisions as well as parts of the subdivision known as Coulter's Subdivision of the McGee Tract and land as-of-yet not represented on a subdivision plat in the Stephen F. Austin League, Abstract No. 10, in Bryan, Brazos County, Texas.

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

Second and final reading of an ordinance of the City of Bryan, Texas, amending Chapter 130, Zoning, of the City of Bryan Code of Ordinances, by changing the zoning classification from Agricultural-Open District (A-O) to Residential District-5000 (RD-5) on approximately 16.85 acres of land out of John Austin League, A-2, located north of a proposed northeastern extension of Harvey Mitchell School Drive, approximately 650 feet northeast from its intersection with Ambrose Drive in Bryan, Brazos County, Texas.

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

Second and final reading of an ordinance of the City of Bryan, Texas, amending Chapter 130, of the City of Bryan Code of Ordinances, changing the zoning classification from Commercial District (C-3) to Office District (C-1) on 5.184 acres of land wrapping around the north corner of South Texas Avenue and Twin Boulevard, being Lots 2 and 3 in Block 2 of the Townshire Subdivision and currently addressed as 2031 South Texas Avenue in Bryan, Brazos County, Texas.

13. STATUTORY AGENDA

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

a. Consideration - Well 19 Collection Line

Consider awarding a construction contract to Elliott Construction, Ltd., in an amount not to exceed \$597,699.95 for the Well 19 Collection Line project. Source of Funds: 2010 Water Revenue Bonds. (Bid Summary and Bid Tabulation)

b. Consideration – Amendment to Coulter Airfield Lease

Consider approving an amendment to the lease for the site (land) of the PHI dormitory at Coulter Airfield to the Bryan Business Council.

c. Consideration – Property Management Agreement for the Bryan Business Council at Coulter Airfield

Consider approving a property management agreement for the City to manage Bryan Business Council hangars at Coulter Airfield.

d. Resolution - Expressing Official Intent to Reimburse Costs for Water Collection Line

Adoption of a resolution of the City of Bryan, Texas, expressing official intent of the City of Bryan to reimburse \$597,699.95 of costs for City of Bryan, Texas, Capital Improvements Project, being the construction contract for Well #19 collection line. Source of Funds: Water Operating Fund.

e. Resolution - Disadvantaged Business Enterprise Program

Adoption of a resolution of the City Council of the City of Bryan, Texas, adopting the Texas Department of Transportation's federally-approved Disadvantaged Business Enterprise Program; authorizing the Mayor to execute a Memorandum of Understanding with the State of Texas for the adoption and administration of Texas Department of Transportation's Disadvantaged Business Enterprise Program. (Memorandum of Understanding)

14. REGULAR AGENDA

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

a. Consideration – Tax Increment Reinvestment Zone Board Appointments

Consider the appointment of individuals to Tax Increment Reinvestment Zone (TIRZ) Boards Ten and Twenty-One to fill unexpired terms of former City Councilmembers that will end on April 30, 2011, the appointment of one individual to fill a vacancy on the TIRZ Twenty-Two Board, and the appointment of a chair for each of the TIRZ Eight, Ten, Nineteen, Twenty-One and Twenty-Two boards for a one-year term.

b. Consideration - Wetland Mitigation Credits

Consider approving the expenditure of Brazos Valley Solid Waste Management Agency funds in the amount of \$318,775, to secure 22 wetland mitigation credits from OXBOW Investments, Inc., necessary to meet the federal agency mitigation requirements for wetlands disturbance from the construction of the new landfill site on State Highway 30 in Grimes County. Source of Funds: Brazos Valley Solid Waste Management Agency Capital Improvements Fund. (Invoice)

c. Resolution – Public Funds for Economic Development Policy

Adoption of a resolution of the City Council of the City of Bryan, Texas, relating to the use of public funds for economic development, specifically with regards to construction of public infrastructure.

d. Resolution - 2010-2014 Five-Year Consolidated Action Plan and 2010 Consolidated Action Plan

Adoption of a resolution of the City of Bryan, Texas, approving the City of Bryan's Community Development Block Grant and Home Funds 2010-2014, Five-Year Consolidated Plan and 2010 Consolidated Action Plan and approving the proposed use of these funds: authorizing the City Manager or his designee to execute and submit the City of Bryan's 2010-2014 Five-Year Consolidated Plan and the 2010 Consolidated Action Plan, for \$1,017,828 in Community Development Block Grant Funds and \$471,868 in Home Investment Partnership Funds, to the United States Department of Housing and Urban Development, 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 2010-2014 Five-Year Consolidated Plan and the 2010-2014 Annual Action Plans; authorizing HUD representatives and the Federal Comptroller General to examine records relative to the programs; appointing the City Manager or his designee to act as the responsible local official. Source of Funds: 2010 Community Development Block Grant and Home Investment Partnership Grant Funds from the U.S. Department of Housing and Urban Development. (Five-Year Consolidated Plan draft Executive Summary) (2010 Consolidated Proposed Projects/Activities Priority Summary and Leveraging Information)

15. CITY MANAGER REPORT

City Manager update on capital improvement, development and redevelopment projects, staff/citizen recognition, reports on attendance at meetings and events, and information to the public about upcoming public meetings and events:

Update on Capital Improvement Projects

16. ITEMS OF COMMUNITY INTEREST

Expressions of thanks, congratulations or condolences

Information regarding holiday schedules

Honorary recognition of city officials, employees or other citizens

Reminders about upcoming events sponsored by the City or other entity that is scheduled to be attended by a city official or city employee

17. ADJOURN

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

FOR INFORMATION ON SIGN LANGUAGE INTERPRETATION, TDD OR OTHER TRANSLATION OR ACCESSIBILITY INFORMATION, PLEASE CONTACT THE CITY OF BRYAN COMMUNICATIONS DEPARTMENT AT 209-5120 AT LEAST 48 HOURS BEFORE THE SCHEDULED TIME OF THE MEETING SO THAT YOUR REQUEST MAY BE ACCOMMODATED.

Para información en la interpretación de lenguaje por señas, TDD o otra información de traducción o accesibilidad, por favor contacte al Departamento de Comunicaciones de la Ciudad de Bryan al 979-209-5120 por lo menos 48 horas antes del tiempo planificado de la reunión para que su petición pueda ser acomodada.

**BRYAN CITY COUNCIL
MINUTES OF REGULAR MEETING
JULY 13, 2010**

A regular meeting of the Bryan City Council was held on Tuesday, July 13, 2010, in Room 305 and the Council Chambers of the Bryan Municipal Building, a notice of said meeting having been posted at least 72 hours in advance in accordance with Section 551, Texas Government Code. Mayor Jason Bienski and Councilmembers Richard Cortez, Paul Madison, Chuck Konderla, Ann Horton, Art Hughes and Mike Southerland were present. Also present were City Manager David Watkins, City Attorney Janis Hampton and City Secretary Mary Lynne Stratta.

1. CALL TO ORDER

The meeting was called to order at 4:10 p.m.

2. EXECUTIVE SESSION

The meeting was called into a closed to the public session at 4:11 p.m. under the provisions of Section 551, Texas Government Code, to discuss under the authority of Section 551.086, competitive matters – determine matters that are competitive matters as defined in the Texas Open Meetings Act and Resolution No. 2639, and discuss competitive matters related to Bryan Texas Utilities and deliberate on such matters as may be deemed necessary; under the authority of Section 551.071, consultation with attorney – receive legal advice on competitive matters, receive legal advice regarding Residential Neighborhood Conservation District zoning ordinance, seek legal advice regarding oil and gas ordinance, receive legal advice regarding public improvement districts and management districts, receive legal advice regarding performance agreement with Sanderson Farms, receive legal advice regarding BTU Board ordinance, and receive legal advice regarding animal shelter agreement; and under the authority of Section 551.074, personnel - discussion of duties and responsibilities of City Auditor and City Manager and performance evaluation of City Manager, and discussion of appointment of individuals to the BTU Board of Directors.

3. OPEN SESSION FOR ACTION FOLLOWING EXECUTIVE SESSION

The meeting was called into open session at 5:44 p.m. No action was taken regarding the items discussed in executive session.

4. RECESS - RECEPTION FOR RONNIE JACKSON, JEFFERSON AWARD RECIPIENT

Mayor Bienski recessed the meeting at 5:44 p.m. announcing the Council would reconvene in open session in Council Chambers at approximately 6:00 p.m. Citizens were invited to attend a reception for Ronnie Jackson, Jefferson Award recipient, in the lobby of the Municipal Building, which the Council attended from 5:45 p.m. until 6:00 p.m.

5. RECONVENE

The meeting was reconvened in open session in Council Chambers at 6:04 p.m.

6. INVOCATION AND PLEDGE OF ALLEGIANCE

Sister Jenny Bullock, The Church of Jesus Christ of Latter Day Saints, gave the invocation and Neighborhood/Youth Services Manager Ronnie Jackson led the pledge.

7. PROCLAMATIONS AND PRESENTATIONS

A proclamation was presented recognizing Neighborhood/Youth Services Manager Ronnie Jackson for winning the prestigious Jefferson Award. The Rockwood Park Homeowners Association was recognized for joining the City's Neighborhood Association Partnership Program. Awards from the Texas Water Utilities Association won by the City's Water Department were presented. The Bryan recipients of the Newman 10 Business Award were recognized.

8. HEAR CITIZENS

Ms. Demetria Gray, 4503 Laura Lane, spoke about a water leak on her property, the City's response and code enforcement issues. Mr. Bill Kelly, Executive Director of MHMR of the Brazos Valley, spoke in support of agenda item 14 d. Mr. Thabiti Ngozi, 706 Dean Street, urged the Council to move the date of the Texas Reds Steak and Grape Festival from the weekend of Juneteenth to another time of year, and to remove the word "Reds" from the title of the event as he found that term offensive.

9. REZONING REQUEST (RZ 10-11)**a. Public Hearing - Rezoning Request (RZ 10-11)**

Staff presented information regarding a request to amend Chapter 130, Zoning, of the City of Bryan Code of Ordinances, by changing the zoning classification from Industrial (I) to Mixed Use Residential District (MU-1) on 1.06 acres of vacant land out of Stephen F. Austin League No. 10, A-63, adjoining the northeast side of Nuches Lane between Autry Lane and Tabor Road in Bryan, Brazos County, Texas. It was reported staff and the Planning and Zoning Commission recommended approval. The public hearing closed at 6:42 p.m. with no public comment.

b. First Reading of an Ordinance - Rezoning Request (RZ 10-11)

Councilmember Horton moved to approve the first reading of an ordinance of the City of Bryan, Texas, amending Chapter 130, Zoning, of the City of Bryan Code of Ordinances, by changing the zoning classification from Industrial (I) to Mixed Use Residential District (MU-1) on 1.06 acres of vacant land out of Stephen F. Austin League No. 10, A-63, adjoining the northeast side of Nuches Lane between Autry Lane and Tabor Road in Bryan, Brazos County, Texas. The motion was seconded by Councilmember Madison and carried unanimously.

10. REZONING REQUEST (RZ 10-12)**a. Public Hearing - Rezoning Request (RZ 10-12)**

Staff presented information regarding a request to amend Chapter 130, Zoning, of the City of Bryan Code of Ordinances, by changing the zoning classification from Agricultural-Open District (A-O) to Commercial District (C-3) on 19.956 acres of vacant land out of Stephen F. Austin League No. 10, A-63, adjoining the northeast side of the northbound frontage road of North Earl Rudder Freeway (State Highway 6) between Colson and Tabor Roads in Bryan, Brazos County,

Texas. It was reported that staff and the Planning and Zoning Commission recommended approval. Mr. Justin Wentworth, owner, was present to answer questions. No other comments were received and the public hearing closed at 6:46 p.m.

b. First Reading of an Ordinance - Rezoning Request (RZ 10-12)

Councilmember Madison moved approval of the first reading of an ordinance of the City of Bryan, Texas, amending Chapter 130, Zoning, of the City of Bryan Code of Ordinances, by changing the zoning classification from Agricultural-Open District (A-O) to Commercial District (C-3) on 19.956 acres of vacant land out of Stephen F. Austin League No. 10, A-63, adjoining the northeast side of the northbound frontage road of North Earl Rudder Freeway (State Highway 6) between Colson and Tabor Roads in Bryan, Brazos County, Texas. The motion was seconded by Councilmember Southerland and carried unanimously.

11. CONDITIONAL USE PERMIT (CU 10-05)

a. Public Hearing - Appeal of a Decision of the Planning and Zoning Commission Regarding a Conditional Use Permit (CU 10-05)

Staff presented information regarding an appeal of the Planning and Zoning Commission's decision to approve a conditional use permit (CUP) request to allow a nursing home with up to three residents on property zoned Residential District – 5000 (RD-5), specifically on property located at 505 East Pease Street on the south side of Pease Street between Winter and South Ennis Streets, and being Lots 3 and 25, Block 8, of the Winter's Estate Subdivision, Bryan, Brazos County, Texas. It was reported that the Planning and Zoning Commission had unanimously approved the CUP, but that one of the property owners within 200 feet appealed that decision to the Council.

Appellants Anita and Lanny Ramay, 508 East Pease, expressed concern about the operation of the residential personal care facility in their neighborhood, stating it was detrimental to public health, safety and welfare. They asked the Council to deny the conditional use permit. Ms. Rose Rodriguez, 804 East 30th Street, operator of the Rose Home, stated her facility complied with state, federal and local laws and guidelines. She shared information about her facility's operation and asked that the Council uphold the Planning and Zoning Commission's decision to grant the CUP.

The following individuals spoke in opposition to the conditional use permit: Linda Davison, 707 South Haswell; Curt Oliver, 2500 Briarwood Circle; Mary Edna Dorsey, 1102 Esther; Lee Roy Johnson, 1305 Barak; Tom Hilde, 2515 Oak Circle; Carol Suter, 3117 Camelot; Cassian Sibley, 1009 Winter; Lloyd and Mary Joyce, 702 Chevy Chase; Charlene Clark, 2304 Burton; Bill Fabian, 2305 Oxford; and R. Amelie Davis, 701 East 32nd Street.

The following individuals spoke in support of granting the conditional use permit: Jeanette Anglin, 81 CR 2209N, Cleveland; Jeff Garrison-Tate, 2316 Bristol; Gina Garza, 503 East Pease; Connie and Wayelan Garner, 1111 Winter; Nicole Ayellez, 700 San Saba, College Station; James Killingsworth, 2200 Wilkes; Suzanne Siffert, 3702 Park Meadow; and Lina Burns, 1707 Prairie, attorney for the Rose Home. Ms. Sharon Anderson, 2304 Cindy Lane, shared several suggestions to make the operation of the facility more compatible with the neighborhood.

The Council took a short recess from 7:58 p.m. until 8:10 p.m. during the public hearing. The public hearing closed at 8:31 p.m.

b. Consideration - Appeal of a Decision of the Planning and Zoning Commission Regarding a Conditional Use Permit (CU 10-05)

Councilmember Southerland moved to deny the appeal of the Planning and Zoning Commission's decision to approve a conditional use permit request to allow a nursing home with up to three residents on property zoned Residential District - 5000 (RD-5), specifically on property located at 505 East Pease Street on the south side of Pease Street between Winter and South Ennis Streets, and being Lots 3 and 25, Block 8, of the Winter's Estate Subdivision, Bryan, Brazos County, Texas; and approve the conditional use permit CU 10-05 with the following condition: the facility must be licensed by the Texas Department of Aging and Disability Services. The motion was seconded by Councilmember Cortez. Discussion indicated that the time frame to obtain the state license would be one year due to the zoning ordinance regulations that provide that the conditional use permit would be effective for one year only. Council entered into a lengthy discussion about the need to follow the City's ordinances. Councilmember Madison moved to suspend the rules to allow the applicant to answer questions. The motion was seconded by Councilmember Hughes and carried unanimously.

Ms. Rodriguez answered questions posed by the Council and indicated that it could take up to one year to obtain the state license, but that she had already started that process. She reported that sprinklers and fire extinguishers were being installed and a consultant was working with her on the licensing process.

Council discussed that the City's nuisance ordinances should be sufficient to address the concerns of neighbors about solid waste, noise, parking, etc. City Attorney Janis Hampton answered questions for the Council and reported that federal and state laws do not allow discrimination because of age. She added that a state license would not preclude the City from regulating the location of such facilities through zoning. The need to protect neighborhood integrity was discussed, as well as the needs of senior citizens requiring specialized care that is not available in their own homes. It was repeated that the applicant was granted the conditional use permit by the Planning and Zoning Commission but that decision was appealed to Council by a neighbor. It was clarified again that if the applicant does not obtain the state license within one year, the conditional use permit would expire. The motion carried unanimously.

12. CONSENT (AUTOMATIC APPROVAL) AGENDA

It was announced that agenda item 12 d would not be considered. The remainder of the consent agenda was approved upon a motion by Councilmember Madison and a second by Councilmember Cortez, carrying unanimously. Councilmember Southerland moved that a presentation regarding agenda item 12 d be placed on the next workshop agenda. The motion was seconded by Councilmember Cortez and carried unanimously.

a. Approval of Minutes – Workshop and Regular Meetings of June 22, 2010, and Special Meeting of June 30, 2010.

b. Consideration - Annual Price Agreement for Hot Mix Paving Material

Consider approving an annual contract with Knife River – South, of Bryan, Texas, for hot mix paving material in an amount not to exceed \$75,000. Source of Funds: Streets and Drainage Operating Budget.

c. Consideration - Ratification for Cost of Repairs for Brazos Valley Solid Waste Management Agency Equipment

Consider approving the ratification for the cost of repairs to a JD1050 Dozer owned by the Cities of Bryan and College Station for use at the Brazos Valley Solid Waste Management Agency (BVSWMA) landfill for a cost of \$72,188.65 by Rush Equipment Centers of Texas, Inc., of Houston, Texas. This item was approved by Council on May 25, 2010, in an amount not to exceed \$60,000. The extent of fire damage was not fully realized at that time and cost was considerably higher than originally estimated. Source of Funds: BVSWMA Funds.

d. Resolution - Adopting an Investment Policy

This item was not considered.

e. Second and Final Reading of an Ordinance – Rezoning Requests (RZ 10-04) and (RZ 10-07)

Second and final reading of Ordinance No. 1874 of the City of Bryan, Texas, amending Chapter 130, Zoning, of the City of Bryan Code of Ordinances, changing the zoning classification from a combination of Industrial District (I) and Multiple-Family District (MF) to Mixed Use Residential District (MU-1) on approximately 1.71 acres of land adjoining the south side of the 200 Block of West Pease Street between Finfeather Road and Groesbeck Street, being Lots 1 through 6 in Block 1 of Frontier Development – 1st Installment, Lot 1 in Block 2 of Frontier Development – 2nd Installment and Lots 1, 2 and 3 in Block 1 of Frontier Development – 3rd Installment in Bryan, Brazos County, Texas.

f. Second and Final Reading of an Ordinance – Rezoning Request (RZ 10-06)

Second and final reading of Ordinance No. 1875 of the City of Bryan, Texas, amending Chapter 130, Zoning, of the City of Bryan Code of Ordinances, changing the zoning classification from Residential District-5000 (RD-5) to Office District (C-1) on approximately 1.7 acres of land located at the southwest corner of Groesbeck and Richard Streets, being Lots 2, 2A, 2B, 3 and 3A in Block 1 of the Thomas Heights Addition, Bryan, Brazos County, Texas.

g. Second and Final Reading of an Ordinance – Rezoning Request (RZ 10-08)

Second and final reading of Ordinance No. 1876 of the City of Bryan, Texas, amending Chapter 130, of the City of Bryan Code of Ordinances, changing the zoning classification from Agricultural-Open District (A-O) and Commercial District (C-3), to Residential District-5000 (RD-5) on approximately 15.26 acres of land located generally north of East State Highway 21 between Colson Road and Carrabba and Bluebonnet Streets, including parts of Nuches Lane and Primrose Street, being certain lots in the Durwood Thompson, Shimen-Carrabba, Morille, and Nancy Whitlock Subdivisions as well as parts of the subdivision known as Coulter's Subdivision of the McGee Tract and land as-of-yet not represented on a subdivision plat in the Stephen F. Austin League, Abstract No. 10, in Bryan, Brazos County, Texas.

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

Second and final reading of Ordinance No. 1877 of the City of Bryan, Texas, amending Chapter 130, Zoning, of the City of Bryan Code of Ordinances, by changing the zoning classification from Agricultural-Open District (A-O) to Residential District-5000 (RD-5) on approximately 16.85 acres of land out of John Austin League, A-2, located north of a proposed northeastern extension

of Harvey Mitchell School Drive, approximately 650 feet northeast from its intersection with Ambrose Drive in Bryan, Brazos County, Texas.

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

Second and final reading of Ordinance No. 1878 of the City of Bryan, Texas, amending Chapter 130, of the City of Bryan Code of Ordinances, changing the zoning classification from Commercial District (C-3) to Office District (C-1) on 5.184 acres of land wrapping around the north corner of South Texas Avenue and Twin Boulevard, being Lots 2 and 3 in Block 2 of the Townshire Subdivision and currently addressed as 2031 South Texas Avenue in Bryan, Brazos County, Texas.

13. STATUTORY AGENDA

Councilmember Southerland moved to approve the statutory agenda. The motion was seconded by Councilmember Horton and carried unanimously.

a. Consideration - Well 19 Collection Line

Consider awarding a construction contract to Elliott Construction, Ltd., in an amount not to exceed \$597,699.95 for the Well 19 Collection Line project. Source of Funds: 2010 Water Revenue Bonds.

b. Consideration – Amendment to Coulter Airfield Lease

Consider approving an amendment to the lease for the site (land) of the PHI dormitory at Coulter Airfield to the Bryan Business Council.

c. Consideration – Property Management Agreement for the Bryan Business Council at Coulter Airfield

Consider approving a property management agreement for the City to manage Bryan Business Council hangars at Coulter Airfield.

d. Resolution - Expressing Official Intent to Reimburse Costs for Water Collection Line

Adoption of Resolution No. 3295 of the City of Bryan, Texas, expressing official intent of the City of Bryan to reimburse \$597,699.95 of costs for City of Bryan, Texas, Capital Improvements Project, being the construction contract for Well #19 collection line. Source of Funds: Water Operating Fund.

e. Resolution - Disadvantaged Business Enterprise Program

Adoption of Resolution No. 3296 of the City Council of the City of Bryan, Texas, adopting the Texas Department of Transportation's federally-approved Disadvantaged Business Enterprise Program; authorizing the Mayor to execute a Memorandum of Understanding with the State of Texas for the adoption and administration of Texas Department of Transportation's Disadvantaged Business Enterprise Program.

14. REGULAR AGENDA

a. Consideration – Tax Increment Reinvestment Zone Board Appointments

Staff presented recommendations regarding the appointment of individuals to Tax Increment Reinvestment Zone (TIRZ) Boards Ten and Twenty-One to fill unexpired terms of former City Councilmembers that will end on April 30, 2011, the appointment of one individual to fill a vacancy on the TIRZ Twenty-Two Board, and the appointment of a chair for each of the TIRZ Eight, Ten, Nineteen, Twenty-One and Twenty-Two boards for a one-year term. Councilmember Southerland moved to accept the recommendation. The motion was seconded by Councilmember Cortez. Mayor Bienski moved to amend the motion to appoint Jack Valerius as the TIRZ No. 8 Chair; to keep Mark Conlee as a member of the TIRZ No. 10 Board and appoint Ben Hardeman as Chair of that Board; to name Paul Leventis as Chair of the TIRZ No. 19 Board; to name Richard Cortez to replace Al Saenz on the TIRZ No. 21 Board and name Mark Conlee as Chair of the TIRZ No. 21 Board; to add Justin Duncum to TIRZ No. 22 Board to replace Joey Dunn and name Michael Beckendorf as Chair. The motion was seconded by Councilmember Southerland who withdrew his original motion. The motion carried unanimously.

b. Consideration - Wetland Mitigation Credits

Mayor Bienski moved approval of the expenditure of Brazos Valley Solid Waste Management Agency funds in the amount of \$318,775, to secure 22 wetland mitigation credits from OXBOW Investments, Inc., necessary to meet the federal agency mitigation requirements for wetlands disturbance from the construction of the new landfill site on State Highway 30 in Grimes County (Source of Funds: Brazos Valley Solid Waste Management Agency Capital Improvements Fund). The motion was seconded by Councilmember Southerland and carried unanimously.

c. Resolution – Public Funds for Economic Development Policy

Councilmember Southerland moved to send the resolution of the City Council of the City of Bryan, Texas, relating to the use of public funds for economic development, specifically with regards to construction of public infrastructure, back to staff to incorporate comments received from the Bryan Business Council and TIRZ boards. The motion was seconded by Councilmember Hughes and carried unanimously.

d. Resolution - 2010-2014 Five-Year Consolidated Action Plan and 2010 Consolidated Action Plan

Councilmember Madison moved the adoption of Resolution No. 3297 of the City of Bryan, Texas, approving the City of Bryan's Community Development Block Grant and Home Funds 2010-2014, Five-Year Consolidated Plan and 2010 Consolidated Action Plan and approving the proposed use of these funds; authorizing the City Manager or his designee to execute and submit the City of Bryan's 2010-2014 Five-Year Consolidated Plan and the 2010 Consolidated Action Plan, for \$1,017,828 in Community Development Block Grant Funds and \$471,868 in Home Investment Partnership Funds, to the United States Department of Housing and Urban Development, 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 2010-2014 Five-Year Consolidated Plan and the 2010-2014 Annual Action Plans; authorizing HUD representatives and the Federal Comptroller General to examine records relative to the programs; appointing the City Manager or his designee to act as the responsible local official (Source of Funds: 2010 Community Development Block Grant and Home Investment Partnership Grant

Funds from the U.S. Department of Housing and Urban Development). The motion was seconded by Councilmember Horton and carried unanimously.

15. CITY MANAGER REPORT

No report was provided.

16. ITEMS OF COMMUNITY INTEREST

Councilmembers listed the following items of community interest. Residents of Single Member District One were invited to an upcoming public meeting about the capital improvement program. Citizens who attended the meeting were thanked for their comments. Condolences were expressed upon the loss of former Bryan Councilmember Joe Marin, College Station City Councilmember Larry Stewart and City Secretary Stratta's father.

At 9:35 p.m., Mayor Bienski recessed the meeting with the announcement that the Council would reconvene the following day, Wednesday, July 14, 2010, at 11:30 a.m. in Room 305 of the Bryan Municipal Building.

The meeting was reconvened on Wednesday, July 14, 2010, at 11:42 a.m. in open session in Room 305 of the Bryan Municipal Building. The meeting was called into executive session at 11:43 p.m. in accordance with Section 551, Texas Government Code, to discuss under the authority of Section 551.074, personnel - discussion of duties and responsibilities of City Auditor and City Manager and performance evaluation of City Manager.

The meeting was called into open session at 12:56 p.m. No action was taken regarding the items discussed in executive session.

17. ADJOURN

Without objection, the meeting was adjourned at 12:56 p.m., July 14, 2010.

City Secretary Mary Lynne Stratta

Mayor Jason P. Bienski

**City of Bryan
5-Year Consolidated Plan 2010-2014
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5-YEAR CONSOLIDATED PLAN

CITY OF BRYAN, TEXAS

2010-2014

I. 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," it combines the former Comprehensive Housing Affordability Strategy (CHAS) with the planning and application requirements of four entitlement grant programs. 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 Shelter Grant Program (ESGP) 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 ESGP 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 persons with AIDS, and through working with local partners Project Unity and Twin City Mission who have been recipients of HOPWA and ESGP.

The 2010-2014 5-Year Consolidated Plan is a coordinated approach to addressing Bryan's housing and community development needs. It is the fourth to be developed by the City under the new guidelines set forth by HUD. 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 citizens in the City of Bryan.

This approach eliminates duplications in preparing separate 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.

1866, Brazos County citizens voted to move both the county seat and the post office from Boonville to Bryan and by 1870, Bryan had become Brazos County's center of commerce. Although Bryan residents voted in 1867 to incorporate, the town was not formally incorporated until an act of the Texas Legislature in 1872.

Bryan prospered with its robust agricultural resources and a railway system completed in 1876. That same year, the State of Texas established the Agricultural and Mechanical College of Texas (now Texas A&M University), just south of Bryan on land given to the state by Harvey Mitchell. In the early decades of the 20th century, small spur tracks ran to the Brazos River bottom, linking the rich agricultural lands and the city's warehouses and rail lines to distant markets. Benefiting from these resources and its proximity to the Agriculture and Mechanical College of Texas, Bryan grew to become the business hub for the region.

Diverse Community Resources

Bryan has greeted the 21st century with a vital and robust economy, quality schools, state-of-the-art healthcare, safe neighborhoods and rich history reflected in its buildings and pride of its residents. The original square-mile town site now encompasses more than 43.4 square miles. And Bryan's original population of a few hundred has grown to approximately 74,000 residents. From its contemporary Tejas Center to its revived historic downtown, today's Bryan is defined by renewed growth, development and renovation.

Bryan's Carnegie Library was founded in 1902 by nationally recognized philanthropist Andrew Carnegie. It served the community until 1969 when the city opened the Bryan Public Library. Today, the renovated Carnegie Library houses the Carnegie Center of Brazos Valley History. Bryan's is the oldest existing Carnegie Library in Texas.

In the late 1980's, a focus on downtown revitalization began which attracted businesses to Downtown Bryan. In 1992, Bryan became a Texas Main Street City, receiving design and technical assistance from the Texas Historical Commission. In the late 1990's the Community Development Services Department, through a Section 108 loan revitalized the historic LaSalle Hotel and has spurred much economic growth in Downtown Bryan. More recently, the city has committed to an ambitious schedule of infrastructure improvement and redevelopment of downtown resources which have transformed the heart of the city. Today, businesses are opening and expanding in Downtown Bryan, breathing new life into the area, helping to restore Downtown Bryan to vibrancy of its past, and launch it towards the future. Residential areas around Downtown Bryan are primarily low and moderate income areas, and the City is working towards extensive collaboration between the Community Development Services Department and other city Departments to better leverage federal dollars with local dollars in the improvement of older neighborhoods adjacent to downtown and through out the low and moderate income areas.

The city's North Side has historically been home to Bryan's African-American community. The Martin Luther King Jr. corridor serves as a primary artery to Bryan's largest African-American neighborhood, with a mix of commercial, religious and residential structures along its entire length. An East Side Historic District was created in the 1980s, and close to 50 Bryan homes and other structures are listed on the National Register of Historical Places. Individuals of Hispanic descent have held land holdings in Brazos County since before its inception. Continued immigration of Latinos has enhanced the city's rich diversity of cultures.

Texas A&M University recently began development of the new Texas A&M Health Science Center campus, being built in Bryan near the city's Traditions subdivision and golf course community and close to Easterwood Airport and Texas A&M University. Bryan is also home to Blinn College's Bryan Campus. Blinn College is a two-year academic institution based in Brenham, Texas. Approximately 11,200 students attend classes at the Blinn's Bryan Campus. Among junior colleges, Blinn boasts the

highest transfer rate in the State of Texas for students transferring to leading institutions of higher education.

In terms of transportation, the District offers fixed bus routes throughout the community. Operating on weekdays on an hourly basis, seven routes converge at a central transfer point. It also offers para-transit services for disabled riders and an on-demand shared ride service. Texas A&M University also operates free buses on weekdays for use by students and the general public that includes coverage of apartment complexes near campus and along a route that culminates at the Blinn College campus.

Bryan's commercial airline needs are served by Easterwood Airport, a regional airport operated by Texas A&M University. Continental Connection and American Eagle offer flights to and from their larger hub airports at George Bush Intercontinental Airport (Continental) and Dallas Fort Worth International Airport (American). The City of Bryan also owns and operates Coulter Field, operating as American Flight Services, a fixed base operator offering services, hanger space, and runways for private flights.

Bryan recently received a grant from the federal government for development of a new industrial park. The park is to bring light-industrial and manufacturing companies to the area and will be built along a railroad line. One of the park's advantages is that it will provide access to rail service connecting businesses to the Port of Houston.

Moody's Economy.com, along with msnbc.com, recently listed Bryan-College Station as one of only 16 metropolitan areas in the nation to have had job growth over the last year. The Bryan-College Station Metropolitan Area ranked seventh, nationally, on a percentage basis, and ranked first in Texas.

Demographic Overview

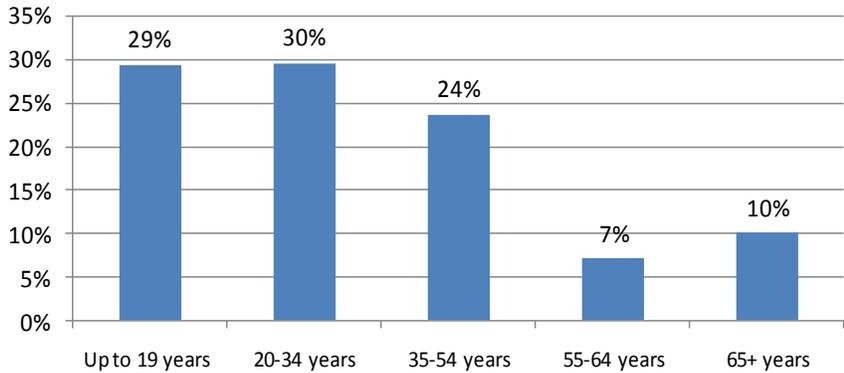
The 2000 census population was 65,660, and by 2008 the City of Bryan had grown to include 43.4 square miles and a population of 73,972, as calculated by the city's Development Services Department. The MSA (Metropolitan Statistical Area) that Bryan is located in includes College Station, Caldwell and Hearne, and represents three counties: Brazos, Burleson and Robertson.

As noted in the 2000 Census, the City of Bryan's Black population continued to be a significant minority category (11,635 persons or 17.7% of total population). The Hispanic population also showed a significant increase in the last census, with an increase from 10,892 (19.8%) to 18,271 persons or 27.8% of the total 2000 population.

Higher concentrations of Black and Hispanic citizens are located in the older central, west and northern neighborhoods. Many of the dwelling units in these neighborhoods were built before 1950, and many are in poor condition. During the last ten years, a high percentage of the housing rehabilitation projects sponsored by the city's Community Development Office have been located in these neighborhoods.

The local student population is a sizeable demographic group in the Bryan-College Station MSA. Combined, Texas A&M University and Blinn College represent approximately 57,000 students locally. While the economic health of our community is directly linked to these two institutions, some of the local housing, infrastructure and public service needs are, similarly, driven by the needs of our student populations. The following graph illustrates the local impact of college students on the population as it relates to percentages of persons in various age categories.

Age Distribution of Bryan Residents



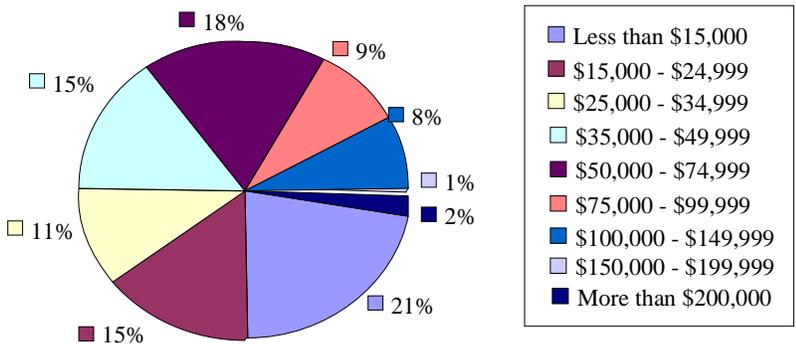
Source: 2008 American Community Survey

Using estimates from the U.S. Census Bureau’s 2008 American Community Survey for Bryan, the following chart demonstrates that the majority of the Bryan population earns less than \$75,000 annually. 22% percent of Bryan residents have annual household income of less than \$15,000, while 15% of citizens earn between \$15,000 and \$25,000. Another 11% earn between \$25,000 and \$35,000, and 15% earn between \$35,000 and \$50,000, and 18% earn between \$50,000 and \$75,000 annually.

The higher income segment includes 9% with an annual household income of \$75,000 to \$100,000, 8% making between \$100,000 and \$150,000, 1% making between \$150,000 and \$200,000, and finally 2% making \$200,000 or more annually. The City of Bryan’s mean annual household income is \$49,134 as compared to Texas’ \$68,291.

Based on the 2008 American Community Survey, approximately 45% of Bryan families have incomes at or below the MFI (Median Family Income) for Bryan. Review of family incomes indicates that 19% of Bryan’s families fall below the poverty level, higher than the county, state and nation (15%, 13% and 10% respectively). An even higher percent of individuals fall below the poverty line (26%), which is slightly less than the county (28%), but more than the states’ 16% and the nation’s 13%. This very high number for individuals is likely impacted by the large number of college students in the community.

Income Percentages in Bryan



Source: U.S. Census Bureau, American Fact Finder

Housing Overview

Quality, availability and affordability of the local housing market is an indication our community’s health and future growth. As an older community, Bryan has some housing in need of rehabilitation and/or replacement. That is one goal of the city’s 2010-2014 Consolidated Plan, to address local housing needs while ensuring a viable and thriving living environment.

As is typical in most communities, citizens in the lowest income groups experience the most severe housing challenges – in terms of both cost and condition. In Bryan, the group with highest percentage of housing problems, as calculated from U.S. Census data, is large related households (both renter and owner). Additionally, all categories of renters and owners (elderly, small and large related households, and non-related households) in the lowest income category (less than 30% of median income) report very high occurrences of housing problems.

Regarding the local rental market, supply and pricing appear to be adequate and affordable to all but the lowest income residents. There will, however, be continued upward pressure on demand and pricing due to the continued growth of the local college student population. This is especially true since students, as compared to the lower income non-student families, are often supported financially by family members and, therefore, can pay higher rents in spite of their lack of substantial income. In recognition of this, goals and objectives in this five-year plan facilitate coordination among multiple agencies, developers and the city to address housing needs for the more needy in our community.

In terms of single-family housing, our local market is somewhat less affordable than comparable markets. As compared to similar sized university communities like Abilene, Denton, Lubbock, Nacogdoches, Tyler and Waco, the local market is slightly more expensive. The Bryan-College Station MSA is also slightly less affordable than the Texas market as a whole. While the local market may be somewhat less affordable than similar Texas markets, we are slightly more affordable than the national market. Fortunately, the trend for the state, national and local markets has seen affordability increase each year since 2007.

When census data is sorted to remove the student population from consideration, the category of residents with the overall highest occurrence of housing problems (over-crowding, poor condition and cost burden) appears to be large related households that own their own homes. In recognition of this, the city's 2010-2014 Consolidated plan includes program goals and objectives to promote affordable home-ownership, home repair assistance, and to provide incentives to developers of affordable single-family housing.

The main obstacle to meeting housing needs is funding. The City continues to research funding opportunities and work with local for-profit and non-profit providers to attract resources. The various categories of needs, and the priorities given to those housing needs by the Community Development Advisory Committee (CDAC), are as follows:

Renters: small related households at 0-30% MFI – medium, 31-50% MFI – medium, 51-80% MFI - low; large related households at 0-30% MFI – medium, 31-50% MFI – medium, 51-80% MFI - medium; elderly households at 0-30% MFI – medium, 31-50% MFI – medium, 51-80% MFI - medium; all other households at 0-30% MFI – low, 31-50% MFI – low, 51-80% MFI – low.

Owners: small related households at 0-30% MFI – high, 31-50% MFI – high, 51-80% MFI - medium; large related households at 0-30% MFI – high, 31-50% MFI – high, 51-80% MFI - medium; elderly households at 0-30% MFI – high, 31-50% MFI – medium, 51-80% MFI - low; all other households at 0-30% MFI – low, 31-50% MFI – low, 51-80% MFI – low.

Non-Homeless Special Needs: elderly at 0-80% MFI – medium; frail elderly at 0-80% MFI – medium; severe mental illness at 0-80% MFI – medium; physical disability at 0-80% MFI – medium; developmental disability at 0-80% MFI – medium; alcohol/drug abuse at 0-80% MFI – medium; HIV/AIDS at 0-80% MFI – medium; victims of domestic violence at 0-80% MFI – medium; frail elderly at 0-80% MFI – medium.

The 5-Year Plan will focus CDBG and HOME funding efforts on high priorities, followed by medium priorities, depending on availability of funds annually. Medium and low priorities will receive technical

assistance through the collaborative efforts and partnerships established by the Community Development Services Department.

Continuum of Care Overview

The 5-Year Plan provides for a continuum of care plan for homeless, including an analysis of housing shelters, transitional and permanent housing opportunities and housing supportive services. The continuum provides goals and objectives updated on an annual basis, which assist local providers to coordinate efforts in serving homeless and special needs populations. A continued emphasis has been to concentrate on goals to eliminate chronic homeless as well as general population homelessness. During the last fourteen years several area agencies and both the Cities of Bryan and College Station have worked together to more accurately estimate the gaps analysis for the homeless. A summary of that work includes: A working session to update the gaps analysis; a workshop to strengthen and streamline the Continuum of Care system; a homeless survey in February 2002 to update the gaps analysis; an April 2004 point-in-time survey for the 2004 gaps analysis update; and follow-up point-in-time surveys January 2005, April 2006, January 2007 and January 2009.

Information for the 2010 Table 1A was obtained through collaboration with the BVCH and based upon historical data, surveys, and the knowledge of the many different providers' staff. The City, as part of the Brazos Valley Coalition for the Homeless (BVCH), worked closely with the coalition to conduct counts of sheltered and unsheltered homeless, subpopulation groups, and identify gaps and needs for housing and supportive services. This "Shelter & Housing Inventory Point-In-Time" count includes information on current emergency, transitional housing and permanent supportive housing inventory, continuum of care inventory, as well as those under development to serve the shelter and social service needs of this population.

The next homeless count is planned for January 2011. The Brazos Valley Homeless Coalition will be hosting several meetings to develop their plan for this count in the 2010-2011 program year. In the 2010 program year, quarterly meetings were held November 12, 2009, March 11, 2010, and April 12, 2010 and July 8, 2010. Preparations for the upcoming changes on HUD's definition of homelessness (HEARTH definition of Homelessness), as well as ensuring the continuum of care provides for HUD's responsibilities for the homeless management information system (HMIS) were primary topics for these meetings.

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

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

Non-Housing Overview

Two of the intended goals for communities utilizing the CDBG Grant are promotion of a suitable living environment and economic opportunity. Proposed programs and projects are intended to satisfy these goals. The *Community Development Needs Table, 2B* is used to establish these priorities. The CDAC has

determined not to prioritize non-housing needs geographically, but where HUD regulations require geographic limits, projects will be restricted to the CDBG Target Areas. Geographic concerns will be considered for funding non-housing programs, with particular focus for the lower income population's ability to identify and access facilities and programs.

The main obstacle to meeting needs is funding. The City continues to research funding opportunities and work with local for-profit and non-profit providers to attract resources. The various categories of needs, and the priorities given to those needs by the CDAC, are as follows: Senior Centers - medium; Handicapped Centers - high; Homeless Facilities - high; Youth Centers - high; Neighborhood Facilities - medium; Child Care Centers - medium; Health Facilities - high; Mental Health Facilities - medium; Parks, Recreational Facilities - medium; Parking Facilities - low; Abused/Neglected Children Facilities - medium; Asbestos Removal - low; Non-Residential Historic Preservation - low; Infrastructure Improvements - low; Senior Services - high; Handicapped Services - high; Legal Services - low; Youth Services - high; Child Care Services - medium; Transportation Services - high; Substance Abuse Services - medium; Employment/Training Services - high; Health Services - medium; Lead Hazard Screening - low; Crime Awareness/Prevention - medium; Fair Housing - low; Tenant Landlord Counseling - low; Commercial/Industrial Rehabilitation - low; Commercial/Industrial Infrastructure - high; Other Commercial/Industrial Improvements - medium; Micro Business - low; ED Assistance to for-Profits, Businesses - low; Technical Assistance - low; Other Economic Development Needs - low; Clearance/Demolition and Acquisition - high; Code Enforcement - medium; Planning/Housing Survey - low.

The 5-Year Plan will focus CDBG and HOME funding efforts on high priorities, followed by medium priorities, depending on availability of funds annually and a competitive funding process. Medium priorities not funded and low priorities will receive technical assistance through the collaborative efforts and partnerships established by the Community Development Services Department.

General Priorities

The community needs assessment portion of the plan was developed with the assistance of The Center for Community Health Development, Texas A&M University Health Science Center School of Rural Public Health under the direction of Dr. James N. Burdine.

The housing condition survey analysis was performed by Dr. Carla Prater of the Department of Landscape Architecture and Urban Planning at Texas A&M University, and undergraduate planning students under her direction. The housing condition survey data was collected by the Bryan Texas Utilities Customer Service Department, utilizing meter reader staff.

The assessment for assigning priorities was achieved by analysis of the community needs assessment, completion of a housing conditions study, 20 public meetings, 5 public hearings, multiple focus group meetings, one additional surveys through Survey Monkey, by city departments and by approximately 250 mailed surveys upon recommendation of the Community Development Advisory Committee. Based on the housing analysis, needs assessment surveys, required consultations, and local public input received from the several Consolidated Plan public meetings and public hearings, the City of Bryan has developed a **2010-2014 Consolidated Plan** and the **2010 Consolidated Action Plan (CAP)**. This strategy includes not only a list of the local housing and non-housing needs and available resources for the community but also a list of general priorities and a long-term strategy to address those priorities. The general priorities for the community are listed below:

Housing

1. Provide an adequate and affordable supply of rental residential property by providing technical assistance to citizens and through providing assistance to agencies that provide tenant rental assistance.
2. To expand the supply of decent, safe and affordable housing through the development of new single family residential property.
3. To reduce isolation of income groups by decentralizing housing opportunities and revitalizing deteriorating neighborhoods.
4. To expand the supply of decent, safe and affordable housing through the rehabilitation of existing residential property.
5. To expand home ownership opportunities for very low, low, and moderate income persons.
6. To provide housing and supportive services for special needs populations.

Homeless

1. Help low-income families avoid becoming homeless.
2. Reach out to homeless persons and assess their individual needs.
3. Address the emergency shelter, transitional and permanent housing needs of homeless persons.
4. Help homeless persons make the transition to permanent housing and independent living through assistance (financial and/or technical) to agencies who provide these services.

Persons with Special Needs

1. Assist the elderly and frail elderly with their supportive housing and service needs.
2. Assist persons with disabilities (mental, physical, & developmental) with their supportive housing and service needs.
3. Assist persons with alcohol and other drug addictions with their service needs.
4. Assist persons with HIV/AIDS, and their families, with their supportive housing and service needs.
5. Assist public housing residents with their supportive housing and services needs to support achieving self-sufficiency to reduce dependency on federally assisted public housing.

Non-Housing

1. Expand, improve, increase access, and/or add public facilities when and where needed for very low, low, and moderate income individuals.
2. Expand, improve, increase access, and/or add public services when and where needed for very low, low, and moderate income individuals.
3. Expand, improve, and increase access to infrastructure (streets, sewer, sidewalks, etc.) and parks when and where needed for very low, low and moderate income individuals through technical and/or financial assistance.
4. Expand economic opportunities for very low, low, and moderate income individuals through technical and/or financial assistance.

These priorities will be attained by the implementation of five (5) Consolidated Action Plans containing programs and projects within the community. Starting in October of each year, the Action Plans will begin in 2010 and will be developed annually through 2014. These strategies include the continuation of existing local housing programs and the development of new housing projects and programs specifically designed to meet the identified needs of the community. It will also include the continuation of expanding and improving

public facilities by funding facility and/or infrastructure projects and economic development through the management of the LaSalle Section 108 project. The LaSalle Hotel was developed and implemented during the 1995-99 5-year Consolidated Plan period and repayment of this debt is assessed each year, with CDAC historically recommending the general fund pay this debt obligation. During the next 5 years, the City of Bryan will use these identified strategies to guide future development and services for very low, low, and moderate income persons. In addition, the City will identify projects for, either spot slum or blight, or a designated slum/blighted area to support the stimulus of economic development and/or housing related projects.

The CDS staff, Community Development Advisory Committee, local housing and service providers including but not limited to, Brazos Valley Coalition for the Homeless, Brazos Valley Council of Governments, Brazos County, Bryan Housing Authority, Brazos County, Child Protective Services, HIV/Aids program, Texas A&M University and Brazos Valley Health Partnership and many interested public citizens have provided input and assisted in carefully developing the 2010-2014 Consolidated Plan into a workable document that will assist the community in addressing their current and future needs for very low, low, and moderate income persons. As the community grows in the next five years, the needs for residents of the City will change and revisions to this document will be done as necessary.

Objectives and Outcomes identified in the Plan

The City has identified specific objectives and outcomes as detailed in Table 1C and Table 2C (pgs. 134-141 & pgs.145-149). Primarily, the City will provide decent housing (general objective category) with housing activities including owner occupied rehabilitation, replacement and home buyer's assistance. General outcomes from housing activities will include affordability and sustainability. Suitable living environments, general objective categories, will include public service agency program funding, public facility projects, and potentially code enforcement with a general outcome of availability/accessibility and sustainability. Although the Section 108 will not be categorized, the general objective of economic opportunity will be provided by the La Salle Debt Repayment Project with an outcome of sustainability.

Evaluation of Past Performance

In the 2009 program year, the City of Bryan is in the final year of the 2005-09 Plan. Accomplishments for this final year will be reported in the City's 2009 Consolidated Annual Performance and Evaluation Report (CAPER) by December 2010. A copy of the last submitted performance report (2008 CAPER) is included in the appendix (pg. 161). This report, submitted in December of 2009, is the most recent formal report for the City's Community Development Services Department and shows the following efforts and successes using CDBG and HOME program funds.

Housing:

- 36 single family homes rehabilitated with 1 additional project underway
- 2 single family reconstruction projects processed, planned and underway
- 1 acquisition / new construction project begun
- Assisted the BV Coalition for the Homeless with development of program plans and grant applications
- Provided homebuyer counseling to over 250 prospective first-time homebuyers
- Assisted Twin City Mission in attracting grant funds resulting in 71 housing coupons for local special needs clients
- Provided technical assistance and certification to a new CHDO (Community Housing Development Organization)
- Assisted a certified CHDO in the planning for and rehabilitation of a poorly maintained single family home

Public Facilities / Code Enforcement:

- Provided \$174,356 for the Consolidated Health Care Facility Section 108 loan. Staff monitored the facility for compliance with HUD regulations. The facility served approximately 21,000 clients in the last program year.
- Provided \$28,738 in salary support to the City's Neighborhood Preservation Coordinator, resulting in 1,543 site visits, 1,518 cases filed, and 1,727 re-inspections completed. The coordinator also represented the City in numerous area informational, beautification and code enforcement events.
- Provided technical assistance support to agencies with public facility needs, including Twin City Mission and MHMR of the Brazos Valley. Also reviewed the Housing Authority's 5-Year Plan for consistency with the City's Plan, and provided ongoing monitoring of past public facility projects to ensure continued program compliance.

Public Services:

- Provided technical assistance to 3 specific agencies providing crime awareness and prevention services locally (MHMR Jail Diversion; Scotty's House, and; SARC).
- Through pre- and post-application workshops and one-on-one assistance, staff provided technical assistance and Board orientations to all applicants for public service funding.
- Staff provided technical assistance and support to a variety of local agencies and programs, including participation in United Way's information and referral and committee, committee board representation to Project Unity serving approximately 70 partner agencies, and other collaborations like BISD, Community Foundation, Family Solutions and United Way of the Brazos Valley Family Matters Committee and Community Assessment Committee.
- Through the Joint Relief Funding Review Committee process, provided technical support to multiple agencies and participated in the funding of 7 local agency programs to deliver needed services to our lower income citizens. Funded programs, amounts and clients served are:
 - Bryan Parks and Recreation Neal Recreation Program - \$3,820 (215 clients served)
 - Bryan Parks and Recreation Program - \$40,000 (726 clients served)
 - Twin City Mission, the Bridge - \$8,291 (526 clients served)
 - The Prenatal Clinic - \$25,000 (1,021 clients served)
 - Scotty's House Brazos Valley Child Advocacy Center Counseling Program - \$21,475 (123 clients served)
 - Sexual Assault Resource Center, Individual Counseling Program - \$14,400 (117 clients served)
 - Unity Partners, Safe Harbor Supervised Visitation Program - \$20,436 (318 clients served).

Economic Development:

- Retained 14.5 local jobs (8 Full-time and 13 Part-time Equivalents) in conjunction with the LaSalle Hotel project.
- Provided technical assistance to Downtown business owners related to renovations to their commercial properties.
- Provided technical assistance to small business owners who were seeking to expand their business or start a new business.

At present, the City is working toward having 5 major rehabilitation/reconstruction projects underway, has completed 21 home buyers assistance, completed 19 minor repairs and 1 Habitat house project, as well as funding 7 public service agency program. Staff is also working phase one of a housing development in Castle Heights and has acquired property for another housing development, the Sims Street housing development.

III. Sub-Section 91.200 – General & Citizens Participation/Consultation

The City of Bryan is a Home Rule City. The form of government is a Council/Manager form. 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 Community Development Services 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.

An inclusive approach was utilized in obtaining public input, developing and planning the 5-Year Consolidated Plan. Several internal mailings were completed, including five different types of surveys: 1 and 2) a general survey concerning community needs and a supportive services survey, both done by a Texas A&M University class and in conjunction with the City of College Station; 3) a housing survey; 4) prioritizing needs survey and 5) inter-city prioritizing and needs survey. A housing survey was also completed by the Texas A&M University class to classify housing conditions. In addition, various flyers and announcements were distributed announcing public meetings and hearings. Information was obtained from various sources, including non-profit agencies, local/state/federal agencies and government entities, school districts, civic and/or religious groups, organizations, the private sector, and citizens. The following is a list, categorized by the type of service the entity provides, that received surveys, mailings, flyers and announcements:

INTERNAL CITY DEPARTMENTS/DIVISIONS/COMMITTEES

- The Community Development Advisory Committee (CDAC),
- The Joint Relief Funding Review Committee (JRFRC),
- The Community Development Loan Committee (CDLC)
- The Community Development Services Department Staff (CDS)
- The Planning Department
- The Building Inspections Division
- The Engineering Department
- The Facility Services Department
- The Fire Services Department
- The Parks and Recreation Division
- Police Services Department
- Transportation Services Department
- Human Resources Department
- City Secretary and Youth Services Division
- Library Services Department
- Legal Department
- Risk Management Department
- Environmental Services Department
- Bryan City Council

GOVERNMENT ORGANIZATIONS (LOCAL, STATE, FEDERAL) and AGENCIES

- The City of College Station Community Development Department
- Brazos Valley Council of Governments
- Bryan Independent School District
- County Commissioners (4)
- County Commissioner's Court, Judge Randy Sims
- County Emergency Management
- County Historical Commission
- Brazos Valley Community Action Agency
- Chamber of Commerce
- County Health Department
- Brazos Valley Council of Governments, Brazos County Indigent
- Bryan Independent School District
- Adult Protective Services
- American Lung Association
- American Red Cross

Barbara Bush Parent Center
BISD Even Start
BISD Special Service
BISD Migrant Program
Brazos County Community Supervision
Brazos County Juvenile Services
Brazos County Juvenile Probation
Bryan ISD ACE Program
BISD Center for Alternative Program
Department of Protective and Regulatory Services
Junior League of Bryan College Station
Kiwanis
League of Women Voters
Region 6 Service Center
Texas A&M University Department of Ed Administration
Texas A&M Corp Housing
TAMU Housing
TAMU Rural Health
TEEX Law Enforcement Training
Texas Ag. Extension Service
Texas Commission for the Blind
Texas Department of Health Region Seven
County Sheriff's Department
Department of Human Services
Small Business Administration Economic Development
Coordinator of National Registry Historical Commission
Parks and Wildlife State
TNRCC Air Division State
Texas Rehabilitation Commission
Texas U.S. Representative Congressman Chet Edwards
Texas State Senator Steve Odgen
Texas State Representative Fred Brown
Texas State Board of Education Don McLeroy
TNRCC Water Division State
Department of the Interior State
Texas A&M University
Blinn Junior College
Texas Youth Commission
Texas Department of Transportation
Metropolitan Planning Organization

PRIVATE SECTOR

Cornerstone Mortgage Company
Courtney Homes, Inc.
Wells Fargo Bank
ORTA Plumbing
Porter Plumbing
United Roofing and Sheet Metal
Pavelka Electric
United Home Improvements, Inc.
City Bank Mortgage
Respro
Stylecraft
Wallick & Volt
MyVest, Inc.
William O'Brien Construction

PUBLIC SERVICE PROVIDERS AND ORGANIZATIONS

Boys and Girls Club
Brazos Food Bank
Brazos County United Way
Brazos County Senior Citizens

Brazos Transit System
 Sheridan Center
 Bryan Adult Learning Center
 BVCAA Aids Services
 BVCAA Family Health Clinic
 BVCAA Head Start
 BVCAA Women Infant and Children's Program
 Brazos Valley Council on Alcohol and Drug Abuse
 Brazos Maternal and Child Health Clinic, Inc. (Prenatal)
 Brazos Valley Council of Governments, Workforce Solutions
 Bryan Adult Learning Center
 Brazos Valley Council of Governments, Child Care Management Services
 Community Partnership Board
 ChildreNino Bilingual Education
 Church Pantry
 College Station Medical Center
 Consumer Credit Counseling Service
 Department of Health and Kinesiology, TAMU
 MHMR Early Childhood Prevention
 Family Medicine Center
 Girls Club
 Good Samaritan Pregnancy Services
 Habitat for Humanity
 Health for All, Inc.
 Home Instead, Senior Care
 Hospice
 Junction 5-0-5
 Lee Chapel
 Mosaic
 North Bryan Community Center
 Sexual Assault Resource Center
 Salvation Army
 Scotty's House
 St. Joseph Regional Health Center
 St. Vincent de Paul
 TAMU Rural Public Health
 Texas Cooperative Extension
 Twin City Mission
 U.S. Veteran's Clinic
 Veteran's Services

The 2010-2014 CP process was built upon the 2005-09, 2000-04 5-Year Consolidated Plan, 1994-1998 Bryan-College Station Consolidated Five Year Comprehensive Housing Affordability Strategy (CHAS) and the 1995 Bryan Consolidated Plan. Previous consultation with local entities was used and, where needed and appropriate, follow-up consultation was directly made by CDS staff either by personal visit, direct mail, or telephone. Two surveys (housing and priority needs) were mailed in-house to these providers of housing and/or housing support services:

HOUSING AND HOUSING SUPPORTIVE SERVICES

American Red Cross
 Blinn College Housing
 Bryan Housing Authority
 Brazos Oaks Assisted Living
 Blue Bonnet House
 Brazos Valley Affordable Housing Corporation
 Brazos Valley Community Action Agency
 Brazos Valley Community Action Agency Energy/Housing Services
 Crestview Retirement Community
 Junction 5-0-5
 Mosaic
 Mental Health Mental Retardation Case Management

Neighborhood Associations (19)
 Phoebe's Home
 Salvation Army
 Southgate Apartments
 Texas Department of Human Services
 Twin City Mission
 Room for us All
 Emmanuel Baptist Church (emergency shelter)
 Windsor Pointe Town homes
 Lulac Apartments
 Bryan College Station Apartment Association
 Project Unity
 Elder-Aid
 Habitat of Humanity
 Texas A&M Real Estate Research Center
 Emerald Park Apartments
 Saddlewood Apartments
 Villas of Rock Prairie
 Bluebonnet House
 Arbor on the Brazos
 Millican
 Grand Court
 Brazos Oaks
 The Heritage at Dartmouth
 Cedar Creek
 Forest Park Apartments
 The Pines
 Texas A&M off Campus Housing
 Bryan College Station Homebuilder's Association

These two surveys requested information on current and projected number and type of units, supportive services current and projected financial resources (grants) as well as asking the individuals to rank housing priorities. The CP was developed in the following manner: Community Development staff was an active participant. The Community Development Advisory Committee (CDAC), a seven member committee composed of volunteer citizens, also took an active lead role in holding public meetings, public hearings, and setting priorities. Several community meetings were held where community needs were discussed. These included, but are not limited to, eight CDAC planning meetings, quarterly Project Unity meetings (member list- over 75 community service providers), quarterly Homeless Coalition meetings, community health needs meetings, quarterly Information and Referral Community Planning Committee meetings, JRFRC meetings, and United Way Community Assessment Committee and a 1 day workshop on Social Inclusion/Exclusion. Also consultations were held with the Bryan Housing Authority, Brazos Valley Council of Governments, Brazos Valley Affordable Housing Corporation, the Metropolitan Planning Organization, Brazos Health Department Board, BVCAA, Aids/HIV program and the Brazos Valley Child Protective Services. The CDAC held five public hearings, April 8, 2010 (two public hearings), and June 24, 2010 (three public hearings). Locations of the public meetings and public hearings were scattered through out the City, primarily in low to moderate income neighborhoods. Notice of the hearings was published in the local news publication (The Eagle), broadcast on local television and radio news programs, and fliers were handed out to local elementary school students. Both the fliers and radio announcements were in English and Spanish. The hearings were held to help obtain input on community needs to assist in establishing the CP priority needs.

Needs expressed at public meetings, focus groups and hearings were transportation, support of continuation of allocating the 15% maximum to public service funding; housing programs including rehabilitation, reconstruction, and affordability; street improvements; code enforcement issues such as abandoned buildings and grass/weeds; education; economic development with special emphasis on family living wage jobs; general youth services; senior services; handicapped services; homeless shelters and supportive services, specifically family shelters.

Chronic Homelessness Public Input:

The Brazos Valley Coalition for the Homeless (BVCH) provides a forum for consultation with public and private agencies that provide assisted housing, health services, and social services to determine resources available to address needs of any persons that are homeless and chronically homeless (91.100 (a) (2)). The BVCH meets on a quarterly basis (met in the 2009-2010 program year includes November 12, 2009, April 12, 2010 and July 6, 2010) with committees meeting approximately every other month to provide members an opportunity to develop and implement a continuum of care for an eight county area. Included in the appendix is a list of participating members of the coalition, an inventory list from the January 2009 point in time count, and a table of chronic homelessness goals for the continuum of care.

Public meetings between October 2009 and May 2010: Between October 2009 and May 2010 (October, 1, 2009, November 16, 2009, January 15, 2010, February 11, 2010, March 11, 2010, April 8, 2010, April 15, 2010 and April 29, 2010) the CDAC committee provided a public forum for discussion of the Community Development Services Departments ongoing programs as well as Round Table Discussions to gain community input on client needs for housing and non-housing activities. A summary of these discussions included staff providing an overview of CDBG and Home eligible programs and programs specific to Bryan's Community Development Services Department. Discussion was generated on housing programs with citizens wanting more information on housing rehabilitation and down payment assistance; the allocation process; housing assistance to special needs populations; the need for park improvements in low to moderate income area parks; the need for infrastructure in low and moderate income areas, and the continuation of funding public service programs. Individuals attending these meetings were asked to complete a client needs survey. All comments will be considered as part of the planning process for goals, objectives, and outcomes for activities for the next 5 years.

Public Hearing on April 8, 2010 Citizen Comments, Community Needs: Ms. Bond asked if there were any other citizens/visitors to be heard. **Bill Kelly**, Executive Director of MHMR of the Brazos Valley spoke: He thanked the City of Bryan Community Development and the Committee for providing funding opportunities for public services. He stated since there is a lot of agencies who are seeking funding and funding has been reduced every year, they are grateful for the funds their agency has received from the block grant, both public service funding and public facility funding and hope the City continues to provide these opportunities for local eligible agencies. He also stated, regarding the 5-year Plan, he encourages the city to continue providing assistance to special needs populations. **Liana Lowey**, Executive Director for Voices for Children spoke: She thanked the committee members for their volunteer services. She said that it is very much appreciated. She also wanted to echo Bill Kelly's comments on how important the CDBG funds are to public service organizations. She stated that the agency views their job as advocating for the community children, so the funds that they receive thru CDBG are really important to help provide for expenses of the program. She mentioned that in the 5 year plan they appreciate the 15 % that is allocated to public service agencies and hope this will continue in the future. **Kim Thompson**, Director of Development Twin City Mission spoke: She stated that Twin City Mission had four areas programs including 2 homeless shelters, and one is specifically for domestic violence clients and their children and the other one is for the homeless families of homeless individuals. She stated that they were very proud to open a new homeless shelter last July which has an entire wing that services only homeless families. She said that the need of this wing and new facility is evidenced by the 99% occupancy since the opening. She mentioned that homeless family's numbers are growing tremendously, and without the 15% generosity to public services for funding they do not think they can maintain the level of services that Twin City Mission provides to meet the needs for the marginal population. The agency appreciates this consideration. **Jeannie McGuire, MS, LBSW (President)**, Project Unity spoke: She stated that they were very grateful for the 15% allocated for public services, although they also believe that housing is a very important part of what the community needs are for good, suitable, safe, decent housing. They really appreciate all of Community Development Block Grant Funds current priorities and everything that staff does. She stated that the public service dollars are vital

to draw other funds into the community. Specifically Community Development Block Grant Funds provide the Safe Harbor Supervised Visitation Center program funds, where 60% of parents have said that there has been some kind of violence going in their home, and Judges mandates the non custodial parent to visit their child in a supervised setting, with Safe Harbour being one of the few supervised locations available in this area. It is really important to keeping the children safe and building strong families around them. The whole concept of the Community Development Block Grant Fund is to assist low and moderate income families in need. Project Unity's public facility at 1400 Beck Street provides a location where low/moderate income families get case management services to seek out these basic needs and CDBG funds help our community does this.

At a public meeting on **April 29, 2010** the CDAC heard a presentation by staff regarding funding recommendations for the 2010 program year and comments by the general public. The Committee determined which projects the CDAC would recommend to City Council for funding, and the level of those funding recommendations. From April 8, 2010, through May 26, 2010, the JRFRC heard comments and reviewed applications from public service providers for CDBG funding of operational expenses. At two additional public meetings, Tuesday, May 25, 2010 and Wednesday, May 26, 2010 the Committee determined which public service programs the JRFRC would recommend to City Council for funding, and the level of those funding recommendations. In the **June 9, 2010**, edition of The Eagle, the summary of the proposed 2010-2014 CP and 2010 CAP was published. On **June 10, 2010**, the CDAC held a Special Public Meeting to set priority need levels for the CP. CDS staff provided a recommendation for both housing and non-housing needs. The recommendation was based upon the hearings, CDS professional expertise, need assessments, surveys, focus groups, and consultations with other appropriate entities. The CDAC approved the priority recommendations based upon the members' knowledge of the community, professional expertise, staff recommendations, need assessment surveys, consultations, and the public hearings. Based upon the CDAC's established priority needs, CDS staff established the strategies for meeting the housing and non-housing needs.

The CDS department allowed more than the required **30 days** for public comment from **June 24, 2010** to **July 30, 2010**. The 30 day comment period began on **June 24, 2010**, with 3 public hearings to solicit citizen's comments on the 5-Year Consolidated Action Plan, the 2010 Annual Consolidated Action Plan, and Fair Housing. **Linda Parrish, Volunteer for Safe Harbour and Board Member for Project Unity**, stated how grateful Safe Harbour and Project Unity are for receiving the Community Development Block Grant Funds. She mentioned that they were the only place in the community and surrounding areas that provide visitation services for children who have been taken away from their parents by court order. She mentioned that they have many volunteers that help with the supervision but only one full-time staff member. She explained that because of the generosity of the City they are able to stay in business all year. **Dick Haddox, DASH (Habitat Committee) Chairman and Board Member for Project Unity** stated that they are forming a coalition to come up with a plan to increase removal of substandard housing in our community. He said that there is currently not enough funding from the federal, state, and local governments, or any other sources. He has come to the conclusion that there are two main factors to removing and keeping substandard housing out of our community: to work with builders, supply materials needed to improve deteriorating houses and to help people leaving substandard housing to find suitable and affordable living situations. He mentioned that he is trying to create a private public partnership within the community and help build a team with the city. **Bill Kelly, Executive Director, Mental Health and Mental Retardation** thanked the Community Development Services Department for the 15% and encouraged both Bryan and College Station to continue working together through Joint Relief Funding Review to bring these funds into our community. He mentioned that the funds are especially needed not only for housing services but for public services and facilities as well. He acknowledged the amount of work on the part of the City of Bryan in this process and applauded the CDS department staff for their efforts. **Marilyn Egger, Board President, Family Promise of Bryan/College Station** introduced Dr. Phebe Simmons as the new Director of Family Promise of Bryan/College Station.

She explained that Family Promise focuses on homeless children and their families by allowing them a place to stay for about 90 days or until they are self-sufficient. She stated they have served 70 people, or 19 families, so far in the 21 months since opening last October. She stated that they are grateful for both the funds they received last year and the funds they were recommended to receive this year. She explained that with these funds they will be able to double the time they have previously spent on tracking families after they have graduated from the program.

Citizen comments were reviewed. The proposed CP and CAP were submitted to the Bryan City Council at a regularly scheduled city council meeting for approval on **July 13, 2010** and approved. The plan will be submitted to the HUD Houston Field Office on or about **August 13, 2010**. The proposed plans will be available at the City of Bryan Community Development Office and the Bryan Municipal Office Building. The final plans will be available at the Community Development Services Office and online.

IV. Sub-Section 91.210 - Housing Market Analysis

A. Sub-Section 91.210 (a) - General Characteristics

The City of Bryan’s incorporation was adopted by the State of Texas in 1872, originally prospering as a regional agricultural and banking center. As the city grew, its economy diversified to include oil production and other forms of light industry. The 2000 census population was 65,660, and by 2008 the City of Bryan had grown to include 43.4 square miles and a population of 73,972, as calculated by the city’s Planning and Development Services Department. The following chart shows the population growth since the 2000 Census for the MSA (Metropolitan Statistical Area) in which the City of Bryan is found. This MSA’s largest two cities are Bryan and College Station. The MSA also includes the cities of Caldwell, Hearne, Calvert, Franklin, Kurten, Millican, Snook, Wellborn, and Wixon Valley, and represents the populations of three counties: Brazos, Burleson and Robertson.

Bryan-College Station, MSA (Metropolitan Statistical Area) Population and Components of Change

Date	Population	Percent Change	Components of Change				
			Total Population Change	Births	Deaths	International Immigration	Net Domestic Migration
2000	152,415	-	-	-	-	-	-
2001	154,220	1.2	1,805	2,756	945	1,515	-1,395
2002	156,917	1.7	2,697	2,208	713	1,111	253
2003	159,550	1.7	2,633	2,310	788	947	399
2004	161,204	1.0	1,654	2,328	806	923	-666
2005	163,608	1.5	2,404	2,438	785	946	-55
2006	167,597	2.4	3,989	2,454	824	952	1,500
2007	170,884	2.0	3,287	2,587	795	858	659
2008	175,122	2.5	4,238	2,698	864	866	1,552

Source: U.S. Census Bureau and Real Estate Center at Texas A&M University, 1999 Definition

As noted in the 2000 Census, the City of Bryan’s Black population continued to be a significant minority category (11,635 persons or 17.7% of total population). The Hispanic population showed a significant increase in the last census, with an increase from 10,892 (19.8%) to 18,271 persons or 27.8% of the total 2000 population. The 2000 Census population data for racial and ethnic groups in the City of Bryan is as follows:

City of Bryan Population Data		
Race / Ethnic Groups	2000 Population	% Total
White	42,452	64.7%
Black/African American	11,635	17.7%
American Indian	265	0.4%
Asian & Pacific Islander	1,136	1.7%
Other Race	8,747	13.3%
Two or More Races	1,425	2.2%
Total Population	65,660	100.0%
Hispanic/Latino (any race)	18,271	27.8%
Not Hispanic/Latino	47,389	72.2%

Source: U.S. 2000 Census

Areas of Racial/Ethnic Minority Concentration

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

Census Tract	Race	Ethnicity	Total # of Persons by Race or Ethnicity	% of Racial or Ethnic Minority
5	Black	Non-Hispanic	2615 / 5193 total population	50.36%
6.03	White (1402) Black (6) American Indian/Alaska Native (13) Asian (5) Native Hawaiian/Other Pacific Islander (16) Some Other Race (1760) 2 or more Races (97)	Hispanic / Latino	3299 / 4809 total population	68.60%
6.04	White (1113) Black (6) American Indian/Alaska Native (14) Asian (5) Native Hawaiian/Other Pacific Islander (0) Some Other Race (1408) 2 or more Races (125)	Hispanic / Latino	2671 / 5304 total population	50.36%

Source: U.S. Census Bureau

Additional charts are attached (pgs.158-160) indicating the race and ethnicity of each census tract by percentage of the total population of the census tract and census tract/block group by percentage of the total block group.

Community Income Data

Based on the 2000 Census, the Median Family Income (MFI) for the Bryan-College Station Metropolitan Statistical Area (MSA) was \$46,530. The 2000 National Median Family Income was \$47,800. The most recently received MFI from the U.S. Dept. of HUD for the City of Bryan is \$56,100 for a family of four. Current income eligibility requirements, based on 80%, 50% or 30% of the MFI for family size-follow:

2010 Median Income Limits - City of Bryan

Household Size	Low Income < 80% Median Income	Moderately Low Income <50% Median Income	Extremely Low Income <30% Median Income
1	31,950	19,950	12,000
2	36,500	22,800	13,700
3	41,050	25,650	15,400
4	45,600	28,500	17,100
5	49,250	30,800	18,500
6	52,900	33,100	19,550
7	56,550	35,350	21,250
8	60,200	37,650	22,600

Source: U.S. Department of HUD

Areas of Low and Moderate Income Concentration

High concentrations of low and moderate-income families can generally be found in the older neighborhoods located in the northern portion of Bryan. An "Area of Low and Moderate Income Concentration" is a 2000 Census Tract whose total population consists of more than 50% of its residents earning \$46,530 or less annually (<80% 2000 Median Family Income). The following table designates areas that contain at least 50% low/mod income residents:

High Concentrations of Low/Mod Income Persons

Census Tract	Total Persons	L/M Income Persons	% L/M Income Persons
3	6,327	3,330	53%
4	4,529	2,315	51%
5	5,193	3,176	61%
6.03	4,809	3,418	71%
6.04	5,304	3,597	68%
7	2,998	1,865	62%
9	2,770	1,740	63%
10	5,653	3,556	63%

Source: U.S. Census Bureau

Disproportionate Need

According to 91.205 (b)(2) of the Consolidated Plan Final Rule, "...disproportionately greater need exists when the percentage of persons in a category of need, who are members of a particular racial or ethnic group, is at least 10 percentage points higher than the percentage of persons in the category as a whole." In examining the two previous tables (*High Concentrations of Minority Residents* and *High Concentrations of Low/Mod Income Persons*), it is observed that Census Tract 5 contained 61% Low Income Persons and 50.36% Black, Non-Hispanic residents. Additionally, Census Tract 6.03 contained 71% Low Income Persons and 68% Hispanic residents. Neither of these Census Tracts meets the definition of *Disproportionate Need*. Census Tract 4, with 51% low/mod income persons, contains 44% Black persons. Census tract 3 with 53% low to moderate income persons has 51% white persons and 30.52% Hispanics. Census tract 6.04 with 68% low to moderate income persons has 50.36% Hispanic persons. Census tract 7 with 62% low to moderate income persons has 50.30% white persons. Census tract 9 with 63% low to moderate income persons has 44.58% Hispanic. Census tract 10 with 63% low to moderate income persons has 58.27% white. None of these meet the definition of disproportionate need. Therefore, it has been discovered that there are no *Disproportionate Needs* as defined by HUD in the City of Bryan. However, the City recognizes that these census tracts contain large populations of low/mod income persons and minorities and the City considers these factors when making public policy and funding decisions.

General Market and Inventory

In 2000, Bryan had a total of 63,038 persons living in 25,703 dwelling units (du) for a dwelling unit density of 2.45 persons/du. U.S. Census Bureau estimates for dwelling units and population show a total population of 66,819 and a total of 28,421 dwelling units in 2008. A more recent calculation of Bryan's population and housing inventory by the City of Bryan's Planning Department estimates a total population of 73,972 and approximately 29,900 dwelling units. While the U.S. Census Bureau's most recent estimates show a reduced density ratio (2.35 persons/du), the city calculations show an increased density ratio of 2.54 persons/du. This slight increase in dwelling unit density indicates an increased housing demand locally and suggests that local housing development may be lagging behind demand. An upward trend in density and demand may eventually result in increased shelter cost and burden the area's low and moderate income citizens more severely than other income groups (See charts below).

Single-Family Housing Affordability

In terms of affordability, the single-family housing in the Bryan-College Station MSA is somewhat less affordable than comparable markets. A comparison of similar sized university communities reveals a slight lack of affordability in the Bryan-College Station market. The following chart shows that the city's market is slightly less affordable than Abilene, Denton, Lubbock, Nacogdoches, Tyler and Waco and slightly less affordable than the Texas market at large. A ratio of 1.0 indicates that the median family income is exactly equal to the income that a lender would require for the family to purchase a median-price dwelling. A ratio greater than 1.0 means that median-income families earn more than enough needed to buy a median-priced house. While the local market may be somewhat less affordable than similar Texas markets, we are slightly more affordable than the national market. The trend for the state, national and local markets, however, has seen affordability increase each year since 2007.

Housing Affordability Comparison

Texas MLS Area	3 rd Quarter 2009	2008	2007
Bryan-College Station	1.80	1.64	1.50
Abilene	2.07	2.01	1.78
Denton	2.19	1.98	1.54
Lubbock	2.28	1.93	1.91
Nacogdoches	2.16	1.56	1.47
Tyler	1.99	1.68	1.55
Waco	2.18	1.84	1.78
Texas	1.84	1.59	1.45
USA	1.57	1.33	1.11

Source: Real Estate Research Center at Texas A&M University

College Student Impact on Housing

Combined, Texas A&M University and Blinn College represent approximately 57,000 students locally. Texas A&M University's Office of Institutional Studies and Planning reported a total of 9,006 of its 45,858 students housed in on-campus University housing for the spring 2010 semester. Blinn College's Bryan campus does not have on-campus housing for its approximately 11,200 students. Based on this information, the total college student demand on the local housing market is approximately 48,000 students (Note: this number will vary slightly due to co-enrollment between the two institutions).

Local Rental Housing Market

According to the city's building permit reports, Bryan's rental housing development slowed two of the last three years as the market absorbed the units built during the first several years of the last decade. The year 2008 was an exception, which saw a significant increase in both numbers and values of new units. Otherwise, a slight decline in multi-family construction allowed rental rates to remain steady, and occupancy rates to improve somewhat. Following is information pertinent to the local rental market.

- For the previous 12 months ending in February 2010, the Texas Workforce Commission ranks the Bryan-College Station area with the highest employment growth rate of all Texas metropolitan areas. As compared to other state metro areas, the local market is demonstrating stability that will benefit the residential rental market for both property owners and renters alike.

Texas Metropolitan Areas Ranked by Employment Growth Rate, Feb. 2009- Feb. 2010		
Rank	Metro Area	Percent Growth Rate
1	College Station-Bryan	1.4
2	Killeen-Temple-Fort Hood	0.8
3	Waco	0.2
4	McAllen-Edinburg-Mission	0.1
5	Austin-Round Rock-San Marcos	-0.6
6	Brownsville-Harlingen	-1.0
7	Tyler	-1.1
8	Amarillo	-1.2
9	Lubbock	-1.4
9	Sherman-Denison	-1.4
11	El Paso	-1.8
12	San Antonio-New Braunfels	-2.0
13	Fort Worth-Arlington	-2.1
13	Dallas-Plano-Irving	-2.1
	Texas	-2.3
15	Texarkana	-2.3
16	San Angelo	-2.5
17	Abilene	-2.6
18	Corpus Christi	-2.8
19	Houston-Sugar Land-Baytown	-3.1
20	Longview	-3.6
21	Laredo	-3.7
22	Wichita Falls	-4.7
23	Victoria	-5.0
24	Beaumont-Port Arthur	-5.5
25	Midland	-5.7
26	Odessa	-9.0

Source: Texas Workforce Commission and Real Estate Research Center at Texas A&M University

- The average occupancy rate for Bryan-College Station apartments in 2008 was 95.8%. As compared to the Texas Metro Average of 93.9%, this is a healthy enough rate to allow proper management and maintenance of existing units.
- The average rental cost per square foot locally in 2008 was \$0.78 as compared to the higher rate of \$0.83 for the Texas Metro Average. This demonstrates a slightly more affordable rental market locally, as compared to other Texas metropolitan markets. Following is information from the Real Estate Center at Texas A&M University providing the most current apartment statistic for our metro area.

Bryan-College Station Apartment 2008 Statistics

Rent / Occupancy	Bryan/College Station	Texas Metro Average
Average rent per square foot	\$0.78	\$0.83
Average occupancy rate	95.8%	93.9%

Source: Real Estate Research Center at Texas A&M University

- Permits for 1363 multi-family rental units were issued in Bryan between 2005 and the end of 2009, with a large increase in Bryan apartment development in 2007 and even larger in 2008. A correlating spike in apartment construction also seen in the Bryan – College Station MSA as a whole in 2008. Much smaller numbers of new apartment constructions was observed in 2009 for both Bryan and College Station, suggesting moderation due to the economic slowdown of 2009-2010. Permits for multi-family rental units in early 2010 continue to be slow as compared to previous years.
- The fall semester enrollment for incoming freshmen at Texas A&M University was at an all-time-high, and Blinn College continues to grow, therefore the local residential rental demand will be healthy. As mentioned earlier, these two institutions represent approximately 57,000 students, of which approximately 48,000 rely on off-campus housing.
- The following two charts show the average occupancy and rental rates for the Bryan-College Station MSA. Information is also presented to provide a comparison between the local market's rental rates and the U.S. Department of HUD's published Fair Market Rental Rates.

Average Overall Occupancy and Rental Rates Bryan/College Station, April 2009	
Average Overall Occupancy	93.9%
Overall Rental Rates	
Average Market Rent / Sq. Ft.	\$0.836
0 Bedroom (Studio)	\$1.090
1 Bedroom	\$0.932
2 Bedroom	\$0.758
3 Bedroom	\$0.777
4 Bedroom	\$0.754
Average Market Rent / Unit	\$684.98
0 Bedroom (Studio)	\$519.85
1 Bedroom	\$612.67
2 Bedroom	\$696.25
3 Bedroom	\$911.54
4 Bedroom	\$1,206.00

Source: Real Estate Center at Texas A&M University and O'Conner & Associates

Average Rental Rates as Compared to Fair Market Rates Bryan/College Station, 2009		
Size / Type Unit	Average Market Rent / Unit	FY2009 Fair Market Rents
0 Bedroom (Studio)	\$519.85	\$591.00
1 Bedroom	\$612.67	\$668.00
2 Bedroom	\$696.25	\$816.00
3 Bedroom	\$911.54	\$1,034.00
4 Bedroom	\$1,206.00	\$1,066.00

Source: Real Estate Center at Texas A&M University; O'Conner & Associates; and; U.S. Department of HUD

- At \$911.54 in rent per month, a four person, moderate-income family (80% of AMI - \$44,900 annual income), will spend 20% of its annual income on rent for a three bedroom apartment. This is an affordable monthly rent based on income.
- At \$911.54 in rent per month, a four person, low-income family (50% of AMI - \$28,050 annual income), will spend 32% of its annual income on rent for a three bedroom apartment. This is a marginally affordable monthly rent based on income.
- At \$911.54 in rent per month, a four person, very-low income family (30% of AMI - \$16,850 annual income), will spend 67% of its annual income on rent for a three bedroom apartment. This is not an affordable monthly rent based on income.

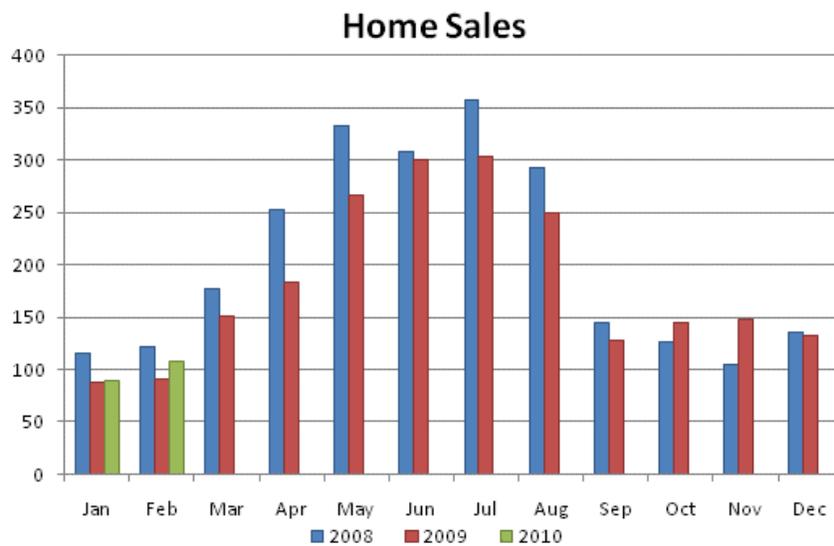
- As the chart above indicates, the local average market rents per unit are typically reasonable, as compared to the U.S. Department of HUD’s published Fair Market Rents for our Metropolitan Statistical Areas. One exception is the average market rent for 4-bedroom units, which calculates to be approximately 13% higher than published Fair Market Rent for our market.

In summary, local rental supply and pricing appears to be adequate and affordable to all but the lowest income residents. There will, however, be continued upward pressure on demand and pricing due to the continued growth of the local college student population. This is especially true since students, as compared to the lower income non-student families, are often supported financially by family members and, therefore, can pay higher rents in spite of their lack of substantial income. Consequently, increased economic opportunities for the wage-earners of these families is as, or more, important than simply increased numbers of new rental units. The continued and expanded funding for housing vouchers/certificates for very low and low income families is also an important component in addressing rental housing affordability in our community.

Local Single Family Sales Market

The local single-family sales market has seen a decrease in the number of homes sold over the last three years, however there has been a continued increase in the average sales price of homes sold. While number of sales in early 2010 are slightly ahead of 2009 numbers (see Bryan-College Station MLS Residential Housing Activity Chart below), they still lag behind the sale numbers recorded for the same period in 2008.

**Bryan-College Station MLS Residential Housing Activity
January 2008 – February 2010**



Date	Sales	Dollar Volume	Average Price	Median Price	Total Listings	Months Inventory
2008-Jan	115	17,200,000	149,600	134,500	1,165	5.6
Feb	122	19,875,000	162,900	129,600	1,351	6.5
Mar	177	28,845,000	163,000	139,700	1,407	6.8
Apr	253	42,535,000	168,100	143,200	1,355	6.5
May	333	52,315,000	157,100	139,200	1,333	6.3
Jun	308	51,760,000	168,100	144,400	1,181	5.7
Jul	358	61,625,000	172,100	154,500	1,218	5.7
Aug	293	52,620,000	179,600	150,700	1,139	5.4
Sep	145	23,850,000	164,500	141,300	1,135	5.3
Oct	126	20,650,000	163,900	148,000	1,057	5.0
Nov	105	16,575,000	157,900	139,200	1,051	5.0
Dec	136	24,305,000	178,700	148,000	1,031	5.0
2009-Jan	87	15,145,000	174,100	155,500	1,111	5.5
Feb	91	15,405,000	169,300	139,500	1,188	5.9
Mar	151	24,400,000	161,600	151,200	1,265	6.4
Apr	183	28,425,000	155,300	142,800	1,272	6.6
May	266	45,105,000	169,600	149,400	1,254	6.7
Jun	300	50,785,000	169,300	149,800	1,253	6.7
Jul	304	49,725,000	163,600	151,000	1,233	6.8
Aug	249	42,585,000	171,000	147,900	1,222	6.8
Sep	128	21,920,000	171,200	152,500	1,243	7.0
Oct	144	25,607,134	177,800	148,800	1,216	6.8
Nov	148	24,835,261	167,800	149,300	1,175	6.4
Dec	133	23,518,518	176,800	157,200	1,114	6.1
2010-Jan	89	15,151,050	170,200	151,900	1,298	7.1
Feb	107	19,685,773	184,000	165,300	1,439	7.8

Notes: Residential data includes single-family, townhouses and condominiums.

Source: Bryan-College Station Board of Realtors and Real Estate Center at Texas A&M University

February of 2010 saw the highest number of MLS listings for one month (1,439) seen in the last two years. Review of Housing Price Index (HPI) information from the Federal Housing Finance Agency for the last five years ending in December of 2009 shows that, with the exception of the third quarter of 2009, healthy home price increases are seen as compared to the same reporting quarter of each previous year.

The rise in HPI for 2009 was, however, less dramatic than the HPI for the four quarters in 2008. However, in comparing the Bryan-College Station to two other comparably sized, university communities in Texas (Lubbock and Waco), we find that over the last twenty quarters, the Bryan-College Station reported HPI's have been calculated higher eleven times, compared to Lubbock's and Waco's three and six times, respectively.

The Bryan-College Station HPI also compares favorably to the Texas HPI's for 2007 and 2008. This is another indication of a relatively healthy single-family sales market locally. One element of the MLS Residential Housing Activity chart below that may indicate a coming softening of the local single-family market is the slightly elevated inventory calculated for the first two months of 2010. This elevated inventory may temporarily slow the increase in home prices, which may be advantageous to first-time and lower income buyers trying to enter the market. However, the current economic slow-down may negate any advantage that first-time and lower income buyers may realize.

**MSA HPI Comparison for B/CS, Lubbock, and Waco
Four-Quarter Percent Change in FHFA MSA-Level House Price Indexes**

Year	Quarter	B/CS	Lubbock	Waco
2009	4	2.79	1.38	1.55
2009	3	0.62	2.67	2.30
2009	2	3.49	2.16	4.38
2009	1	5.78	2.08	3.16
2008	4	6.82	2.70	0.77
2008	3	6.02	2.52	2.11
2008	2	4.82	2.20	1.08
2008	1	2.79	4.10	1.78
2007	4	1.80	0.85	7.36
2007	3	3.86	1.56	2.57
2007	2	5.28	2.91	4.68
2007	1	7.11	2.33	5.04
2006	4	8.99	4.48	-2.58
2006	3	5.90	3.91	4.78
2006	2	4.68	3.55	3.49
2006	1	3.97	4.33	5.85
2005	4	2.56	3.12	6.87
2005	3	4.42	3.89	4.72
2005	2	4.50	4.42	4.73
2005	1	3.71	4.34	3.15

Source: Federal Housing Finance Agency

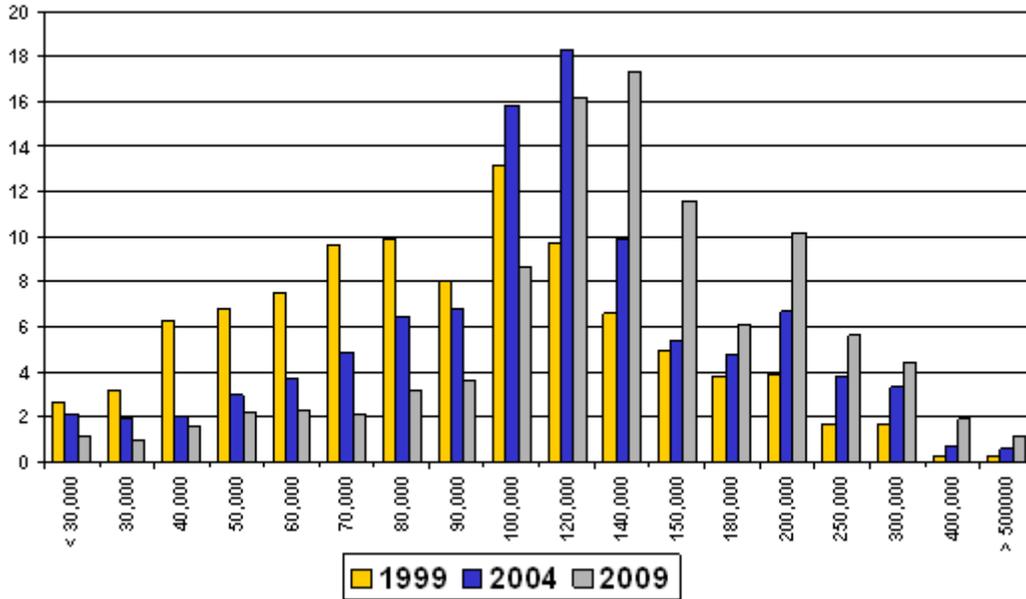
**B/CS MSA Housing Price Index (HPI) Comparison
Four-Quarter Percent Change in Level House Price Indexes
(All Transactions Index, 2009Q4)**

Year	Quarter	B/CS	Texas
2009	4	2.79	0.83
2009	3	0.62	-0.17
2009	2	3.49	-0.01
2009	1	5.78	-0.10
2008	4	6.82	0.16
2008	3	6.02	1.17
2008	2	4.82	1.63
2008	1	2.79	2.11
2007	4	1.80	3.58
2007	3	3.86	5.15
2007	2	5.28	6.06
2007	1	7.11	6.34
2006	4	8.99	6.65
2006	3	5.90	6.25
2006	2	4.68	6.15
2006	1	3.97	6.47
2005	4	2.56	5.91
2005	3	4.42	5.42
2005	2	4.50	4.62
2005	1	3.71	4.13

Source: Federal Housing Finance Agency

After a five to six year increase in the number of homes sold in Bryan-College Station, the number of homes sold declined in 2007, 2008 and 2009, while the average sales price continued to rise. In the city's 2005-2009 5-Year Consolidated Plan, the largest two price ranges of homes sold were \$110,000 - \$119,999 (15.8%) and \$120,000 - \$139,999 (18.3%). In 2009, the two highest percent ranges shifted up to \$119,999 - \$139,999 (16.2%) and \$140,000 - \$159,999 (17.3%). The following charts and graphs demonstrate how the price distribution of single-family homes sold in local market has, over the last decade, shifted from being predominately in the \$70,000 to \$120,000 range in 1999 (median – \$95,000; average - \$111,000), to the \$100,000 to \$160,000 range in 2004 (median – \$123,700; average - \$139,300), and finally to the \$120,000 to \$200,000 in 2009 (median – \$149,500; average - \$168,200). This demonstrates the consistent upward trend of local single-family home prices, even while the volume of sales sometimes trends downward.

Price Distribution of MLS Homes Sold in Bryan-College Station



Price Range	Percent Distribution										
	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
\$29,999 or less	2.7	2.2	1.6	0.8	1.5	2.1	2.2	1.2	1.2	1.7	1.1
30,000 - 39,999	3.2	1.8	1.4	1.6	1.4	1.9	1.9	1.0	1.6	1.4	1.0
40,000 - 49,999	6.3	3.1	2.5	1.9	2.1	2.0	2.0	1.5	1.9	1.2	1.6
50,000 - 59,999	6.8	5.5	4.1	5.4	3.4	3.0	3.2	3.0	2.7	2.9	2.2
60,000 - 69,999	7.5	6.2	5.1	3.3	3.4	3.7	3.2	3.2	2.9	2.7	2.3
70,000 - 79,999	9.6	9.5	6.4	6.9	5.4	4.9	4.1	3.4	3.2	2.9	2.1
80,000 - 89,999	9.9	10.5	8.7	8.3	6.4	6.5	5.6	5.1	4.1	4.0	3.2
90,000 - 99,999	8.0	9.5	6.8	8.1	6.4	6.8	5.7	4.7	3.5	4.8	3.6
100,000 - 119,999	13.1	14.3	15.9	17.2	17.0	15.8	13.7	13.8	9.6	7.9	8.7
120,000 - 139,999	9.7	11.0	14.4	16.4	18.6	18.3	18.1	17.2	20.2	17.3	16.2
140,000 - 159,999	6.6	6.4	8.4	7.2	9.8	9.9	12.5	14.8	14.2	15.1	17.3
160,000 - 179,999	5.0	6.0	7.3	5.7	6.8	5.4	6.5	8.2	9.0	10.5	11.6
180,000 - 199,999	3.8	4.4	5.8	5.9	4.3	4.8	4.8	5.2	4.7	5.7	6.1
200,000 - 249,999	3.9	4.9	5.5	5.7	7.6	6.7	8.1	7.4	8.1	8.3	10.2
250,000 - 299,999	1.7	2.4	3.0	2.9	2.3	3.8	3.4	4.0	5.4	4.9	5.6
300,000 - 399,999	1.7	2.0	2.2	1.7	2.8	3.3	3.2	4.0	4.3	4.5	4.4
400,000 - 499,999	0.3	0.1	0.5	0.6	0.5	0.7	1.2	1.2	2.0	2.1	1.9
500,000 and more	0.3	0.1	0.3	0.4	0.3	0.6	0.7	1.0	1.2	2.0	1.1

Notes: Residential data includes single-family, townhouses and condominiums.

Source: Bryan-College Station Board of Realtors and Real Estate Center at Texas A&M University

Bryan-College Station MLS Residential Housing Activity



Date	Sales	Dollar Volume	Average Price	Median Price	Total Listings	Months Inventory
1979	1,303	59,585,186	45,700	-	-	-
1980	1,356	70,682,091	52,100	-	-	-
1981	1,093	63,671,033	58,300	-	-	-
1982	988	64,976,549	65,800	-	-	-
1983	915	66,159,992	72,300	-	-	-
1984	755	55,891,632	74,000	-	-	-
1985	678	51,227,892	75,600	-	-	-
1986	609	46,403,303	76,200	-	-	-
1987	595	44,086,518	74,100	-	-	-
1988	621	44,396,192	71,500	-	-	-
1989	636	46,409,286	73,000	62,600	895	17.7
1990	716	50,872,164	71,100	62,500	798	13.6
1991	793	56,021,696	70,600	63,700	656	10.8
1992	1,023	79,972,169	78,200	68,300	520	7.0
1993	1,186	98,089,804	82,700	73,600	450	4.8
1994	1,080	96,041,493	88,900	77,700	542	5.6
1995	1,136	104,305,773	91,800	80,500	540	6.1
1996	1,183	115,545,000	97,700	84,300	603	6.1
1997	1,232	121,340,000	98,500	84,200	623	6.3
1998	1,448	147,200,000	101,700	88,600	598	5.4
1999	1,421	157,770,000	111,000	95,000	528	4.3
2000	1,356	160,825,000	118,600	102,200	560	4.9
2001	1,458	190,570,000	130,700	116,600	710	6.0
2002	1,601	208,760,000	130,400	116,000	768	6.0
2003	1,876	255,230,000	136,100	123,300	992	7.0

Date	Sales	Dollar Volume	Average Price	Median Price	Total Listings	Months Inventory
2004	2,117	294,945,000	139,300	123,700	1,157	6.9
2005	2,221	321,430,000	144,700	129,400	1,165	6.4
2006	2,580	394,225,000	152,800	135,100	1,236	6.2
2007	2,514	404,540,000	160,900	138,900	1,228	5.7
2008	2,471	412,155,000	166,800	144,200	1,202	5.7
2009	2,184	367,455,913	168,200	149,500	1,212	6.5

Notes: Residential data includes single-family, townhouses and condominiums.

"-" represents no or underreported data.

Source: Bryan-College Station Board of Realtors and Real Estate Center at Texas A&M University

Housing Needs

This section details the housing needs among the low income population groups of the city with respect to Section 91.205(b) of the Consolidated Plan regulations. These observations are based on the 2000 HUD CHAS data. The regulations define housing needs as any form of cost burden, overcrowding or deteriorating housing condition.

The following describes the income categories examined in determining housing needs and conditions locally:

- Extremely Low Income (income less than 30% of MFI)
- Very Low Income (income between 30%-50% MFI)
- Low Income (income between 50%-80% MFI)
- Middle to Moderate income (income above 80% MFI)

The data is divided between renters and owners. In addition, households are detailed as followed:

- Elderly (1 or 2 member households with either person being 62 or older)
- Small Household (2-4 people)
- Large Household (5 or more people)
- All Other Households

The following table details households that have any housing problems (cost burden, overcrowding, deteriorating housing conditions). Households paying between 30%-50% of their income are considered cost burdened while those paying 50% or more of their income are considered severely cost burdened. As defined above, the table displays the listed income levels.

Out of 23,474 households, 39.3% of them have housing problems. The data shows that large related households of renters and owners have significant housing problems. 75.6% of renters and 51.7% of owners within the group have cost burden, overcrowding, or deteriorating housing conditions. Group-wise, 53.8% of renters reported “any housing problem” compared to 25.4% of owners. Households earning 50% or below of MFI had the worse percentage of housing problems with significantly more cost burden.

Table 1

Household by Type, Income, & Housing Problem	Renters					Owners					Total Households
	Elderly	Small Related	Large Related	All other	Total Renters	Elderly	Small Related	Large Related	All other	Total Owners	
Income <=50% MFI	574	1,658	533	2,395	5,160	792	497	319	448	2,056	7,216
Income <=30% MFI	362	935	304	1,530	3,131	404	223	130	219	976	4,107
% with any housing problems	76.2	83.2	82.6	83.9	82.7	77.7	79.8	86.2	64.8	76.4	81.2
%Cost Burden >30%	76.2	76.8	68.1	83.6	79.2	77.7	78.0	60.0	64.8	72.5	77.6
%Cost Burden >50%	49.2	63.6	53.9	78.4	68.3	51.7	67.3	44.6	58.4	55.8	65.3
Income >30 to <=50 % MFI	212	723	229	865	2,029	388	274	189	229	1,080	3,109
% with any housing problems	62.3	77.5	79.0	92.1	82.3	41.5	68.6	84.1	64.2	60.6	74.8
%Cost Burden >30%	62.3	72.2	49.3	89.9	76.1	41.5	55.8	34.9	59.8	47.9	66.3
%Cost Burden >50%	29.2	19.8	14.8	39.8	28.7	14.9	23.0	20.1	34.9	22.1	26.4
Income >50 to <=80%	219	993	250	1,085	2,547	537	629	364	389	1,919	4,466
% with any housing problems	58.9	48.3	86.4	47.3	52.5	16.8	46.3	78.8	37.8	42.5	48.2
%Cost Burden >30%	58.9	35.0	21.2	45.4	40.2	16.8	46.3	36.3	37.8	34.4	37.7
%Cost Burden >50%	18.3	5.2	5.6	1.8	4.9	7.8	3.7	0.0	16.7	6.8	5.7
Total Households (all income levels)	1,060	4,348	1,170	4,874	11,452	3,057	5,516	1,735	1,714	12,022	23,474
% with any housing problems	57.3	46.2	75.6	54.5	53.8	20.4	17.7	51.7	32.6	25.4	39.3
%Cost Burden >30%	57.3	37.8	31.9	53.3	45.6	20.4	15.2	18.5	31.4	19.3	32.1
%Cost Burden >50%	29.2	18.2	18.1	32.1	25.1	10.4	4.5	5.5	16.7	7.9	16.3

Source: CHAS Table F5A, F5B, F5C, F5 as of 2000

Cost Burden

The table above displays the various levels of cost burden among households. The following points demonstrate:

- Renters have more cost burden compared to owners. 45.6% of renters are cost burdened (spending between 30-50% of income on housing) and 25.1% of renters are severely cost burdened (spending over 50% of income on housing). This is, however, somewhat misleading since the large size of student population skews the data making it appear that the renter population is more acutely burdened. This is also applicable to the lowest income category of renters (30% or less of the MFI) as student populations appear in data as very low income.
- Extremely low income households (renters and owners) have more cost burden than any group. 77.6% are cost burdened and 65.3% are severely cost burdened.

Racial / Ethnic Housing Need

The following tables analyze the housing needs within a racial or ethnic rubric. The data is divided between renters and owners. The group as a whole percentage is identified as “% of all households with any housing problem”.

Table 2

	Renters with Housing Problems		
	0-30% MFI - Extremely Low	31-50% MFI - Very Low	51-80% MFI - Low
% of all households with any housing problem	82.7%	82.3%	52.5%
White, Non-Hispanic	84.0%	90.1%	54.7%
Black, Non-Hispanic	83.5%	79.4%	29.0%
Asian	78.0%	100%	0.0%
Native American	100%	100%	77.8%
Hispanic	75.7%	67.3%	59.5%

Source: CHAS Tables A1A, A1B, A1C, A1D, F5A, F5B, F5C, F5D

Table 3

	Owners with Housing Problems		
	0-30% MFI - Extremely Low	31-50% MFI - Very Low	51-80% MFI - Low
% of all households with any housing problem	76.4%	60.6%	42.5%
White, Non-Hispanic	85.3%	57.1%	35.1%
Black, Non-Hispanic	70.0%	57.8%	48.4%
Asian	0.0%	100%	50%
Native American	N/A	100%	N/A
Hispanic	72.9%	72.1%	52.9%

Source: CHAS Tables A1A, A1B, A1C, A1D, F5A, F5B, F5C, F5D

The data shows that only three race or ethnic groups have extremely elevated housing need: Native American, Asian, and Hispanic. While a very small percentage of the local population, Native American renters are in elevated housing need across all three income levels shown (100%, 100%, and 77.8%). In addition, very low income Native American owners (100%) experience elevated housing need. Also a smaller percentage of the population, very low income Asian populations experience elevated housing need. Both owners and renters in this group, 100%, in fact, suffer from severe housing needs. As noted above, Native American and Asian populations in Bryan are very small. The 2000 Census listed 532 Native Americans and 1,256 Asians living in Bryan. The following discussion elaborates on a greater segment of the City’s population that experience elevated housing need: Hispanics.

The 2000 Census showed that 27.8% of the City of Bryan was Hispanic of any race. This amounted to 18,271 persons - the largest minority in Bryan. Data also suggests that Hispanic owners are the largest population experiencing elevated housing need. Among all very low income owners (31-50%MFI), 60.6% suffer severe housing problems. Among Hispanics, however, this figure jumps to 72.1%. Again, examining another income group, among all low income owners (51-80%MFI), 42.5% suffer severe housing problems. Among Hispanics, however, the figure is 52.9%, again, demonstrating an elevated housing need among this ethnic group.

Housing Needs for the Elderly/Disabled

As defined above, elderly households are 1 and 2 member household with each person being 62 or older. Table 1 outlines the housing problems for this group. Out of 1,060 elderly renters, 57.3% have a housing problem. Out of 3,057 elderly owners, 20.4% have a housing problem. Again, renters have more housing problems than owners, like much of the City. In addition, 76.2% of extremely low income elderly renters and 77.7% of extremely low income elderly owners have housing problems. Again, like the City as a whole, the lower income households experience elevated housing need.

CHAS also maintains data for the disabled or people with “mobility and self-care limitation”. The following tables describe this group’s housing needs separated by renters and owners. The data will include the extra elderly or those households where either occupant is 75 or older. It will also contain disabled households listed as “all other”.

Table 4

Income Level	Disabled Renters with any Housing Problem			Total Renters
	Extra Elderly	Elderly	All Other	
Extremely Low 0-30% MFI	75.8%	88.1%	78.8%	79.8%
Very Low 31-50% MFI	100%	64.6%	72.0%	74.3%
Low 51-80% MFI	57.7%	89.5%	66.4%	66.3%

Source: CHAS Tables A7A, A7B, A7C

Table 5

Income Level	Disabled Owners with any Housing Problem			Total Owners
	Extra Elderly	Elderly	All Other	
Extremely Low 0-30% MFI	76.7%	89.6%	76.4%	80.7%
Very Low 31-50% MFI	36.8%	22.2%	90.8%	61.1%
Low 51-80% MFI	9.2%	20.9%	42.6%	22.5%

Source: CHAS Tables A7A, A7B, A7C

Amongst the disabled, housing problems follow a similar path as with most of the City. Out of 1,314 disabled renters, 66.1% have a housing problem. Out of 2,068 disabled owners, 29.5% have a housing problem. Again, the renters fair worse than the owners. The data also demonstrates that the lowest incomes have substantially more housing problems.

The data allows us to see which groups are in higher need. Among renters, the very low income disabled extra elderly and low income disabled elderly have significantly higher rates of housing problems, 100% and 89.5%, respectively. Among owners, the category listed as “all other” displays the need. Very low income and low income persons in this category are in great need, 90.8% and 42.6% respectively. The “all other” category are those not elderly, but with mobility and/or self-care limitations as defined by the CHAS reports

Large Household Needs

The CHAS data in Table 1 also shows that large households in Bryan tend to have more housing problems than any other group listed. Of total renters in Bryan, 53.8% reported housing problems. Among large households who rent, this figure jumps to 75.6%. Of total owners in Bryan, 25.4% reported housing problems. Among large households who own, this figure increases to 51.7%. When lower income renters and owners (80% income, or less) are examined separately, the need of larger families, renter and owner, assistance becomes most apparent. Of that group, 82.7% of large family renters and 83.0% of large family owners experience significant housing problems.

Table 6

	Renters with a Housing Problem	Owners with a Housing Problem
Small Households (2-4 people)	46.2% (all income levels)	17.7% (all income levels)
	69.7% (80% income and below)	64.9% (80% income and below)
Large Households (5 or more people)	75.6% (all income levels)	51.7% (all income levels)
	82.7% (80% income and below)	83.0% (80% income and below)

Summary Observations

Following are observations summarizing the findings of our housing market analysis as it relates to: general market and inventory, student impact on housing market, rental housing market, single housing sales market, areas of low and moderate income concentration, areas of racial/ethnic minority concentration, and housing needs by demographic designation:

- An increase in dwelling unit density indicates increased housing demand locally, suggesting that local housing development may be lagging behind demand. An upward trend in density and demand may result in increased shelter cost and burden the area's low and moderate income citizens.
- Local single-family housing is somewhat less affordable than similar sized university communities in Texas, but is slightly more affordable than the national market. The trend, however, has seen affordability increasing locally.

- Occupancy for local apartments in 2008 was 95.8% as compared to the Texas Metro Average of 93.9%, and average rental cost per square foot was \$0.78 as compared to the higher rate of \$0.83 for the Texas Metro Average, demonstrating a more affordable rental market locally, as compared to other Texas markets.
- Latino/Hispanic populations are our largest minority group and the largest ethnic group with elevated housing problems.
- The highest occurrence of housing problems across all ethnic and racial groups is seen in the extremely low income category. Renters and owners in this income range have higher cost burden than any group. 77.6% are cost burdened and 65.3% are severely cost burdened.
- The older central, west and northern neighborhoods (mostly located in Census Tracts 5, 6.03 and 6.04) have the highest number of poorly maintained residential properties needing rehabilitation.
- Combined, Texas A&M University and Blinn College represent a total college student demand on the local housing market of approximately 48,000 students, which tends to increase rental rates to the disadvantage of non-student renters.
- The local Housing Price Index (HPI) compares favorably to the Texas HPI's for 2007 and 2008 - indicating a healthy single-family sales market. However, an elevated inventory in early 2010 may slow increases in home prices – an advantage to new buyers entering the market. Current economic conditions may, however, negate any advantage by reduced incomes and savings.
- Renters have more cost burden compared to owners. 45.6% of renters are cost burdened (spending between 30-50% of income on housing) and 25.1% of renters are severely cost burdened (spending over 50% of income on housing).
- While a very small percentage of the local population, Native American renters show very high housing problems across all three income levels shown (100%, 100%, and 77.8%). In addition, very low income Native American owners (100%) experience elevated housing need.
- Also a smaller percentage of the population, very low income Asian populations experience extremely high housing problems. Of both owners and renters in this group, 100%, experience severe housing needs.
- Hispanic owners are the largest minority group experiencing elevated housing need. Among very low income (31-50%MFI) Hispanic owners, 72.1% experience elevated need. Among low income (51-80%MFI) Hispanic owners, 52.9% have housing problems.
- 76.2% of extremely low income elderly renters and 77.7% of extremely low income elderly owners have housing problems.
- Very low income disabled extra elderly and low income disabled elderly have significantly higher rates of housing problems, 100% and 89.5%, respectively. Among owners, the category listed as “all other” displays the need. Very low income persons in this category are in great need, 90.8%.
- Census data shows that large lower income households in Bryan tend to have more housing problems than any other group listed. Of that group, 82.7% of large family renters and 83.0% of large family owners experience significant housing problems

Survey: Physical Condition of Housing Stock

Introduction

At the request of the City of Bryan, Dr. Carla Prater, Texas A&M University Urban Planning Faculty, and undergraduate planning students under her direction, conducted a housing condition analysis of more than 18,000 addresses. This analysis included physical housing condition surveys of approximately 17,000 addresses by the Bryan Texas Utilities Customer Service Department meter staff (BTU), and a survey of approximately 1,800 unmetered residential addresses by the undergraduate planning students. The surveys were conducted in March and April, 2010. The methods and findings are presented below.

Data Collection

Prior to beginning data collection, the participating BTU meter staff and students met separately with staff from the City's Community Development Services Department to be oriented to the criteria for the survey. The CDS staff provided photographs and instructions on how to identify the structures in the different rating categories. The following definitions were used to rate the housing structures:

Housing Type: Each property was classified as one of four categories:

- Single-Family: Residence structure with single address.
- Multi-Family: Residence structure with multiple addresses, including multiple structures on single property such as converted garage apartment.
- Commercial: A residential property address that is primarily for commercial purposes.
- Vacant: A residential address that is unoccupied, either a vacant built structure or property.

Two other categories were used to indicate housing type:

- No Address: If there was an "R-number", i.e., registered property address, but no structure found at that address.
- Missing Info: If there was a property structure and a street address, but no R-number or registered address.

Housing Condition: Each property was rated according to the following criteria:

- Excellent - Houses that have been built in the last five (5) years (approximately). These houses were well maintained and did not require any repairs.
- Conservable - Houses that are currently maintained and in generally good repair. Any required work is minor and can be accomplished in one weekend. Improvements include painting and repair of screens.
- Substandard - Houses that require significant repair. A substandard unit is one that needs additional repairs that are more than required in normal maintenance such as a damaged wall, plumbing problems, broken windows and overall general repairs. Examples of defects are:

- major and minor dips in the roof, major cracks in the foundation exterior walls,
- porches or additions that lean or sag with shaky or unsafe steps, rails,
- siding that waves and or touches the ground (termite potential),
- substandard plumbing indicated by location of exterior pipes,
- questionable electrical connections,
- exposed cinder blocks or beams,
- broken or missing window frames or ones that are no longer rain or wind proof,
- missing bricks or cracks in the chimney
- makeshift chimneys, such as stovepipes on other un-insulated pipe leading directly from stoves to the outside through a hole in the window, wall or roof.

**Any of the several deficiencies above are signs of neglect, which left un-repaired may lead to increasing structural problems.

- Dilapidated - Houses that do not provide safe or adequate shelter and endanger the health, safety and well being of the occupants. Repair costs could exceed 50% of the value of the house. Such units have one or more critical defects or a combination of a number of deficiencies to the extent as to require considerable repair or inadequate construction. Defects, in addition to those listed above for substandard units, include:

- holes, open cracks, loose rotten, or missing materials over large areas of the foundation, walls or roof,
- sagging roof ridges, eaves or out-of-plumb walls,
- extensive damage caused by fire, storm, flooding, termites, etc.

FIGURE 1: EXAMPLE OF HOUSING CONDITION CODES



#1 EXCELLENT



#2 CONSERVABLE



#3 SUBSTANDARD



#4 DILAPIDATED

BTU meter staff noted the condition of each address using a handheld electronic recording device. The student survey was conducted by the students in pairs, with one student to drive and another to note the coding for each address. Each student signed the data collection forms so that questions or comments could be traced. It should be noted that the students did not enter any of the housing units nor interview any resident.

Data Coding and Analysis

Once all data was collected, students entered their own data regarding housing type and condition into a spreadsheet that was then consolidated with the data from the Bryan Texas Utilities Customer Service Department, supplied by Bryan Community Development Services staff. Descriptive and bi-variate analyses were conducted using *Excel*, *SPSS* and *Stata* software. Maps were produced using *ESRI GIS* software.

Results

1. Housing Survey Size

The Bryan Texas Utilities Customer Service Department surveyed approximately 17,930 addresses, and the Capstone Course students surveyed approximately 1800 addresses. After the data was entered and cleaned, there were approximately 18,300 addresses. Once all addresses not geo-located in the GIS were removed, the remaining approximately 11,200 addresses were analyzed.

The following Table 1 documents the census tracts and block groups involved in the survey, and the number and corresponding percentage of units surveyed in that census area. Note that the bolded entries represent survey information for Low and Moderate Income Census Tracts and Block Groups.

TABLE 1: SURVEY TOTALS BY CENSUS TRACT & BLOCK GROUP

Census Tract and Block Group	Number	Percentage of Total
1.001	151	1.35%
1.002	643	5.73%
1.003	250	2.23%
1.004	6	0.05%
2.011	307	2.74%
2.012	643	5.73%
2.021	1	0.01%
2.022	143	1.28%
3.001	460	4.10%
3.002	244	2.18%
3.003	173	1.54%
3.004	152	1.36%
4.001	236	2.10%
4.004	478	4.26%
5.001	199	1.77%
5.002	167	1.49%
5.004	111	0.99%
5.005	114	1.02%
5.007	105	0.94%
6.031	46	0.41%
6.032	171	1.52%
6.034	248	2.21%
6.035	294	2.62%
6.041	154	1.37%
6.042	62	0.55%
6.043	252	2.25%
6.044	108	0.96%
7.001	8	0.07%
7.002	33	0.29%
7.003	93	0.83%
7.004	30	0.27%
8.001	225	2.01%
8.003	373	3.33%
8.004	245	2.18%
8.005	413	3.68%

Census Tract and Block Group	Number	Percentage of Total
9.002	111	0.99%
9.004	228	2.03%
10.001	184	1.64%
10.003	182	1.62%
10.004	220	1.96%
10.005	31	0.28%
11.001	6	0.05%
11.002	116	1.03%
11.003	286	2.55%
11.005	309	2.76%
13.031	7	0.06%
13.032	1	0.01%
16.013	1	0.01%
19.001	548	4.89%
19.002	108	0.96%
19.003	271	2.42%
19.004	155	1.38%
19.005	116	1.03%
20.021	87	0.78%
20.022	909	8.11%
Total	11214	100.00%
* Bold = Low-Mod Income Block Group		

2. Housing Condition

The most common housing condition in Bryan was *Excellent*, with nearly 44%, followed by *Conservable* with nearly 38%. Less than 20% of homes were rated as *Substandard* or *Dilapidated*. See Table 2 below.

TABLE 2: CONDITION OF RESIDENTIAL BUILDINGS, 2010

Rating	Number	Percentage
Excellent	4,917	43.85
Conservable	4,241	37.82
Substandard	1,680	14.98
Dilapidated	376	3.35
Total	11,214	100

3. Housing Condition by Block Group

There are significant differences in the housing quality observed in different block groups (Chi square 779.57, P = 0.000). This means that areas of substandard and dilapidated housing are geographically concentrated rather than dispersed evenly throughout the city's area. This information is displayed below in Figure 2.

FIGURE 2: DISTRIBUTION OF DILAPIDATED AND SUBSTANDARD UNITS

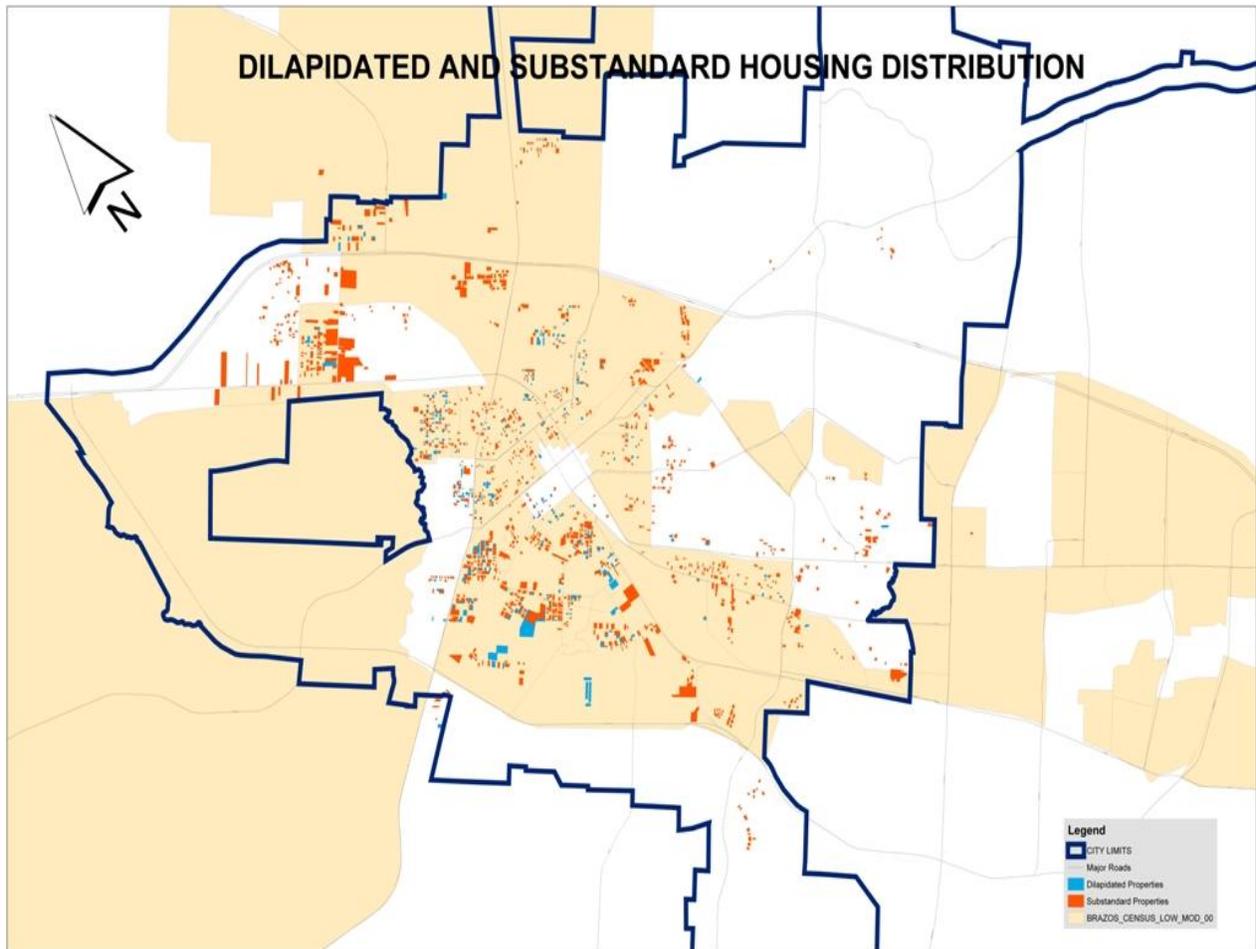


Figure 2 demonstrates, graphically, the location of substandard (orange) and dilapidated (blue) residential structures in the City of Bryan. Illustrated are the concentrations of units in various areas of the city, particularly in the eastern and northern neighborhoods of the city.

FIGURE 3: EXCELLENT CONDITION HOUSING CONCENTRATIONS

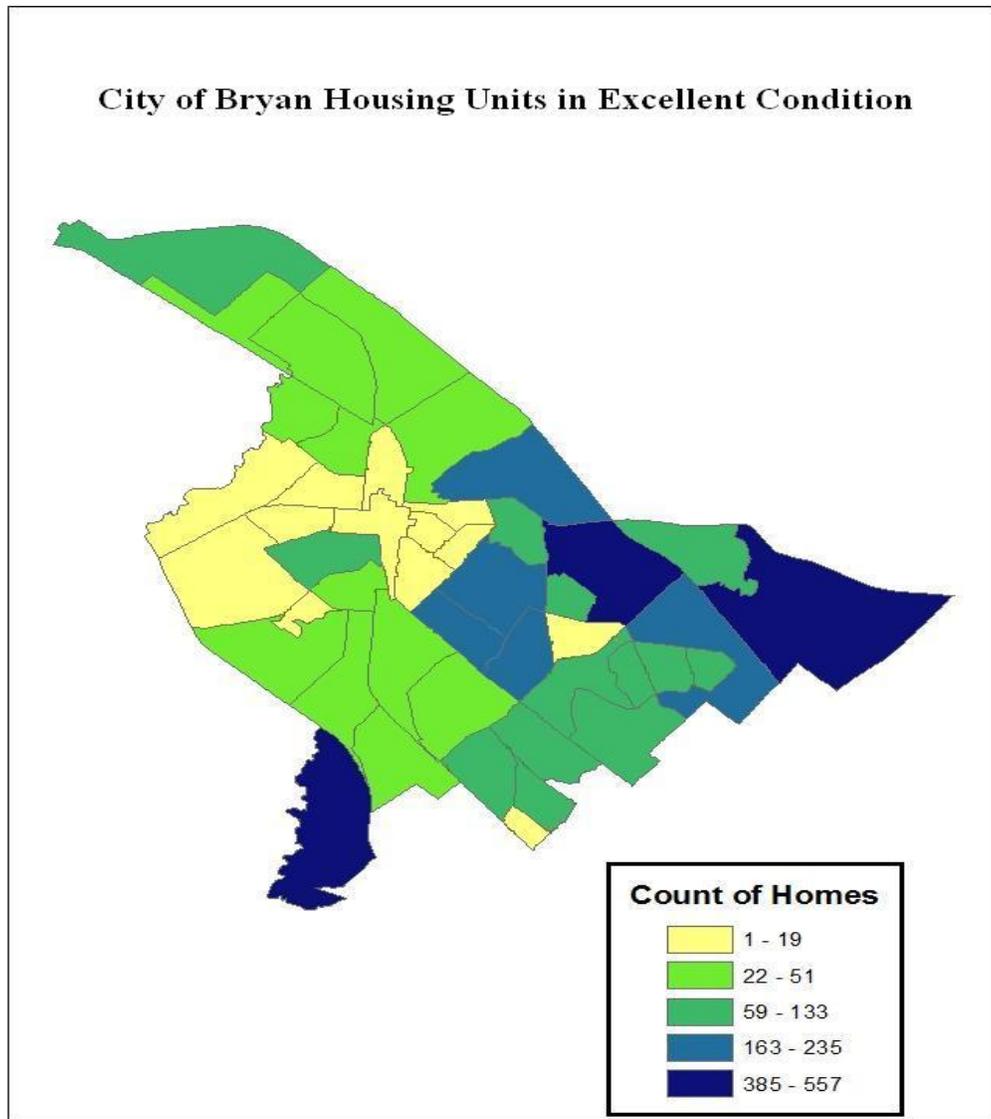


FIGURE 4: DILAPIDATED CONDITION HOUSING CONCENTRATIONS

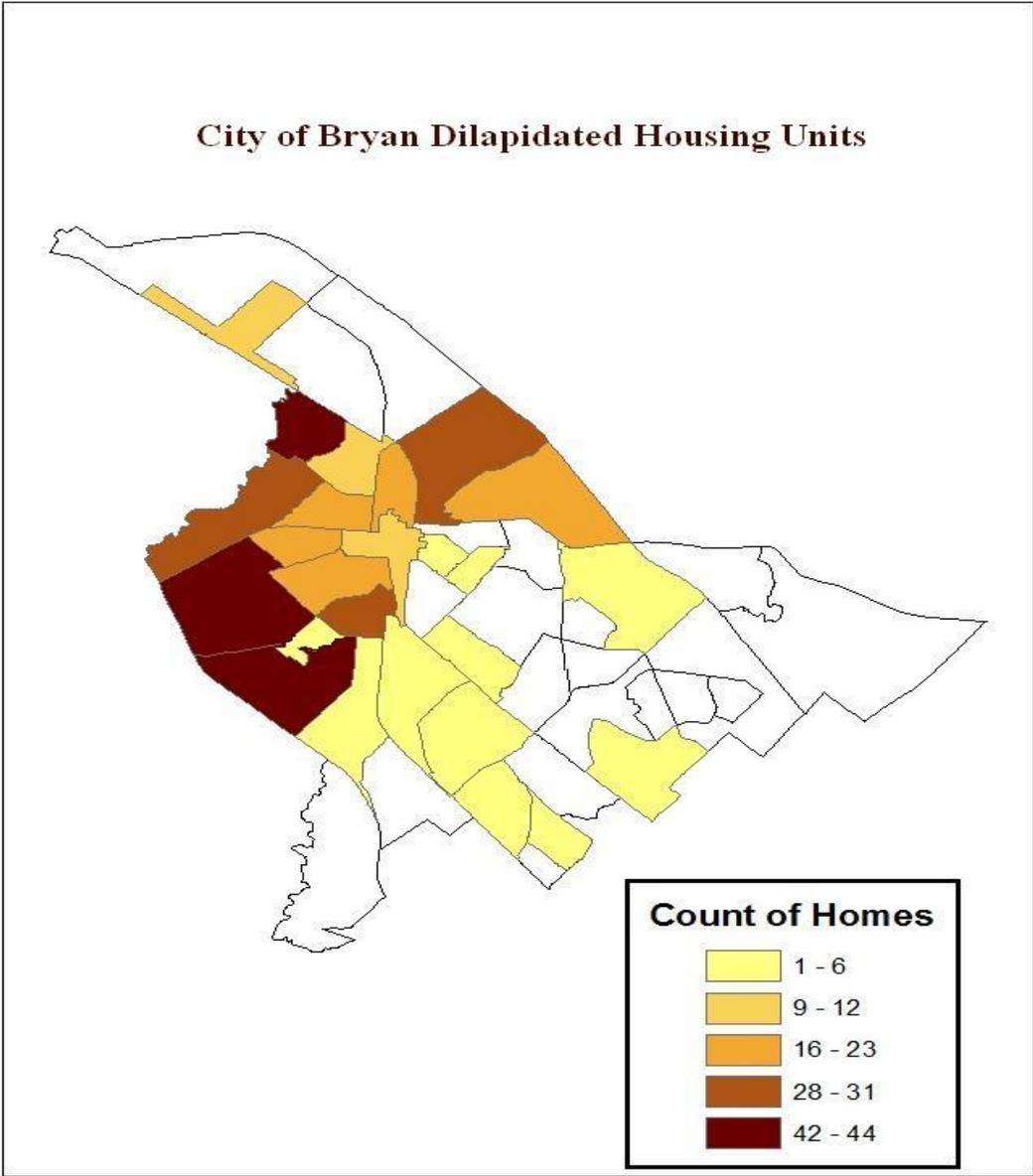
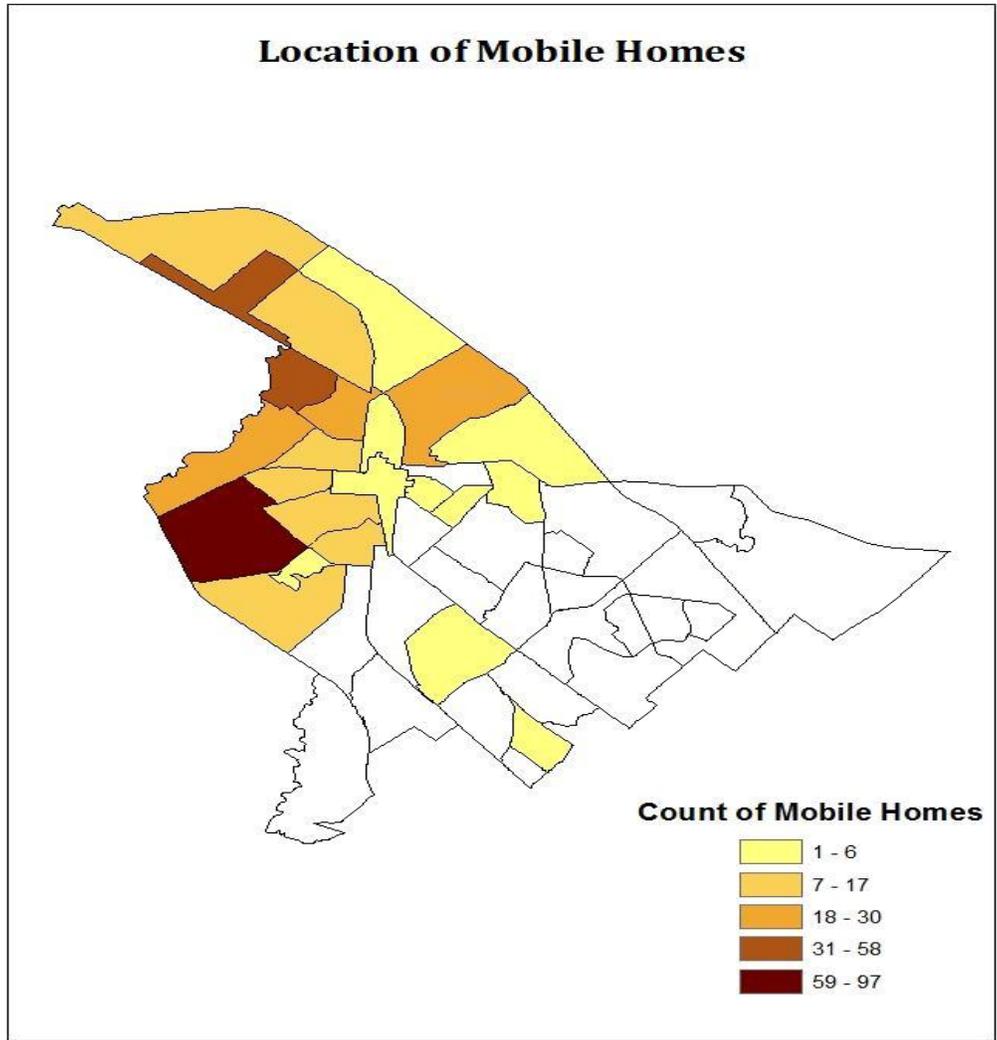


FIGURE 5: MOBILE HOME CONCENTRATIONS



4. Housing Condition by Type

The SPTB Codes were recoded to group all Single Family, Mobile Home, and Multi-Family housing into three groups. All other addresses were removed, leaving approximately 10,900 addresses for analysis. The following tables, Table 3 and Table 4, show the numbers and percentages of housing by type in each condition category.

TABLE 3: HOUSING CONDITION BY TYPE, 2010

Housing Type	Excellent	Conservable	Substandard	Dilapidated	Total
Single Family	4,533	3,740	1,251	261	9,785
Mobile Home	56	159	247	58	520
Multi-Family	158	300	149	45	652
Total	4,747	4,199	1,647	364	10,957

TABLE 4: PERCENTAGES OF HOUSING CONDITON BY TYPE, 2010

Housing Type	Excellent	Conservable	Substandard	Dilapidated	Total
Single Family	46.33%	38.22%	12.78%	2.67%	100%
Mobile Home	10.77%	30.58%	47.50%	11.15%	100%
Multi-Family	24.23%	46.01%	22.85%	6.90%	100%

Most of the Single Family housing is in Excellent or Conservable condition, as is the majority of the Multi-Family housing (84.55% and 70.24%, respectively). The Mobile Home housing is less satisfactory, with only 41.35% in either Excellent or Conservable condition.

The correlation table below shows that the Ratings are significantly correlated with both Block Group and Type, at the .005 level or better. This indicates that certain housing Types are clustered in certain Block Groups, and since the correlation between housing Type and rating is highly significant (at the .000 level), the problems of substandard housing are limited to specific neighborhoods. Figures 6 and 7, below, show the same data graphically.

TABLE 5: CORRELATIONS AMONG HOUSING VARIABLES, 2010

Variable	Block Group	Rating	Type
Block Group	1.000		
Rating	0.148 (0.000)	1.000	
Type	-0.264 (0.005)	0.117 (0.000)	1.000

FIGURE 6: NUMBER OF HOUSES BY CONDITION AND TYPE

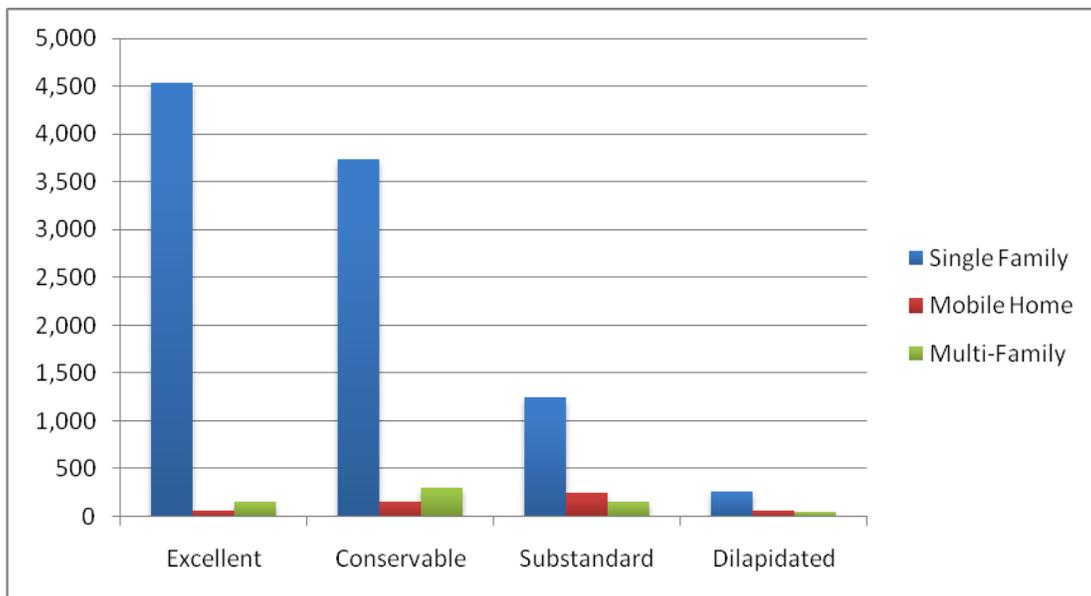


FIGURE 7: PERCENTAGES OF HOUSING BY CONDITION AND TYPE

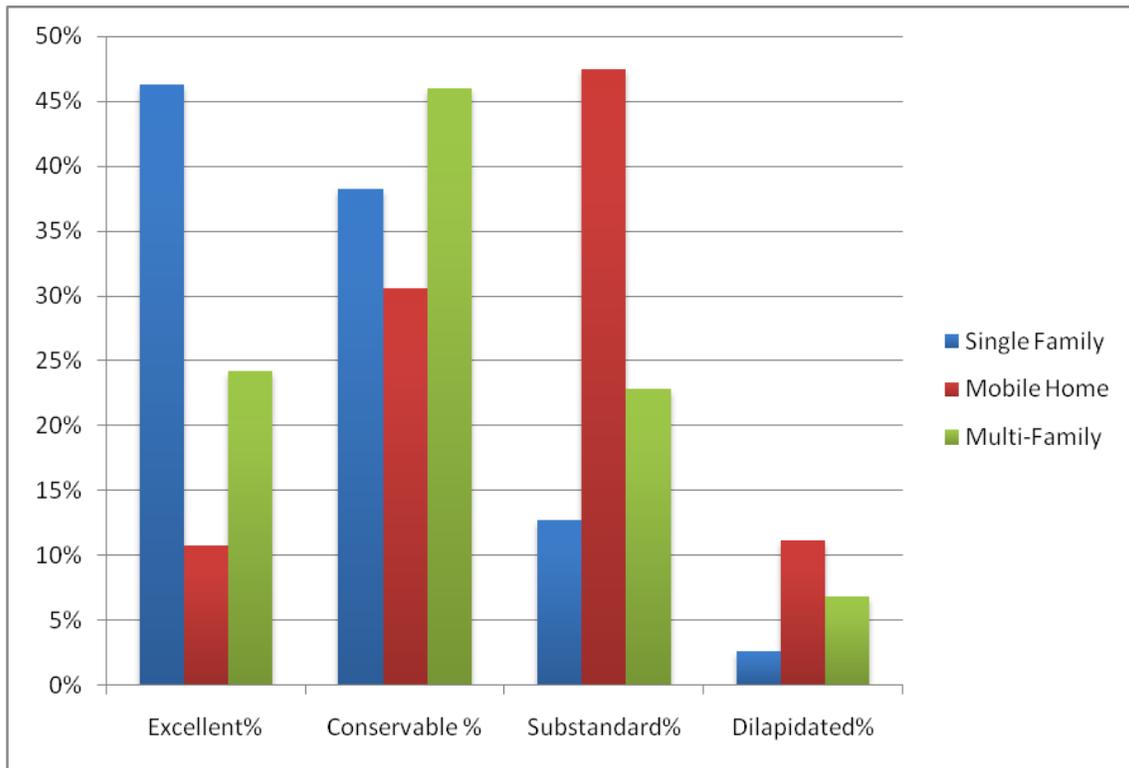


TABLE 6: HOUSING STUDY COMPARISSON - 2005 to 2010

Condition	N 2005	Pct 2005	N 2010	Pct 2010	Pct Change 2005-2010
Excellent	869	9.97%	4917	43.85%	465.82%
Conservable	4648	53.33%	4241	37.82%	-8.76%
Substandard	2310	26.50%	1680	14.98%	-27.27%
Dilapidated	889	10.20%	376	3.35%	-57.71%
Total Rated*	8716	100.00%	11214	100.00%	28.66%
*Does not include unrated properties which had errors such as missing data					

Summary

Approximately 82% of the residential housing units surveyed in Bryan were rated either *Excellent* or *Conservable*. The most common housing condition in Bryan was *Excellent* at approximately 44%, less than 20% of homes were rated as *Substandard* or *Dilapidated*. A large majority (85%) of the single-family housing surveyed was rated as *Excellent* or *Conservable*. Multi-family housing had a somewhat lower percentage of *Excellent* or *Conservable* units at approximately 70%, while mobile home units received the lowest percentage at 41%. Finally, Table 6 (below) compares survey findings from 2005 with the 2010 data. Following are some observations from that comparison.

- The number of surveyed units in 2010 increase by 2,497 units (29%) over the 2005 study
- Percentage of *Excellent* rated units in 2010 rose by 466% as compared to the 2005 data
- The incidence of *Substandard* properties dropped by 27% as compared to the 2005 study
- Incidence of *Substandard* properties in 2010 dropped by 27% as compared to the 2005 data

B. Sub-section 91.210(b)-Public Assisted Housing

1. Public Housing Authority

The City of Bryan operates the Public Housing Authority for the Bryan-College Station Metropolitan Statistical Area (MSA). Through consultation with the PHA it was found that the PHA operates 300 dwelling units for low-moderate income families at five separate locations in Bryan: Kemp site on West Martin Luther King, Jr. Muckelroy, Harlem and Rollins Street; the Ravine site on Ravine and Commerce Streets; East Side site on Robertson, Dansby, Military and Henderson Streets; and Jordan Loop site on Jordan Loop and Hernandez Streets. Presently 98% units are occupied. According to the local PHA there are seven Section 504 units. No public units are expected to be lost. There are no units expected to be lost from the assisted housing inventory. The PHA offers rental housing to low to moderate income families and some supportive housing services such as information and referral, informal presentations by local providers (Project Unity, Bryan Police Department, Child Protective Services, etc.). They also offer youth programs including tutorials, recreational programs at three of their sites (Jordan Loop, East Side and Beck Street). They provide a monthly newsletter to residents on events and providers and participate in seasonal events such as Radio Mash and Beck Street Christmas.

2. Section 8 Assisted Housing

In previous years, Oakwood Apartments and Southgate Village (College Station) have provided Section 8 project based units. Beginning in January 2001 Oakwood Apartments stopped accepting Section 8 vouchers. Southgate currently still accepts Section 8. Oakwood was sold, and the name changed to Madison Point. Emerald Square Apartments, (64 units: four 1-bedroom and sixty 2-bedrooms) accepts Section 8 and is located in Bryan.

3. Section 202

According to the Department of Housing and Urban Development, the purpose of the Section 202 Housing Program is to "provide direct Federal loans...to assist private, nonprofit corporations and consumer cooperatives in the development of new or substantially rehabilitated housing and related facilities to serve the elderly, physically handicapped, developmentally disabled or chronically mentally ill adults."¹⁶ There are currently 50 participants in Section 202 Elderly program at the LULAC-Oak Hill facility. Currently, the fifty residents consist of 26 Anglo, 23 Hispanic, and 1 African-American.¹⁷

SECTION 202 units in COLLEGE STATION

LULAC- Oak Hill	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	Total
	50	0	0	0	50

Source: LULAC-Oak Hill

In Bryan, there is one Section 202 Housing Program, Crestview Apartments, for low income elderly and disabled. These apartments offer a variety of supportive programs, including one meal per day, social and recreational activities, transportation, and a health clinic. There are 138 one-bedroom apartments and 6 two-bedroom apartments with a current occupancy rate of 97 and 41% respectively for Terrace (100 units) and Place (44 units) Apartments. A new building called Unity has 63 units with 18 vacancies.

¹⁶ www.hudclips.com

¹⁷ LULAC-Oakhill facility

4. Section 236 Housing

According to the National Housing Act, Section 236 provides HUD the ability to allocate funding for mortgage loan insurance and mortgage interest reduction payments for multi-family developments.¹⁸ Southgate Village had been the only facility to receive Section 236 assistance, but it has since been sold. The new owners remodeled and they now have 200 units with a 3% vacancy rate and will continue with Section 8. Currently they have 528 occupants, with 416 black, 111 white, and 1 Asian (70 Hispanic and 457 non-Hispanic).

5. Low Income Housing Tax Credit (LIHTC)

The LIHTC program is a federally funded manner of stimulating construction and rehabilitation of affordable housing by reducing federal income tax liability. The Texas Department of Housing and Community Affairs (TDHCA) to qualifying residential developments awards tax credits on a project by project basis. According to the TDHCA, in order to qualify for tax credits, proposed residential developments must "involve new construction or undergo substantial rehabilitation of residential units (at least \$6,000/unit)." The City of College Station has eight residential developments and Bryan has seven that have received low income housing tax credits, Bond Property and Home Rental units.²⁰

College Station Recipient of LIHTC, Bond Property and/or AHDP

Name	Address	Units	Low Income Units
Cedar Creek Condos	1000 E. University, CS	67	25
Heritage at Dartmouth	2518 Dartmouth, CS	96	96
The Haven	2500 Dartmouth, CS	24	24
Santour Court	14 Santour Court St., CS	16	16
Southgate Village Apts	134 Luther St., CS	200	200
Terrace Pines	819 Krenek Tap Rd., CS	100	81
Villas of Rock Prairie	100 Mortier Dr., CS	128	88
Windsor Pointe Town Homes	2500 Central Park Ln., CS	192	192

Source: Texas Department of Housing and Community Affairs, Monitoring Data Services, Inc. and apartment management

Bryan Recipient of LIHTC, Bond Property and/or AHDP

Name	Address	Units	Low Income Units
Emerald Park Apts	200 Rebecca Ln., Bryan	65	42
Saddlewood Club	3625 Wellborn, Bryan	232	232
Forest Park Apts	Sandy Point Rd., Bryan	140	119
Avalon	3200 Finfeather Rd., Bryan	145	27
Sterling Park Square	Sterling Park Square, Bryan	14	14
Mid Towne Apts	1301 Prairie Rd., Bryan	148	141
Oak Creek Condos	2320 Jaguar Dr., Bryan	40	20

Source: Texas Department of Housing and Community Affairs, Monitoring Data Services, Inc. and apartment management

Bryan also has several housing properties that are under the Affordable Housing Disposition Program (AHDP) through the Federal Deposit Insurance Corporation (FDIC), formerly through the Resolution Trust Corporation (RTC). These units include: Avalon, 27 low income units, 3200 Finfeather; and Oak Creek Condominiums, 12 low income and 8 very low income units, 2320 Jaguar Drive.

C. Sub-section 91.210(b)(2)(e)-Homeless Facilities

History of Brazos Valley Coalition for the Homeless and Continuum of Care Process

During the last fourteen years several area agencies and both the Cities of Bryan and College Station have worked together to more accurately estimate the gaps analysis for the homeless. A summary of that work includes:

- A working session conducted by BVCH to update the gaps analysis from 2001. Each agency serving the homeless received an information packet prior to the workshop. This packet directed agencies through a preliminary data gathering process to update the statistics used in the gaps analysis process. Based on the results of the gaps analysis update, utilizing the consultant from Enterprise Foundation and minutes from BVCH meetings, priorities and gaps were re-established;

- In April 2001 an additional workshop was held to strengthen and streamline the Continuum of Care system using feedback from HUD on the 2000 Continuum of Care application and from the Enterprise Foundation;
- BVCH conducted a homeless survey again in February 2002 that incorporated several Homeless Coalition planning meetings between November 2001 and February 2002. Analysis from this survey and gaps analysis worksheets sent to emergency shelter and supportive services providers assisted in the results of the 2002 gaps analysis update;
- On April 1, 2004 the BVCH completed another point in time survey after several planning sessions beginning in September 2003. Analysis from this survey, gaps analysis surveys sent to homeless shelters and a discussion of the data at the July Homeless Coalition meeting assisted in the results of the 2004 gaps analysis update, reported in prior CAPs. In addition, The BVCH did their first point in time only count in January 2005, a survey and count in April 2006, another point in time count in January 2007 and a point in time count in January 2009. Unmet housing needs were agreed upon by the BVCH after a phone survey was conducted polling agencies staff for their opinion of unmet needs that exist within their target population. As recommended by Martha R. Burt and Carol Wilkins in the CSH publication, “Estimating the Need”, (www.csh.org), the BVCH chose to use a method that combined the Use of Expert Opinions by Emergency Shelter staff, Transitional Housing staff and direct care workers during the course of a year with a Review of Personal Characteristics.

Current BVCH and Continuum of Care Process

Information for the 2010 Table 1A (pg. 126) was obtained through a planned process in conjunction with the BVCH and based upon historical data, surveys, and the knowledge of the many different providers’ staff. The City, as part of the BVCH worked closely with coalition members to conduct a point in time count for sheltered and unsheltered homeless, subpopulation groups, and identify gaps and needs for housing and supportive services. This “Shelter & Housing Inventory Point-In-Time” count was conducted on January 22, 2009 and included an update of the current emergency, transitional housing and permanent supportive housing inventory (see attached) continuum of care inventory, as well as those under development. Specifically, the definitions used for survey purposes were: 1) Emergency Shelter: Buildings designed to house persons experiencing homelessness and 2) Transitional Housing: Temporary and transitional housing programs for persons experiencing homelessness and which may include supportive services. The response rate was 100% for all categories. Further, homeless subpopulations were tallied for “sheltered” persons in each category. In addition, for unsheltered persons, a further attempt was made to indicate the name of the person and identify the person’s “usual geographic location”. The next homeless count is planned for January 2011. The Brazos Valley Homeless Coalition will be hosting several meetings to develop their plan for this count in the 2010-2011 program year. Quarterly meetings were held November 12, 2009, March 11, 2010, April 12, 2010 and July 8, 2010. Preparations for the upcoming changes on HUD’s definition of homelessness (HEARTH definition of Homelessness), as well as ensuring the continuum of care provides for HUD’s responsibilities for the homeless management information system (HMIS) were primary topics for these meetings.

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

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

The Brazos Valley Coalition for the Homeless (BVCH) continues to meet and partner with local agencies to assist in better coordination of homeless services, including transitional housing, emergency housing, permanent housing, and supportive services. The Coalition met 5 times in the current program year. Priority housing homeless issues are as follows: 1) permanent supportive housing, 2) permanent affordable housing and 3) transitional shelter and supportive services. The BVCH holds regular meetings quarterly. Committee meetings are held every other month or on an as needed basis. A continued emphasis has been to concentrate on goals to eliminate chronic homeless as well as general population homelessness. Continuum of Care 2010- the Coalition will continue with quarterly meetings, apply for continuum of Care funds and work towards the new implementation of HEARTH.

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

Chronic Homelessness Steps

Specific homeless strategies are included in the City of Bryan's 2010-2014 Five-Year Consolidated Plan, Sub-Section 91.215c Homelessness (pgs. 86-94). In addition, the City, as part of the Continuum of Care, through the Brazos Valley Coalition for the Homeless, worked with participating housing and supportive service agencies to develop a plan for action steps to end chronic homelessness. Historically, steps taken include:

- **Strategy and Program Development, 2003-2004:** In 2003-2004, the BVCH developed strategies and programs for eliminating chronic homelessness in the Brazos Valley Region. Identifying local trends in chronic homelessness and developing a plan to end chronic homelessness in local communities were identified as high priorities for the Brazos Valley Region Continuum of Care. The Coalition added an End Chronic Homelessness Committee to develop and plan the strategy. Research included review of developed plans to end chronic homelessness from other localities. An evaluation of local trends common among this area's chronically homeless population was also compiled. A detailed plan was developed, presented to the BVCH and incorporated into the Continuum of Care process. The homeless survey instrument was amended to include additional questions related to issues of chronic homelessness and related trends.
- **Jail Diversion Plan, 2004:** During 2004, a series of meetings were held as MHMR Authority of Brazos Valley convened a region-wide effort to develop a local "Jail Diversion Plan", a key component of the plan included efforts to prevent homelessness for persons experiencing mental illness during the process. As persons with mental illness can often end up chronically homeless, particularly when resources for mental health services have continued to shrink, this effort has been viewed as particularly relevant in efforts to prevent chronic homelessness. The program was funded by CDBG for two program years. For the next 5 year period, the City will continue to provide technical assistance to MHMR to identify how the program may continue, since the program recently learned that the State will discontinue funding.

- Point-in-Time Homeless Count, 2005: In January 2005, a point in time count was conducted by the BVCH included questions to further help surveyors identify chronically homeless individuals. Coalition meetings continue to be held on a quarterly basis, with committee meetings held every other month or as determined necessary.
- Implementation of HMIS, 2005: HMIS was implemented by Twin City Mission, a BVCH partner through a CoC HUD grant, in order to assist with tracking/trending data of persons who are chronically homeless by participating CoC grant recipients.
- Point in Time Survey, April 2006: April 2006 a point in time survey and count was conducted. Gaps analysis updated through the BVCH.
- Homeless Survey, 2007: In 2007 a homeless survey was done and the members began restructuring the Coalition.
- Continuum of Care Plan, 2008: In 2008, these changes included a formal acceptance of revised by-laws, developing a PowerPoint for members to use to educate the general public, developed a website and working on a newsletter. Special emphasis was placed on including representatives from all geographic areas. In the Appendix-E is the updated BVCH continuum of care 10 year plan, objectives and actions steps chart along with a chart indicating organizations active in the Coalition (pg.53). These steps indicate the process by which the Coalition will assist persons who have experienced homelessness (chronically or other) to assist them in moving from an emergency type of environment to transitional to permanent housing. The Coalition also will focus on individuals who are homeless as well as those who may be in danger of becoming homeless.
- Continuum of Care 2009 and 2010: In 2009-2010, Coalition members continued to seek information and additional resources through other entities such as the Texas Homeless Network. They will continue to work on updating the Continuum of Care plan to meet the needs of homeless in the Continuum of Care's geographic area. A "Shelter & Housing Inventory Point-In-Time" count was conducted on January 22, 2009 and included an update of the current emergency, transitional housing and permanent supportive housing inventory (see attached) Continuum of Care inventory, as well as those under development. In 2009, 2 new projects were submitted through the Continuum of Care Homeless grant and were not funded. The Coalition anticipates that these projects will be submitted again in 2010 in order to increase the number of permanent supportive homes.
- Expanded Chronic Homeless Facilities: In July 2009, the Twin City Mission closed its current, original location of The Bridge homeless shelter at North Bryan St. in downtown Bryan, where it has been in operation since 1963. It re-opened in a brand new, \$5.5 million, 24,000 square-foot facility located south of downtown on South Randolph Street near 30th Street. The design of the new facility is oriented with a central hub reception area with radiating wings like the spokes of a wheel. This configuration will allow staff to monitor and view each extending corridor. The design also offers an exterior wing, each of which is segregated from the other. This shelter will expand the bed capacity from 64 beds to 112; including 72 beds for men and 26 beds for women and 14 beds for families (7 units). In addition, 12 beds will be designated for chronically homeless men, and 8 for chronically homeless women for long term permanent care. Several rooms are designated for the disabled. Each section has washing machines and dryers, a community area with extended access to a porch, a centralized security entrance, and offices for staff, chapel and increased capacity for their new café.
- Continuum of Care 2010- the Coalition will continue with quarterly meetings, apply for Continuum of Care funds and work towards the new implementation of HEARTH.

D. Sub-Section 91.210(b) (2) (c)-Homeless Services and Facilities

1. Homeless Services Information

Primarily the Brazos Valley Council on Alcohol and Drug Abuse, Brazos Valley United Way's 211, BVCAA, and Project Unity provides information and Referral (I&R) services. These agencies serve as a public service clearinghouse for the Bryan/College Station area and are part of the Area Information and Referral Committee. There is one centralized telephone number across the Brazos County and the six outlying counties to provide quick, single access to all services available to the community's citizens. A comprehensive database of all health and human services is maintained, updated, and readily available to everyone for any type of service. A single Community Resource Directory allows case managers, agency staff, social workers, etc. to have compiled information and resources available to their clients.

¹⁸ www.hud.gov/local/nyn/nynnif236.html

¹⁹ City of College Station Community Development

²⁰ Texas Department of Housing and Community Affairs

2. Housing Facilities and Services

Facilities located in Bryan support College Station residents, and receive financial support from College Station. The majority of housing, public facilities and support services are located in Bryan. The Cities of Bryan and College Station rely on a variety of agencies to provide temporary housing for homeless persons and families. The type of persons it accepts distinguishes each facility. Most of the facilities offering over-night accommodations are located in or adjacent to Bryan's downtown business district. The following is a description of emergency facilities and services that assist homeless individuals and families with children obtained through consultation with the Brazos Valley Coalition for the Homeless and local service providers:

Twin City Mission

Twin City Mission operates four shelter facilities: the Bridge, Phoebe's Home, the Long Term Dorm, and the Women and Family Shelter. Occupants fit into two different groups: long term residents who consider the Mission to be their primary residence, and those in need of emergency or transitional shelter assistance. The Mission's goal is to concentrate efforts into assisting the homeless to gain the job skills and support services necessary to be self-sufficient and productive members of the community. All services are provided at no cost to clients.

Twin City Mission – The Bridge: The Bridge is an emergency shelter that provides approximately 92 beds for single adults and families, with many meeting the definition of Chronically Homeless Persons as defined by HUD. In addition to basic necessities such as food and clothing, The Bridge provides assistance with securing mainstream benefits, life skills, transportation, referral to medical services and other supportive services. The residents of The Bridge are eligible for HUD housing assistance.

Twin City Mission – Phoebe's Home: In addition to referring potential program participants, Phoebe's Home provides comprehensive services for victims of domestic violence. Eligible participants may receive counseling, case management and supportive services and career/vocational assistance. A 24-hour emergency shelter, it can accommodate 45 women and children for up to 30 days. A hotline is also available to anyone suffering from domestic violence. Domestic violence is a significant contributing factor in chronic homelessness, thus comprehensive and targeted services are critical to some participants working to transition to self-sufficiency and permanent housing.

Twin City Mission – STAR (Services to At-Risk Youth): In addition to referring potential program participants, the STAR program provides counseling, summer camp and case management services to at-risk youth, up to ages 17, and their families. These services often assist a family in developing stability and in improving coping skills and decreasing conflict. As well, youth runaways can often be avoided through participation in STAR services. Additional services available through STAR are the Universal Child Abuse Prevention training and Parenting classes. These educational and informational trainings are

designed to provide people with the tools to prevent child abuse from occurring. STAR has a 24-hour hotline for handling crisis situations. This group of services is an additional critical support to project participants.

Twin City Mission Support Services: Twin City Mission Support Services will provide donated clothing and furniture to Transitions project participants as they move into housing units. Often, these items represent a considerable cost to persons moving into a new unit and supplying these items can make a significant difference in their standard of living. In the 2008-2009 fiscal year, Twin City Mission provided services through Phoebe's Home and the Bridge to 1,032 unduplicated clients. They also provided 31,188 pieces of clothing, shoes, linens and household items and 124 pieces of furniture. Currently they have over \$1.1 million dollars in grants and donations to operate current programs and a budget for fiscal year 2009-10 of over \$1.13 million dollars.

Emmanuel Baptist Church

Emmanuel Baptist Church operates Emmanuel Lighthouse Mission (ELM) which is a shelter in Bryan that house homeless single women and women with children. The home can house up to 6 people but capacity varies depending upon the number of related persons and the ability of the residents to coexist. Typical occupancy is 11 total beds. Services include meals for residents, biblical teaching, job search assistance, and financial management classes. The term of residency is determined by a person's willingness to follow facility rules and progress toward independence. ELM is currently in the process of building an additional shelter that will have 4 rooms with possible occupancy of 2 persons per room.

Genesis Corner House is an emergency shelter designed to temporarily house boys and girls ages 6 to 17 who have suffered from abuse and neglect. The facility can house up to 15 children at a time for a period no longer than 90 days. In the past year, the program has served a total of 101 children. The facility can also accept client referrals from Bryan ISD or from directly off the streets, but these children can only be housed for up to 24 hours.

Brazos Valley Council of Governments (BVCOG) contracts with Project Unity to administer a HOPWA grant that provides Direct Emergency Assistance for persons with HIV/AIDS. This includes financial assistance with utilities, mortgage payments and/or rental payments. The goal of the program is to prevent homelessness or to move the homeless back into housing as soon as possible. Clients can receive up to 22 weeks of assistance in any 52-week period. Annual budget is approximately \$76,000.

Mental Health Mental Retardation Authority of Brazos Valley (MHMR):

MHMR operates five group homes for the mentally handicapped in the seven county region, with 2 located in Bryan. All together they assist a total of 18 persons. Three of these homes are coed and two are for males only; all are for individual 18 years and older with mental retardation. MHMR also operates the Life Choices Center, which provides adults with mental retardation with a supervised learning environment, which teaches daily living and safety skills. Currently 59 people participate in this program. They also provide supported housing services as part of their rehabilitation case management which assist clients in building skills to obtain and retain community integrated housing.

Mosaic Homes

Mosaic specifically assists with housing for individuals with intellectual and developmental disabilities. There are two group homes located in the Bryan - College Station area; one in Bryan with 4 residents, one in College Station with 6 clients. The group homes offer 24-hour supervision as well as supportive services for clients.

No Limits International Economic Development Corporation (No Limits), the City's newest CHDO, is a faith-based organization, originated by members of the Brazos Valley Community Church of God and

has served the community since 2007. The organization has so far successfully constructed and sold two homes in West Bryan to low income households.

Save Our Streets (SOS) Ministries

This is a faith based organization which provides six beds for young men, between the ages of 18-35, that are homeless or at risk of being homeless. Services provided by staff include life skills and moral biblical principles. The organization has recently completed a new facility that is able to provide emergency housing for those in need in the event of a catastrophe.

Room For Us All

This organization is a non-profit organization that provides limited emergency shelter by providing funds for hotels and case management services to the homeless. They have plans to build an emergency shelter for families. The organization also provides a food pantry.

3. Support Facilities for the Homeless

Twin City Mission opens their dining room on a daily basis to the areas homeless and hungry population. People can obtain up to three meals a day at no charge. Several organizations seek to ease hunger by providing food to homeless and low-income people. Through The Bridge, Phoebe's Home and the Community Café, Twin City Mission has provided approximately 99,380 meals in the last fiscal year. The **Brazos Valley Food Bank** is the "hub" of an anti-hunger relief network of 52 different agencies, 34 of these in Brazos County, which feed the hungry throughout the Brazos Valley and distributes close to 3 million pounds of food each year. **The Brazos Church Pantry** provides information and referrals along with the groceries and limits its assistance to non-food stamp recipients. People under the age of 65 may access once every three months and people over the age of 65 are screened by Elder-Aid and may access once a month.

Twin City Mission's Housing Services program consists of the Supportive Housing Program (SHP) which provides intensive case management, some client assistance money, food boxes and furniture and household set ups as needed. In addition, the Transitions Housing program consists of the same services as well as tenant-based rental assistance for up to 24 months. The criteria to be considered for both housing programs are that individuals and families must meet HUD's definition of homelessness.

The **Women, Infants, and Children (W.I.C.)** program provides nutrition education and food supplements for low-income children ages 5 and younger and pregnant or postpartum women who are at nutritional risk. They provide food packages, which are adapted for homeless women and children. W.I.C. assists an average of 5,454 women and children per month and has 2 locations in Bryan. Both the **Bryan and College Station Independent School Districts** participate in a program offering free or reduced price breakfasts and lunches to children from low income families. Both communities also have several distribution points for federal surplus food commodities. This program is administered by the **Brazos Valley Community Action Agency (BVCAA)**.

Project Hope is the Homeless Education Program for Bryan ISD that works to ensure that all school-aged children who are experiencing homelessness in Bryan have access to a free and appropriate public education. Project Hope provides students with referrals to resources, case management services, tutoring programs, transportation to school of origin, and works to educate staff, and raise community awareness. This program takes referrals from anyone in the community about a child that is possibly experiencing homelessness, and works alongside the McKinney-Vento Act to eliminate any barriers that hinder students from completing their educational goals.

Brazos Valley Council of Governments operates a Family Self-Sufficiency program which currently has over 100 participants working to become free from government assistance and achieve financial

independence. The program intends to triple in size within the next 3-5 years, which will see a greater number of families become, and stay, self-sufficient.

The Salvation Army will provide case management and emergency utility assistance to those who are potentially homeless through programs originally provided by Brazos County Community Council.

4. Voucher Programs for the Homeless

St. Vincent DePaul provides rental financial assistance for a hotel room to homeless individuals and families on a very limited basis. Twin City Mission provides rental assistance vouchers through their programs and also receives HOME funds from the City of College Station for tenant based rental assistance. Red Cross provides an emergency disaster outreach program for temporarily homeless individuals with food, clothing and three nights of shelter at a local hotel.

Brazos Valley Council of Governments Section 8 Housing Choice Voucher Program provides long-term rental assistance to 1,900 extremely low-income and low-income eligible families in the Brazos Valley region. Approved families pay up to 30% of their monthly housing bill, as long as they stay within the parameters of their contract, and BVCOG covers the rest. The Voucher Program prioritizes their assistance by first serving elderly and disabled households, veterans and veteran spouses, and student households with two years to graduate from college.

5. Public Services for the Homeless

Bryan and College Station provide a variety of health and social services for the homeless including, but not limited to, food, clothing, medical, counseling, and job training. The following charts provide a brief description of the various social service programs:

COUNSELING	
Resources	Services Provided
Aggieland Pregnancy Outreach	Pregnancy counseling
BVCAA- HIV Prevention	Provides testing, education and counseling
Brazos Counseling Association	Family and individual counseling
Brazos County Civil Legal Aid Referral	Helps financially disadvantaged and low income families in civil matters
Brazos County Crisis Pregnancy Service	Counseling/support services for crisis pregnancies
Brazos Valley Health Department- Sexually Transmitted Infection Clinic	Counseling for persons with STDs, including HIV
Sexual Assault Research Center	Provides support to male and female sexual assault survivors, family members and friends
Brazos Valley Council on Alcohol and Substance Abuse	Individual and group counseling services on alcohol and drug abuse
Consumer Credit Counseling Service	Provides budget, debt and housing counseling
Counseling and Conflict Resolution Center	Counseling/conflict resolution services
Day School For The Deaf	Sign language classes and counseling services for the deaf
Dispute Resolution Center	Volunteer trained mediators to resolve conflicts
Family Violence Unit	Provides legal aid and/or referrals to victims of domestic violence
Good Samaritan Pregnancy Services	Pregnancy counseling
Gulf Coast Legal Foundation	Provides legal services for qualified individuals
Hope Pregnancy Center of Brazos Valley	Counseling and supportive services for crisis pregnancies
Lone Star Legal Aid	Provides legal services for low income individuals in civil cases
MHMR of Brazos Valley	Counseling and support services for mentally disabled persons
Planned Parenthood	Counseling and support services for women
Scotty's House	Provides individual counseling and intervention to child victims of physical and sexual abuse and counseling to non-offending family members
TAMU Student Counseling Helpline	Telephone service provides crisis intervention, information, support and referral for TAMU students
TAMU Counseling and Assessment Center	Assessment and therapy services for children, adolescents, adults, couples and families
Twin City Mission – Phoebe's Home	Counseling services for victims of domestic violence
Twin City Mission – STAR Program	Counseling for youth and their families
Veteran's Assistance	Assist servicemen and women and their dependents in processing claims and advisory work

ELDERLY SERVICES	
Resources	Services Provided
AARP	Information, education, community, and member services for seniors over 60
Brazos County Health Department	Free health screening for seniors over 65
Brazos County Senior Center	Socialization, reassurance
Brazos County Senior Citizens Association	Social needs of seniors over 55 and meals
Brazos Transit	Discounted accessible transportation services for Medicaid recipients and seniors over 60
Brazos Valley Alzheimer Association	Supportive services to families of victims of Alzheimer's and related diseases
Elder-Aid- Lena Mae Farris Foundation	I&R, transportation, telephone reassurance, case management for seniors, minor repairs
BVCOG Area Agency on Aging	Telephone reassurance for elderly and homebound persons, ombudsman services, carrier alert program, meals
College Station Senior Health Center/Senior Circle	Medical care, social services, nutrition counseling
Crestview Retirement Community	Subsidized rental housing for elderly
Hospice of Brazos County	Supportive services with terminally ill and their families
Lincoln Recreation Center	Senior social services on a daily basis
LULAC Apartments	Subsidized rental units for elderly/disabled
Retired Senior Volunteer Program	Places senior citizens in volunteer positions with local non-profit agencies
Service Corps of Retired Execs	Volunteer program for senior volunteers
Social Security Administration	SS, SSI, Medicare
St. Joseph's Gold Medallion Club	Assistance with insurance claims, social activities, discounts on other services
Texas Dept. of Human Services Community Care for the Aged	Meals on wheels, home health/homemaker services, transportation, family support, emergency response system

EMPLOYMENT/JOB TRAINING/ADULT EDUCATION SERVICES	
Resources	Services Provided
Adult Learning Center	Literacy program which includes GED preparation, job readiness, and life skills
Barbara Bush Parent Center – CSISD	Supportive programming for parents
Blinn College	Specialized skill training
Brazos Valley Workforce Solutions	Job training and Employment opportunities
Bryan Adult Learning Center	Literacy training
Bryan ISD Vocational Education	Vocational skills training for teens
Charles & Sue's School of Cosmetology	Cosmetology training/certification
City of College Station – Teen Apprenticeship Program	Provide at-risk low-income teens with job mentoring/skills training
Goodwill Industries	Rehabilitation services and employment for disadvantaged persons
Job Corps-BVCAA	Vocational and educational training
Junction 5-0-5	Job training for mentally and physically handicapped
MHMR – Life Choice Center	Sheltered workshop for mentally disabled individuals, provides training in personal/social adjustment and sheltered work production
Bryan ISD Options for Young Parents	Supportive services for young parents
Project Unity – Self-Sufficient Worker's Achievement Training	Supportive services for clients who are enrolled in job training programs
Room For Us All	Provides assistance with resume preparation, job searching, work clothes, and transportation.
Texas Commission for the Blind	Help blind and visually impaired secure and maintain employment, succeed in school, and live independently
Texas Dept. of Human Services (TDHS) Job Opportunities and Basic Skills (JOBS)	AFDC clients receive assistance in gaining employment through training and support services
Texas Rehabilitation Commission	Rehabilitation for gainful employment
Texas Workforce Commission	Job training and placement

FOOD and CLOTHING	
Resources	Services Provided
Aids Services	Food Pantry
Area Agency on Aging	On-site meals/snacks – Recreational
Barbara Bush Parent Center	Food pantry
Boys & Girls Club	On-site meals/snacks
Brazos Church Pantry	Food pantry & commodities to various church food pantries
Brazos County Red Cross	On-site meals/snacks
Brazos Girls Club	On-site meals/snacks

Resources	Services Provided
Brazos Maternal and Child Health Center	Food pantry
Brazos Valley Food Bank	Food items & commodities to 52 agencies (food pantries, residential facilities, recreation centers, etc.)
Bryan Church of Christ	Food Pantry
Bryan and College Station I.S.D.	Free or reduced breakfast and lunch
Bryan Housing Authority	Food Pantry
BVCAA-Meals on Wheels	Noon-time meals provided for homebound elderly and low-income disabled
BVCAA-Women, Infants & Children (WIC) Family Health Clinic	Nutritional food supplements for mothers/children
BVCASA	On-site meals/snacks – residential
Emmanuel Lighthouse Mission	On-site meals/snacks – residential
First Baptist Church of College Station	Food pantry
Girl Scouts of America, Bluebonnet Council	On-site meals/snacks – recreational
Hope Pregnancy Center of Brazos Valley	Food Pantry
Lee Chapel United Methodist Church	Food Pantry
Lincoln Center	On-site meals/snacks – recreational
LULAC Oak Hill	On-site meals/snacks – residential
MHMR	Food pantry and on-site meals/snacks- residential
Neal Recreation Center	On-site meals/snacks – recreational
North Bryan Community Center	On-site meals/snacks – recreational
Project Unity	Food pantry and on-site meals/snacks, clothing
Rainbow Room	Food pantry
Room For Us All	Food pantry
Salvation Army	On-site meals/snacks
Save Our Streets Ministries	Food pantry
St. Francis Episcopal Church	Food pantry
St. Vincent de Paul Society	Food pantry
Still Creek Boys & Girls Ranch	On-site meals/snacks – residential
Texas Department of Human Services	Food stamps
Twin City Mission-Housing Services	Food pantry
Twin City Mission – Phoebe’s Home	On-site meals/snacks – residential
Twin City Mission-The Bridge	Three meals per day – residential

HEALTH CARE	
Resources	Services Provided
American Cancer Society	Supportive services for victims of cancer
American Heart Association	Supportive services for heart patients
American Red Cross Blood Services	Blood drives
Brazos County Council on Alcoholism & Substance Abuse	Outreach screening, assessment and referral, community education, substance abuse treatment
Brazos County Health Department	Immunizations, TB, STD, HIV clinics; child health clinic
Brazos County Indigent Health Care (BVCOG)	In/outpatient physician services, lab-work, and medications
Brazos Maternal and Child Health Clinic	Prenatal care
Brazos Valley Rehabilitation Center	Outpatient physical, speech, and occupational therapy services
Bryan-College Station Community Health Center	Total health care for adults and children, medications, dental clinic for Medicaid/insured; nutrition counseling, health education, counseling, research, family planning
Children’s Miracle Network	Funding of health programs for children
CHIP Insurance Program	Affordable health insurance
College Station Medical Center	Emergency and acute health care, diagnostic services, outpatient day surgery, health education material and classes
College Station Senior Health Center	Specializes in health care for elderly
Family Health Clinic	Family health care on a sliding scale, prescription assistance
Family Practice Residency Program	Family health care on a sliding scale
Good Samaritan Pregnancy Services	Pregnancy services, counseling, maternity and baby clothes & supplies
Health-For-All Clinic	Free health care/dental care/medication for indigents
Hope Pregnancy Center	Pregnancy services, counseling, maternity and baby clothes & supplies, parenting classes
Hospice of Brazos Valley	Care for terminally ill individuals and their families
International Loving Touch	Infant massage classes
MHMR A	Mental health/Mental retardation supportive services, counseling, prescription assistance

Resources	Services Provided
Salvation Army	Assistance in paying for prescriptions
Scott and White Clinic	Comprehensive family medical care
St. Joseph's Regional Health Center	Emergency health care regardless of ability to pay; Lifeline emergency response system
St. Joseph's Regional Rehabilitation Center	Physical, occupational, speech therapy
TAMU Student Health Center	Health care for TAMU students
Texas Health and Human Services Commission	Medicaid

HOUSING *

Resources	Services Provided
Arbor on the Brazos	Elderly housing, 24-hour nursing, meals, laundry, housekeeping and medication assistance. Private pay & insurance.
Autumn Woods Apartments	Section 221(d) housing
Bluebonnet House	Elderly housing, 24-hour non-skilled nursing, meals, laundry, housekeeping and medication assistance. Private-pay, insurance, Medicare & Medicaid.
Brazos Red Cross	Emergency assistance with rent/utilities
Brazos Oaks Assisted Living	Elderly Housing. Non-skilled nursing, meals, housekeeping, laundry, medication assistance, transfer and bathing assistance, transportation and social activities. Private-pay only.
Brazos Valley Affordable Housing Corporation (BVCOG CHDO)	Utilizes HOME CHDO funds to provide assistance to low-income homebuyers
Brazos Valley Community Action Agency (CHDO)	Utilizes HOME CHDO funds to provide assistance to low-income homebuyers in College Station only
Brazos Valley Council of Governments Section 8 Housing Choice Voucher Program	Rental assistance for very-low income households
Bryan Housing Authority	Public Housing assistance
Project Unity-AIDS Services of Brazos Valley	Housing assistance for income eligible persons with HIV/AIDS and their families
BVCASA-Trinity Living Center	Residential treatment center
BVCAA-Weatherization	Energy efficient repairs
Carriage Inn	Housing and supportive needs for elderly
Cedar Creek	LIHTC Subsidized rental units
Community Development Divisions in Bryan and College Station	Housing repairs, accessibility, security, homebuyer's assistance, housing replacement, new construction, emergency repairs, repairs for rental units
Crestview Place Apartments Crestview Terrace Apartments Crestview Unity	Elderly Housing. Independent and assisted living, intermediate nursing unit and intensive care nursing unit. Meals, social activities, housekeeping, transportation, laundry. Private pay, HUD subsidized, Medicare & Medicaid.
Crossing Place Apartments	Section 221(d) housing
Dansby House	Elderly Housing. Meals, housekeeping, laundry, transfer and bathing assistance, medication assistance. Private pay, Medicare, Medicaid, and private insurance.
Elder-Aid- Lena Mae Farris Foundation	Provides services to the elderly to improve quality of life; transportation, errands for the homebound, home visits, major/minor home repair, and case management.
Embrace	Rehabilitates housing units for affordable resale
Emmanuel Baptist Church	Shelter to homeless single women and women with children
Genesis Corner House	Temporary housing for children ages 6 to 17
Habitat for Humanity	Homeownership for low-income families
Heritage at Dartmouth Apartments	LIHTC Subsidized rental units
Junction Five-O-Five	Housing assistance for people with disabilities
LULAC Oak Hill Apartments	Section 202 units for elderly/disabled. Social activities, transportation, and home health care services available.
Mosaic	Housing for mentally disabled
MHMR	Group homes for adult mentally retarded
Millican House	Elderly Housing, 24-hour non-skilled nursing, meals, laundry, housekeeping and medication assistance. Private-pay, insurance, Medicare and Medicaid.
No Limits	Utilizes HOME CHDO funds to provide assistance to low-income homebuyers in Bryan only.
Oak Creek Condominiums	Subsidized housing

Resources	Services Provided
Park Place Assisted Living	Housing assistance, meals, transportation, activities for elderly
Salvation Army	Emergency assistance with rent/utilities
Save Our Streets	Shelter for teen-aged/adult males and teen-aged females with gang/drug issues
Sheridan on Anderson Sheridan of Bryan Sheridan on Rock Prairie	Private skilled nursing care facility provides long-term care for elderly residents. Private-pay, insurance, Medicare, Medicaid.
Sherwood Health Care Facility	Private skilled nursing facility provides long-term care and rehabilitation services for elderly residents. Dementia and Alzheimer's unit on-site. Private-pay, insurance, Medicare, Medicaid, VA benefits.
Southgate Apartments	LIHTC and Section 8 Subsidized rental units
St. Joseph's Manor	Private skilled nursing facility provides long-term care and rehabilitation services for elderly residents. Dementia and Alzheimer's unit on-site. Private-pay, insurance, Medicare, Medicaid, VA benefits.
St. Vincent de Paul	Emergency assistance with rent/utilities
Still Creek Boys & Girls Ranch	Permanent home for youth 8-14
Terrace Pines	LIHTC subsidized housing for elderly
The Haven	LIHTC subsidized transitional housing units
Twin City Mission - HOME Partners	Rental assistance for sheltered homeless
Twin City Mission - Phoebe's Home	Shelter for battered women and their children
Twin City Mission – The Bridge	Residential shelter for homeless
Villas of Rock Prairie	LIHTC subsidized rental units
Walden Brooks Estates	Elderly private care housing for independent living. Private-pay
Windsor Point	LIHTC subsidized rental units

CHILD AND YOUTH SERVICES

Resources	Services Provided
Big Brothers, Big Sister of America	Mentoring program for children ages 6 – 15
Boy Scouts of America	Organization for boys
Boys & Girls Club of Brazos Valley	Provides diverse activities that meet interests of all youth
Brazos County Extension Service	Working in areas of agriculture and natural resources and youth development
Brazos County Juvenile Service	Provide accountability of juvenile offenders, monitor juvenile compliance of conditions of probation
Brazos Valley Regional Day School for the Deaf	Educational placement, programming and opportunities for all hearing impaired students
Bryan and College Station Independent School Districts	After school programs, Head-start and Pre-K programs
Bryan ISD – ACE Campus	Alternative learning environment for at-risk teens
Bryan ISD – Even Start	Family literacy program offering adult learning, GED, ESL, parenting, on-site child-care
Bryan ISD – Options for Young Parents	Support services for pregnant or parenting students
Bryan ISD – Special Opportunity School	Addresses student misbehavior in positive partnerships with local law enforcement
Bryan ISD – Champions After School Care	After school care for grades Pre-K through 5 th
BVCAA Child-Care Management Services	Subsidized day-care
Children's Miracle Network	Provides funds for needy children
City of College Station – Teen Court	Teen trials in an environment of their peers
CSISD – Teen Parent Program	Support services for pregnant or parenting students
CSISD – Timber Academy	Alternative learning environment for grades 9-12 to ensure high school graduation
CSISD – Venture Academy	Temporary alternative learning environment for grades 7-12
CSISD/City of College Station – Kid's Klub	After school care for grades K through 6 th
Girls Club of Brazos County	Offers recreational and educational programs and activities for girls
Girls Scouts Service Center	Creates an open and nurturing environment for girls
Head Start - BVCAA	Comprehensive education and social services for children ages 0-5
Lincoln Recreation Center	Recreational and educational activities
MHMR Children's Services	Screening, service coordination, skills training, counseling
MHMR Early Childhood Intervention	Screening, assessment, evaluation and comprehensive services to children ages birth to three years with developmental disability or delay
Neal Child Development Center	Subsidized child-care
Neal Recreation Center	Recreational/gym activities for youth
North Bryan Community Center	Recreational and educational activities

Resources	Services Provided
Save Our Streets	Home for young men and girls, drug and alcohol help, gang intervention and mediation
Scotty's House	Supportive programs for abused children including forensic interviews of child victims of sexual and physical abuse, medical exams, counseling, "Kid Court" program, case tracking and referrals
Still Creek Boys & Girls Ranch	Home for boys and girls ages 8-18
Texas Department of Family & Protective Services	Coordinates foster care for children in protective custody
Twin City Mission—STAR Program	Counseling for youth, assessment services
Voices For Children	Trains and supports volunteers to act as Court Appointed Special Advocates for children under the court's jurisdiction

OTHER GENERAL SUPPORTIVE SERVICES

Resources	Services Provided
Alcoholics Anonymous	Support groups for those desiring to achieve and maintain sobriety
Brazos County	Funding for agencies providing tobacco-related health services
Brazos County Civil Legal Aid	Low-cost legal aid
Brazos Transit Authority	Public transit system
Brazos Valley Council of Governments	Coordination and support for seven-county governmental region
Bryan-College Station Public Library System	Library, internet access
Chaplain Services	Information and outreach services to the Hispanic Community
Children's Miracle Network	Funding for programs/projects for children
City of Bryan- Community Policing	Neighborhood policing activities
City of Bryan – Community Development	Housing rehab, home-buyer's assistance, public service funding, affordable housing development, commercial/economic development
City of College Station – Community Development	Housing rehab, home-buyer's assistance, public service funding, affordable housing development, commercial/economic development
City of College Station – Police Department	Neighborhood policing activities and crime prevention program, noise abatement, residential security inspections, citizen police academies
Junior League of B-CS	Provides volunteers/funding for special public service programs
March of Dimes	Prenatal education and information on birth defects
Project Unity	Collaborative partnerships with agencies; Comprehensive case management/referral;
Special Olympics of Texas – Heart of East Texas	Sports training and competition program for individuals with mental retardation or other mental disabilities
St. Thomas Aquinas Catholic Church	Support for mothers in a crisis pregnancy & prescription assistance
Texas Department of Human Services	Supportive services for low-income
Texas Association of X-Offenders	Support services for felons
Texas Commission for the Blind	Evaluation, rehabilitation teaching, counseling, guidance, referrals, orientation, physical and mental restoration, reader services, technological aids and devices, case management for parents of children with vision problems
Texas Cooperative Extension Service	Youth services, nutritional education, & homeownership education
Texas Department of Family & Protective Services	Receives reports of abuse or neglect of children, neglect and exploitation of elderly, abuse, neglect or serious incidents in child care facilities, and abuse or neglect of Texas MHMR clients
Texas Rehabilitation Commission	Assists people with disabilities to participate in their communities by achieving employment of choice, living as independently as possible and accessing high quality services
Twin City Mission	Programs to assist in gaining and/or maintaining self-sufficiency.
United Way of Brazos Valley	Financial and technical support for agencies

6. Homeless Prevention

The **Salvation Army** and **St. Vincent DePaul** and various churches throughout the area offer emergency assistance for rent and utilities on a limited basis. The Brazos Valley Coalition for the Homeless has as one of its goals to provide education to the 7 county region on potential situations, which may result in homelessness, available resources, and housing opportunities. An intensive effort is being made to involve all 7 counties in the Coalition to increase communications and education for the general public, providers, government entities and the homeless.

E. Sub-section 91.210(b)(2)(d)-Special Needs Services and Facilities

The following is a description of the facilities and services assisting persons who are not homeless but who require supportive housing, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions and persons diagnosed with AIDS and related diseases. Information was obtained through surveys, consultations, and interviews:

1. Supportive Housing for the Elderly and Frail Elderly

- a. **LULAC - Oak Hill**, a Section 202 facility. Located in College Station, the facility features 50 apartment units for elderly ambulatory occupants. Services include rooms, meals, laundry facilities, recreational activities, and scheduled transportation.
- b. **Crestview**, a Section 202 facility, is located in Bryan. The facility currently has 100 units called Terrace Apartments, 44 units called Place Apartments, and 63 units called Unity. The facility provides an independent living environment for the elderly and supportive services. These services include social, recreational, and physical activities, transportation, 1 meal per day, and emergency nursing services.
- c. **Private facilities** include Park Place Assisted Living, 16 units; Brazos Oaks Assisted Living, 16 units; Millican House, 30 units; Walden Brooks Estates offers 180 private residential, independent living apartments with amenities for the elderly, 180 units; Arbor on the Brazos, 30 units; the Bluebonnet House, 39 units; Villas of Rock Prairie, 128 units; and Carriage Inn has 85 units. These facilities provide primarily assisted living in a congregate living environment, with meals, recreational activities, transportation, and limited nursing assistance. Millican House and Arbor on the Brazos both have waiting lists.
- d. **Other- nursing care – The Sheridan on Anderson and Sheridan of Bryan** with 120 and 140 licensed beds respectively provide skilled nursing care in private facilities in College Station. **Sherwood Health Care** in Bryan provides both skilled and moderate care for up to 246 residents. Included in the Sherwood units is a secured Alzheimer’s unit of 32 beds. **Crestview** has 46 licensed skilled nursing beds, 13 licensed assisted living beds, and 23 independent living rooms.
- e. **St. Joseph Manor** has 20 units for the elderly for long term care of Alzheimer’s patients. In addition, the Manor has 44 private skilled nursing care units and 81 units for rehabilitation services for the elderly.
- f. **Elder-Aid** has completed 8 CHDO projects in the last 8 years, adding 11 housing units for the elderly (9 new homes and 3 rehabilitated homes). A ninth project was planned but has been delayed because of title issues. These are one bedroom units, which Elder-Aid rents to elderly. They also provide services to the elderly including transportation, errands for the homebound, home visits, minor house repairs, and case management.
- g. **Embrace** is currently rehabilitating two houses for resale to designated affordable housing clients.

2. Support Facilities for the Elderly and Frail Elderly

- a. **The Texas Department of Human Services** through its **Community Care for the Aged** provides meals on wheels, home health and homemaker services, and transportation, in home and family support and emergency response service. Applicants must be aged or disabled and meet income and resource guidelines.
- b. **The Brazos County Health Department** provides adult health screening free of charge to county residents over the age of sixty-five. Both local hospitals offer programs to assist the elderly. **St. Joseph's Gold Medallion Club** provides discounts for hospitalized patients, social and educational functions for individuals over age 50 for a small annual fee. The hospital also offers a lifeline emergency response system for a monthly fee.
- c. **The Brazos Valley Food Bank Senior Outreach Program** provides supplemental food bags to the 110 most impoverished Meals on Wheels clients for each weekend of the year, as a

- way to fill the nutritional needs of these clients over weekends, when meals are not delivered.
- d. **The Area Agency on Aging** provides a reassurance service in addition to nursing ombudsman services and the carrier alert program. See also Community Care of the Aged and Disabled.
 - e. **The Retired Senior Volunteer Program of the Brazos Valley** places senior citizens in positions of volunteer service with non-profit agencies throughout the Brazos Valley.
 - f. The **Elder-Aid** program provides an information and referral service, as well as transportation assistance which are limited to doctor visits, a telephone buddy contact service, and case management for senior citizens. Elder-Aid also arranges for minor repair work to be done to senior citizens homes.
 - g. **The Cities of Bryan and College Station** through their **Community Development Divisions** provide minor home repairs, residential rehabilitation and optional relocation on a limited basis to existing low-income homeowners residing in substandard housing.
 - h. **The Brazos Valley Community Action Agency's Weatherization Program** can provide for energy efficient rehabilitation/repairs to the homes of low -income elderly or handicapped individuals.
 - i. **Brazos Transit** provides transportation for elderly Medicaid recipients to the doctor and pharmacy. Transportation to other locations is available for a small fee. Buses possess ramps, and "kneeling" capabilities to assist elderly and handicapped persons.
 - j. There are several home health nursing organizations that provide health services to the elderly. These are: 1) **Healthwise Home Health**, provides home health services, physical therapy and personal services, including a program for low to moderate income persons called Provider Service; 2) **Home Instead Senior Care**, provides at home, non-medical caregiver services (private pay); 3) **Interim Health Care** provides nursing services, physical therapy, social services, and occupational therapy, transportation, and assisted living needs (Medicare/Medicaid and private pay); 4) **Daniel Jarvis Home Health Agency** provides home health and nursing care (Medicare and Medicaid and private pay); 5) **St. Joseph Regional Home Health** provides in home health services, social services and physical/speech/photo therapy (Medicare, Medicaid and private pay) and 6) **Texas Home Health of America, LP** provides at home nursing, therapy, aide and specialty care as covered by Medicare.
3. **Supportive Housing for Mentally, Physically, & Developmentally Disabled Persons**
 - a. The **Mental Health Mental Retardation Authority** of Brazos Valley operates five group homes, with two located in Bryan and the others located outside the county, for the mentally handicapped aged 18 and over. These are full care facilities providing meals, supervision, and medical and counseling services.
 - b. **Mosaic, formerly Martin Luther Homes** is an intensive care facility serving 10 persons with developmental disabilities. They currently have 2 group homes to assist clients.
 - c. **St. Joseph Rehabilitation Center** offers a 31 bed inpatient rehab unit, an outpatient rehab center, occupational health program, and aquatic rehabilitation center. Some of their services include Feeling Fit Geriatric fitness program, intervention pain management program, Parkinson Disease Support Group and Stroke Management Support Group.
 4. **Support Facilities for the Mentally, Physically, and Developmentally Disabled**
 - a. The **Mental Health Mental Retardation Authority** of the Brazos Valley operates the **Life Choice Center**, which provides mentally disabled adults with a supervised work environment during daytime hours. Emphasis is placed on personal and social adjustment and workplace productivity. Currently, 59 people participate in this program. They also have a program, which focuses on placing people into employment opportunities in the community
 - b. **Junction 5-0-5** operates several programs providing disabled and severely disabled adults

with job coaching and an opportunity to be placed in the community as an employee of an existing business, work on the Agency's recycling team, or in the landscape maintenance division. Participants receive wages.

- c. **Goodwill Industries** employs approximately 25 disabled and disadvantaged persons in their donation collection and resale operations. Persons receive "work habit training," a training rate of wages and placement into the community workforce after 6 to 9 months of training.
- d. **The Brazos Valley Rehabilitation Center** provides physical therapy, audiology, occupational therapy, social and psychological testing and counseling, speech therapy, infant stimulation and neuropsychology to Brazos County residents upon a physician's referral. Fees are based on a client's ability to pay.
- e. **The Texas Rehabilitation Commission** provides disabled workers with physical and vocational rehabilitation, independent living services, and medical procedures or equipment necessary to help the person re-enter the work force. **The Texas Commission for the Blind** provides the same type of rehabilitative "back to work" assistance for those who are visually impaired.
- f. Through their **Community Care for the Disabled Program**, the **Texas Department of Human Services** provides meals on wheels, home health care services, transportation, in-home and family support services and emergency response services for the disabled. To participate, clients, must meet income/resource guidelines, have difficulty performing functional tasks, or have unmet needs.
- g. **Brazos Transit** operates four vans that are equipped to transport disabled individuals to and from work, medical appointments, pharmacy, and shopping. For those who apply, passes are available at half fare.
- h. The **Mental Health Mental Retardation Authority** of Brazos Valley provides a host of programs and resources including the Early Childhood Intervention Program, case management vocational services, genetic screening and counseling services. They also offer Infant and Children Special Education, outpatient services for medication, respite care services, screening and referral services and substance abuse counseling. They also have home and community services which provide individuals with disabilities access to various resources that allows them to continue to live at home.
- i. The **Brazos Valley Council on Alcohol and Substance Abuse** provides alcohol and drug education free of charge along with information, referrals and counseling. BVCASA currently manages the Trinity Living Center which provides counseling for Texas Department of Corrections inmates convicted of drug abuse.
- j. Both the **Bryan and College Station Independent School Districts** provide special education classes for the handicapped ages five through nineteen.
- k. **The Retarded Citizens Association of Bryan/College Station** advises, informs and aids parents of the mentally retarded, encourages research and public awareness.

5. **Supportive Housing for Persons with AIDS and Related Diseases**

There are no specific housing options available for individuals with AIDS. Most remain in private homes or rental units as long as possible. Area skilled nursing care facilities can accept AIDS patients for residential care provided there is space in the skilled care unit. **St. Joseph's Hospital** as a 501 (c) 3 health care facility that can provide reasonable care to AIDS patients.

Project Unity Special Health Services currently assists persons with AIDS in two specific manners. The first is long-term assistance in the form of rental subsidies, which are based on income. The program is allotted \$279,559 per year from the Ryan White Estate Service Grants, \$76,000 from the HOPWA grant, and \$62,261 from State Services Funds. The other option provides short-term assistance with payment of utilities and rental deposits. The program currently has 13 long term beds and 3 short term beds.

6. Supportive Facilities for Persons with AIDS and related Diseases

- a. The **Brazos Valley Community Action Agency** administers a state HIV prevention program that provides counseling, testing, and referrals for HIV and syphilis. The program provides free HIV and syphilis testing, education and risk reduction counseling to clients to reduce the risk of acquiring and/or transmitting HIV, and for clients needing assistance, referrals are made for social, medical, educational, and other services.
- b. **Project Unity Special Health Services** provides case management, transportation including ambulance, dental, emergency medical services, doctor visits, insurance, insurance deductibles, prescriptions, other general medical assistance, food and mental health.
- c. **The Brazos County Health Department** provides AIDS testing and counseling on a sliding fee scale.
- d. **Planned Parenthood** provides HIV testing services for \$77 as a blood test and counseling free of charge. Results are usually obtained within 24 hours and counseling is scheduled immediately.
- e. **The Hospice of Brazos County** provides supportive services to persons diagnosed with a terminal illness.
- f. **Texas Department of Human Services** also provides support services for extremely low-income residents with a terminal illness.

F. Sub-Section 91.210(e)-Barriers to Affordable Housing

City of Bryan Land Development Regulations and Affordable Housing

The purpose of development regulations is to protect the health, safety and welfare of the public. In determining strategies to promote affordable housing an effective balance must be established between protecting other societal and environmental goals and achieving housing affordability. *In analyzing the effects of public policy as potential barriers to affordable housing in Bryan, no significant barriers are found to exist.* In Bryan, construction of new housing or the renovation of existing housing is inexpensive in terms of development and inspection fees, meaning that costs do not inhibit development of affordable units. Development standards are made as accommodating as possible to facilitate the development of both market and affordable residential development.

The City's Development Services Department has analyzed its various development standards to identify any potential barriers to the production or maintenance of affordable housing. Below is a summary of its report including observations related to public policy impact on affordable housing locally.

There is no duplication of local jurisdictions controlling land uses and development within Bryan. Development-related ordinances are adopted and enforced solely by the city of Bryan within its corporate limits. Therefore the development process does not involve multiple and redundant, time-consuming steps that add unnecessarily to housing costs.

- Bryan does not practice inclusionary zoning dictating the inclusion of affordable units in new developments.
- Zoning allows for minimally sized lots which help accommodate the development of affordable housing.
- Regulations (local, state and federal) governing the preservation of historic structures may be a possible barrier to affordable housing, but this is mitigated as much as possible within the confines of the statutory requirements.
- By comparison, the city's development costs are affordable, often less than fee schedules recommended by nationally recognized advisory boards. In example, developers are not charged building impact fees, which can promote affordable development.

The purpose of zoning in Bryan is to regulate physical aspects of developments such as height, bulk, and density of the use of the land and structures thereon to promote the public health, safety and welfare. A solution to the problem of producing affordable housing must be combined with the need for proper regulation to ensure that the City's development standards are maintained. Development-related regulations that might potentially affect affordable housing are reviewed in the following discussion.

Zoning Ordinance

First adopted in December, 1989, Bryan's Zoning Ordinance is based on a system known as Euclidian Zoning; also known as "Building Block" zoning. Typical types of land-use districts in Euclidean zoning are: residential (single-family), residential (multi-family), commercial, and industrial. Uses within each district are usually heavily prescribed to exclude other types of uses (residential districts typically disallow commercial or industrial uses). Some "accessory" or "conditional" uses may be allowed in order to accommodate the needs of the primary uses. Dimensional standards apply to any structures built on lots within each zoning district, and typically take the form of setbacks, height limits, minimum lot sizes, lot coverage limits, and other limitations on the "building envelope". Euclidean zoning is utilized by some municipalities because of its relative effectiveness, ease of implementation (one set of explicit, prescriptive rules), long-established legal precedent, and familiarity to planners and design professionals. Bryan currently has 16 standard zoning classifications, many of which allow residential uses and a variety of housing types as shown in the table below. Bryan does not allow residential uses in the Industrial zoning district to protect residents from any potentially adverse environmental impacts.

<i>Zoning District</i>	<i>Single Detached Dwelling</i>	<i>Multi-Family Dwelling</i>
Agricultural-Open District (A-O)	<input type="checkbox"/>	
Residential District – 7000 (RD-7)	<input type="checkbox"/>	C
Residential District – 5000 (RD-5)	<input type="checkbox"/>	C
Residential – Neighborhood Conservation (R-NC)	<input type="checkbox"/>	C
Multiple-Family District (MF)	<input type="checkbox"/>	<input type="checkbox"/>
Downtown North District (DT-N)		<input type="checkbox"/>
Downtown South District (DT-S)		<input type="checkbox"/>
Downtown Civic District (DT-C)	C	C
South College Business (SC-B)	C	C
South College Residential (SC-R)	<input type="checkbox"/>	C
Office District (C-1)	C	C
Retail District (C-2)	C	C
Commercial District (C-3)	C	C
Industrial District (I)		
Mixed Use Residential District (MU-1)	<input type="checkbox"/>	
Mixed Use District (MU-2)	<input type="checkbox"/>	<input type="checkbox"/>

● - Permitted by-right

C – Permitted only conditionally

In most residential districts, the standard lot size for single-family residential development is 5,000 square feet, except for the RD-7 District, where lots must be a minimum of 5,000 square feet in size. Developers have recognized that downsizing lots and houses is an effective way to reduce costs and make houses more affordable in the current economic climate. Where permitted, single family attached dwelling lots (e.g., townhouses or zero lot line/patio homes) can be smaller than 5,000 square feet.

Bryan does not practice exclusionary zoning. The Zoning Ordinance provides for a variety of housing types through its zoning classifications. The only limitation that can be identified is that of accessory dwellings (sometimes referred to as mother-in-law apartments) within single-family residential zoning districts (RD-5, RD-7, R-NC, MU-1 and SC-R). The Zoning Ordinance allows such apartments in RD-5 with approval of a Conditional Use Permit from the Planning and Zoning Commission. Multi-family dwellings are allowed by right in MF, MU-2, DT-N and DT-S Districts.

Manufactured housing is allowed in MU-1 Districts and in Mobile Home Parks/Manufactured Home Land Lease Communities, which are allowed with Conditional Use Permit in A-O and MU-2 Districts.

Fiscal zoning where zoning is based on the availability of public services also is not a practice in Bryan. Bryan's Zoning Ordinance does not exclude or limit categories of housing based on fiscal impact considerations.

A request to rezone property can be considered and approved through public hearings of the Planning and Zoning Commission and the City Council in approximately 60 days. This time-frame allows the City to comply with all state notification laws regarding zoning hearings.

Bryan does not practice inclusionary zoning whereby developers are required to provide low and moderate income housing within developments. However, in recent years, new subdivision developments have included housing types such as townhomes, multi-family apartments, duplexes, and/or single-family homes on lot sizes as small as 5,000 square feet in area. Developers are not provided density bonuses or any other rewards for providing a range of housing types.

Regulations governing the preservation of historic buildings within a district could possibly have a negative effect with regard to affordable housing. This may come in the form of delays due to the review process of the Historic Landmark Commission and to the added costs of restoring the structure to its original appearance. However, at present, only two such districts exist and one is the commercial downtown. Since most units in the designated Eastside Historic District are already occupied, it is expected that only a few homes may ultimately be influenced or affected by the historic preservation requirements.

Subdivision Ordinance

The primary objective of the Subdivision Ordinance is to ensure that land, once subdivided, will be an asset to the community and will contribute to the health and safety of Bryan's residents. Appropriate subdividing promotes orderly growth and assures that adequate public facilities are provided. This helps guarantee that public rights-of-way, utilities and other City services, all of which create favorable living conditions, will be available to an area when it is developed.

A plat must be reviewed by all necessary city departments and local utility companies and considered and acted upon in public hearing in 30 days from the plat submission deadline date. This streamlined process is advantageous to the developer/builder because unnecessary delays could add to the cost of housing.

Bryan's Subdivision Ordinance does not regulate physical and design characteristics of new housing. The City does require new streets and alleys to be paved. Street rights-of-way for access to the platted lots are dedicated in the land subdivision process. This development cost may be passed on to the consumer.

In addition to street rights-of-way dedication during the platting process developments must provide park land sites, or payments in lieu of land, to serve the residential development. The developer dedicates the land or money and pays for utility lines and the City pays for improvements and maintenance of the park land. Developer costs may be passed on to the consumer.

Within new developments, there are development costs that are normally passed along from the developer to the property owners when the lots are purchased. Some of these costs are:

- street paving, curb, guttering, design and installation
- sidewalks
- alley design and installation (alleys are rarely provided)
- water, sewer and other utility installation fees
- dedication of right-of-way and park land to the City; and
- preparation of drainage plans.

Flood Hazard Area Regulations

The City of Bryan and outlying areas are located on relatively flat land. Therefore, surface drainage water collects in creeks and other natural, low lying areas of land. It is realized that requirements for flood protection and the reduction of flood damage add to the cost of new developments, including new housing developments. However, it is viewed as a necessary protection for life and property.

When dealing with flood hazard areas, there are several requirements (pro-rata fees, fill requirements, evaluation plans, etc.) that add to the cost of new development. These precautions are mandated by the federal government for the City to participate in the National Flood Insurance Program.

During the subdivision process the developer's engineer is required to show floodplain areas on the plat. This may add to the engineering costs of preparing the plat. However, the City does not charge any additional fee for review of plats which contain floodplains.

Rezoning and Subdivision Fees and Charges

Rezoning Costs

- The application fee to rezone property in Bryan is \$300.

Subdivision Fees

- Fees for subdividing property in Bryan is as follows
 - Subdivision review applications:
 - preliminary plan: \$125
 - final plat: \$100
 - re-plat: \$100
 - Plat recording fee (final plats and re-plats): \$58

Other cities charge developers impact fees for new development. Impact fees are fees imposed on a development to help finance the cost of city improvements or services. The developer then passes these charges on to the consumer. Bryan does not charge impact fees.

Building Codes

The 2003 International Residential Code and 2002 National Electrical Code were adopted in April 2005. The City has been sensitive to the impact construction regulations have upon construction costs and should continue to be. However, mandates from the state or federal governments may in some cases leave the City with no choice other than to increase regulations, costs or services or both.

An Adjustments and Appeals Board is appointed by the City Council to rule on interpretations to the regulations. In addition, the City Inspections Division, periodically reviews regulations and makes recommendations to the Board for adoption of regulations including any interim amendments deemed to be beneficial or necessary. The process by which the codes and any subsequent amendments are formulated, approved for recommendation to the City Council and adopted by the City Council into the Municipal Code of Ordinances allows for public review, comment, and input. Public input helps keep regulations safe yet cost effective.

Abatement of Substandard Structures

An owner is afforded several options for abatement including rehabilitation and is advised that if no action is taken within a specified time period a public hearing may be held by the Building Standards Committee to declare the structure a public nuisance and order its removal. Continuances of the time period, sufficient to complete necessary repairs, are granted to any who demonstrate legitimate progress.

Resource Conservation Codes

The City has adopted the 2003 International Residential Code and the International Energy Conservation Code conservation codes. The cost of electricity and natural gas in this area to a residential consumer has been relatively low for many years. Source reduction or recycling has not become a major concern and landfill service charge fees are relatively low. Builders and developers are not faced with excessive costs for managing their construction debris.

Construction Permit Fees

Permit fees are collected by the City for issuing building, electrical, plumbing, and heating and air conditioning permits. The fees collected by the City are generally less than the fee schedules recommended by the nationally recognized advisory boards. The model codes also recommend a plan review fee in addition to a permit fee. The City does not collect a plan review fee.

As a comparison, the City of Bryan uses a single fee schedule based on total square footage of the structure. This fee is for all the required permits. The adjacent City of College Station uses the 2002 Standard Building Valuation Data fee schedule which establishes the valuation of a home at \$67.00 a square foot as the method used to determine the building permit cost. The building, plumbing, mechanical and electrical permit cost is added together for a new home. In Bryan the valuation is \$57.00 a square foot with one permit cost.

Inspections

There is no additional fee for routine inspections associated with a permit.

Property Tax

The property tax rate for the City of Bryan is currently at \$0.6364 per \$100 valuation. The total 2009 tax rate including City, Brazos County, and Bryan Independent School District rates is \$2.4064 per \$100 valuation.

The State of Texas Property Tax Code allows the following tax exemptions:

- for transitional housing
- for charitable organizations improving property for low-income housing
- for elderly homeowners over 65 who are entitled to defer or abate a suit to collect delinquent taxes
- for elderly home owners 65 and over who qualify for an ad valorem tax freeze for school district imposed taxes

SAFE Act

While no local policies were identified as barriers to affordable housing, a new federal policy was identified as a potential barrier. The Secure and Fair Enforcement for Mortgage Licensing Act of 2008 (SAFE Act) is a component of the Housing and Economic Recovery Act of 2008 (HERA, Public Law 110-289), and was passed by congress and signed into law on July 30, 2008. This federal legislation was intended to address perceived nationwide deficiencies in the residential housing market by increasing consumer protection from lender fraud, providing measures for foreclosure prevention, and modernizing the Federal Housing Administration.

Toward this end, the SAFE Act requires states to establish minimum standards for the licensing and registration of state-licensed residential mortgage loan originators (RMLO's), formerly known as mortgage brokers or mortgage bankers. The SAFE Act requires RMLO's to complete at least 20 hours of pre-licensure education courses, and to take annual continuing education courses. The act also requires all RMLO's to undergo FBI background checks and credit checks. In response to the act, the State of Texas passed parallel legislation, the Texas Secure and Fair Enforcement Licensing Act of 2008 (TX SAFE), Finance Code Chapter 180, which will become effective July 31, 2010.

In addition to the likelihood that lender fees will increase sharply as the supply of lenders is significantly reduced by the new regulatory requirements, two other provisions of these related state and federal laws will directly impact housing affordability in the City of Bryan and throughout the state:

Required Licensing of Property Sellers Providing Owner Financing

Sellers of property other than their own residence must now be licensed. Therefore, the availability of financing will be significantly reduced in many situations, including:

- Purchase of affordable properties that are under the minimum loan amount for bank financing - \$50,000 or less in most cases.
- Purchases by credit-challenged borrowers who cannot qualify for financing from institutional lenders.
- Acquisitions utilizing seller-carried second loans which might otherwise make institutional financing possible.
- Owner financing of properties due to lender-required repairs.
- Purchases of manufactured housing.

Requiring Housing Assistance Offices to Maintain Licensed Staff

State and local governments that administer housing programs are now required to comply with SAFE Act licensing requirements. In using federal Community Development Block Grant, HOME Investment Partnerships Program grant, state or federal Neighborhood Stabilization Program funds, or other grant funds, these organizations originate mortgages to directly assist low to moderate client households with the purchase and/or rehabilitate their homes, thereby triggering SAFE Act requirements. Additionally, non-profit agencies that provide mortgage financing may also be required to comply.

Notes and deeds of trust are typically used to preserve required affordability periods. Although state and local government staff members are already required to attend substantial training regarding administration of these grant funds and are closely monitored and audited, both the individual staff members and the government entity must now be licensed. Consequently, there will be significant expenses incurred in order to comply with the Act.

The strain on administrative budgets by the addition of training, travel, and testing expenses could lead to a reduction in service and funding to client households as long term program allocation decisions are made based upon the availability of licensed staff members. Other considerations are expenses related to staff turnover for staff which cannot be licensed under current requirements, and increased salary demands for recruitment and retention of licensed staff members. These provisions will effectively reduce the supply of affordable housing available for purchase, increasing the quantity demanded for rental dwellings, placing upward pressure on rents.

Fair Housing and Impediments to Affordable Housing Choice

No significant fair housing issues or significant impediments to affordable housing or housing choice were observed in review of city ordinances, policies or procedures. Additionally, neither HUD, the Justice Department, nor the City of Bryan reported any findings of housing discrimination or ongoing litigation for the program years 1994-2009.

The Texas Workforce Commission Civil Rights Division did, however, report the settlement in 2008 of one 2003 lawsuit against a local Bryan property owner. Complaints were filed with CRD by tenants and housing advocate, Austin Tenants' Council (ATC). CRD found reasonable cause that discriminatory housing practices existed and filed charges against the owner on behalf of all complainants. The lawsuit also alleged that the defendants violated the Texas Uniform Fraudulent Transfer Act by attempting to transfer real estate to a company operated by family members to hide assets. On December 8, 2008, the 85th Judicial District Court entered a Consent Decree and order dismissing the lawsuit. As part of the dismissal, the owner agreed to pay a settlement to TWC, the plaintiffs and ATC. TWC's portion of settlement proceeds will be used to address fair housing initiatives. The judgment also permanently prohibits the owner from managing rental property.

Other market observations that may impact housing choice is an increase in dwelling unit density which indicates increased housing demand locally. An increase in density could result in increased shelter cost and burden low and moderate income citizens. Occupancy for local apartments in 2008 was 95.8% as compared to the Texas Metro Average of 93.9%, and average rental cost per square foot was \$0.78 as compared to the higher rate of \$0.83 for the Texas Metro Average, demonstrating a more affordable rental market locally, as compared to other Texas markets. Local renters, however, have more cost burden than do owners. 45.6% of renters are cost burdened (spending between 30-50% of income on housing) and 25.1% of renters are severely cost burdened (spending over 50% of income on housing).

Additionally, local single-family housing is less affordable than similar sized university communities in Texas, but is slightly more affordable than the national market. The trend has seen affordability increasing locally. The local Housing Price Index (HPI) compares favorably to the Texas HPI's for 2007 and 2008 - indicating a healthy single-family sales market. However, an elevated inventory in early 2010 may slow increases in home prices – an advantage to new buyers entering the market. Current economic conditions may, however, negate any advantage by reduced incomes and savings.

Locally, very low income disabled extra elderly and low income disabled elderly have significantly higher rates of housing problems, 100% and 89.5%, respectively. Among owners, the category listed as "all other" displays the need. Very low income persons in this category are in great need, 90.8%. 76.2% of extremely low income elderly renters and 77.7% of extremely low income elderly owners have housing problems. Census data shows that large lower income households in Bryan tend to have more housing problems than any other group listed. Of that group, 82.7% of large family renters and 83.0% of large family owners experience significant housing problems.

While a small percentage of the local population, Native American renters show very high housing problems across all three income levels shown (100%, 100%, and 77.8%). In addition, very low income Native American owners (100%) experience elevated housing need. Also a smaller percentage of the population, very low income Asian populations experience extremely high housing problems. Of both owners and renters in this group, 100%, experience severe housing needs. Hispanic owners are the largest minority group experiencing elevated housing need. Among very low income (0-30% MFI) Hispanic owners, 72.1% experience elevated need. Among low income (31-50% MFI) Hispanic owners, 52.9% have housing problems. The highest occurrence of housing problems across all ethnic and racial groups is seen in the extremely low income category. Renters and owners in this income range have higher cost burden than any group. 77.6% are cost burdened and 65.3% are severely cost burdened. Local home construction trends continue to include a high demand for "upper end" housing in the \$200,000-\$300,000 price range. This trend was also identified in the 2005 Housing Market Analysis. This may divert resources from more affordable single-family development, resulting in fewer for the low and moderate-income buyers. Because of this trend, technical assistance and home buyer counseling is being provided by the cities' local agencies. The Bryan Community Development Services Department, College Station's Economic and Community Development Department, Brazos Valley Affordable

Housing Corporation, Habitat for Humanity, Brazos Valley Community Action Agency, EMBRACE, Elder Aid, and the Brazos Valley Coalition for the Homeless continue to work together to streamline policies and procedures for programs assisting lower income home buyers.

Regarding affordable rental units, a large number of HTC (Housing Tax Credit) projects and privately owned properties have been developed within the last several years. High occupancy rates of previous years have moderated for general HTC units, suggesting that adequate numbers of general rental units are available. Elderly HTC rental occupancies remain very high. There are fifteen state subsidized properties in Brazos County, all located in Bryan or College Station, all of which maintain affordable, subsidized units. Additionally, the increased number of market units tends to drive down the average rents, making units more affordable. However, as mentioned above, the local market is experiencing an increased dwelling unit density, suggesting that, while local rents are currently more affordable than the state average, upward pressure on rates may eventually result due to demand.

Special needs housing is a concern as local housing providers have lost funding. The BVCH (Brazos Valley Coalition for the Homeless) is applying for all available HUD Continuum of Care funds and MHMR of the Brazos Valley is also seeking new sources of funds. Local organizations and churches have also established programs to assist these needs. In spite of the funding challenges, assistance for the elderly, disabled, HIV positive, and homeless continue to be provided, including the recent relocation and expansion of the Twin City Mission's homeless shelter – The Bridge. One local CHDO, Elder-Aid, has completed 8 CHDO projects in the last 8 years, adding 11 housing units for the elderly (9 new homes and 3 rehabilitated homes). A ninth project is currently planned. Embrace, another CHDO is currently rehabilitating two houses for resale to designated affordable housing clients. Crestview Retirement Services continues to serve the elderly with a total of 207 units for the elderly. The Haven, an affordable 24-unit rental complex in College Station, provides transitional housing and an on-site case manager to assist tenants as they transition into permanent housing.

The Brazos Valley Council of Governments' (BVCOG) -Housing Choice Voucher Program (HCVP) continues to administer the Family Self-Sufficiency (FSS) program. Depending on funding, the HCVP will provide rental and utility assistance to approximately 1,900 families in Bryan. The Voucher Program prioritizes their assistance by first serving elderly and disabled households, veterans and veteran spouses, and student households with two years to graduate from college. Additionally, the Brazos Valley Affordable Housing Corporation, a non-profit affiliate of the BVCOG, offers several housing programs through the Washington County HOME Consortium that serves seven counties surrounding Brazos with the exception of the city limits of Bryan-College Station, Texas.

Local development expenses are minimal in terms of housing construction and renovation costs. The City will continue to assess its fees and processes to ensure that affordable housing is not hindered and will continue to apply flexibility in zoning and building requirements when appropriate. While no significant impediments to Fair Housing have been identified, the City will continue to solicit input from the public and other housing advocacy groups to enhance the housing options and opportunities for its lower income citizens. Goals will include collaborative efforts with private and public entities so that resources can be leveraged and benefits maximized.

The City of Bryan has adopted a Fair Housing Ordinance and has prepared an Analysis of Impediments. Information on access to these documents is given below. State and Federal Fair Housing materials are routinely made available to citizens at the public hearings. The City also complies with state law in purchasing and contracting actions, including but not limited to, historically underutilized businesses (HUB) and Women and Minority Business Enterprises (WMBE) to assure the inclusion of minority owned businesses that may assist in providing affordable housing under the HOME program or other Federal housing requirements.

The city recognizes that being proactive, in terms of education, outreach and program assistance, is most effective in the promotion of fair housing. The City, in conjunction with other appropriate public and private entities, will advance fair housing locally. Technical assistance from HUD's Fair Housing Office will be accessed and ongoing reviews and updates will be made to the City's Analysis of Impediments to Fair Housing. This year the City held one public hearing, June 24, 2010 on Fair Housing and another public hearing on June 24, 2010 on the Affirmative Marketing Plan and Fair Housing. No complaints were received during the hearings or during the 30-day review comment phase of the 2010 Consolidated Action Plan. The City also participates in Fair Housing Focus Group meetings sponsored by the BVCOG.

Finally, Community Development Services staff participates on a Site Development Review Committee that identifies obstacles and explores ways to enhance opportunities for all development, to include infill housing development and other affordable housing opportunities. Community Development Services staff has developed, in conjunction with other city staff, local contractors, realtors, the BUILD program to identify tax-foreclosed lots within the City which can be sold to developers of affordable housing.

Analysis of Impediments to Housing Choice and 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. Additionally, no significant impediments to housing choice were found to exist which were created by City of Bryan policies and procedures. 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.

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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. Following is a summary of the city's current Analysis of Impediments.

Summary of the City of Bryan's Analysis of Impediments (AI) to Fair Housing

This Analysis updates the AI to coincide with the city's 2010-2014 Consolidated Plan and was performed in order to satisfy the requirements of 24 CFR 91.225(a)(1). Fair housing protections are ensured by Federal, state, and local statutes, ordinances, regulations, guidelines, and executive orders. No person shall be subjected to discrimination because of race, color, religion, sex, disability, familial status, age, or national origin.

Affirmatively Furthering Fair Housing

As an administrator of federal grants, the City of Bryan is required by Executive Order 12892 to affirmatively further fair housing in the programs and activities within its jurisdiction. The City adopted a Fair Housing Ordinance under Chapter 58, Article II of the City of Bryan Code of Ordinances and conducts an Analysis of Impediments to Fair Housing Choice update every five years to coincide with the 5-Year Consolidated Plan process.

Sources and Methods

The AI utilized data from a variety of sources, to include: the U.S. Census Bureau, the Real Estate Center at Texas A&M University, the local Association of Realtors Multiple Listing Service, the city's Community Development, Geographic Information Systems, and Planning and Development Services Departments, the Brazos County Appraisal District, FFIEC, and the B/CS Economic Development Corporation.

Summary of Observations and Recommendations

This analysis identified the following fair housing observations and related recommendations:

Observations-

- All City of Bryan projects are currently in compliance. No complaints have been filed with the City Attorney's office as of 7/13/2010. The city's policies and guidelines for single-family and multifamily housing are outlined in the Consolidated Plan. A review of the City's policies and guidelines did not reveal any impediments to fair housing choice for any protected class. The City of Bryan funds fair housing activities using CDBG funding, to include:
 - Presentation and dissemination of fair housing material at public meetings.
 - Conducts periodic surveys of the local housing industry and agencies to identify issues involving housing discrimination in the community.
 - Web and print public needs assessment surveys are conducted annually regarding Fair Housing.
 - Participates in the Homebuyer Education Coalition which educates homebuyers about the home buying process, including fair housing.
 - Display of the Fair Housing Poster prominently throughout the Community Development office, and use of the Fair Housing logo on all promotional materials.
- CDS staff reviewed local newspaper real estate sale and rental advertisements for January through June, 2010 and found no discriminatory advertisements. Radio and television was also monitored during this period and narratives and photos were found to be non-discriminatory. Since 2005, no complaints have been made regarding discriminatory advertising.
- A review of homeowner insurers advertising in the Verizon yellow pages found no discriminatory practices. The yellow pages are the predominant advertising medium for local insurance companies.
- No discrimination complaints have been filed against local mortgage lenders. A review of mortgage lender advertising in the Verizon yellow pages found no discriminatory practices.
- While a review of advertising by rental housing providers indicates no overtly discriminatory practices, only a minority of providers utilize the equal housing opportunity logo in their advertising. There is no indication of steering based upon protected class status in the rental housing market in Bryan.
- Regarding home sales, there is no evidence of steering the sales market. The local Regional Association of Realtors conducts regular training programs regarding non-discrimination.
- 19 rental discrimination complaints were filed during the 2005-2009 period. The primary basis for discrimination complaints was disability, family status and race. All cases were found to be without cause, withdrawn, or dismissed.
- Most dilapidated housing is located in low to moderate income areas.
- A review of advertising indicates that local housing providers, lenders, and insurers should be diligent to include fair housing logos and diverse human models, as well as bilingual advertising.
- 100% of all fair housing complaints in the city over the previous five years related to the denial of rental housing.
- The City's 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.
- 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 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.
- While no local policies were identified as barriers to affordable housing, the federal SAFE Act was identified as a potential barrier. This law was passed by congress in 2008 as a component of the Housing and Economic Recovery Act. As a result, it is likely that lender fees will rise and mortgage products become limited due to SAFE requirements, directly impacting housing affordability in the City of Bryan and throughout the state.
- 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.
- Hispanics and Blacks have higher incidences of government insured loan denials due to excessive debt and inadequate collateral, respectively.
- Both Black and Hispanic applicants experience higher refinance loan denial percentages as compared to their respective percentages of the population as a whole. Poor credit history rating remains the primary reason for loan denials for these minority populations.
- Data indicates that both Black and Hispanic applicants for home improvement loans experience high denial rates due, primarily, to poor credit history ratings.

Recommendations-

- Increase fair housing educational and outreach activities to ensure a greater distribution of bilingual materials on the Internet, 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.
- 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.
- Provide outreach to work with local lenders, insurers, and housing providers to ensure non-discrimination in advertising and in providing housing and housing services.
- Local multi-family rental property owners should be encouraged to use and display equal housing logos in printed and broadcast advertising materials.
- The City should review Affirmative Marketing Plans for any local, city assisted Housing Tax Credit developments to ensure that affirmative marketing efforts are being followed.
- Consumer credit counseling and homebuyer education should be a priority in the assistance provided by the city and other local housing assistance providers, and should be affirmatively marketed to minority populations.
- Down-payment and closing costs assistance should continue to be a component of homebuyer programs by the City and local housing assistance agencies serving lower-income homebuyers.
- Personal budgeting and homeowner education should be a priority in the assistance provided by the city and other local housing assistance providers, and should be affirmatively marketed to minority populations.

Actions to Affirmatively Further Fair Housing

Action Taken

1. Posters & Literature continued to be displayed and made available at city office buildings, utility building, and the public library.
2. City staff has monitored all city-sponsored projects for equal access compliance of the Fair Housing Act.
3. City Building Inspection officials have monitored code compliance to Fair Housing and Equal Access Standards.
4. Five Public Hearings were held providing information and requesting public comment on fair housing or related issues during the 2010-2014 fiscal years.

Results

All projects are currently in compliance. The Building Inspections Division has used the Fair Housing Act of 1968 and the 1994 Americans with Disabilities Act as a standard of compliance for plan review and code compliance. The city code prohibits discrimination. No complaints have been filed with the City Attorney's office as of 8/11/2010.

V. Sub-section 91.215 - Strategic Plan

A. Sub-Section 91.215(b)-Affordable Housing

As mentioned previously, the **Priority Needs Summary Table, 2A** (pg.142) details the needs outlined in this section of the Consolidated Plan Final Rule. Priorities for these categories of need were established by the CDAC after reviewing census information. When assigning priorities to these categories, the CDAC considered the number of households in each category, the overall critical nature of each category (analysis of the housing market study and the severity of housing problems and needs), CDS staff comments and recommendations, citizen comments from public hearings, needs assessments, consultations by staff from non-profit and government entities, and the availability of assistance from other local program providers.

- **General priorities for allocating investment geographically within the jurisdiction and among priority need.**

The CDAC has determined not to prioritize housing needs geographically. The **CDBG Target Area** (pg.157) is approximately 49% percent of the City. The CDAC recognizes that very low, low, and moderate income persons live throughout the City, including outside the CDBG target Area in lesser concentrations, and do not want to limit housing assistance on an area-wide basis, but rather on an individual client's income.

Geographic concerns will be considered for funding CDBG housing projects, but the City's goal is to reduce the number of very low, low, and moderate income person concentrations in the City. Therefore, assigning housing priorities on a geographic basis, rather than an individual income basis, is contradictory to this local goal.

- **Basis for assigning the priority.**

Small Related Renter Priority Needs

Of primary concern when assigning priorities in this category, the CDAC considered the number of persons in each category, the critical nature of each category and the availability of other local program assistance. Lower-income families spending over 50% of their income on rent were considered at risk of becoming homeless. Coupled with the percentages of families spending over 30% of their income on rent and the percentages of those families with overcrowding or other housing problems, the CDAC assigned MEDIUM priorities to families in the 30% or below and 50% medium income categories because of the need, balanced with the availability of rental assistance currently funded by local housing assistance providers. Additionally, these two groups had overall high percentages of occurrence in the CHAS category "Percent with any Housing Problem" (83.2%

and 77.5% respectively). Due to a lower percentage in the CHAS housing problem data for families in the 80% medium category and the low numbers of individuals in this category (993 persons compared to a total of 11,452 renters), the committee assigned LOW priorities to this group.

Large Related Renter Priority Needs

Of primary concern when assigning priorities in this category, the CDAC considered the number of persons in each category, the critical nature of each category and the availability of other local program assistance. Families in the 30% or below medium income spending over 50% of their income on rent were considered at risk of becoming homeless. Coupled with the high numbers in the category of persons spending over 50% of their income on rent, the CDAC assigned MEDIUM priorities to all families in these categories because of the need, balanced with the availability of rental assistance from local housing assistance providers. Families in all three income ranges were given a MEDIUM priority due to the numbers of families in this category, the cost burden experienced and the percentage with overcrowding or other housing hold problems (82.6%, 79.0% and 86.4% respectively). Total number of persons represented in the Large Related Renter category is 1,170 (all income levels).

Elderly Renter

Of primary concern when assigning priorities in this category, the CDAC considered the number of persons in each category, the critical nature of each category and the availability of other local program assistance. Elderly families spending over 50% of their income on rent and between 31-50% MFI were considered at risk of becoming homeless. Coupled with the numbers in the category of persons spending over 30% their income on rent and the percentages of overcrowding and other household problems (76.2%, 62.3% and 58.9% respectively) for the three income categories, the CDAC assigned only MEDIUM priorities to all elderly families in these categories due, in part, to the rental assistance programs already in place by other local housing assistance providers. A total of 1060 persons in all renter elderly categories is represented.

All Other Renters

While assigning priorities in this category, the CDAC considered the number of persons in each category, the critical nature of each category and the availability of other local program assistance. After a review of the CHAS data for overcrowding and other household problems, to include cost burden, it was determined that this category was considered at a low risk due to the fact that a substantial percentage of this category consists of college student renters. The CDAC, therefore, assigned a LOW priority to all categories. The total households count for this category (all income levels) equaled 4,874 persons.

Small Related Owners

Of primary concern when assigning priorities in this category, the CDAC considered the number of persons in each category, the critical nature of each category and the lack of availability for other local program assistance. After reviewing CHAS data, it was determined that for owners experiencing cost burden coupled, with the high occurrence of housing difficulties, the HIGH priority ranking was appropriate based on the large numbers of owners experience these difficulties relative to the total owner population in Bryan, and because of limited agency program assistance for these clientele. The CDAC determined that these housing difficulties were especially critical in lieu of the fact that owners experiencing these housing difficulties may also risk foreclosure. Owners who were paying 30% or less of their income toward housing and had less than 50% occurrence of any housing problems were considered MEDIUM priorities. Total number of persons represented in the Small Related Owner category is 5,516 (all income levels).

Large Related Owners

Of primary concern when assigning priorities in this category, the CDAC considered the number of persons in each category, the critical nature of each category and the lack of availability for other local program assistance. After reviewing CHAS data for the two lowest income categories, it was determined that for owners experiencing cost burden coupled, with the high occurrence of housing difficulties, the HIGH priority level was appropriate based on the large numbers of owners experience these difficulties relative to the total owner population in Bryan, and because of limited agency program assistance to this clientele. The CDAC determined that these housing difficulties were especially critical in lieu of the fact that owners experiencing these housing difficulties may also risk foreclosure. Owners in the 50-80% MFI range and having much lower cost burden percentages (36.3%) were considered MEDIUM priorities. Total number of persons (all income levels) represented in the Large Related Owner category is 1,735.

Elderly Owners

Of primary concern when assigning priorities in this category, the CDAC considered the number of persons in each category, the critical nature of each category and the availability of other local program assistance. For owners in the 30% or below and 30-50% income categories, who were spending 30% or more of their income on housing and who experienced a significant percentage of overcrowding or other household problems (over 50%), HIGH priority levels were designated based on the fact that large numbers of owners experience these difficulties relative to the total owner population in Bryan and because of limited agency program assistance to these clientele. A MEDIUM priority was assigned to those having less than a 50% of any housing problem, to include a cost burden. Finally, a LOW priority was assigned to those categories paying less than 30% of their income toward housing and/or had less than 30% experiencing overcrowding or other housing problems. Total number of persons represented in the Elderly Owner category is 3,057 (all income levels).

All Other Owners

Of primary concern when assigning priorities in this category, the CDAC considered the number of persons in each category, the critical nature of each category, including overcrowding, and the availability of other local program assistance. While, as indicated by CHAS data, the occurrence of housing problems in this category is moderate, it is anticipated that this category includes substantial numbers of individuals and other non-related small and large households of college students which are home owners. Some of these households include independent, young adults that are pursuing graduate coursework or that are recent graduates. Therefore, the CDAC determined that a LOW priority was appropriate for owners in this category. Total number of persons represented in the All Other Owner category is 1,714 (all income levels).

Summary

In summary, the CDAC considered a variety of factors in assigning priority levels, to include: income range, cost burden, percent of housing problems, and demographic characteristics of the renter/owner category. Where available, the committee also considered other pertinent information that had the potential to lessen or increase the severity of potential housing needs for a particular population.

- **Obstacles to meeting under-served needs.**

The primary obstacle to meeting these needs is the lack of funding. An average of \$1.1 million annually in CDBG funds cannot support these needs. Other obstacles as determined by needs assessments were approximately one-quarter of the city's respondents had experienced problems with bad credit and inability to get a loan when trying to buy or rent property in the city. 7% of respondents expressed a problem with discrimination. A chi-square analysis indicates that

significantly more than expected respondents experienced problems in buying or renting property due to inability to afford rent/payment, could not get a loan, no money for down-payment, and bad credit.

- **Summary of priorities, specific objectives, description of how funds will be made reasonably available to address need and proposed accomplishments hoped to be achieved.**

Based on the priorities set by the CDAC in **Priority Needs Summary Table** (pg.142) and the primary CDBG Objective, the CDS has developed these affordable housing strategies:

1. *Provide an adequate and affordable supply of rental residential property by providing technical assistance to citizens and through providing assistance to agencies that provide tenant rental assistance.*
2. *To expand the supply of decent, safe and affordable housing through the development of new single family residential property.*
3. *To reduce isolation of income groups by decentralizing housing opportunities and revitalizing deteriorating neighborhoods.*
4. *To expand the supply of decent, safe and affordable housing through the rehabilitation of existing residential property.*
5. *To expand home ownership opportunities for very low, low, and moderate income persons.*
6. *To provide housing and supportive services for special needs populations.*

PRIORITY 1. *Provide an adequate and affordable supply of rental residential property by providing technical assistance to citizens and through providing assistance to agencies that provide tenant rental assistance.*

Investment Plan

Existing vacant or substandard rental units should be rehabilitated, if economically feasible to maximize the supply of decent, affordable housing. Outreach efforts will be continued toward tenants who are in need of receiving housing assistance the through Section 8 Rental Assistance Program, family self-sufficiency programs, and other available rental assistance programs such as Bryan Public Housing Authority, Lulac Oak Hill and Crestview Retirement Community (both HUD 202 properties), Southgate Village Apartments and Housing Tax Credit (HTC) properties, such as the Villas at Rock Prairie, Windsor Pointe, the Heritage at Dartmouth, Forest Park Apartments and Saddlewood Apartments.

Strategy 1.

Technical Assistance

Description:

Technical support to private owner/investors and potential owners of substandard rental properties to be made available to low to moderate income persons for a minimum of ten (10) years, and provide rental assistance as appropriate. Efforts are also directed at increasing energy efficiency and reducing energy costs.

Target Group:

Very low, low, and moderate income renters, small families, large families, homeless, elderly, special need populations.

Outcome

Measurement/

Objective:

Technical support of low income housing tax credits or other applicable incentive programs to private owner/investors or non-profits for one (1)

substandard rental complex one to twenty units (1-20) bi-annually, or two (2) within the next five years, to assist in rehabilitation to standard condition and/or for new construction: outcome/objective codes: decent housing/availability/accessibility.

Strategy 2.

Rental Assistance

Description:

Rental subsidies to eligible very low, low, and moderate income residents

Target Group:

Very low, low, and moderate income renters, elderly, special need populations, homeless, small families and large families

Outcome

Measurement/

Objective:

Maintain and/or increase the number of rental assistance programs through technical assistance which provide rental subsidies to very low and low income residents located within the City by providing technical assistance to agencies who provides these services. Goal of one (1) new rental assistance program for the 5-year period: outcome/objective codes: decent housing/availability/accessibility.

Strategy 3.

New Construction

Description:

Technical support to private nonprofit and for-profit developers and public developers of affordable rental housing

Target Group:

Very low, low, and moderate income, renters, elderly, homeless and special need populations.

Outcome

Measurement/

Objective:

Continue to work to establish strong nonprofits capable of producing new housing by identifying and assisting through the qualifying process a minimum of one (1) new non-profit in becoming CHDO's. Assist a minimum of one (1) private developer in working with TDHCA to receive low income housing tax credits for private development for new construction of affordable housing: outcome/objective codes: decent housing/availability/accessibility.

Geographical Distribution

Local older neighborhoods requiring revitalization may receive special consideration. However, an effort will be made to create affordable housing opportunities for low income and minority persons throughout the City to increase decentralization of low-income neighborhoods. Available transportation modes (i.e., proximity to public transit routes) will be considered to promote livability in the community. See the District transit route map, Appendix-E, and Texas A&M University bus route maps, Appendix-F.

Service Delivery

The CDS Department will provide technical assistance through CDS staff and other appropriate City staff and coordinate the development of new local programs for the rehabilitation of existing rental units and the construction of new affordable multi-family, single family rental property. The Brazos Valley Council of Governments will administer the distribution of the majority of "tenant-based" Section 8 rental assistance within Bryan. In addition Twin City Mission will provide rental vouchers through TDHCA. The city's CIP Planning Committee includes street and sidewalk improvements in their priorities which promotes livability by enhancing and encouraging new construction and redevelopment in neighborhoods.

PRIORITY 2. To expand the supply of decent, safe and affordable housing through the development of new single family residential property.

Investment Plan

The rehabilitation of existing residential structures cannot completely eliminate or control the growing local demand for housing. The production of new residential property needs to increase in order for sales prices and rental rates to significantly decrease. Construction of new affordable single-family detached units should be supported as much as possible, including CDBG/HOME assisted and private development partnerships. The following strategies are proposed to help expand the supply of new affordable residential property to the citizens of Bryan.

Strategy 1.

New Construction

Description: Technical and financial support to private nonprofit and for-profit developers and public developers of affordable housing and acquisition and redevelopment of available single-family parcels and properties.

Target Group: Very low, low, and moderate income, renters, elderly, homeless, first time homebuyers, and special need populations.

Outcome

Measurement/
Objective:

Continue to work with nonprofit and for-profit developers to help initiate new housing production. Provide opportunities for housing developments through support (technical and/or financial) services to a minimum of one (1) developer bi-annually, or two (2) over the next five years to increase housing developments to encourage decentralization of low to moderate income neighborhoods and create impacts on older neighborhoods that could encourage neighborhood stabilization and economic growth: outcome/objective codes: decent housing/availability/accessibility.

Strategy 2.

Acquisition

Description: The acquisition of property to be used for housing to be occupied by low and moderate income persons and/or the acquisition of property located outside designated slum/blight areas. The acquisition is a prerequisite for clearance which will eliminate specific conditions of blight or physical decay on a spot basis. Technical and financial support will be provided to private non-profit and for-profit developers and public developers of affordable housing to acquire affordable property to increase housing stock for targeted population.

Target Group: Affordable properties available for the use of building housing for low and moderate income persons

Outcome

Measurement/
Objective:

Continue to work with nonprofit and for-profit developers to help initiate new housing production. Provide opportunities for housing developments through support (technical and/or financial) services by acquiring property to donate or sell at a reasonable cost, up to two (2) lots annually or ten (10) lots in the 5 year period to increase single owner occupied housing or housing developments to encourage decentralization of low to moderate income neighborhoods and create impacts on older neighborhoods that

could encourage neighborhood stabilization and economic growth:
outcome/objective codes: decent housing/availability/accessibility.

Geographic Distribution

Local older neighborhoods requiring revitalization may receive special consideration. However, an effort will be made to create affordable housing opportunities for low income and minority persons throughout the City. Proximity to available transportation options, like public transit routes, are considered when possible. See the District transit route map, Appendix-E, and Texas A&M University bus route maps, Appendix-F.

Service Delivery

The CDS will provide technical assistance to developers and the development of new local programs, such as the newly proposed clearance and acquisition programs for the construction of new affordable single family residential property. Additionally, the CIP Planning Committee includes infrastructure improvements, like street and sidewalk, to promote livability which encourages new construction and redevelopment in neighborhoods.

PRIORITY 3. To reduce isolation of income groups by decentralizing housing opportunities and revitalizing deteriorating neighborhoods.

Investment Plan

A high priority is assigned to conserving and improving the quality of the existing structures. The intent is to avoid problems associated with an aging housing stock by being proactive in rehabilitation and code enforcement. In addition, demolition and replacement of dilapidated owner-occupied structures will continue to be an appropriate approach to neighborhood revitalization. Efforts to encourage and include volunteer labor groups in the revitalization of local neighborhoods will also be continued.

Strategy 1.

Rental Rehabilitation

Description: Technical support to private owner/investors of substandard rental properties to be made available to very low, low, and moderate income persons for a minimum of ten (10) years, and provide rental assistance as appropriate. Efforts are also directed at code enforcement concerns and increasing energy efficiency and reducing energy costs.

Target Group: Very low, low, and moderate- income renters, small families, large families, homeless, elderly, and special need populations

Outcome

Measurement/
Objective: Technical support of low income housing tax credits or other applicable incentive programs to private owner/investors for assistance in building new or rehabilitating one (1) substandard rental units bi-annually, or two (2) within the next five years, to assist in rehabilitation to standard condition and/or for new construction: outcome/objective codes: decent housing/availability/accessibility.

Strategy 2.

Owner-Occupied Rehabilitation and/or Reconstruction

Description: Provide technical and financial support to very low, low, and moderate income homeowners to rehabilitate their properties to standard condition

and provide maintenance training and education for very low, low, and moderate income homeowners. Efforts should also be directed towards increasing residential energy efficiency and the reduction of energy costs.

Target Group: Very low, low, and moderate-income homeowners, elderly homeowners, small low-income families and large low-income families.

Outcome Measurement/Objective: Rehabilitation of two (2) substandard housing units to standard condition annually, or ten (10) over the next five years. If not feasible to rehabilitate, consider reconstruction: outcome/objective codes: decent housing/affordability.

Strategy 3. Minor Home Repair Assistance Program

Description: Technical and financial assistance by providing repairs through for-profit contractors and non-profit housing organizations for very low, low and moderate income families. Efforts are also directed at increasing energy efficiency and reducing energy costs. Assistance also provided to upgrade electrical, plumbing and mechanical needs for eligible clients through the minor housing assistance program.

Target Group: Very low, low, and moderate income residents, social service programs providing assistance to low income residents, elderly, and special need populations.

Outcome Measurement/Objective: Assist with fifteen (15) minor repair (electrical, mechanical, and/or plumbing upgrades) including sweat equity projects per year or seventy-five (75) over the 5 year period: outcome/objective codes: decent housing/affordability.

Strategy 4. Clearance/Demolition

Description: Removal of dilapidated, abandoned and deteriorating structures by spot blight and/or removal of deteriorated structures in order for housing to be build for low and moderate income persons. Provide technical or financial support for citizens regarding structural code enforcement violations to encourage maintenance of houses in compliance with City ordinances and community appearance standards.

Target Group: Areas that are not designated as a slum or blighted area (spot blight) but have abandoned and deteriorating housing structures.

Outcome Measurement/Objective: Demolition of five (5) unoccupied dilapidated structures annually, or twenty-five (25) over the next five years. Provide technical assistance to residents to prevent code violations through the code enforcement staff. Utilize appropriate volunteer organizations to assist in clean-up/clearance projects in neighborhoods when appropriate and provide citizens with information on the demolition program to remove dilapidated and/or blighted structures: outcome/objective codes: decent housing/availability/accessibility.

Strategy 5.

Description:

Acquisition

The acquisition of property to be used to build housing to be occupied by low and moderate income persons and/or the acquisition of property located outside designated slum/blight areas. The acquisition is a prerequisite for clearance which will eliminate specific conditions of blight or physical decay on a spot basis. Technical and financial support will be provided to private non-profit and for-profit developers and public developers of affordable housing to acquire affordable property to increase housing stock for targeted population.

Target Group:

Affordable properties available for the use of building housing for low and moderate income persons.

Outcome

Measurement/

Objective:

Continue to work with non-profit and for-profit developers to help initiate new housing production. Provide opportunities for housing developments through support (technical and/or financial) services by acquiring property to donate or sell at a reasonable cost, 1-2 lots annually or ten (10) lots in the 5 year period to increase single owner occupied housing or housing developments to encourage decentralization of low to moderate income neighborhoods and create impacts on older neighborhoods that could encourage neighborhood stabilization and economic growth: outcome/objective codes: decent housing/availability/accessibility.

Geographical Distribution

Local older neighborhoods requiring revitalization may receive special consideration. However, an effort will be made to create affordable housing opportunities for low income and minority persons throughout the City, thereby reducing isolation of lower income populations and enhancing the livability of the community.

Service Delivery

Bryan's CDS will administer Owner-Occupied Rehabilitation Program, the Clearance/Demolition, Acquisition programs and the development of new local programs for the construction of new affordable single family residential property. CDS will partner with code enforcement to identify areas that need code violation education and partner with other city departments to leverage dollars in older neighborhoods. Program efforts will enhance livability as it integrates affordable housing options throughout the city, linking the lower income populations to additional housing, education and employment opportunities.

PRIORITY 4. To expand the supply of decent, safe and affordable housing through the rehabilitation of existing residential property.

Investment Plan

A high priority is assigned to conserving and improving the quality of the existing structures. The intent is to avoid problems associated with an aging housing stock by being proactive in rehabilitation and code enforcement. In addition, demolition and replacement of dilapidated owner-occupied structures will continue to be an appropriate approach to neighborhood revitalization. Clearance of dilapidate, unoccupied housing structures is also considered a high priority to encourage housing re-development and small business development where appropriate. The acquisition of

cleared vacant lots is an additional high priority to increase housing developments by partnering with private developers. Efforts to encourage and include volunteer labor groups in the revitalization of local neighborhoods will also be continued.

Strategy 1.

Rental Rehabilitation

Description:

Technical support to private owner/investors of substandard rental properties to be made available to very low, low, and moderate income persons for a minimum of ten (10) years, and provide rental assistance as appropriate. Efforts are also directed at increasing energy efficiency and reducing energy costs.

Target Group:

Very low, low, and moderate- income renters, small families, large families, homeless, elderly, special need populations

Outcome

Measurement/
Objective:

Technical support of low income housing tax credits or other applicable incentive programs to private owner/investors for assistance in building new or rehabilitating one (1) substandard rental units bi-annually, or two (2) within the next five years, to assist in rehabilitation to standard condition and/or for new construction: outcome/objective codes: decent housing/availability/accessibility.

Strategy 2.

Owner-Occupied Rehabilitation

Description:

Provide technical and financial support to very low, low, and moderate income homeowners to rehabilitate their properties to standard condition and provide maintenance training and education for very low, low, and moderate income homeowners. Efforts should also be directed towards increasing residential energy efficiency and the reduction of energy costs.

Target Group:

Very low, low, and moderate-income homeowners, elderly homeowners, small low-income families and large low-income families.

Outcome

Measurement/
Objective:

Rehabilitation of three (3) substandard housing units to standard condition annually, or fifth teen (15) over the next five years: outcome/objective codes: decent housing/affordability.

Strategy 3.

Minor Home Repair Assistance Program

Description:

Technical and financial assistance for repairs through for-profit contractors and non-profit housing organizations for very low, low and moderate income families. Efforts are also directed at increasing energy efficiency and reducing energy costs. Assistance also provided to upgrade electrical, plumbing and mechanical needs for eligible clients through the minor housing assistance program.

Target Group:

Very low, low, and moderate income residents, social service programs providing assistance to low income residents, elderly, and special need populations.

Outcome

Measurement/
Objective:

Assist with fifteen (15) minor repair projects, including sweat equity projects, annually including sweat equity projects, or seventy-five (75) over the next five years: outcome/objective codes: decent housing/affordability.

Strategy 4.

Clearance/Demolition

Description:

Removal of dilapidated, abandoned and deteriorating structures by spot blight and/or removal of deteriorated structures in order for housing to be build for low and moderate income persons. Provide technical or financial support for citizens regarding structural code enforcement violations to encourage maintenance of houses in compliance with City ordinances and community appearance standards.

Target Group:

Areas that are not designated as a slum or blighted area (spot blight) but have abandoned and deteriorating housing structures.

Outcome

Measurement/

Objective:

Demolition of five (5) unoccupied dilapidated structures annually, or twenty-five (25) over the next five years. Provide technical assistance to residents to prevent code violations through the code enforcement staff. Utilize appropriate volunteer organizations to assist in clean-up/clearance projects in neighborhoods when appropriate and provide citizens with information on the demolition program to remove dilapidated and/or blighted structures: outcome/objective codes: decent housing/availability/accessibility.

Geographical Distribution

Local older neighborhoods requiring revitalization may receive special consideration. However, an effort will be made to create affordable housing opportunities for low income and minority persons throughout the City. Program efforts will enhance livability by conserving affordable housing in multiple neighborhoods and along a variety of transportation routes. See the District transit route map, Appendix-E, and Texas A&M University bus route maps, Appendix-F.

Service Delivery

Bryan's CDS will administer the Owner-Occupied Rehabilitation Program, the Clearance/Demolition Program and the development of appropriate housing programs for the construction of new affordable single family residential property including acquisition and demolition. The Code Enforcement Program is administered by the Code Enforcement Division and partners with the CDS.

PRIORITY 5. To expand home ownership opportunities for very low, low, and moderate income persons.

Investment Plan

Efforts will also be focused on activities to encourage private investment in affordable housing projects in combination with public funding and support. Affordable housing programs will be initiated with a focus on counseling and assisting homebuyers or rehabilitation borrowers in obtaining financing through private lenders. Local lending institutions continue to support down payment assistance programs targeted at very low and low income residents.

Strategy 1.

Home Buyers Down Payment Assistance Program

Description:

Homebuyer/home-owner counseling and other technical, educational and financial assistance to low and moderate income homebuyers through a variety of services, including and not limited to down payment and closing costs assistance.

Target Group: Very low, low, and moderate-income first-time homebuyers, and large families.

Outcome
Measurement/
Objective: Fifteen (15) first-time homebuyers assisted through down payment assistance annually, or seventy-five (75) over the next five years: outcome/objective codes: decent housing/affordability.

Strategy 2.

Description: **Community Housing Development Organization**
Private non-profit housing organizations providing financial, educational and technical assistance and other affordable housing activities, including the development of new affordable single-family homes, for low income home buyers. Funding for CHDO's is through the required 15% HOME CHDO set-aside, and, optionally, up to 5% of the HOME grant may be used for CHDO operating expenses if a need to increase CHDO capacity is apparent and funding is available. Land and lots may also be provided. CHDOs are encouraged to utilize and leverage volunteer sweat equity and other private funds through a Request for Proposal, competitive allocation process.

Target Group: First-time homebuyers, large families, low-income renters, and low income homeowners.

Outcome
Measurement/
Objective: Work with area non-profits to develop CHDO status (goal of one new CHDO over the 5-year period) and eligible housing programs. Assist existing CHDO's through the project application to fund CHDO projects for the next five years; a minimum of one (1) project approved each year: outcome/objective codes: decent housing/affordability.

Strategy 3.

Description: **Home Maintenance Education and Counseling**
Technical and educational assistance to existing homeowners and prospective new home buyers for related information, including but not limited to home maintenance issues, credit counseling, home buyers information and counseling. Efforts are also directed at increasing energy efficiency and reducing energy costs.

Target Group: First-time home buyers, existing very low, low, and moderate income homeowners, very low, low, and moderate income renters.

Outcome
Measurement/
Objective: Use the existing "Home Maintenance" seminar program to counsel 25 families annually on purchasing and maintaining a home, or 125 over the next 5 years: outcome/objective codes: decent housing/affordability.

Geographical Distribution

Activity will be citywide unless regulations restrict to target areas. This will allow clients the opportunity to identify housing in location that are appropriate to them based on their transportation needs, thereby increasing livability and convenience for those citizens.

Service Delivery

Bryan's CDS staff will operate the programs and coordinate with other local housing providers.

PRIORITY 6. To provide housing and supportive services for special needs populations.

Investment Plan

The need for specialized housing for the elderly is expected based on census projections showing an aging population in the state and nation, and on the likely increase in local rental rates as indicated in the housing analysis. The last five years has continued to see a more coordinated approach to housing the homeless and other special need populations (including, but not limited to female-headed households and renters of dilapidated rental units) between local providers and the two area Cities. Continued collaboration between area providers will increase the availability of housing services for special needs groups. Emphasis is needed in seeking additional funds for facilities and supportive services. Continued emphasis is needed for preventative homelessness programs and self-sufficiency programs.

Strategy 1.

Housing for the Elderly

Description:

Technical and financial assistance to for-profit, non-profit and public organizations to provide specialized housing for the elderly, including but not limited to new construction, acquisition, rehabilitation, expansion of existing programs and rental assistance.

Target Group:

Elderly, very low, low, and moderate income renters, homeless and special need populations.

Outcome

Measurement/
Objective:

Work with existing non-profits to assess market need for elderly housing and investigate ways to develop housing to meet identified needs. One new housing development to meet these needs within the next 5 years: outcome/objective codes: decent housing /availability/access.

Strategy 2.

Programming to Assist At-Risk Populations

Description:

Technical and financial assistance to expand existing programs and services and to encourage innovative new programs to fill in the gaps in housing needs currently not met by the existing delivery system.

Target Group:

Very low, low, and moderate-income renters, female head of households, elderly, and special needs populations.

Outcome

Measurement/
Objective:

Staff will investigate ways to identify gaps in service and promote coordination. Staff will provide technical assistance to local committees and organizations, including the Brazos Valley Coalition for the Homeless, the Affordable Housing Corporation, Housing Voucher Program, Brazos Valley Council of Governments, Project Unity and other applicable housing and supportive services committees. Participate in at least 3 of these committees: outcome/objective codes: decent housing/availability.

Strategy 3.

Housing for Special Need Populations

Description:

Technical and financial assistance to expand existing programs and services and to encourage innovative new programs to fill in the gaps in housing needs currently not being met by the existing delivery system.

Target Group: Very low, low, and moderate income, renters in dilapidated rental housing, elderly, special need populations including large families, battered women, homeless, abused/abandoned children, female-headed households, AIDS victims and first-time home buyers.

Outcome Measurement/Objective: Coordination and expansion of public/private partnerships to increase communication among private and public sectors and among public agencies delivering housing programs. Continue to work with area committees, such as DASH, a local coalition task force to eliminate substandard housing and local information network (Project Unity) to facilitate coordination over the next five years. Attend four (4) meetings per year regarding the coordination of housing and supportive services: outcome/objective codes: decent housing/affordability.

Geographical Distribution

Activity will be citywide unless regulations restrict to target areas.

Service Delivery

Bryan's CDS staff will continue to investigate ways to better meet the affordable housing needs of the elderly in the community through funding existing "sweat equity" non-profit housing groups to assist in rehabilitation of existing homes, seeking funding sources and providing technical support. The City will continue to work with the Brazos Valley Coalition for the Homeless to conduct a bi-annual survey to get a more accurate count of the homeless population. The City of Bryan will assist and coordinate services with the existing local public and non-profit service providers currently serving the "special needs" community through the appropriate established committees. The City will continue support of local community housing coalitions, such as DASH to provide technical assistance as needed.

B. Sub-Section 91.215(c)-Homelessness

- **General priorities for allocating investment geographically within the jurisdiction and among priority needs.**

The CDAC has determined not to prioritize homeless needs geographically. Homeless persons live throughout the City and the CDAC did not want to limit homeless assistance on an area-wide basis, but rather on an individual's needs. The homeless concentration downtown is an artificial creation, because the majority of local shelters are located in or near downtown. This concentration would occur in any area of the City given a similar concentration of homeless facilities.

Geographic concerns will be considered for funding homeless projects and programs, with particular concern for the homeless population's ability to identify and access facilities and programs. But, to limit geographically the City's options would be an unnecessary burden to place on the community when considering programs and projects to assist the homeless population.

- **Basis for assigning the priority.**

With regards to homeless needs, the CDAC assigned a high priority for homeless facilities, noting that even where relatively small numbers of individuals were involved, the homeless situation is still critical in nature. The following is specific information noted by the CDAC during deliberations on specific priority levels and unmet needs:

Family Homeless Needs

Although the new **Table 1A, Homeless and Special Needs Populations (pg.126)**, does not assign priorities to categories, but concentrates on unmet need, the needs assessments conducted by staff

indicates that housing and supportive services for the homeless are considered a high priority, specifically for families. Outreach assessment services and permanent supportive housing was determined to be less critical when considering providers. Permanent supportive housing was also considered to be a need. The CDAC considered the local Section-8 Housing Voucher Assistance Program to be the major provider of permanent supportive housing locally. Other providers of permanent supportive housing include the local MHMR group homes, Twin City Mission, the local retirement and geriatric facilities. The community continues to see an increase in area elderly housing homes with supportive services. These new homes are mainly private pay and unaffordable for the elderly.

Individual Homeless Needs

Although the new Table 1A, Homeless and Special Needs Populations, does not assign priorities to categories, but concentrates on unmet need, the needs assessments conducted by staff indicates that housing and supportive services for the homeless are considered a high priority, specifically for families. With regards to individual homeless needs and the unmet needs as determined in Table 1A, there is also a need for the support of individual homeless needs. Although there has been an increase in shelters that provide families shelters, the committee desired to prioritize the above mentioned family needs over individual needs due in part to the higher number of providers for individuals, relatively speaking, compared to those providing services to homeless families. Currently Twin City Mission has expanded their shelter to include families and Family Promise provides emergency family shelter on a limited basis.

Special Homeless Needs

Although the new Table 1A, Homeless and Special Needs Populations, does not assign priorities to categories, but concentrates on unmet need, the needs assessments conducted by staff indicates that housing and supportive services for the homeless are considered a high priority, specifically for special needs populations. Table 2B indicates a high priority for special needs services such as senior, handicapped, youth and crime/violence programs. Due to the continued increasing need for HIV/AIDS infected individuals, the mentally handicapped, elderly and disabled, transitional shelters for single parents with children and transitional shelters for those being treated for substance addictions, the CDAC determined these special needs categories to require increased attention. Outreach assessment for special needs categories was deemed less critical than those earlier mentioned categories.

Note that the priority listings below are labeled numerically below. These numbers are not meant to indicate levels of priority but rather a means of ordering priorities. **The Priority Needs Summary Table** was used to establish these priorities.

- **Obstacles to meeting under-served needs.**

The primary obstacle to meeting these needs is the lack of funding. An average of \$1.1 million annually in CDBG funds cannot support these needs. Other obstacles to meeting under-served needs as identified through the BVCH Continuum of Care, United Way Community Assessment, Agency Surveys, and provider information include structural, capacity and eligibility barriers:

- Structural barriers were identified as barriers that prohibited access to benefits including:
 - Smaller agencies lack the personnel, resources and capacity to construct and manage permanent supportive housing projects;
 - The complexity and length of benefit applications;
 - Community stigma that reflects a denial of the problem;
 - Need for a more concentrated effort to address discharge policies from institutions that contribute to homelessness; and

- Natural resistance by some persons who are chronically homeless to engage in mainstream shelter and service programs.
- Capacity barriers were identified as barriers that identified inadequate available resources and include lack of funding:
 - Inadequate employment opportunities at a Living Wage;
 - Lack of enough permanent supportive housing in the area;
 - The loss of housing previously available in the area causing a loss of incentive for agencies to pursue new funding (e.g., MHMR Supported Housing/Assisted Living programs, etc.);
 - Smaller agencies lack the personnel, resources and capacity to construct and manage permanent supportive housing projects; and
 - Reduction of previously available services that targeted needs of chronically homeless persons (e.g., mental health, substance abuse, counseling, literacy programs).
- Eligibility barriers were identified as barriers that establish program rules that may not include all individuals who need services including the complexity and length of benefit applications:
 - Reduction of previously available services that targeted needs of chronically homeless persons (e.g., mental health, substance abuse, counseling, literacy programs);
 - Transient nature of the chronically homeless in the Brazos Valley Region makes it difficult to count, outreach to and enroll in services;
 - Lack of effective means for overcoming obstacles related to criminal history, poor credit and poor work history; and
 - Time limits on benefits.
- **Summary of priorities, specific objectives, description of how funds will be reasonably made available to address need and proposed accomplishments hoped to be achieved in quantitative terms.**

Based on the priorities set by the CDAC in *Table 2B, Community Development Needs* (pg. 144), the Primary CDBG Objective, the CDS has developed these homeless strategies:

1. *Help low-income families avoid becoming homeless.*
2. *Reach out to homeless persons and assess their individual needs.*
3. *Address the emergency shelter, transitional and permanent housing needs of homeless persons.*
4. *Help homeless persons make the transition to permanent housing and independent living through assistance (financial and/or technical) to agencies who provide these services.*

PRIORITY 1. *Help low-income families avoid becoming homeless.*

Investment Plan

Existing, vacant, or substandard rental units should be rehabilitated if economically feasible to maximize the supply of decent affordable housing. Funds should be made available to subsidize rents/mortgages on a short-term basis to prevent evictions. Legal assistance should be made available to very low, low, and moderate income individuals, small families, large families, homeless, elderly, and special needs populations who need assistance regarding tenant/landlord disputes, particularly fair housing issues and matters of eviction, when appropriate. Existing rental vouchers or subsidies should be increased, as funds become available through seeking grants and other financial resources. Housing vouchers should be prioritized to address the needs of homeless

and special needs populations higher than the general population to assist with accessing resources quickly.

Strategy 1.

Rental Rehabilitation.

Description:

Technical support to private owners and investors of sub-standard rental properties to be made available to very low, low, and moderate income individuals, and families, for a minimum of ten years, and provide rental assistance as appropriate. Efforts will be made to increase energy efficiency thereby reducing utility bills.

Target Group:

Very low, low, and moderate income renters, small families, large families, homeless, elderly, and special needs populations.

Outcome

Measurement/

Objective:

Technical support of low income housing tax credits or other applicable incentive programs to private owner/investors to assist in new construction or rehabilitation of one (1) substandard rental units bi-annually, or 2 within the next five years, to assist in rehabilitation to standard condition and/or for new construction: outcome/objective codes: decent housing/affordability.

Strategy 2.

Rental/mortgage assistance.

Description:

Subsidies to help defray rent and utility arrearages for families that have received a notice of foreclosure, eviction, or termination of utility services through the appropriate community agencies such as the Brazos Valley Council of Governments for HUD Section 8, Project Unity, and Twin City Mission's rental vouchers.

Target Group:

Very low, low, and moderate-income individuals, small families, large families, homeless, elderly, and special needs populations. Specifically will target families who have difficulty making the required payments because of a sudden, involuntary, reduction in income.

Outcome

Measurement/

Objective:

Maintain or increase the number of units receiving monthly rental subsidies provided to very low, low, and moderate income residents of the City of Bryan by providing technical assistance and/or financial assistance to eligible non-profit providers through the annual Joint Relief Funding Review Committee process and/or staff assistance. Facilitate a coordinated effort between non-profits providing eviction prevention assistance through the participation in the Brazos Valley Coalition for the Homeless meetings, attending 2-4 meetings a year: outcome/objective codes: decent housing/affordability.

Strategy 3.

Coordination of public services, including but not limited to, Legal Assistance

Description:

Coordinated efforts to provide public services that assist in reducing or eliminating homeless including legal assistance involving tenant/landlord disputes, particularly fair housing issues and matters of eviction.

Target Group:

Very low, low, and moderate-income individuals, small families, large families, homeless, elderly, and special needs populations.

Outcome
Measurement/
Objective: Coordination/facilitation of referrals of organizations providing public services, including, but not limited to, legal assistance to very low, low, and moderate income individuals, small families, large families, homeless, elderly, and special needs populations through the area established organizations such as Project Unity, 211, United Way, and other appropriate providers. Continue support of these established information networks to facilitate coordination and increase efficiency over the next five years. Provide assistance, either technical or financial, in the elimination or reduction of homelessness through these agencies for an estimated 100 persons over the next five years: outcome/objective codes: sustainable living/availability.

Geographical Distribution

Activity will be limited to very low, low, and moderate-income individuals, small families, large families, homeless, elderly, and special needs populations. The activities will not be limited geographically. This allows lower income families to identify housing options located near employment, shopping and other designations, thereby promoting convenience and livability.

Service Delivery

The CDS will administer housing technical assistance. Rental subsidy assistance will be provided by the Brazos Valley Council of Governments (BVCOG) housing voucher program and other appropriate community organizations such as Twin City Mission. The CDS staff will provide technical assistance through coordinating with the existing established information networks (Project Unity and United Way) for activities with non-profit assistance to reduce or eliminate homelessness, including but not limited to legal assistance and by participation in the Brazos Valley Coalition for the Homeless.

PRIORITY 2. Reach out to homeless persons and assess their individual needs.

Investment Plan

Promote the support of a day shelter, or other appropriate avenues to assist families and individuals who may need day shelter, by local homeless providers such as Family Promise or MHMR Mary Lake Center. Encourage increased staff capacity of local homeless providers to better serve client needs. Provide assistance in the coordinated effort of identifying and serving our local homeless populations.

Strategy 1.

Provide access to services at all times to the homeless.

Description:

A program which provides intake assessment and intensive case management through, but not limited to, counseling, job training & referrals, personal hygiene needs, personal storage, telephone, etc.

Target Group:

Homeless individuals and families.

Outcome

Measurement/
Objective:

To encourage and/or facilitate the improvement of services provided through technical or financial support to a minimum of one program that provides services primarily to the homeless such as the Housing Services program of Twin City Mission and/or any other established self sufficiency

program to provide self sufficiency to homeless within the next five years. These programs will provide assistance to an estimated 30 persons annually: outcome/objective codes: suitable living environment/availability/accessibility.

Strategy 2.

Increase other funding resources through technical assistance to homeless providers to better provide counseling and assessment to homeless individuals, and families, with regards to available assistance locally.

Description:

Increase collaboration with the private sector and other public service agencies to seek options on grant opportunities through joint efforts for the Homeless Continuum of Care Grant and other grants as appropriate. In addition, to provide one homeless survey bi-annually, through the Brazos Valley Coalition for the Homeless, and to monitor the status of the homeless in the community.

Target Group:

Homeless individuals and families.

Outcome

Measurement/

Objective:

To encourage and/or facilitate an increase in services to the homeless by local homeless providers, including assistance in utilizing and updating an evaluation survey instrument tool to monitor results bi-annually and provide technical assistance in tracking homeless through an established system such as HMIS. One agency will provide HMIS tracking within the next 5 years for Continuum of Care recipients and Emergency Shelter Grant recipients in the local continuum of care geographic area and 30-50 homeless persons will benefit from counseling and assessment annually: outcome/objective codes: suitable living environment/availability/accessibility.

Strategy 3.

Coordinate, through the Brazos Valley Coalition for the Homeless, between appropriate entities (Bryan Police Department, MHMR, etc.) regarding potential referrals of previously unidentified homeless persons to local providers/shelters.

Description:

A network of public service and safety organizations providing information regarding previously unidentified homeless individuals, and families, in need of homeless services. Increase collaboration to provide an avenue to develop a discharge plan for institutions that discharge individuals into homelessness.

Target Group:

Previously unidentified homeless individuals and families.

Outcome

Measurement/

Objective:

To improve awareness of homeless populations and needs to homeless and the general public through identifying and publicizing the different choices of treatment options and availability; improving long-term case management services for persons who are homeless including the chronically homeless; improving the collaboration of other support services such as vocational rehab, physical & mental health treatment, housing skills training, tenant training, life-skills training, etc. Technical or financial support to at least 1 program annually and 30-50 homeless persons will benefit from referrals annually: outcome/objective codes: suitable living environment/availability/ accessibility.

Geographical Distribution

Homeless persons live throughout the community. Therefore, there will not be a geographic priority.

Service Delivery

Encourage expansion of Twin City Mission or other appropriate non-profit entities, to increase the service delivery of their Housing Services program. Increase the capacity of Twin City Mission, or other homeless providers, to provide homeless case management through technical assistance. The CDS will coordinate a network of public service and safety organizations (the Brazos Valley Coalition for the Homeless) to provide information regarding previously unidentified homeless individuals, and families, in need of homeless services.

PRIORITY 3. Address the emergency shelter, transitional and permanent housing needs of homeless persons.

Investment Plan

Promote and facilitate the development of facilities meeting emergency, transitional and permanent housing need for local homeless individuals and families to include individuals, families and those persons with special needs.

Strategy 1. Increase the capacity or number of emergency and transitional shelters for families.

Description: To improve and increase in number emergency and transitional shelters to better meet the emergency, transitional and permanent housing needs of homeless families locally.

Target Group: Homeless families in need of emergency, transitional and permanent shelters.

Outcome Measurement/Objective: Encourage/facilitate through technical or financial assistance the increase in the capacity of local homeless providers to expand shelters to better meet homeless families' needs. Expansion of ten (10) additional spaces for families within the next 5 years: outcome/objective codes: suitable living environment/availability/accessibility

Strategy 2. Increase the capacity or number of emergency, transitional and permanent shelters for persons with special needs.

Description: To improve and/or increase the emergency, transitional and permanent shelters to better serve homeless special needs populations locally.

Target Group: Homeless persons with transitional, emergency and permanent shelter needs who are either elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, and persons with HIV/AIDS and their families.

Outcome Measurement/Objective: Encourage/facilitate through technical or financial assistance, an increase in the capacity of local homeless providers to expand emergency, transitional or permanent housing availability for the homeless to better meet the needs of homeless persons with special needs. Expansion of ten

(10) additional spaces for persons with special needs within the next 5 years: outcome/objective codes: suitable living environment/availability/accessibility.

Strategy 3. ***Increase capacity of permanent supportive housing for persons with special needs.***

Description: Promotion of increased capacity for permanent supportive housing locally to include: handicapped accessible rental units, geriatric care units, supportive units for mentally disabled individuals, and supportive units for persons with HIV/AIDS and their families.

Target Group: Homeless persons with permanent supportive housing needs who are either elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, and persons with HIV/AIDS and their families.

Outcome Measurement/Objective: Encourage/facilitate local developers and homeless providers to work cooperatively in maintaining and developing permanent supportive housing to meet the needs of homeless persons with special needs. Expansion of at least one (1) additional choice for homes for homeless persons with special needs within the next 5 years: outcome/objective codes: suitable living environment/availability/accessibility and decent housing: affordability.

Geographical Distribution

Homeless persons live throughout the community. Therefore, there will not be a geographic priority. However, shelters will be located so that maximum accessibility will be achieved.

Service Delivery

Encourage/facilitate the development of additional emergency, transitional and permanent shelters serving the needs of families and persons with special needs locally. The CDAC will encourage and prioritize proposed projects serving these needs. The City will also coordinate between local homeless providers, such as Twin City Mission, BVCOG Section 8 housing, BISD homeless liaisons, Food Bank, and MHMR, by providing technical assistance where appropriate and available such as the Brazos Valley Coalition for the Homeless, and by reviewing those applications and proposals submitted for CDBG funding consideration or JRFRC consideration.

PRIORITY 4. Help homeless persons make the transition to permanent housing and independent living through assistance (financial and/or technical) to agencies who provide these services.

Investment Plan

Work with local public service providers in assisting local homeless persons to become independent and self sufficient with their housing and living needs.

Strategy 1. ***Provide employment training and counseling to homeless individuals.***

Description: The City will coordinate with homeless provider agencies who work with various employment service providers in marketing those services to homeless persons locally.

Target Group: Unemployed homeless persons.
Outcome
Measurement/
Objective: To help homeless persons become more independent through self-sufficiency programs. Assist 30 homeless persons over the next five years to self sufficiency: outcome/objective codes: suitable living environment/availability/accessibility and decent housing: affordability.

Strategy 2. *Assist homeless persons in acquiring food stamps, Section 8 rental assistance, child-care assistance, and other necessities (i.e. household furnishings).*

Description: The City will encourage coordination between local public service providers in meeting the needs of homeless individuals and families.

Target Group: Homeless persons and families.
Outcome
Measurement/
Objective: To inform 100 homeless persons of various entities providing services beneficial to homeless persons over the next five years through homeless providers, including but not limited to, United Way's 211 I&R services.

Strategy 3. *Provide counseling and financial incentives with regards to home ownership to local homeless persons.*

Description: The City, non-profit organizations, and lenders will coordinate to provide counseling to homeless persons about the home buying process. The City will also organize support and participation from local lenders, developers and existing non-profit groups in launching innovative first time home-buyer programs: outcome/objective codes: suitable living environment/availability/accessibility and decent housing: affordability.

Target Group: Homeless persons and families.
Outcome
Measurement/
Objective: To provide technical assistance to homeless providers who counsel and direct fifteen (15) homeless individuals with regards to goals they need to achieve to eventually become home owners over the next 5 years: outcome/objective codes: suitable living environment/availability/accessibility.

Geographical Distribution

There will be no geographic restrictions on this priority. However, services and programs will be located so as to provide maximum accessibility.

Service Delivery

The City will coordinate with homeless providers in the education of homeless persons about available assistance. The goal is to help homeless persons become more independent through becoming as self-reliant as possible.

C. Sub-Section 91.215(d)-Other Special Needs

- **General priorities for allocating investment geographically within the jurisdiction and among priority needs.**

The CDAC has determined not to prioritize these needs geographically. Persons who are elderly (frail elderly), who have disabilities, who have alcohol or drug addictions, and/or who have

HIV/AIDS live throughout the City and the CDAC did not want to limit assistance on an area-wide basis, but rather on an individual's needs.

Geographic concerns will be considered for funding some projects and programs, with particular concern for the individual's ability to identify and access facilities and programs. Limiting geographically the City's options would be an unnecessary burden to place on the community when considering programs and projects to assist the special needs population.

- **Basis for assigning the priority.**

The CDAC developed the following priorities based on needs assessments, public meetings, surveys, public hearings, Table 1A (pg.126) and Table 2B (pg.144). While these priorities were not particularly described in a table, these priorities were established by cross-referencing these different sections. For a specific description of the individual unmet needs in **Table 1A, Homeless and Special Needs Population** see sub-sections **91.215(b), 91.215(c), & 91.215(e)**.

Note that the priority listings below are labeled numerically. These numbers are not meant to indicate levels of priority but rather a means of ordering priorities.

- **Obstacles to meeting under-served needs.**

The primary obstacle to meeting these needs is the lack of funding. An average of \$1.1 million annually in CDBG funds cannot support all of the stated needs. According to a needs assessment of local providers the following obstacles were identified. A lack of money was the most serious access barrier perceived by 100% of those that provide care. Next, knowledge of services and lack of education were barriers sometimes or always (90% & 88% respectively), followed closely by transportation barriers (85%). Next paperwork and regulations (78%), community apathy (76%), and language differences (73%) were barriers at least some of the time. Number of volunteers available was regarded as the least important of these barriers. Over 60% of providers in the study identified all 8 barriers as significant problems to currently meeting needs.

- **Summary of priorities, specific objectives, description of how funds will be reasonably made available to address need, and proposed accomplishments hoped to be achieved:**

Based on the surveys, questionnaires, needs assessments, focus group meetings, public meetings/public hearings, required consultations and community priorities set by the CDAC and the Primary CDBG Objective, the CDS has developed these strategies:

1. *Assist the elderly and frail elderly with their supportive housing and service needs.*
2. *Assist persons with disabilities (mental, physical, & developmental) with their supportive housing and service needs.*
3. *Assist persons with alcohol and other drug addictions with their service needs.*
4. *Assist persons with HIV/AIDS, and their families, with their supportive housing and service needs.*
5. *Assist public housing residents with their supportive housing and services needs to support achieving self-sufficiency to reduce dependency on federally assisted public housing.*

PRIORITY 1. *Assist the elderly and frail elderly with their supportive housing and service needs.*

Investment Plan

The CDS will assist housing and service providers in locating funding sources for projects that assist the elderly and frail elderly. The CDS will provide support in expanding and enhancing networks which assist the elderly and frail elderly to better provide services to this client group. The CDAC will consider funding programs and projects with CDBG funds on an annual basis.

Strategy 1. *Encourage collaboration between housing providers and elderly service providers.*

Description: Facilitate the expansion of the existing network to coordinate private/public housing providers with service providers to supply supportive housing needs for the elderly and frail elderly.

Target Group: Elderly and frail elderly.

Outcome

Measurement/
Objective: The CDS, in cooperation with service providers, will continue to support maintaining and updating an electronic database as well as hard copy of services, including existing information and a network of providers for the elderly and frail elderly to assist them with their supportive housing needs. The CDS will continue to provide support to the Affordable Housing Corporation and the Brazos Valley Coalition for the Homeless. HOME CHDO funds will be used to complete housing projects with an objective of a minimum 2 projects specifically for the elder or frail elderly in the next five years. In addition technical support will be provided to other area providers, at least two, who seek to increasing housing for the elderly, frail elderly or disabled through a HUD Section 202 project, such as the existing Crestview Apartments (Bryan) or Lulac Apartments (College Station) over the 5 year period. These apartments continue to have a high census and long waiting lists-Outcome/Objective: decent housing: affordability.

Strategy 2. *Assist agencies that provide services to the elderly.*

Description: Help service and housing agencies locate funding for supportive housing for the elderly and frail elderly. The CDAC and/or JRFRC will consider funding such entities with CDBG funds on an annual basis.

Target Group: Elderly and frail elderly.

Outcome

Measurement/
Objective: The CDS will identify resources, and provide information and technical assistance to non-profit and for-profit agencies in order to expand and develop services and housing options for the elderly, frail elderly, and disabled. Providers will be involved in developing the 211 data base, and through the Informational and Referral Committee, and area information networks such as United Way and Project Unity. Assist at least 200 elderly, frail elderly, or disabled with information and referral through the identified networks and community organizations: outcome/objective codes: suitable living environment: availability/accessibility/decent housing: affordability.

Geographical Distribution

Assistance will not be prioritized geographically. All elderly and frail elderly persons in the community will be considered for assistance.

Service Delivery

The CDS will coordinate efforts with United Way and Project Unity to expand the network between housing and service providers. The CDAC will consider funding entities which provide services and housing for the elderly and frail elderly on an annual basis, when funds are available.

PRIORITY 2. Assist persons with disabilities (mental, physical, and developmental) with their supportive housing and service needs.

Investment Plan

The CDS will assist housing and service providers in locating funding sources for projects that assist the disabled. The CDS will provide support in developing networks, which assist the disabled to better provide services to this client group. The CDAC will consider funding programs and projects with CDBG funds on an annual basis.

Strategy 1. Encourage public/private agencies, which provide housing and services to the disabled, to seek funding for supportive housing projects.

Description: Provide technical support to service providers of the disabled in submitting grants and proposals. The CDAC or JRFRC will consider funding such entities with CDBG funds on an annual basis when applications are submitted and funds are available.

Target Group: Persons with disabilities.

Outcome

Measurement/
Objective:

The CDS will identify resources, and provide information and technical assistance to non-profit and for-profit agencies in order to expand and develop services and housing options for persons with disabilities. Provide referrals to at least one (1) agency annually that provides services to persons with disabilities- outcome/objectives: suitable living environment/sustainability.

Strategy 2. Encourage coordination between providers of services and housing for persons with disabilities.

Description: Assist in the facilitation of networking to coordinate private and public housing providers with service providers to provide supportive housing to persons with disabilities through local community boards, Coalitions, and Committees.

Target Group: Persons with disabilities (mental and physical).

Outcome

Measurement/
Objective:

Providers will be involved in continuing the support of an annual Comprehensive Directory of Community Resources over the next five years; it is anticipated that the Directory and the community information networks provided by United Way and Project Unity will service thirty (30) disabled persons. The Brazos Valley Coalition for the Homeless also provides an additional avenue of networking resources for supportive services for housing for homeless and special needs populations such as disabled: outcome/objective codes: decent housing/affordability/suitable living environment/availability/accessibility.

Strategy 3.

Description:

Assist agencies, which provide services to children with disabilities.

Help service and housing agencies locate funding for supportive housing for children with disabilities. The CDAC will consider funding such entities with CDBG funds on an annual basis.

Target Group:

Children with disabilities.

Outcome

Measurement/
Objective:

The CDS will identify resources, and provide information and technical assistance to non-profit and for-profit agencies in order to expand and develop services and housing options for families with a child (children) with disabilities. Providers will be involved in the annual Comprehensive Directory of Community Resources Update, which will be compiled and updated by the Brazos Valley United Way. It is anticipated that the Directory and the community information networks provided by United Way and Project Unity will service thirty (30) disabled children within the 5 year period: outcome/objective codes: decent housing / affordability / suitable living environment/availability /accessibility.

Geographical Distribution

Assistance will not be prioritized geographically. All disabled persons in the community will be considered for assistance.

Service Delivery

The CDS will serve as the facilitator, in conjunction with the Information and Referral Committee, in developing a network between housing and service providers. The CDS will also provide technical assistance, when appropriate to such entities in locating and procuring funding. The CDAC will consider funding entities which provide such services and housing for persons with disabilities on an annual basis through an application process and when funds are available.

PRIORITY 3. Assist persons with alcohol and other drug addictions with their service needs.

Investment Plan

The CDS will assist service providers in locating funding sources for projects that assist persons addicted to alcohol/drugs. The CDAC and/or JRFRC will consider funding programs and projects with CDBG funds on an annual basis through a competitive application process and when funds are available.

Strategy 1.

Assist service providers with providing additional services to persons addicted to drugs and alcohol.

Description:

Provide technical assistance through encouraging service providers to provide detoxification and rehabilitation facilities which would include counseling and medical assistance.

Target Group:

Persons addicted to drugs and alcohol.

Outcome

Measurement/
Objective:

Work with identified community providers to better coordinate efficiency of services through the information network providers through quarterly meetings provided by Project Unity. Provide technical assistance to at least

one (1) agency that provides these services annually: outcome/objective codes: suitable living environment/availability/accessibility.

Geographical Distribution

Assistance will not be prioritized geographically. All persons addicted to drugs/alcohol will be considered for assistance.

Service Delivery

The CDS will assist appropriate local providers such as United Way, Project Unity, BVCASA and others in the coordination and development of facilities/programs designed to assist persons with drug/alcohol addictions. The CDAC and/or JRFRC will consider funding requests for such assistance on an annual basis, through a competitive application process when funds are available.

PRIORITY 4. Assist persons with HIV/AIDS, and their families, with their supportive housing and service needs.

Investment Plan

The CDD will assist housing and service providers in locating funding sources for projects that assist persons with HIV/AIDS. The CDS will provide support in coordinating the expansion and enhancement of services to persons with HIV/AIDS. The CDAC and/or JRFRC will consider funding programs and projects with CDBG funds on an annual basis through a competitive application process and when funds are available.

Strategy 1.

Expand health care services for persons with HIV/AIDS.

Description:

Facilitate/encourage health care providers to enhance and expand services to persons with HIV/AIDS.

Target Group:

Persons with HIV/AIDS.

Outcome

Measurement/

Objective:

Technical assistance will be provided to local agencies who provide services to persons with HIV/AIDS. Through local providers, twenty-five (25) persons will benefit from expanded services and/or access to HIV/AIDS related health care during the 5 year period.

Strategy 2.

Expand supportive housing for persons with HIV/AIDS.

Description:

Encourage/facilitate the development of transitional supportive housing for persons with HIV/AIDS through Project Unity and other appropriate organizations.

Target Group:

Persons with HIV/AIDS.

Outcome

Measurement/

Objective:

The CDS will identify resources, and provide information/technical assistance to non and for-profit agencies in order to expand and develop services and housing options for the persons with HIV/AIDS to meet community needs. Twenty-five (25) persons will benefit from improved services during the 5 year period- outcome/objective codes: decent housing/affordability/ suitable living environment/ availability/ accessibility.

Geographical Distribution

Assistance will not be prioritized geographically. All persons addicted to drugs/alcohol will be considered for assistance. All persons with HIV/AIDS will be considered for assistance.

Service Delivery

Local health care and housing providers, such as Project Unity will provide the assistance. The CDS will serve as the facilitator in encouraging providers of such services to work collaboratively and collectively seek resources. The CDS will also provide technical assistance with respect to the design and construction of emergency, transitional and/or permanent supportive housing. The CDAC and/or JRFRC will consider funding requests for such assistance on an annual basis through a competitive application process and when funds are available.

PRIORITY 5. Assist public housing residents with their supportive housing and service needs to support achieving self-sufficiency to reduce dependency on federally assisted public housing.

Investment Plan

The CDS will provide technical assistance to help PHA residents become self-sufficient. Assistance will include home owner/buyer counseling, coordinating public services to target PHA residents, and economic development assistance to PHA residences that seek to become a business owner. The CDAC and/or JRFRC will consider projects and programs to advance these strategies on an annual basis through a competitive application process and when funds are available.

Strategy 1.

Provide home owner/buyer counseling.

Description:

Provide technical assistance through referrals for counseling to PHA residents, individually and in-groups, on the requirements and expectations of home ownership and purchases.

Target Group:

PHA residents.

Outcome

Measurement/

Objective:

Provide homebuyer information to all PHA residents so they may be aware of options, opportunities and responsibilities. Provide opportunity for group and one-on-one counseling with staff for those that are interested. Provide individual assistance to PHA residents as identified for home counseling. Ten (10) PHA residents will benefit from access to services provided over the 5 year period: outcome/objective codes: decent housing/affordability/suitable living environment/availability/accessibility.

Strategy 2.

Coordinate public service agencies in order to assist residents with their public service needs.

Description:

Provide technical assistance through information and referrals to the Executive Director and/or Resident Initiatives Coordinator so that PHA residents will be aware of local services available and will able to make use of the services.

Target Group:

PHA residents.

Outcome
Measurement/
Objective: Staff to meet with PHA Executive Director or Resident Initiative Coordinator annually to update information, discuss resident needs, identify resources, and plan appropriate means to disseminate information to residents. Three hundred (300) PHA residents will benefit from access to services over the 5 year period: outcome/objective codes: decent housing/affordability/suitable living environment/availability/accessibility.

Strategy 3. *Provide technical assistance to PHA residents wanting to own their own business.*

Description: Assist persons in developing business plans through identifying referrals for sources of capital, and financial counseling.

Target Group: PHA residents.

Outcome
Measurement/
Objective: All PHA residents will be provided an opportunity to access information on business development and resources available locally. Residents will be informed of Small Business Development Center training's and the Brazos Valley Council of Governments Economic Development program; on site workshops arranged for PHA residents as appropriate. Individual counseling, technical assistance and business plan development provided as needed. Ten (10) PHA residents are estimated to benefit from access to services over the 5 year period: outcome/objective codes: decent housing/affordability/suitable living environment/availability/accessibility.

Geographical Distribution

PHA homes are located at five different locations in Bryan. No geographic priority will be established between locations. All PHA residents will be considered for assistance through access to services. To promote livability and access to multiple modes of transportation, The District's public transit bus routes include routes at or near Public Housing Authority locations. See the District transit route map, Appendix-E.

Service Delivery

The CDS will provide the technical assistance in home ownership and buying, as well as, referrals to appropriate resources for prospective business owners. In addition, the BVCOG and the Small Business Development Center will provide economic counseling for potential business owners. The CDS will provide technical assistance to the Resident Coordinator and the Coordinator will provide public services information to the PHA residents.

D. Sub-Section 91.215(e)-Non-housing Community Development Plan

- **General priorities for allocating investment geographically within the jurisdiction and among priority needs.**

The CDAC has determined not to prioritize non-housing needs geographically. But, where HUD regulations and laws require geographic limits (such as infrastructure), projects will be limited to the CDBG Target Area. However, there are no priorities geographically within the Target Area.

Geographic concerns will be considered for funding non-housing projects and programs, with particular concern for the very low, low, and moderate income population's ability to identify and access facilities and programs. Limiting geographically the City's options would be an unnecessary burden to place on the community when considering programs and projects to assist these persons.

- **Basis for assigning the priority.**

When assigning priorities to these categories, the CDAC considered the overall critical nature of each category, surveys, assessments, questionnaires, public meetings, CDS staff comments and recommendations, citizen comments from public hearings, professional knowledge of the community and community needs surveys.

According to the needs assessment completed, at least 60% viewed the following services/programs as being very important: crime prevention and police protection, sidewalk improvements, infrastructure improvements, and youth centers. A chi-square analysis shows that a greater than expected number of respondents viewed crime prevention and police protection and sidewalk improvements as being very important.

Note that the priority listings below are not labeled numerically below. These listings are not meant to indicate levels of priority. **The Community Development Needs Table, 2B** (pg. 144) was used to assist in establishing these priorities:

Public Facility Needs

Senior Centers - The CDAC listed this as a medium priority. Although the community deemed it as an important service available to the elderly whom are still independently functioning; respondents to the needs assessment as well as the Health Science Survey considered this a medium priority for future projects.

Handicapped Centers - The CDAC listed this as a high priority. According to the needs assessment, respondents consider services for people with disabilities and making facilities accessible to people with disabilities as very important or important to the future of their city or neighborhood (93% and 91% respectively).

Homeless Facilities – The CDAC listed this as a high priority. 96% of respondents to the agency survey reported that their homeless clients were always, often, or sometimes underserved in the community. Although there are a myriad of homeless facilities in the area already, the various surveys conducted and consultations with organizations such as Junction 5-0-5 and Twin City Mission, Inc. show that there is still a high priority need for homeless facilities in the community. Facilities for the growing homeless population in Bryan were also a high priority topic voiced by the Brazos Valley Coalition for the Homeless.

Youth Centers - The CDAC listed this as a high priority. Youth needs are a high priority voiced by a majority of citizens through the public hearings, and community needs assessment. Consultation with the Child Protective Services and over fifty youth and family providers, through the Children’s Partnership Board (Project Unity) also expressed this area as a high priority. Needs assessments indicate the community would continue to support the rehabilitation of existing youth centers and even the possible addition of new centers. Approximately 95% of respondents of the needs assessment consider youth centers to be very important or important to the future of their city or neighborhood.

Neighborhood Facilities - The CDAC listed this as a medium priority. Public meetings and public hearings indicate neighborhood facilities could be utilized throughout low to moderately low income neighborhoods in Bryan.

Child Care Centers - The CDAC listed this as a medium priority. Although approximately 86% of respondents to the needs assessment considered child care centers very important or important, the community considers them medium priority due to the high number of centers already in Bryan.

Health Facilities - The CDAC listed this as a high priority. The City of Bryan provided funds through a Section 108 loan for a new facility that has increased access to health care. However, according to need assessments and public comments, there is still enough need expressed for this area to be considered a high priority.

Mental Health Facilities – The CDAC listed this as a medium priority. The needs assessment showed that approximately 13% of respondents have needed assistance with mental health or retardation problems and 75% considered the assistance they received as adequate. Despite these relatively optimistic percentages, public comment and consultations with public agencies such as MHMR show that there is still a need for improved assistance to mental health facilities. Combining this information with CDS staff knowledge, the community considered mental health facilities a medium priority.

Parks, Recreational Facilities - The CDAC listed this as a medium priority. In the Needs Assessment, approximately 81% of Bryan respondents expressed satisfaction with local parks and personal safety in parks. The level of satisfaction lowered slightly for location of parks and park equipment (80% satisfaction). A majority of responses from public meetings, questionnaires, and need assessments indicates that parks in the target area need some upgrading. Due to current projects and improvement initiatives by the Bryan Parks and Recreation Department and the City of Bryan, the community considered this a medium priority.

Parking Facilities - The CDAC listed this as a low priority. In recent years, after receiving Council approval, the City has done considerable rehabilitation in the downtown area including utilizing the available space in an efficient manner to increase parking and add to the landscaping. The Transit District has recently begun construction on a new parking garage located in downtown Bryan. The anticipated completion date is Summer/Fall 2011.

Abused/Neglected Children Facilities – The CDAC listed this as a medium priority. According to the agency survey data, as well as communication with public service agencies such as Voices for Children, Inc. and Child Protection Services, the community considered this a medium priority.

Asbestos Removal – The CDAC listed this as a low priority. The City consistently receives low asbestos incident reports and an even fewer number of reports that require action.

Historic Preservation Needs

Non-Residential Historic Preservation Needs - The CDAC listed this as a low priority. In consultation with the City of Bryan Historic Landmark Commission there is a need to continue to provide technical assistance to property owners to rehabilitate Bryan landmarks, specifically in the Historic Downtown. Currently entry enhancements are being made at key intersections around Historic Downtown Bryan such as Main and 29th Street and enhancements are being made to the railroad easement in downtown. The City in conjunction with the Brazos Transit District has begun construction of a new downtown parking garage. The downtown revitalization program is almost complete.

Infrastructure Improvements

The CDAC listed sidewalk and street improvements as high priorities and water/sewer improvements, solid waste disposal improvements, and flood drain improvements as low priorities. The Needs Assessment Survey indicated that 58% of the respondents consider street maintenance very important or important. In addition, website questionnaires indicated that street improvements were a high priority along with sidewalk improvements. The needs assessment indicated that 91% of respondents consider sidewalk improvements to be very important or important to the future of their

city or neighborhood. Public comments also suggest the presence of these needs. The City plans improvements in these areas with general funds and CDAC encourages the use of general funds for infrastructure improvements, although there may be opportunities for joint efforts in the targeted areas on an annual basis through the CDAC application process. Collaboration between the City of Bryan's Community Development Services, Parks and Recreation, Planning and Development, Transportation, and Water Services departments has already begun a number of infrastructure improvement projects and future initiatives for the community. Lead hazard screening received a low priority.

Public Service Needs

Senior Services - The CDAC listed this as a high priority. Based on information provided by staff from BVCAA, Elder Aid, the Area Agency on Aging and other area providers, service needs are housekeeping, minor home maintenance, nursing assistance, recreational and social activities, transportation, and home delivered meals. Elderly were considered one of the groups most under-served by 95% of providers in the agency survey.

Handicapped Services - The CDAC listed this as a high priority. Based on information received from area providers such as Junction 5-0-5, Workforce Solutions, TCM, and MHMR, organizations would like to increase job training opportunities to special needs citizens. The Agency Survey indicated that approximately 80% of providers also considered mentally handicapped persons as often, sometimes, or always under-served. 61% of providers also listed mental health care and physically disabled services as the highest ranking community health needs in the agency survey.

Legal Services - The CDAC listed this as a low priority. 76% of needs assessment respondents listed legal assistance as a service not needed by their household. This in addition to the number of preexisting local legal service programs led the community to consider this area a low priority.

Youth Services - The CDAC listed this as a high priority. Based on consultation with numerous youth service providers, there remains a high need to provide services to offer recreational, educational and life skills opportunities to area youth. Approximately 16% of needs assessment respondents have utilized youth care and needs programs in the community in the past. Of those 16%, all respondents answered that their need was not adequately met. Collaborative efforts with several non-profit organizations provide youth programs such as crime prevention, recreational, leadership training, negotiation, support groups for substance abuse, drug prevention, fathering workshops, divorce workshops, cub scout and girl scout programs, etc. Considering this, as well as public comment, the community considers youth services to be a high priority.

Child Care Services - The CDAC listed this as a medium priority. According to the CDBG/HOME questionnaire, 56% of respondents consider social services to be very important. Although there does seem to be need for local child care services, the community considers this area to be a medium priority due to the high volume of child care service programs in the area.

Transportation Services - The CDAC listed this as a high priority. Although the availability of the local Brazos Transit System has increased access for many citizens, the use of the system is limited. Expansion of the services available was noted as being needed in many consultations, surveys and in the Public Hearings. According to the agency survey, clientele consider transportation a barrier preventing them from utilizing services ranging from health care to employment.

Substance Abuse Services - The CDAC listed this as a medium priority. Based on consultation with area providers such as MHMR and Twin City Mission staff, community needs are not being met due to limited access. Currently one non-profit, BVCASA operates a limited residential

treatment program. Presently local providers have working agreements or contracts with facilities outside of our county and often there is a waiting list to get into these facilities. The agency survey indicated that approximately 82% of providers considered substance abuse clients as often, sometimes, or always under-served.

Employment/Training Services - The CDAC listed this as a high priority. Based on consultation with area providers such as Workforce Solutions, MHMR, and Twin City Mission staff, community needs are not being met due to lack of knowledge. 50% of providers listed education/job skills as the highest need on the agency survey. According to the needs assessment, 60% of respondents consider there to be an inadequate number of job assistance programs.

Health Services - The CDAC listed this as a medium priority. There has been an increase in local health service programs in recent years but the community still considers this area a medium need. 24% of respondents to the needs assessment listed dental care, adult health care, child health care, and prescriptions as areas their households needed assistance with. The agency survey as well as public comment both indicated some health service need.

Lead Hazard Screening - The CDAC listed this as a low priority. Based on 2009 information from the Texas Department of State Health Services, 14 out of 1,164 Bryan children under the age of 15 years tested for elevated blood lead levels were found to have elevated levels. Regarding potential lead hazards in residential dwellings, the *HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing*, estimates that 75% of homes built before 1980 have some lead-based paint. The City of Bryan has approximately 14,916 housing units older than 1980. Additionally, the Housing Condition Survey completed for this plan found approximately 2,056 substandard or dilapidated residential housing units in Bryan. By applying HUD's percentage to the total number of substandard and dilapidated units in Bryan – those most likely to have failing paint and/or maintenance issues resulting in potential paint hazards, it's estimated that approximately 1,542 residential housing units in Bryan have need of lead-based paint hazard mitigation. Based on the U.S. Census (ACS, 2008) it is estimated that 11.6% of housing units are vacant, therefore the City estimates that approximately 1,363 units with Lead-Based Paint hazards are occupied by low to moderate income families.

Crime Awareness/Prevention - The CDAC listed this as a medium priority. Such agencies as Sexual Assault Resource Center, Scotty's House, Voices for Children, Inc. and other local providers are providing educational information, crisis hotline, and counseling services in the community. The Needs Assessment survey indicated that the respondents considered crime awareness/prevention and police protection as very important for future projects. The Bryan Police Department's Neighborhood Enforcement Team (NET) is a crime awareness/prevention program that specifically acts as liaison between citizens and the police department to help create long term solutions to crime/community issues as well as educate citizens of crime prevention techniques. The police department also partners with a number of local agencies to create specialized crime prevention programs such as with housing builders and apartment complexes.

Fair Housing - The CDAC listed this as a low priority. Staff presents fair housing information with every in house consultation provided. Also, a minimum of two workshops is given each year on Fair Housing for the general public. All legal counsel is referred to the City Attorney.

Tenant Landlord Counseling – The CDAC listed this as a low priority. Through public comment and CDS staff knowledge it is apparent that this area is somewhat of an issue to the community. However, due to programs offered by Project Unity and the relatively low number of reports, the community considered it a low priority.

All eligible public service programs that apply through the annual Joint Relief Funding Review Process will be considered for funding, with priorities given consideration by the committee.

Accessibility Needs

Although accessibility needs was not listed on the **Community Development Needs Table**, information through the CDS indicates this is not a high priority. Repairs/updates will continue to be funded by general fund monies. According to the Needs Assessment Survey making facilities accessible to people with disabilities was very important or important (91%). The CDAC will take into consideration eligible facility requests for accessibility to people with disabilities.

Economic Development Needs

Commercial/Industrial Rehabilitation - The CDAC listed this as a low priority, due to the extensive need. In consultation with the Economic Development entities it was determined that there is still a need to rehabilitate at least five industrial sites. The estimated cost to rehabilitate all five sites is over \$5,000,000. Several commercial sites, such as Manor East Mall, now the Tejas Center, the Townshire Shopping Center, and other similar smaller shopping centers have been rehabilitated or are in the process of being revitalized by private developers. Job creation is expected to result from rehabilitation efforts and the expansion/creation of businesses.

Commercial/Industrial Infrastructure - The CDAC listed this as a high priority. Local economic institutions, such as the EDC would like to see additional improvements to primary entrances and corridors into the city. There was public comment made on the prospects of increased personal and business investments to the City if some of the C/I areas were in better condition.

Other Commercial/Industrial Improvements - The CDAC listed this as a medium priority because of the need to remediate environmental hazards. There are various hazardous sites in the city which, if cleaned up, would provide for excellent business locations.

Micro Business - The CDAC listed this as a low priority. After consultation with the SBDC, there continues to be a need for outreach and counseling to existing, and potential, business owners. Job creation is expected to result from the expansion/creation of businesses.

ED Assistance to for-profits, Other Business - The CDAC listed this as a low priority. Review of the Texas Real Estate Center Market Overview for 2010 Economy for the College Station-Bryan MSA indicates there has been a sharp decrease in the total sales and sales per Capita for this region, reflecting the effects of the nationwide recession. Consumer per-capita spending rose steadily through 2008, although recent economic indicators have turned downward. Local employment has declined 2.1% on average during the 2009. Construction values during 2009 declined precipitously, by 60.3%, and retail sales declined 7.1%. 3,600 jobs have been lost in the past year, and home sales declined 12.3%. However, the B/CS work force is highly educated, and new employment opportunities are on the horizon with the addition of the new Texas A&M Health Science Center and G-Con, a biomedical research facility which will produce vaccines from tobacco plants. These two new Bryan-based facilities are expected to bring many new jobs to the region and act as a catalyst for additional economic development. The CDAC will consider providing technical support for businesses and facilitating economic development activities when feasible.

Technical Assistance - The CDAC listed this as a low priority. Many local agencies such as the SBDC, BVCOG, and the Development Services Department provide needed technical assistance to local private developers in starting their businesses or improving their businesses.

Other Economic Development Needs - such as rehabilitation, public or privately owned,

commercial or industrial projects were considered low priorities by CDAC. Several new businesses have bought and improved buildings in the downtown area due to the City's general fund economic development loan program. Consideration is underway to take this program City wide.

Clearance/Demolition and Acquisition – The CDAC listed this as a high priority. The elimination of existing vacated blighted residential structures cannot completely eliminate or control the growing local demand for housing, but will assist in the production of new residential property, which will assist in increasing housing stock, lowering sales prices and rental rates and encourage small business development in local, older neighborhoods. After consultation with the City's Building Inspections Division, it was determined that there is an additional need to demolish substandard and abandoned buildings in business areas. There was a public comment made on the prospects of increased personal and business investments to the City if some of the areas were in better condition. The City is currently undertaking a large, non-federally funded redevelopment of the Downtown North area, including property acquisition, demolition, clearance, and infrastructure improvements of a 7-block area in the Downtown North area as part of the Downtown Bryan Master Plan, which was originally adopted in 2001. Downtown North consisted of existing warehouses, abandoned buildings, and underutilized properties, which will be converted to high density mixed use residential and commercial. It is anticipated that the continued redevelopment of downtown will greatly increase the need for affordable workforce housing in the surrounding low and moderate income neighborhoods and also spur economic development.

Other Community Development Needs

Code Enforcement - The CDAC listed this area as a medium priority. In consultation with the City's Building Inspections Division, the City needs to increase staff, operational expenses, and make additional equipment purchases. City Council has provided direction to staff to emphasize the improvement of older, deteriorating neighborhoods through the enforcement of code violations and through the collaboration of several departments such as Planning and Development, CDS, Transportation, Public Works, and Water Services to strategize their efforts to create an impact in low and moderate income areas. Code enforcement is a separate division under the Planning Department and works with the Police Department to assist citizens in enforcing code issues.

Planning Needs

Housing survey – Although not listed on the Table, The CDAC listed this as a low priority as the City has just completed a housing survey. Additionally, The City has a planning department that is currently working toward development of a new comprehensive plan for the City.

Analysis of Impediments to Housing Choice – Although analysis of impediment is not listed on the **Community Development Needs Table**, The CDAC and City staff understand the importance of continuing to complete needs assessments on impediments and hold public hearings. The CDS conducted an Analysis of Impediments to Housing Choice as required by HUD in 1997. Several Public Hearings are held each year to inform the public of fair housing requirements, counseling is done through workshops and one-on-one, information is provided in the Community Development Office as well as the City Secretary's office. CDAC considers this to be a medium priority.

- **Obstacles to meeting underserved needs.**
The primary obstacle to meeting these needs is the lack of funding. The estimated amount for meeting all of the homeless needs for families, individuals, and persons with special needs is well above the average of \$1.1 million annually received in CDBG funding. The City of Bryan simply cannot support these needs despite continued efforts to increase funding not only for CDS but also for local public agencies and facilities as well.
- **Summary of priorities, specific objectives, description of how funds will be reasonably**

made available to address needs, and proposed accomplishments hoped to be achieved.

Based on the priorities set by the CDAC in **Community Development Needs Table** (pg.144) and the Primary CDBG Objective, the CDS has developed these strategies:

1. *Expand, improve, increase access, and/or add public facilities when and where needed for very low, low, and moderate income individuals.*
2. *Expand, improve, increase access, and/or add public services when and where needed for very low, low, and moderate income individuals.*
3. *Expand, improve, and/or increase access to infrastructure (streets, sewer, sidewalks, etc.) and parks when and where needed for very low, low and moderate income individuals through technical and/or financial assistance.*
4. *Expand economic opportunities for very low, low, and moderate income individuals through technical and/or financial assistance.*

PRIORITY 1. Expand, improve, increase access, and/or add public facilities when and where needed for very low, low, and moderate income individuals.

Investment Plan

The CDS will provide technical assistance to persons or groups working to enhance the quality and number of facilities available to very low, low, and moderate income persons. The CDS will assist persons or groups to find sources of funding for facility projects. The CDAC will consider funding public facility projects on an annual basis.

Strategy 1. Improve public facilities designated as high or medium priorities including senior, handicapped, homeless, youth, child care, and health centers/facilities.

Description: Rehabilitate and modify existing public facilities for designated target population as appropriate. Acquisition and construction of new facilities as needed.

Target Group: Very low, low, and moderate income individuals and special needs populations.

Outcome

Measurement/
Objective:

Invest and/or provide technical assistance to new/expanded/rehabilitated facilities targeting services to youth from Community Development Block Grant funds. An estimated one-thousand (1,000) clients per year (5,000 for the next 5 years) to benefit from facility improvements. Estimated one (1) public facility project funded in the 5 year period: outcome/objective codes: suitable living environment/availability/accessibility.

Strategy 2. Provide technical assistance and monitoring of the Section 108 Bryan College Station Community Health Center.

Description: Section 108 Community Health Center Project, began in 1994, serves as a consolidated location for health care providers servicing very low, low, and moderate income persons and families. This 108 loan was paid in program year 2008; however, the City continues to provide technical assistance to the project as needed and monitor client demographics.

Target Group: Very low, low, and moderate income persons and families.

Outcome
Measurement/
Objective: Provide health services, including health education and psychology services to an estimated 15,000 very low, low, and moderate income citizens: outcome/objective codes: not required for Section 108 loan repayments.

Strategy 3. *Park improvements and recreational facilities for low and moderate income areas.*

Description: Improvements to park amenities, including but not limited to, sidewalks, walking trails or playground equipment or recreational facilities to improve safety and improve quality of life in low to moderate income area parks and recreational facilities.

Target Group: Target Area parks and recreational facilities serving very low, low, and moderate income neighborhoods.

Outcome
Measurement/
Objective: All parks located in the target area need consideration for upgrading the parks to improve the safety and provider better access. The CDAC will consider funding repairs through the annual competitive application process to maintain the safety and quality of life for residents utilizing these parks. Estimated one (1) public facility improvements or recreational facilities over the 5 year period will be provided technical assistance and/or financial assistance: outcome/objective codes: suitable living environment/availability/accessibility.

Geographical Distribution

All facilities will be located in a defined service boundary area that serves at least 51% low and moderate income persons. Exceptions will be made for facilities which service a limited clientele or low and moderate income persons or families and an alternate location is reasonable. To promote livability, most facilities are within a reasonable distance from public transit routes. An example is the BCS Community Health Clinic which is located next to the transit authority's bus transfer point. See the District transit route map, Appendix-E and Texas A&M University bus route maps, Appendix-F.

Service Delivery

The CDS will provide technical assistance to persons or entities wishing to establish facilities which will benefit very low, low, and moderate-income persons or a limited clientele. The CDS will assist persons, or entities, in locating funding sources and with the procurement of funds.

PRIORITY 2. Expand, improve, increase access and/or add public services when and where needed for very low, low, and moderate income individuals.

Investment Plan

The CDS will provide technical assistance to entities working to enhance the quality of services available to very low, low, and moderate-income persons. The CDS will assist persons or groups to find sources of funding for programs.

Strategy 1.	<i>Assist agencies that provide services to victims of crime and violence.</i>
Description:	Provide technical assistance to service providers in the procurement of funds. Assistance will include referrals to data collection sources, grant writing counseling, and grant writing. Provide assistance to three (3) agencies, which provide services to victims of crime and violence within the 5 year period.
Target Group:	Very low, low, and moderate income persons, families, and neighborhoods.
Outcome	
Measurement/ Objective:	One-thousand (1000) low-income persons will benefit from the services provided by these agencies over the 5 year period: outcome/objective codes: suitable living environment/availability/accessibility.
Strategy 2.	<i>Assist agencies who are designated as high or medium priorities, including but not limited to youth, child care, transportation, financial management, employment training, health, crime awareness, and disabilities services.</i>
Description:	Provide technical support, coordination and/or funding to agencies that make services available to low and low to moderate income clients for these high/medium priorities. Assist agencies who are designated as high or medium priorities, including but not limited to youth, child care, transportation, employment training, health, crime awareness, and special needs populations with disabilities, drug abuse and/or homeless.
Target Group:	Very low, low, and moderate income youths and their families; low to moderate income individuals needing other services such as transportation, child care, health, crime awareness, and employment training; and special needs populations.
Outcome	
Measurement/ Objective:	Provide for the ongoing provision of services to youth-at-risk and other youth services. Services will include education, counseling, sports, cultural activities, and drug/alcohol awareness. Additionally, provide for the ongoing provision of job training, health services, child care, crime awareness, programs for the disabled and transportation services for low to moderate income clients and special needs populations. Consider funding up to twelve (12) agencies between Bryan and College Station annually, with an estimated 5,000 clients served annually: outcome/objective codes: suitable living environment /availability/ accessibility.
Strategy 3.	<i>Assist agencies which provide health services.</i>
Description:	Provide support and funding for agencies which make health care services available to very low, low, and moderate income persons, families and special needs populations.
Target Group:	Very low, low, and moderate income persons and families and special needs populations.
Outcome	
Measurement/ Objective:	Provide monitoring and technical support to the completed Section 108 loan for the Bryan College Station Community Health Center, which will provide an estimated 15,000 low income persons with health care services and the JRFRC, will consider funding requests annually for all eligible

health providers: outcome/objective codes: suitable living environment/availability/accessibility.

Strategy 4. *Assist public service agencies which provide services to special needs populations, the homeless, and other public services as determined necessary to provide an adequate quality of life for all residents.*

Description: Provide support and funding for agencies that make services available to very low, low, and moderate income persons and families, and special needs populations.

Target Group: Very low, low, and moderate income persons and families and special needs populations.

Outcome Measurement/Objective: Provide for the consideration of funding through the JRFRC process, on an annual basis, of up to twelve (12) external public service agencies totally between Bryan and College Station, Texas. Estimated targeted population 5,000 served annually: outcome/objective codes: suitable living environment/availability/accessibility.

Geographical Distribution

There are no geographical priorities. However, services should be located in areas easily accessible to very low, low, and moderate income persons and families. To encourage livability, facilities are typically within easy access to public transit routes, like the BCS Community Health Clinic which is located next to the transit authority’s bus transfer point. See the District transit route map, Appendix-E, and Texas A&M University bus route maps, Appendix-F.

Service Delivery

Local health and social service non-profits including but not limited to youth, health, disabilities, transportation, financial management, homeless and special needs populations and crime prevention/awareness organizations will provide services. The CDS will provide technical assistance to such entities working to enhance the quality of services available to very low, low, and moderate-income persons. The JRFRC will consider funding such programs on an annual basis.

PRIORITY 3. Expand, improve, and/or increase access to infrastructure (streets, sewer, sidewalks, etc.) and parks when and where needed for very low, low, and moderate income individuals through technical and/or financial assistance.

Investment Plan

The CDS will provide technical assistance to persons or groups working to enhance the quality of infrastructure and parks in very low, low, and moderate income areas. The CDS will also assist other city departments working towards these improvements.

Strategy 1. *Promote and facilitate the development of facilities and infrastructure improvements, including but not limited to, streets and sidewalks, which enhance the safety and overall quality of life in very low, low, and moderate income neighborhoods.*

Description: Provide technical assistance to City Departments, non-profit organizations, and citizen crime awareness/prevention groups, which work to improve the safety in high crime neighborhoods and the City of Bryan designated

spot/slum and blight areas. CDAC may consider funding on an annual basis, depending on the availability of funds.

Target Group: Very low, low, and moderate income neighborhoods and other identified areas at risk for crime such as Downtown Bryan.

Outcome Measurement/Objective: Provide technical assistance for funding opportunities to one (1) organization each year over the next 5 years, which provide crime awareness/prevention programs. Consider funding of infrastructure improvements, demolition or clearance activities by the CDAC. Estimated one (1) public facility project funded over the 5 year period: outcome/objective codes: suitable living environment/availability/accessibility.

Strategy 2. Park improvements and recreational facilities for low and moderate income areas.

Description: Improvements to park amenities, including but not limited to, sidewalks, walking trails or playground equipment or recreational facilities to improve safety and improve quality of life in low to moderate income area parks and recreational facilities. CDAC may consider funding on an annual basis, depending on the availability of funds.

Target Group: Target Area parks and recreational facilities serving very low, low, and moderate income neighborhoods.

Outcome Measurement/Objective: All parks located in the target area need consideration for upgrading the parks to improve the safety and provide better access. The CDAC will consider funding repairs as necessary to maintain the safety and quality of life for residents utilizing these parks. Estimated one (1) public facility improvements or recreational facilities over the 5 year period: outcome/objective codes: suitable living environment/availability/accessibility.

Geographical Distribution

All facilities will be located in a defined service boundary area that serves at least 51% low and moderate income persons. Exceptions will be made for facilities which service a limited clientele or very low, low, and moderate income persons or families and an alternate location is reasonable, as in the case of the Bryan College Station Community Health Clinic. Multiple transportation modes (sidewalk, streets and public transit) are generally available to the public to access parks, pools and community or neighborhood centers. All locations will be chosen to maximize the use of the facility by the appropriate clientele.

Service Delivery

The CDS will provide technical assistance to persons or entities wishing to establish facilities which will benefit very low, low, and moderate income persons or a limited clientele. The CDS will assist persons, or entities, in locating funding sources and with the procurement of funds. To promote livability, the city's CIP Planning Committee has CDS staff representation to provide input on the particular public facility needs of the city's lower income population.

PRIORITY 4. Expand economic opportunities for very low, low, and moderate income individuals through technical and/or financial assistance.

Investment Plan

The CDS will provide financial assistance and/or technical assistance through two new programs. These programs, clearance/demolition and acquisition will be implemented to assist in the removal of spot slum/blight in older, deteriorating neighborhoods to facilitate redevelopment of housing stock and encourage small business developments. The removal of dilapidated structures on unused, vacated properties will be used to encourage private developers and citizens to rebuild residential homes and to bring in small business developments into local neighborhoods. Technical assistance will also be provided to eligible economic development activities including assistance to non-profit agencies which provide financial management, job skills and/or job training to low and moderate income citizens through participation on local boards and committees to encourage economic development. Additionally, technical assistance will be provided to citizens seeking loans for gap financing for business expansions and start-ups; technical assistance will be provided for special economic activities which will sustain or increase the level of business activity for private for-profit entities including grants, loans, loan guarantees, and technical assistance, specifically in Downtown; and commercial or industrial improvements for non-profit or for-profit entities, including acquisition, construction, rehabilitation, reconstruction, or installation of commercial or industrial buildings or structures and other related property equipment and improvements. Financial assistance to the above stated economic development activities will be determined on an annual basis, when funds are available.

Strategy 1.

Clearance/Demolition

Description:

Removal of dilapidated, abandoned and deteriorating structures by spot blight and/or removal of deteriorated structures in order for housing to be build for low and moderate income persons and to encourage small business developments in older neighborhoods by the elimination of abandoned structures. Provide technical or financial support for citizens regarding structural code enforcement violations to encourage maintenance of houses in compliance with City ordinances and community appearance standards to encourage economic development in older neighborhoods.

Target Group:

Areas that are not designated as a slum or blighted area (spot blight) with abandoned, dilapidated and deteriorating housing structures.

Outcome

Measurement/

Objective:

Demolition of five (5) unoccupied dilapidated structures annually, or twenty-five (25) over the next 5 years. Provide technical assistance to residents to prevent code violations through the code enforcement staff. Utilize appropriate volunteer organizations to assist in clean-up/clearance projects in neighborhoods when appropriate and provide citizens with information on the demolition program to remove dilapidated and/or blighted structures: outcome/objective codes: decent housing/availability/accessibility.

Strategy 2.

Acquisition

Description:

The acquisition of property to be used for housing to be occupied by low

and moderate income persons and/or the acquisition of property located outside designated slum/blight areas. The acquisition is a prerequisite for clearance which will eliminate specific conditions of blight or physical decay on a spot basis. Technical/financial support will be provided to private non/for-profit developers and public developers of affordable housing to acquire property to increase housing stock for targeted population. The re-development of previously unused or blight properties will encourage small business developers to locate in older neighborhoods.

Target Group: Affordable properties available for the use of building housing for low and moderate income persons

Outcome
Measurement/
Objective: Continue to work with non-profit and for-profit developers to help initiate new housing production and encourage small business development. Provide opportunities for housing developments through support (technical and/or financial) services by acquiring property to donate or sell at a reasonable cost, 1-2 lots annually or ten (10) lots in the 5 year period to increase single owner occupied housing or housing developments to encourage decentralization of low to moderate income neighborhoods and create impacts on older neighborhoods that could encourage neighborhood stabilization and economic growth. Additionally, work with 2 developers over the 5 year period in older, deteriorating neighborhoods to develop housing and encourage economic development: outcome/objective codes: decent housing/availability/accessibility.

Strategy 3. Assist agencies that provide financial management, job skills or job training to low and moderate income persons.

Description: Provide technical assistance to entities such as local non-profits, coalitions or committees that provide services to encourage financial management, job skills and job training to further stimulate economic opportunities to low and moderate income citizens.

Target Group: Low and moderate income persons.

Outcome
Measurement/
Objective: Provide technical assistance for funding through the annual JRFRC process for public service agencies that provide job skills, financial management and/or job training. Provide technical assistance by serving on one to two (1-2) committees such as the United Way Family Matters Financial Committee or the City's Bank on It Initiative program and technical assistance to one (1) minimum agency such as Junction 5-0-5 that provides job training skills for special needs populations. Twenty persons will benefit from these agencies annually for financial management: outcome/objective codes: economic opportunity/sustainability.

Strategy 4. Technical assistance to persons seeking business expansion through grants or loans for gap financing for new business or established businesses.

Description: Assistance provided to targeted populations that seek to increase business opportunities through the facilitation and referral of resources for loans, grants and business development plans.

Target Group: Very low, low, and moderate income persons.

Outcome
Measurement/
Objective: Provide technical assistance to low & moderate income persons seeking to start a new business or expand an established business by providing referrals to resources such as the Small Business Administration, appropriate websites, local private lending institutions, and the Brazos Valley Council of Governments Workforce Board. An estimated ten (10) persons annually will receive job training from assisted agencies. Additionally, Monitor one (1) Section 108 Loan (La Salle):
outcome/objective codes: economic opportunity/sustainability.

Strategy 5. *Technical assistance to non-profit and for-profit groups who seek to sustain or increase levels of business opportunities including economic activities for downtown Bryan and surrounding low and moderate income areas; commercial and/or industrial improvements and other related equipment and improvements.*

Description: Provide technical assistance to groups seeking to increase business opportunities by referral of resources such as the Small Business Administration, appropriate websites, local private lending institutions, and the Brazos Valley Council of Governments Workforce Board and serving on established financial/economic committees as appropriate. Serve on an estimated two (2) committees such as Bank on It, Downtown North City Committee and United Way's Family Matters Committee.

Target Group: Very low, low, and moderate income persons and/or persons providing jobs for very low, low, and moderate income persons.

Outcome
Measurement/
Objective: Ten (10) people or businesses will be provided with counseling and technical assistance for their businesses over the 5 year period:
outcome/objective codes: economic opportunity/sustainability.

Geographical Distribution

Priority will be focused on the CDBG Target Area; however, projects and programs may be considered outside the target area, which benefit a limited clientele or very low, low, and moderate-income persons. Accessibility to these services is enhanced by public transit routes and Texas A&M University bus routes which serve many agencies and locations, to include the Workforce Commission Office and Blinn College, both on 29th Street (See the District transit route map, Appendix-E, and Texas A&M University bus route maps, Appendix-F).

Service Delivery

The elimination of existing vacated blighted residential structures cannot completely eliminate or control the growing local demand for housing, but will assist in the production of new residential property, which will assist in increasing housing stock, lowering sales prices and rental rates and encouraging small business development in local, older neighborhoods. In addition to the clearance/demolition and acquisition projects/activities the CDS will provide technical assistance to entities promoting the aforementioned strategies city wide.

Sub-Section 91.215 (e) (2)

The City, at this time, does not elect to carry out a neighborhood revitalization strategy. However, the CP may at some future date be amended to include such a strategy.

Appendix: Amendments to 2005-09 5 Year Plan-
(the “FY 2007 Implementation New Local Regulatory Provisions for 3-5 Year Consolidated Plan Amendments” have been met previously or were amended in 2007).

E. Sub-Section 91.215 (f) - Barriers to Affordable Housing

There are no identified barriers to affordable housing created by the City [See Sub-Section 91.210 (e)]. However, there are market barriers contributing to a shortage of affordable housing locally [See Sub-Section 91.210 (a)].

F. Sub-Section 91.215 (g) - Lead-based paint hazards

Bryan plans to provide more public information on the hazards of lead-based paint and to promote increased frequency of lead-based paint testing on potential rehabilitation projects. According to the Texas Department of State Health Services, in 2009 (the latest year available), 14 out of 1,164 Bryan children under the age of 15 years tested for elevated blood lead levels were found to have elevated levels. The City also plans to make the reduction or elimination of lead-based paint hazards within the community, especially in reference to children, a priority. Bryan proposes the following strategies:

A. Provide more public information and education on lead-based paint.

1. Educate staff of the lead-based paint hazards through in-house safety meeting.
2. Provide lead-based paint hazard information at public housing meetings.
3. Insert lead-based paint hazards pamphlet in utility bill mail-outs.
4. Inform the public information officers for the communities of the hazards of lead based paint and any unduplicated information related to state or federal regulations.
5. Provide information to target groups and areas of public health programs and policies concerning testing for lead paint levels in children.

B. Integrate lead hazard evaluation and reduction activities into existing housing programs

1. Provide information for clients at risk for lead-based painted homes.
2. Provide random testing for lead-based paint hazards in rehabilitation programs.
3. Provide for abatement of lead-based paint in hazardous housing units.

C. Develop technical capacity within Community Development staff

1. Provide for the training of a staff person in the management and abatement of lead-based paint hazards.

G. Sub-Section 91.215 (h) - Anti-poverty Strategy

The City's strategy is to promote affordable, decent, safe housing, expansion of economic opportunities, and quality of life to the extent possible with available resources for low-income residents.

The City will:

- Expand the inventory of shelters available to low income residents, which is affordable, decent and safe.
- Fund public service activities to promote self-sufficiency, including but limited to homebuyers counseling, home living skills, etc. for low income individuals so they can maintain a quality of life and encourages them to be productive citizens.
- Create employment opportunities that allow low-income residents to become economically self-sufficient members of the community. Provide assistance to businesses targeting jobs for very low, low, and moderate income persons.
- Promote and fund activities that will allow children to develop their maximum potential and break the poverty cycle.

H. Sub-Section 91.215 (i) - Institutional Structure

A. Sub-Section 91.215 (i)(1) - Private Industry, Non-Profits, and Public Institutions

The City of Bryan will coordinate and administer their affordable and supporting housing strategy through its CDS. The City will administer CDBG-funded housing assistance programs, which include Housing Rehabilitation for Owner-Occupied structures, Minor Repairs, Rental Rehabilitation Technical Assistance, Affordable Home ownership, and Interim Assistance Programs. Code Enforcement and Demolition/Clearance activities shall also support housing, spot slum and blight, and neighborhood revitalization efforts. The CDS will provide technical assistance by coordinating with volunteer groups who offer free labor assistance to low-income homeowners, other public and private groups providing housing assistance, and public and private groups who provide supportive services to low-income families. In addition, funding of public services will include the maximum allowable amount for public service funding. Community Development activities are determined with input from the CDAC, the JRFRC, and the CDLC.

1. Public Institutions

Department of Housing and Urban Development - The City will continue a proactive approach to making housing opportunities available to very-low and low-income citizens through participation in the CDBG program and other HUD programs that may develop. These lists of future HUD programs include, but are not limited to HOPWA and ESG.

Local Governments - The cities of Bryan and College Station shall offer technical support and assistance to one another, continuing a cooperative approach to meeting housing and non-housing needs of the entire Bryan-College Station community. This will include regular meetings between the two Community Development staffs to discuss community housing and non-housing issues, to share information regarding CDBG and HUD activities and to coordinate program policies whenever possible. The two Cities currently operate a JRFRC whose purpose is to provide recommendations to both city councils on the expenditure of CDBG funds for area-wide health and social services. The public service agencies funded through this joint effort provide much of the supportive housing services and other social services currently being offered to low-income residents in the community. The City's Community Development Services staff also participates in a Capital Improvement Projects (CIP) planning committee to ensure a coordinated approach to addressing public facility needs locally.

Texas Department of Housing and Community Affairs (TDHCA) -The City of Bryan receives and administers the annual competitive Emergency Shelter Grant for Twin City Mission. The City anticipates possible participation in future TDHCA Texas Housing opportunities, as well as any other low income housing grant programs offered by the State of Texas.

Brazos Valley Council of Governments - The local Council of Governments administers a Section 8 Existing Rental Assistance program providing aid with rental costs to very low and low-income residents of Bryan. The City agrees with the urgent need for additional rental assistance funding and offers support for BVCOG's application for future funding. BVCOG is also the Area Agency on Aging, providing supportive information and referral services for the elderly community. In addition the BVCOG, in conjunction with the TAMU Engineering Extension Program, was awarded a Micro enterprise Grant. This grant specifically targets TANF and Welfare to Work recipients who want to start their own business. The BVCOG has a Welfare to Work Program, with a contract with Blinn College to assist the seven One-Stop Centers located in the Brazos Valley. It will permit staff of these Centers and Blinn College to work with employers and employees in providing skilled laborers in targeted occupations. The Workforce Solutions Brazos Valley Board oversees the Workforce Investment Act Adult, Dislocated Worker, and Youth, Child Care, Food Stamps Employment and

Training, Employer Services, Project Rio, and Choice/Food programs. The Brazos Valley Workforce Solutions Board also has a Youth Committee. This Committee is composed of employers, educational institutions, community leaders, social services, and city representatives. Funding sources, originally from the JTPA program changed to the Workforce Investment Act (WIA). Mandated year round services will include academics, alternative school offerings, summer employment, paid/unpaid work experience, occupational skills training, leadership development, supportive services, and adult mentoring for a minimum of 12 months. Area providers can apply for WIA Youth Services funding.

Mental Health Mental Retardation Authority of Brazos Valley - MHMR provides supportive mental health and drug counseling services to low-income residents. MHMR also administers limited supportive housing facilities and job training for the mentally retarded and for persons experiencing mental health problems. MHMR services include case management, developmental services for children with disabilities, and counseling. Bryan supports MHMR's efforts to identify and operate supportive housing for their clients.

Texas A&M University - The CDS provides technical assistance with Texas A&M University student leaders for an annual neighborhood clean-up campaign, the Big Event, to assist low-income neighborhoods and elderly residents with special clean up and weatherization projects. This program compliments the City's goal of improving the community appearance, in addition to providing assistance that directly benefits low income citizens with home repairs and accessibility needs. Also, through Texas A&M University's School of Rural Health, a Brazos Valley Health partnership has developed and grown to provide a health alliance in the 7 county region. These committees include Cities, TAMU, and other non-profits interested in collaborating to seek coordinated solutions to funding issues, local health and social service concerns, and delivery of services.

The City works cooperatively with the Bryan Independent School District on various youth and general education programs. The City is also attempting to coordinate with various federal and state agencies such as: TXDHS, RTC, VA, FHA, FDIC, FMHA, FHLB, TxDH, TxEC, & TxRC.

2. Non-profit and Civic Organizations

Citizens are fortunate to have a variety of service providers offering assistance to Brazos County residents (listing pg. 32-37). The majority of these programs and services are provided by local non-profits, which receive resources from a variety of providers from both the public (Federal, State, & Local) and private. Many of the non-profits offering these services are independent entities that provide services, which may be focused or limited in scope. Some entities, such as BVCAA, have developed the capacity to provide a greater variety of services and programs to their clients.

Several local churches provide supportive and, in some cases, financial services for low-income families. Area churches provide a funded pool of monies for emergency utilities. This fund is administered by the Salvation Army. St. Paul's Church and Elder Aid also re-roofs homes.

Local fraternities, sororities, and other student groups, such as The Aggie Men's Club, provide volunteer workers to assist low-income homeowners or public service agencies, which serve low-income citizens with minor repair and weatherization projects, neighborhood clean-ups, as well as mentoring programs for youth service programs.

The United Way of the Brazos Valley, primarily a fundraising agency for community public service agencies, is the designated area Information and Referral Center. The I&R Committee composed of area non-profits, Bryan and College Station City staff provides support for the now implemented 211 non-emergency service. In the 7 county region of the Brazos Valley each county

has a community I&R center that is responsible for providing updates for 211. The United Way of the Brazos Valley assists families with the renewal process for the Children's Health Insurance Program (CHIP) for families who fall within 0-200% of the federal poverty level. This program ended in August 2005. United Way continues to serve as the Community Based Organization (CB) working with the community to provide the adopted changes mandated by the Texas legislature through HB 2292.

Success by 6 is another United Way program for community initiatives that will improve the lives of children. This program is in sustaining phase to provide a data-driven, outcome measured community collaboration of key business, education, health, youth, and media leaders to create a plan for all children to be successful by age 6 to start school. Kinder Ready is in its 2nd year and provides both Bryan and College Station ISD's children who have had no formal early learning experiences the "jump start" to kindergarten that they need in order to be successful. United Way also provides a Youth Leadership Cabinet for youth in the county's public and private schools. This cabinet provides youth with an avenue to learn more about leadership, non-profits and fundraising efforts. Bryan supports the United Way of the Brazos Valley in their efforts to provide comprehensive I&R and in their outreach efforts for children and families of the community.

3. Private Industry

CDS provides technical support to private for-profit groups to assist in LIHTC projects to construct new rental properties or rehabilitate existing rental properties.

Local private lending institutions have provided Bryan with letters of support to make rehabilitation loans to eligible and qualified individuals wishing to participate in Rehabilitation Programs and the Affordable Home Ownership Programs. Consumer Credit Counseling Service (CCCS), of the Greater Houston and Gulf Coast Area, Inc. provides free credit counseling services to the local community. This non-profit is supported by local businesses, and is affiliated with the National Foundation for Consumer Credit, Inc. Local lending institutions, as part of their affordable home ownership programs also provide homebuyer and credit counseling programs. Several local banks have been active in assisting the development of these classes. Many local banks have developed home ownership loan programs that complement city programs.

Local fraternities, sororities, and other student groups, such as The Aggie Men's Club, provide volunteer workers to assist low-income homeowners or social service agencies, which serve low-income citizens with minor repair and weatherization projects. The Bryan/College Station Homebuilders Association has provided assistance to Habitat for Humanity and remodeling assistance to service providers.

B. Assessment Strengths and Gaps

While the CDS will provide a coordinating role in the implementation of the housing and non-housing strategy, the cooperation of the public, private and non-profit players will be essential. These are listed in the table on pages 123-124.

C. Strengths in the Delivery of Programs and Services

An apparent strength is the number of agencies and programs in existence, which provide housing assistance and non-housing services. In many cases a need has been identified and an effort made to address the need. Bryan has recently undertaken surveys and studies to determine and prioritize the needs. The Bryan and College Station work cooperatively to address many of these needs as evidenced by the joint funding of social service agencies using CDBG funds. Bryan has in recent years have worked to establish relationships with local lenders to work toward new joint ventures that will promote affordable housing. The CDS has personnel specifically assigned to develop new affordable housing opportunities with local lending

institutions and residential developers.

CDS staff, along with other city department staff including- Neighborhood Services, Planning and Development Services and Code Enforcement - have begun meeting and coordinating with a community grassroots committee called Decent, Affordable and Safe Housing Committee to Address Substandard Housing (DASH Committee). Originally formed by Habitat board members, DASH has coalesced housing advocates from local government, non-profits, and for-profit builders and developers with the goal of eliminating substandard housing locally by promoting housing resources, increasing the supply of affordable housing and working to encourage landlord compliance with local property code ordinances. The City's CDS staff also participates in a Capital Improvement Projects (CIP) planning committee to identify local target areas in which to focus activities and funding so as to effectively leverage CIP and other funding sources with grant funding to accomplish the maximum positive community impact.

D. Gaps in Program and Service Delivery

Some of the existing gaps in program delivery are discussed below.

1. Limited CDBG Funding for housing programs and public services has been a problem because funds available are not adequate for the need. Local and state resources are very limited, resulting in intense competition for CDBG funding and limited reduction of waiting lists for housing needing substantial rehabilitation or other housing development programs. Although progress has been made in all CDBG and HOME programs for low to moderate-income citizens, the housing, economic development, and public service needs of the community are numerous and any reduction of funds will provide additional funding strains.
2. Local General Revenue funds have been limited for housing, economic development, and health and social services in recent years, resulting in a heavy reliance on federal funding. This limitation will increase due to the City's Initiatives of citywide infrastructure improvement program including streets, sewer, and water improvements.
3. Private non-profit organizations have been collaborated with to maximize production of affordable housing locally. The City has three qualified CHDOs: Elder-Aid, Embrace Brazos Valley, and No Limits, however all are small organizations which would benefit from increased capacity. The City contemplates providing CHDO operating funds assistance to increase CHDO capacity. The City continues to provide technical assistance to those agencies who potentially may qualify to become eligible CHDO's. The City has and will continue to collaborate with Habitat for Humanity where possible to provide home ownership locally. The City will continue to provide technical support to other non-profits, which provide special population supportive housing and supportive services such as TCM, HIV/Aids, BVCASA or MHMR.
4. Overall, there is no one entity responsible for addressing housing problems on a citywide or community-wide basis. The CDS coordinates housing activities for Bryan. The Affordable Housing issue is currently being addressed on a community-wide basis, due to the efforts of both Cities and such working committees as the BVCH.
5. In the past, limited participation by local lenders in providing financing for affordable housing has limited efforts to provide improved rental housing and new home ownership opportunities. This includes a reluctance of local lenders to participate in federally insured programs such as FHA and 203(k) financing for rehabilitation and acquisition.
6. Local lending institutions continue to report that the requirements of regulating agencies make it difficult to participate in affordable housing programs, despite changes to CRA requirements.
7. Efforts to help recipients of rental assistance become self-sufficient have been limited. Better coordination of resources to promote self-sufficiency is needed through those agencies that provide these services such as the BVCOG, BHA, and TCM.
8. The need for supervised shelter for mentally disabled persons and victims of AIDS has not been adequately addressed. Progress continues in these areas (Mosaic, and BVCAA), but the need for these services continues to grow.
9. It is anticipated that limited staffing of CDS programs and local housing and service providers will

continue to result in a gap of services to some extent.

10. The 20% administrative cap limits the cities' ability to hire new staff to apply for and operate new programs. Several of the new programs do not provide funds for administration of the programs.
11. Staffing limitations also affect the cities' ability to provide technical assistance to other agencies wanting to make applications for federal assistance.
12. Other gaps in the delivery of the services include inadequate knowledge about the availability of housing programs in the general community, as well as among the professionals delivering the services. No one entity has access to all available housing resources and their eligibility and application requirements. (The establishment of an integrated database (211) has assisted in reducing this).
13. The Environmental Review Report requirements are excessive. Coordination with environmental agencies in reference to new construction is too time consuming.
14. The inability to use CDBG funds directly for the development of new affordable residential construction severely limits the community's opportunities to provide safe and adequate housing to low income residents. HOME funds are eligible to be used for new construction, but the State of Texas does not allow sub grantees to use HOME funds for new construction.

E. Gaps in Program Delivery System resulting in Homelessness

Continuation of bi-annual surveys and counts assist in providing information to limit gaps in services for the homeless. The BVCH through their continuum of care plan continues to work with housing and supportive housing programs to provide a collaborative effort in delivery of services.

Intervention techniques to help at-risk families avoid critical housing have improved due to the efforts of the BVCH and better coordination of Homeless providers in the community. Lengthy waiting lists continue for rental assistance programs cause families to wait months before receiving assistance. These long waiting lists include families with federal preferences. Currently the BVCOG Section 8 program is closed. An effort to seek more rental vouchers and provide more effective means of sharing information and resources will continue.

There are only limited resources currently available to address families' at-risk of becoming homeless. According to local homeless service providers many of the areas potential homeless continually move from one neighbor or relative's house to another. The lack of follow-up permanent housing available to families participating in the homeless programs continues to be a major obstacle to successfully housing these families. Some providers are seeking funds such as HUD's Continuum of Care for possibly additional housing funds. So far, only Twin City Mission and MHMR have received any of these funds (for supportive services); but will continue to apply on an annual basis. There are several newly established non-profits such as Room for us All, which plan to focus on families at risk for homeless and homeless families.

I. Sub-Section 91.215(i)(2)-Public Housing Authority

The Mayor and City Council appoint Bryan citizens to the PHA Board. There are five members appointed to the Board. The Board appoints an Executive Director who is responsible for the management of the PHA, including hiring, contracting, and procurement. The City currently does not provide any services to PHA residents, other than the customary services provided to all Bryan residents. City staff will coordinate with PHA's staff to provide technical assistance to residents for homebuyer's counseling.

J. Sub-Section 91.215(i)(3)-Overcoming Gaps

The Community Development staff of Bryan has reviewed the housing problems and programs in the community in response to the data requirements of the Consolidated Plan. Proposed actions and conclusions reached include:

1. Active solicitation of eligible organizations interested in expanding their programs to meet

regulations for participation in new affordable housing programs shall be conducted. If an existing non-profit is not interested or technically capable, then additional efforts will be made by the City toward the development of a Community Housing Development Organization that will qualify as a housing-oriented non-profit.

2. Continue with the participation in community meetings to share information on availability of housing funds and other related programs through quarterly meetings of housing and social service providers to identify gaps in service.
3. Community education efforts aimed at making the public award of the available affordable housing programs through a combined effort of both Cities. Continue working with the Information and Referral Task Force to provide a local clearinghouse of information on affordable housing options.
4. Community public hearings conducted in conjunction with CDBG public hearing requirements, to solicit community opinions and comments on housing and non-housing issues.
5. A public review of the public service programs being funded by local and CDBG funds to reduce duplication of services, to reward programs providing comprehensive services in a cost-effective manner and to provide technical assistance to monitor compliance of federal regulations.
6. Encouragement provided through funding incentives to organizations providing services identified as "gaps" in the delivery system.
7. Collaboration between public agencies to provide adequate updated information on services, combine efforts on delivery of service and more sufficiently serve low income and special need populations through such organizations as Project Unity and United Way.
8. Pursue consolidation of services where reasonable and consolidated efforts of grant applications where feasible such as the HUD Continuum of Care for the Homeless.
9. Continue to encourage the participation of local financial institutions to play a larger role in providing affordable housing.
10. Provide technical assistance to homebuilders that provide mixed income housing developments therefore decentralizing low-income neighborhoods.
11. Increase activity required eliminating dilapidated units.
12. Exploration of new housing technologies where feasible.
13. Continue to strengthen Bryan's role as both a producer of and a catalyst of affordable housing and housing development projects.
14. Continue to participate in the Brazos Valley Coalition for the Homeless to obtain accurate local data (including an annual survey) on the homeless population for the Bryan/College Station area.
15. Explore the opportunities of new single-family and multi-family development for the low-income citizens of Bryan by providing technical assistance to LIHTC applications and other for-profit and/or non-profit organizations who seek to upgrade or add to the housing stock for low to moderate-income individuals.
16. The PHA is not considered "troubled" by HUD. There is a continued need for improvement with regard to resident initiatives.
17. Continue with efforts to expand economic opportunities to low to moderate-income citizens by providing technical assistance to non-profits and for-profits that need business loans; and economic counseling of individuals who are seeking loans.

K. Sub-Section 91.215(j)-Coordination

The following resources are anticipated to be available for housing programs and supportive services:

1. Community Development Block Grant - The City of Bryan has been notified of an entitlement of \$1,017,828 for fiscal year 2010. In the past, Bryan has allocated approximately 35% of its CDBG funds for housing assistance activities and 15% of funds for public service agencies as defined by HUD. CDBG funds are also used for demolition and infrastructure improvements in low and moderate-income areas, program administration, economic development, and public facilities.

2. HOME Grant- Bryan has been awarded \$471,868 for the 2010 fiscal year.
3. Local General Funds: The City of Bryan will continue to provide technical, accounting and administrative support to the CDS. In addition, the City funds partially provides salary and benefits for the Manager with general funds. This position provides supervision of staff, direct program delivery to all programs provided within the department, as well as assist the Deputy City Manager with additional projects. The City will continue to fund a CDS position in the future, but it may change which position it is funding.
4. Section 108 Loans - The City is eligible to apply for Section 108 Loan Guarantee Program funds for eligible projects. The City of Bryan has completed two projects assisted with Section 108 funds for economic development activities. A third Section 108, for non-profit, public facilities, the Bryan College Station Community Health Center, was also completed.

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

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

Intermediate Care for the Mentally Retarded	MHMR
PROGRAM	ANTICIPATED APPLICANTS
Department of Aging and Disability	MHMR
TCOOMMI & DSHS Substance Abuse, DARS	MHMR
Texas Department of State Health Services	Brazos County Health Department

A. Matching Requirements

The City of Bryan receives a 100% waiver on the match requirement for HOME funds. Bryan plans to apply for Federal housing programs that require non-federal matching funds. If match is necessary in the future, Bryan proposes to utilize the following resources for match:

1. City general funds.
2. City donated services as approved by HUD in a Cost Allocation Plan.
3. City-funded infrastructure in eligible areas.
4. Administrative costs, cost of program delivery, and actual program expenses provided by non-profit groups as supportive programming.

B. Strategy for Leveraging Funds

Development and planning of programs eligible for Federal funding will be approached with the concept of minimizing the extent of Federal dollar commitment with the least actual dollar commitment required to make the project feasible. Leveraging of Federal funds will also be accomplished through coordination of programs with volunteer work groups providing labor and assistance to low-income families and program funds used for purchase of supplies.

M. Sub-Section 91.215(k)-Public Housing Resident Initiative

A. Management

The PHA reports that one of its campuses has a Resident Council that meets on a regular basis. The other four locations meet when it is determined a meeting is needed by the Residents. Plans are to reorganize and develop stronger Resident Councils. Management does provide some limited supportive services.

B. Home ownership

There are no current efforts by the PHA to encourage home ownership. The City of Bryan’s Community Development staff will provide homebuyers counseling to residents, either individually or through annual workshops on site.

VI. Sub-Section 91.230-Monitoring

The Bryan Monitoring Plan will consist of three reviews:

A. Internal Review of City Programs

Record keeping requirements for all forms used in the Community Development Assistance Programs and used as part of the implementation of the program and which constitute legal instruments, such as contracts, will be approved by the City Attorney prior to their use. All other forms necessary for program use will be developed and approved by the CDS staff. CDS staff will be responsible for maintaining accurate and complete files as required by HUD on each participant and recipient of assistance. In addition, staff will conduct reviews to determine compliance with long-term program requirements.

Activities that provide housing, housing to special needs populations and/or the homeless population will be monitored for compliance with the Fair Housing and Equal Opportunities (FHEO) laws. Bryan is in the process of developing a strategy to monitor efforts made to affirmatively further fair housing. Bryan will be seeking technical assistance from HUD FHEO staff in the development of that strategy and will

use that strategy in monitoring all sub recipients involved in housing activities.

Bryan will also conduct reviews, both internal and external of sub recipients, of projects for compliance with Section 504 Handicapped Accessibility, Lead-Based Paint, Housing Quality Standards, Davis-Bacon Labor Standards, and other rules as appropriate.

Bryan shall meet all requirements set forth by the Office of Management and Budget and shall comply with the requirements and standards of OMB Circular Nos. A-87, A-128, A-133, and with the applicable sections of 24 CFR Part 85. An independent audit is conducted on an annual basis to ensure that CDBG funds are used in accordance with all program requirements.

B. Sub-recipient Monitoring

Monitoring sub recipients provides a basis for assessing a program's operations and identifying problems. A secondary goal of monitoring is to obtain ongoing data for use in determining program achievement. Evaluations will summarize monitoring findings and program goals and measure progress toward those goals during the provision of services. All sub recipients will be monitored at least once per year on site.

Bryan has responsibility for overall CDBG performance and Consolidated Plan compliance, including the performance of its sub-recipients. Clear record keeping requirements for sub-recipients are essential for grant accountability. Responsibility for maintaining many of the records is assigned to the sub-recipient. This includes responsibility for documenting activities with special requirements, such as necessary determinations, certifications, or written agreements with beneficiaries, where applicable.

Bryan serves as Grantee and contracts with sub recipient organizations to provide services to low-income citizens. The Contract details the services to be provided and a concise statement of conditions, requirements, and performance criteria. The City Attorney, prior to execution, shall approve the Contract.

C. Review of Other Entities Compliance with Consolidated Plan Strategies

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

VII. Appendix

A. Table 1A- Homeless and Special Needs Population

Continuum of Care: Housing Gap Analysis Chart

	Housing Type	Current Inventory (Beds)	Under Development (Beds)	Unmet Need/Gap (Beds)
Individuals	Emergency Shelter	134	8	87
	Transitional Housing	100	0	12
	Permanent Supportive Housing	25	0	35
	Total	259	8	134
Persons in Families with Children	Emergency Shelter	51	0	27
	Transitional Housing	63	0	50
	Permanent Supportive Housing	0	0	194
	Total	114	0	271

CoC Point-in-Time Homeless Population and Subpopulations Chart

Indicate the last point-in-time count:			1/22/2009	
Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
1. Number of persons with dependent children	7	13	1	21
1a. Total number of persons in these households (adults and children)	34	37	3	74
2. Number of households without dependent children **	163	28	82	273
2a. Total number of persons in these households	163	30	82	275
Total persons (add lines 1a and 2a)	197	67	85	349
Part 2: Homeless Subpopulations	Sheltered		Unsheltered	Total
a. Chronically Homeless	483		26	509
b. Severely Mentally Ill	14		5	19
c. Chronic Substance Abuse	69		3	72
d. Veterans	10		1	11
e. Persons with HIV/AIDS	1		*	1
f. Victims of Domestic Violence	25		3	28
g. Unaccompanied Youth (under 18)	0		*	0

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

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

C. Continuum of Care Homeless Housing Activity Chart- Emergency

Emergency Shelter: Fundamental Components in CoC System – Housing Inventory Chart													
Provider Name	Facility Name* *Place an asterisk after the facility name if it receives HUD McKinney-Vento dollars.	HMIS Part. Code	Number of Year-Round Beds in HMIS		Geo Code <input checked="" type="checkbox"/>	Target Pop		Year-Round			Total Year-Round Beds	Other Beds	
						A	B	Fam. Units	Fam. Beds	Indiv. Beds		Seasonal	O/V*
Current Inventory (Available for Occupancy on or before Jan. 31, 2010)			Ind.	Fam.									
Twin City Mission, Inc.	Phoebe's Home*	C	0	18	480738	SFHC	DV	17	18	27	45	0	1
Emmanuel Baptist Church	Emmanuel Lighthouse	C	0	0	480738	SF		0	0	6	6	0	0
Faith Mission	Faith Mission	C	23	5	489477	SMF+H C	-	5	19	23	42	0	9
Twin City Mission, Inc.	The Bridge* men's beds-48 and women's 12 beds, family 4 beds	C	60	4	480738	SMF+H C	VET HIV/ AIDS	7	14	78	92	0	0
SUBTOTALS:			83	27	SUBTOTAL CURRENT INVENTORY:			29	51	134	185	0	10
New Inventory			Ind.	Fam.									
N/A													
SUBTOTALS:			0	0	SUBTOTAL NEW INVENTORY:			0	0	0	0	0	0
Inventory Under Development (Available for Occupancy after Jan. 31, 2010)			Anticipated Occupancy Date										
Emmanuel Baptist Church	Building new 4 bedroom house for homeless women					SF				8	8		
SUBTOTAL INVENTORY UNDER DEVELOPMENT:								0	0	8	0	0	0
Unmet Need								34	27	87	148	40	24
Total Year-Round Beds—Individuals					Total Year-Round Beds—Families								
1. Total Year-Round Individual Emergency Shelter (ES) Beds:			134	6. Total Year-Round Family Emergency Shelter (ES) Beds:			51						
2. Number of DV Year-Round Individual ES Beds:			27	7. Number of DV Year-Round Family ES Beds:			18						
3. Subtotal, non-DV Year-Round Individual ES Beds (Line 1 minus Line 2):			107	8. Subtotal, non-DV Year-Round Family ES Beds (Line 6 minus Line 7):			33						
4. Total Year-Round Individual ES Beds in HMIS:			83	9. Total Year-Round Family ES Beds in HMIS:			27						
5. HMIS Coverage—Individual ES Beds (Divide Line 4 by Line 3 and multiply by 100. Round to a whole number):			78 %	10. HMIS Coverage—Family ES Beds (Divide Line 9 by Line 8 and multiply by 100. Round to a whole number):			82 %						

*In the column labeled "O/V," enter the number of Overflow and Voucher Beds

Continuum of Care Homeless Housing Activity Chart- Transitional

Transitional Housing: Fundamental Components in CoC System – Housing Inventory Chart													
Provider Name	Facility Name* <small>*Place an asterisk after the facility name if it receives HUD McKinney-Vento dollars.</small>	HMIS Part. Code	Number of Year-Round Beds in HMIS		Geo Code <input checked="" type="checkbox"/>	Target Pop		Year-Round			Total Year-Round Beds		
						A	B	Fam. Units	Fam. Beds	Indiv. Beds			
Current Inventory			Ind.	Fam.									
Twin City Mission, Inc.	The Haven Apartments* (changes based on funding)	PA	60	20	481104	SMF+H C		4	16	40	60		
Twin City Mission, Inc.	Supportive Housing*	PA	18	30	480738	SMF+H C		6	30	18	54		
Twin City Mission, Inc.	Transitions*	PA	42	17	480738	SMF+H C		3	17	42	62		
SUBTOTALS:			120	67	SUBTOTAL CURRENT INVENTORY:			13	63	100	176		
			Ind.	Fam.									
N/A													
SUBTOTALS:					SUBTOTAL NEW INVENTORY:								
Inventory Under Development			Anticipated Occupancy Date										
N/A													
SUBTOTAL INVENTORY UNDER DEVELOPMENT:													
Unmet Need								UNMET NEED TOTALS:		10	50	12	62
Total Year-Round Beds—Individuals				Total Year-Round Beds—Families									
1. Total Year-Round Individual Transitional Housing Beds:			100	6. Total Year-Round Family Transitional Housing Beds:			63						
2. Number of DV Year-Round Individual TH Beds:			0	7. Number of DV Year-Round Family TH Beds:			0						
3. Subtotal, non-DV Year-Round Individual TH Beds (Line 1 minus Line 2):			100	8. Subtotal, non-DV Year-Round Family TH Beds (Line 6 minus Line 7):			63						
4. Total Year-Round Individual TH Beds in HMIS:			120	9. Total Year-Round Family TH Beds in HMIS			67						
5. HMIS Coverage—Individual TH Beds (Divide Line 4 by Line 3 and multiply by 100. Round to a whole number):			83 %	10. HMIS Coverage—Family TH Beds (Divide Line 9 by Line 8 and multiply by 100. Round to a whole number):			94%						

Continuum of Care Homeless Housing Activity Chart- Permanent

Permanent Supportive Housing*: Fundamental Components in CoC System – Housing Inventory Chart													
Provider Name	Facility Name <small>*Place an asterisk after the facility name if it receives HUD McKinney-Vento dollars.</small>	HMIS Part. Code	Number of Year-Round Beds in HMIS		Geo Code <input type="checkbox"/>	Target Pop.		Year-Round			Total Year-Round Beds		
			Ind.	Fam.		A	B	Fam. Units	Fam. Beds	Indiv./CH Beds			
Current Inventory (Available for Occupancy on or before Jan. 31, 2010)			Ind.	Fam.									
Twin City Mission The Bridge Permanent Beds	12 men and 8 women long term permanent		20							20	20		
Twin City Mission	Scattered Sites		5							5	5		
SUBTOTALS:			25	0	SUBTOTAL CURRENT INVENTORY:			0	0	25	25		
New Inventory			Ind.	Fam.									
N/A													
SUBTOTALS:					SUBTOTAL NEW INVENTORY:								
Inventory Under Development			Anticipated Occupancy Date										
N/A													
SUBTOTAL INVENTORY UNDER DEVELOPMENT:													
Unmet Need								UNMET NEED TOTALS:		52	194	35	229
Total Year-Round Beds—Individuals				Total Year-Round Beds—Families									
1. Total Year-Round Individual Permanent Housing Beds:		25	6. Total Year-Round Family Permanent Housing Beds:		N/A								
2. Number of DV Year-Round Individual PH Beds:		0	7. Number of DV Year-Round Family PH Beds:		N/A								
3. Subtotal, non-DV Year-Round Individual PH Beds (Line 1 minus Line 2):		25	8. Subtotal, non-DV Year-Round Family PH Beds (Line 6 minus Line 7):		N/A								
4. Total Year-Round Individual PH Beds in HMIS:		25	9. Total Year-Round Family PH Beds in HMIS		N/A								
5. HMIS Coverage—Individual PH Beds (Divide Line 4 by Line 3 and multiply by 100. Round to a whole number):		100 %	10. HMIS Coverage—Family PH Beds (Divide Line 9 by Line 8 and multiply by 100. Round to a whole number):		0								

D. Continuum of Care Planning Process Organizations Chart

	<i>Specific Names of All CoC Organizations</i>	<i>Geographic Area Represented</i>	Subpopulations Represented, if any* (no more than 2 per organization)	
PUBLIC SECTOR	STATE GOVERNMENT AGENCIES			
	Department of State Health Services	Grimes County	HIV/AIDS	SA
	Department of Family Protective Services: Adult Protective Services/Child Protective Services	Brazos, Burleson, Grimes, Leon, Madison, Milam, Robertson and Washington counties	Y	
	Texas Veteran’s Commission	Brazos, Burleson, Grimes, Leon, Madison, Milam, Robertson and Washington counties	VET	
	LOCAL GOVERNMENT AGENCIES			
	City of Bryan Community Development Services Department	Bryan, Texas	N/A	
	City of College Station Economic & Community Development Dept.	College Station, Texas	N/A	
	Brazos Valley Council of Governments – Section 8 Housing Choice Voucher Program	Brazos, Burleson, Grimes, Leon, Madison, Milam, Robertson and Washington counties	N/A	
	Brazos County Health Department	Brazos County	N/A	
	SCHOOL SYSTEMS / UNIVERSITIES			
	Bryan ISD	Bryan, Texas	Y	
	Project Head Start	Bryan and College Station, Texas	Y	
	College Station ISD	College Station, Texas	Y	
	LAW ENFORCEMENT / CORRECTIONS			
	Bryan Police Department	Bryan, Texas	N/A	
	College Station Police Department	College Station, Texas	N/A	
	PRIVATE SECTOR	NON-PROFIT ORGANIZATIONS		
Twin City Mission, Inc.		Brazos, Burleson, Grimes, Leon, Madison, Milam, Robertson and Washington counties	DV	Y
MHMR Authority of Brazos Valley		Brazos, Burleson, Grimes, Leon, Madison, Milam, Robertson and Washington counties	SMI	Y
Brazos Food Bank		Brazos, Burleson, Grimes, Leon, Madison, Milam, Robertson and Washington counties	N/A	
Health For All Clinic, Inc.		Brazos, Burleson, Grimes, Leon, Madison, Milam, Robertson and Washington counties	HIV/AIDS	SMI
Brazos Valley Council on Alcohol and Substance Abuse (BVCASA)		Brazos, Burleson, Grimes, Leon, Madison, Milam, Robertson and Washington counties	SA	
Elder Aid and Lena Mae Foundation		Brazos, Burleson, Grimes, Leon, Madison, Robertson and Washington counties	N/A	
Genesis House		Brazos, Burleson, Grimes, Leon, Madison, Robertson and Washington counties	Y	
United Way – 211		Brazos, Burleson, Grimes, Leon, Madison, Milam, Robertson and Washington counties	N/A	
Brazos Valley Affordable Housing Corporation		Brazos, Burleson, Grimes, Leon, Madison, Milam, Robertson and Washington counties	N/A	
Everyday Life		Bryan, Texas	Y	
FAITH-BASED ORGANIZATIONS				
Ecclesia Ministries, Texas		Bryan, Texas	N/A	
Catholic Charities		Brazos, Burleson and Robertson counties	N/A	
Embrace Brazos Valley, Inc.		Brazos, Burleson, Grimes, Leon, Madison, Milam, Robertson and Washington counties	SMI	SA
First United Methodist Church of Brenham and Faith Mission		Brazos, Burleson, Grimes, Leon, Madison, Milam, Robertson and Washington counties	N/A	
Family Promise		Brazos County	N/A	
BUSINESSES (BANKS, DEVELOPERS, BUSINESS ASSOCIATIONS, ETC.)				
Community Solutions		Brazos, Burleson, Grimes, Leon, Madison, Milam, Robertson and Washington counties	N/A	
OTHER COMMUNITY AFFILIATES				
Bryan Housing Authority		Brazos	N/A	
Centerville Housing Authority	Leon	N/A		

Navasota ISD	Grimes County	Y	
Brenham ISD	Washington County	Y	
Caldwell ISD	Burleson County	Y	
Crisis Intervention Team	Brazos County	N/A	
Project Unity	Brazos, Burleson, Grimes, Leon, Madison, Milam, Robertson and Washington counties	N/A	
Brazos Valley Community Action Agency (BVCAA): AIDS Services, Federally Qualified Health Center (FQHC), Brazos Transit	Brazos, Burleson, Grimes, Leon, Madison, Milam, Robertson and Washington counties	HIV/AIDS	VET
Freedom Hill (Halfway House)	Brenham, Texas and Washington County	SA	
UMC Lee Chapel	Brazos County	N/A	
The Lighthouse	Brazos County	DV	
Unitarian Universalism Church of Brazos Valley	Brazos Valley	N/A	
A&M United Methodist Church	College Station, Texas	N/A	
Room For Us All	Brazos, Burleson, Grimes, Leon, Madison, Milam, Robertson and Washington counties	N/A	
Blinn College of Nursing	Brazos County	HIV	SA
Timothy Halbrog and Donnie Holland	Brazos County	N/A	
Community of Promise	Brazos County	Y	

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

Objectives to End Chronic Homelessness <i>and</i> Move Families and Individuals to Permanent Housing	2010-2011 Local Action Steps		Lead Person		Baseline (Current Level)	Numeric Achievement in 12 months	Numeric Achievement in 5-Years	Numeric Achievement in 10 years
	How are you going to do it? List action steps to be completed within the next 12 months.		List name and title or organization of one person responsible for accomplishing each action step.					
1. Create new PH beds for chronically homeless persons.	1. Contact agencies with an interest in applying for PH funding;	Brazos Valley Homeless Coalition Chair, Alsie Bond	0	22	24	26		
	2. Coordinate training on PH funding sources, and							
	3. Create 22 new beds for chronically homeless.	Twin City Mission, Inc. Doug Weedon and Embrace Brazos Valley, Joe Montgomery						
2. Increase percentage of homeless persons staying in PH over 6 months to at least 77%.	1. Increase support, case management, and public service referrals provided to clients in PH, and	Twin City Mission, Inc. Steven Bethea	0	0	0	0		
	2. Develop a support team of Coalition members to reduce obstacles to clients' success in PH.	Brazos Valley Homeless Coalition Chair, Alsie Bond						
3. Increase percentage of homeless persons moving from TH to PH to at least 65 %.	1. Conduct evaluation of Transitional Housing programs and contact agencies working with homeless persons, focusing on maintaining current successful practices, and	Twin City Mission, Inc. CFO Doug Weedon	64%	66 %	68%	70%		
	2. Ensure that case management services and follow-up support are strong enough to help TH participants obtain and maintain PH.	Brazos Valley Homeless Coalition CFO Doug Weedon						
4. Increase percentage of homeless persons employed at exit to at least 20%.	1. Continue coordination with local Workforce Board to address employment needs of homeless and increase access to local employment programs, and	Twin City Mission, Inc. CEO Doug Weedon	36%	38%	43 %	48%		
	2. Host job/skills training workshops each year to enhance employability.	Faith Mission, J.D. Young						
5. Decrease the number of homeless households with children.	1. Collaborate with agencies and organizations to expand housing opportunities to homeless families with children, and	Twin City Mission, Inc. Steven Bethea	6	4	2	2		
	2. Develop a program that specifically targets this population.							
Other CoC Objectives in 2010			Lead Person(s)		Timelines			
1. Continue to meet CoC HMIS requirements by following established HMIS policies/protocols, monitoring compliance with Data Standards, and reporting accurate, reliable data in SuperNOFA and Annual Homeless Assessment Report (AHAR).			Brazos Valley Homeless Coalition Chair, Alsie Bond and Twin City Mission, Inc. Sandra Hoeschler		Complete by September 2011			
2. Incorporate Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009 changes into by-law and committee responsibilities.			Brazos Valley Homeless Coalition Chair, Alsie Bond		Complete by December 2010			
3. Coordinate with agencies to conduct bi-annual Point-In-Time Homeless population and subpopulation count.			Brazos Valley Homeless Coalition Chair, Alsie Bond		Complete by January 2011			
4. Provide for CoC quarterly achievement reports.			Brazos Valley Homeless Coalition Chair, Alsie Bond		Complete by September 2011			

F. Table 1C- Summary of Specific Housing/Community Development Objectives (Table 1A/1B Continuation Sheet): Homeless And Special Needs

Objective #	Specific Objectives	Source of Funds	Performance Indicators	Expected Number	Outcome/Objective
Priority 1: Help low income families avoid becoming homeless through:					
DH-1.RHO 1.1	Strategy 1: Rental Rehabilitation: Technical support to private owners/ investors to rehabilitate sub-standard rental properties to be made available to very low, low and moderate income individuals and families for at least 10 years, and provide rental assistance as needed. Efforts will be made to increase energy efficiency thereby reducing utility bills (Oversight provided by staff, not a specific funded project).	Private Developers	Specific Indicator: Rental Units Rehabbed; Rental Development, number of affordable units: Technical support of LIHTC or other applicable incentive programs to private/investors to assist in new construction or rehabilitation.	0 in 2010 year; Technical support bi-annually of one substandard rental unit or 2 within the 5-Year period to assist in rehabilitation to standard condition and/or new construction.	DH-1
DH-1.RHO 1.2	Strategy 2: Rental/mortgage assistance: Subsidies to help defray rent and utility cost for families that receive notice of foreclosure, eviction, or termination of utility services through the appropriate community agencies.	No CDBG funds- Housing Choice Vouchers-Other entities	Specific Indicator: TBRA Rental Development, number of affordable units: Maintain or increase number of units receiving monthly rental subsidies.	Participation on the BVCH by attending 2-4 meetings annually.	DH-1
SL-1 NHPS 1.3	Strategy 3: Coordination of public services: Coordinate efforts to provide public services that assist in reducing or eliminating homeless, including legal assistance involving tenant/landlord disputes, evictions, or fair housing issues (Oversight provided by staff, not a specific funded project).	HUD-CDBG Administrative	Specific Indicator: Public Service; Number of persons stabilized: Coordinate services to low/moderate persons, homeless, special needs population & elderly- technical/financial assistance by appropriate agency.	Assistance to an estimated 100 persons over the 5-Year period through these agencies.	SL-1
Priority 2: Reach out to homeless persons and assess their individual needs through:					
SL-1 NHPS 2.1	Strategy 1: Providing access to services: through established programs that provide intake assessment and intensive case management, including but not limited to, counseling, job training and referrals, hygiene needs, personal storage, telephone usage and other appropriate services to increase self sufficiency for all homeless and potential homeless (Oversight provided by staff, not a specific funded project).	HUD-CDBG Administrative	Specific Indicator: Public Service; Number of person stabilized: Facilitate the improvement of services through technical/financial support of self-sufficiency programs from appropriate agency/s.	Assistance to an estimated 30 persons annually through established self sufficiency program/s.	SL-1
SL-1 NHPS 2.2	Strategy 2: Assisting in increasing funding sources: by providing technical assistance to homeless providers to better provide counseling and assessment to homeless individuals and families, including chronic homeless through increase collaboration with private and public sector public service agencies (Oversight provided by staff, not a specific funded project).	HUD-CDBG Administrative	Specific Indicator: Public Service; Provide technical assistance applying for other funds; in updating an evaluation survey instrument tool to monitor results of homeless survey and in the development of a homeless tracking system.	One CoC grant application submitted annually; one homeless survey done bi-annually. One agency to provide HMIS tracking within 5-Year period. 30-50 Homeless will be assisted annually through local providers.	SL-1
SL-1 NHPS 2.3	Strategy 3: Coordinating between appropriate entities for referrals of previously unidentified homeless person to local shelters: through a network of public service and safety organizations to provide an avenue to develop a discharge plan for institutions that discharge individuals into homelessness (Oversight provided by staff, not a specific funded project).	HUD-CDBG Administrative	Specific Indicator: Public Service; Number of communities assisted: Identify and publicize options for treatment release and long term case management services	Attend quarterly Homeless Coalition meetings; 30-50 homeless persons will receive assistance through local providers.	SL-1

Objective #	Specific Objectives	Source of Funds	Performance Indicators	Expected Number	Outcome/Objective
Priority 3: address emergency, transitional and permanent housing needs of the homeless by:					
NHHO-1 3.1	Strategy 1: Increase the capacity or number of emergency and transitional shelters for families by improving/increasing the number of units available by providing technical/financial assistance to expand emergency, transitional and permanent housing availability to better meet the needs of homeless and special needs populations (Oversight provided by staff, not a specific funded project).	HUD-CoC-TCM, MHMR, BVCH	Specific Indicator: Emergency housing; Number of units for homeless: and chronic homeless: Technical and/or financial assistance provided to those agencies increasing housing units.	Expansion of 10 additional spaces for families within the 5-Year period.	DH-2& SL-1
NHHO-3.2.3	Strategy 2 and 3: Increase the capacity or number of emergency, transitional and permanent shelters for persons with special needs and increase capacity of permanent supportive housing for person with special needs by technical assistance provided to increase the capacity of local homeless providers for persons with special needs.	HUD-CoC-TCM, MHMR, BVCH	Specific Indicator: Emergency housing; Number of units for homeless: and chronic homeless: Technical and/or financial assistance provided to those agencies increasing housing units.	Expansion of 10 additional spaces emergency/transitional and 1 permanent space for persons with special needs within the 5-Year period.	DH-2& SL-1
Priority 4: Help homeless make transition to permanent housing and independent living through assistance (financial and/or technical) to agencies who provide these services by:					
NHHO-4.1	Strategy 1: Providing employment training and counseling to homeless (Oversight provided by staff, not a specific funded project).	HUD-CoC-TCM, MHMR, BVCH	Specific Indicator: Emergency housing; Number of person stabilized: Provide assistance to agencies who work with various employment service providers in marketing those services to homeless persons.	Assist 30 homeless persons over the 5-Year period through those agencies that provide self sufficiency programs.	DH-2& SL-1
NHHO-4.2	Strategy 2: Assist homeless in acquiring needed services such as Section 8 rental assistance, food stamps, child care assistance, and other necessities by collaborating with agencies that provide intensive case management to the homeless. Technical assistance provided to the BVCH and funding of TCM's The Bridge program (Oversight provided by staff, not a specific funded project).	Other funding sources: BVCH, TCM, MHMR, BVCOG CDBG-public service funding	Specific Indicator: Public Service; Number of persons stabilized: Facilitate coordination between service providers for eligible individuals and provide I&R.	An estimated 100 homeless persons will receive information on availability of services beneficial to homeless persons through the appropriate agency such as 211 and the Bridge, 575 clients	DH-2& SL-
NHHO-4.3	Strategy 3: Provide counseling and financial incentives with regards to home ownership to local homeless persons by providing technical assistance to homeless providers who counsel homeless individuals (Oversight provided by staff, not a specific funded project).	Other funding sources: BVCH, TCM, MHMR	Specific Indicator: Public Service; Number of persons stabilized: Facilitate coordination between service providers for access to information on buying a home.	An estimated 15 homeless individuals will receive information on purchasing a home and how to achieve this goal, over the 5 year period.	DH-2& SL-1
Priority 1: Assist the elderly and frail elderly with their supportive housing and service needs by:					
SNO-1.1	Strategy 1: Encouraging collaboration between housing providers and elderly service providers to increase access to housing and supportive services to the elderly by technical support to non-profits and financial assistance through HOME CHDO funds for eligible non-profit. (Oversight provided by staff, not a specific funded project).	Private non-profits, such as Elder-Aid for HOME CHDO funds. Private funds provided by non-profits who belong to BVCH	Specific Indicator: Public Service and Rental rehabilitation; Number of affordable units: Provide technical support to the Brazos Valley Coalition for the Homeless and to agencies seeking to become a CHDO.	Attend quarterly homeless coalition meetings; HOME CHDO funds will be used to provide housing to a CHDO for the elderly with a minimum of 2 projects within the 5-Year period.	SH-1 DH-2
SNO-1.2	Strategy 2: Assist agencies that provide services to the elderly by helping service and housing agencies locate funding for supportive housing for the elderly and frail elderly. The CDAC and JRFRC committees will consider funding such entities with CDBG funds on an annual basis.	Private	Specific Indicator: Public Service agencies	Assist at least 200 elderly, frail elderly, or disabled with information and referral through area networks such as 211 or Project Unity.	DH-2& SL-1

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

Table 1C- Summary of Specific Objectives

Specific Obj. #	Outcome/Objective	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
	Specific Objectives						
DH-1	Availability/Accessibility of Decent Housing						
DH-1.RHO 1.1	Priority 1: Provide an adequate and affordable supply of rental residential property by providing technical assistance to citizens and through providing assistance to agencies that provide tenant rental assistance; (5-Year plan), Strategy 1: Technical support to private owner/investors or non-profits for 1 substandard rental complex (1-20) units bi-annually or two within the 5 year period, to assist in rehabilitation to standard condition or for new construction.	Private Funds by other entities (not CDBG or HOME funds)	Specific Indicators: Rental units constructed. Rental units rehabilitated	2010	0		
				2011	1-20		
				2012	0		
				2013	1-20		
				2014	0		
				MULTI-YEAR GOAL			
DH-1.RHO 1.2	Priority 1, Strategy 2: Rental Assistance; Maintain and/or increase the number of rental assistance programs which provide rental subsidies to very low and low income residents located within the City by providing technical assistance to agencies who provides these services. Goal of 1 new rental assistance program for the 5-year period.	Private Funds by other entities (not CDBG or HOME funds)	Specific Indicators: Rental units constructed. Rental units rehabilitated; In addition: Improve availability and access of housing units	2010	0		
				2011	0		
				2012	1		
				2013	1		
				2014	0		
				MULTI-YEAR GOAL			
DH-1.RHO 1.3	Priority 1, Strategy 3: New Construction: Technical support to private non-profit and for-profit developers of affordable rental housing	Private Funds by other entities (not CDBG or HOME funds)	Specific Indicators: Rental units constructed	2010	0		
				2011	1		
				2012	0		
				2013	0		
				2014	0		
				MULTI-YEAR GOAL			
DH-1.OHO 2.1	Priority 2: Expand the supply of decent, safe and affordable housing through the development of new single family Residential property, Strategy 1: New Construction: Continue to work with non-profit and for-profit developers to help initiate new housing production. Provide support services to a minimum of one (1) developer bi-annually, or two (2) over the next five years to increase housing developments to encourage decentralization of low to moderate income neighborhoods.	Private Funds by other entities (not CDBG or HOME funds)	Specific Indicators: homeownership units constructed; In addition: Increase number of housing units	2010	0		
				2011	1		
				2012	0		
				2013	1		
				2014	0		
				MULTI-YEAR GOAL			

Specific Obj. #	Outcome/Objective	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
	Specific Objectives						
DH-1	Availability/Accessibility of Decent Housing						
DH-1.OHO 2.2	Priority 2, Strategy 2: Acquisition: Continue to work with non-profit and for-profit developers to help initiate new housing production. Provide opportunities for housing developments through technical/financial support services by acquiring property to donate or sell at a reasonable cost, 2 lots annually or 10 lots in the 5 year period to increase single owner occupied housing or housing developments to encourage decentralization of low to moderate income neighborhoods (Note- same goals as Priority 3/Strategy 5- not in addition to).	CDBG	Specific Indicators: Acquire lots to encourage housing developments In addition: Increase number of available lots for houses..	2010	2		
				2011	2		
				2012	2		
				2013	2		
				2014	2		
MULTI-YEAR GOAL							
DH-1.RHO 3.1	Priority 3: to reduce isolation of income groups by decentralizing housing opportunities and revitalizing deteriorating neighborhoods, Strategy1: Rental Rehabilitation: Technical support of low income housing tax credits or other applicable incentive programs to private owner/investors for assistance in building new or rehabilitation one (1) substandard rental units bi-annually, or 2 within the next 5-Years, to assist in rehabilitation to standard condition and/or for new construction.	Private Funds by other entities (not CDBG or HOME funds)	Specific Indicators: Rental units constructed; In addition: Increase number of housing units	2010	0		
				2011	1		
				2012	0		
				2013	0		
				2014	1		
MULTI-YEAR GOAL							
DH-1 OHO 3.4	Priority 3, Strategy 4: Clearance/Demolition to provide for the removal of dilapidated, abandoned and deteriorating structures by spot blight or in order for housing to be built for low and moderate income persons. Provide technical/financial support for citizens regarding structural code enforcement violations to encourage maintenance of houses in compliance with City Ordinances and community appearance standards. Provide technical assistance to citizens to prevent code violations through code enforcement staff-(Note- same goals as Priority 4/Strategy 4- not in addition to)	CDBG	Specific Indicator: Number of vacated lots cleared for the rebuilding of homes. Number of Housing Units: Provide for the potential of new housing production-1-5 annually.	2010	5		
				2011	5		
				2012	5		
				2013	5		
				2014	5		
MULTI-YEAR GOAL							
DH-1 OHO 3.4	Priority 3, Strategy 5: Acquisition: Continue to work with non-profit and for-profit developers to help initiate new housing production. Provide opportunities for housing developments through technical/financial support services by acquiring property to donate or sell at a reasonable cost, 2 lots annually or 10 lots in the 5 year period to increase single owner occupied housing or housing developments to encourage decentralization of low to moderate income neighborhoods.	CDBG	Specific Indicator: Number of vacated lots cleared for the rebuilding of homes. Number of Housing Units: Provide for the potential of new housing production-1-5 annually.	2010	2		
				2011	2		
				2012	2		
				2013	2		
				2014	2		
MULTI-YEAR GOAL							

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

Specific Obj. #	Outcome/Objective	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
	Specific Objectives						
DH-2	Affordability of Decent Housing						
DH-2&3. OHO 3.2	Priority 3: to reduce isolation of income groups by decentralizing housing opportunities and revitalizing deteriorating neighborhoods, Strategy 2: Owner occupied rehabilitation and/or Reconstruction: Rehabilitate three (3) substandard housing units to standard condition annually or ten (15) over the next 5-Years.	CDBG/HOME	Specific Indicators: owner occupied unites rehabilitated; In addition: No. of affordable units rehabilitated.	2010	3		
				2011	3		
				2012	3		
				2013	3		
				2014	3		
MULTI-YEAR GOAL							
DH-2&3. OHO 3.3	Priority 3, Strategy 3: Minor Home Repair Assistance Program: assist with fifteen (15) minor repair projects including sweat equity projects annually or seventy five (75) over the 5-Years; assist with five (5) minor repairs or twenty five (25) over the next 5-Years –(note- same as Priority 4, Strategy 3 goals, not in addition to).	CDBG	Specific Indicators: owner occupied unites rehabilitated; In addition: No. of affordable units rehabilitated.	2010	15		
				2011	15		
				2012	15		
				2013	15		
				2014	15		
MULTI-YEAR GOAL							
DH-2. OHO 4.2	Priority 4: to expand the supply of decent, safe and affordable housing through the rehabilitation of existing residential property, Strategy 2: Owner Occupied Rehabilitation: Rehabilitation of three substandard housing units to standard condition annually, or 15 over the next five years (note same goals as Priority 3/Strategy 2, not in addition to).	CDBG/HOME	Specific Indicator: Owner occupied units rehabilitated	2010	3		
				2011	3		
				2012	3		
				2013	3		
				2014	3		
MULTI-YEAR GOAL							
DH-2 OHO 4.3	Priority 4, Strategy 3: Minor Home Repair Program: Technical and financial assistance by providing repairs through for-profit contractors and non-profit housing organizations for minor repairs including sweat equity projects. 2010 funded projects.	CDBG	Specific Indicators: owner occupied united rehabilitated In addition: No. of affordable units rehabbed.	2010	15		
				2011	15		
				2012	15		
				2013	15		
				2014	15		
MULTI-YEAR GOAL							
DH-2. OHO 5.1	Priority 5, To expand home ownership opportunities for very low, low and moderate income persons by Strategy 1: Down Payment Assistance Program, and Strategy 3: Home Maintenance Education and Counseling including technical, educational and financial assistance to low and moderate income eligible homebuyers. Funded HOME 2010	HOME	Specific Indicators: Homeownership units constructed or acquired; In addition: No. of affordable households: Provide down payment assistance counseling, down payment assistance and closing costs.	2010	15		
				2011	15		
				2012	15		
				2013	15		
				2014	15		
MULTI-YEAR GOAL							

Specific Obj. #	Outcome/Objective	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
	Specific Objectives						
DH-2	Affordability of Decent Housing						
DH-2. OHO 5.2	Priority 5, Strategy 2: Community Housing Development Organization: To provide a private non-profit financial, educational and technical assistance and other affordable housing activities, including the development of new affordable single family homes, to low income home buyers. Funded HOME 2010 (3 CHDO projects contracted for a total of 3 houses rehabilitated with 2008 and 2009 funds- goal of 2 completed 2010.	HOME	Specific Indicators: Rental units constructed and/or homeownership units constructed or acquired; In addition: No. of households: Provide assistance to area non-profits to develop CHDO status, assist through application process to have at least 1 CHDO project approved annually.	2010	1		
				2011	1		
				2012	1		
				2013	1		
				2014	1		
MULTI-YEAR GOAL							

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

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

Table 2A- Priority Housing Needs/Investment Plan Goals

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

TA denotes Technical Assistance will be provided.

* Homeless individuals and families assisted with transitional and permanent housing.

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

Table 2A- Priority Housing Activities

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

TA denotes technical assistance will be provided.

H. Table 2B- Priority Community Development Needs

Priority Need	Priority Need Level (H-high, M-medium, L-low)	5 Yr Goal Plan/Act	Annual Goal Plan/Act
Acquisition of Real Property	H	15	5 bi-annually
Disposition	H	15	5 bi-annually
Clearance and Demolition	H	20	5
Code Enforcement	M	City Provides	City Provides
Public Facility (General)		1	*
Senior Centers	M	TA	TA
Handicapped Centers	H	TA	TA
Homeless Facilities	H	TA	TA
Youth Centers	H	TA	TA
Neighborhood Facilities	M	TA	TA
Child Care Centers	M	TA	TA
Health Facilities	H	TA	TA
Mental Health Facilities	M	TA	TA
Parks and/or Recreation Facilities	M	TA	TA
Parking Facilities	L	City Provides	City Provides
Abused/Neglected Children Facilities	M	TA	TA
Asbestos Removal	L	TA	TA
Non-Residential Historic Preservation	L	TA	TA
Infrastructure (General)			
Water/Sewer Improvements	L	City Provides	City Provides
Street Improvements	H	City Provides	City Provides
Sidewalks	H	City Provides	City Provides
Solid Waste Disposal Improvements	L	City Provides	City Provides
Flood Drainage Improvements	L	City Provides	City Provides
Public Services (General)		Up to 12	**
Senior Services	H	TA	TA
Handicapped Services	H	TA	TA
Legal Services	L	TA	TA
Youth Services	H	TA	TA
Child Care Services	M	TA	TA
Transportation Services	H	City Provides	City Provides
Substance Abuse Services	H	TA	TA
Employment/Training Services	H	TA	TA
Health Services	M	TA	TA
Lead Hazard Screening	L	TA	TA
Crime Awareness	M	City Provides	City Provides
Fair Housing Activities	L	TA	TA
Tenant Landlord Counseling	L	TA	TA

Priority Need	Priority Need Level (H-high, M-medium, L-low)	5 Yr Goal Plan/Act	Annual Goal Plan/Act
Economic Development (General)			
C/I Infrastructure Development	H	TA	TA
C/I Building Acq/Const/Rehab	L	TA	TA
Other C/I	M	TA	TA
ED Assistance to For-Profit	L	TA	TA
ED Technical Assistance	L	TA	TA
Micro-enterprise Assistance	L	TA	TA
Other			

TA denotes technical assistance will be provided.

*Dependent on CDAC recommendations.

**Dependent on JRFRC recommendations.

I. Table 2C- Summary of Specific Housing/Community Development Objectives (Table 2A/2B Continuation Sheet)

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

Objective #	Specific Objectives: Affordable Housing	Source of funds	Performance Indicators	Expected Number	Outcome/ Objective
DH-1.RHO 3.1	Priority 3: to reduce isolation of income groups by decentralizing housing opportunities and revitalizing deteriorating neighborhoods through: Strategy 1: rental rehabilitation to provide technical support to private owners/investors of substandard rental properties to be made available to very low, low and moderate income persons.	Private funds, other entities (not funded by CDBG/ HOME)	Specific Indicator: Rental Properties Rehabilitated; In addition: Housing Development/Number of Affordable Units: Technical assistance to entities seeking low income tax credits or other applicable incentive programs to rehabilitate rental property.	Agency will seek incentives to rehabilitate one substandard rental units (1-20 units) bi-annually or 2 over the 5-Year period.	DH-1
DH-1.RHO 4.1	Priority 4, To expand the supply of decent, safe and affordable housing through the rehabilitation of existing residential property through Strategy 1: Rental rehabilitation to provide technical support to private owners/investors of substandard rental properties to be made available to very low, low and moderate income persons.	Private funds, other entities (not funded by CDBG/ HOME)	Specific Indicator: Rental Properties Rehabilitated; In addition: Rental Development/Number of Housing Units: Technical assistance to entities seeking low income tax credits or other applicable incentive programs to rehabilitate rental property.	Agency will seek incentives to rehabilitate one substandard rental units (1-20 units) bi-annually or 2 over the 5-Year period.	DH-1
DH-1.RHO 6.1	Priority 6, To provide housing and supportive service for special needs population, Strategy 1: housing for the elderly: technical/financial assistance to for-profits, non-profits and public organizations to provide specialized housing for the elderly including new construction, acquisition, rehabilitation, expansion of existing programs rental assistance (Technical assistance only).	Not funded – Technical Assistance only	Specific Indicator: : rental Units Constructed and/or homeownership units constructed or acquired; In addition: Number of Housing Units and Improved Access: Provide technical assistance to non-profits to determine market need.	One new housing development in the 5-Year period.	DH-1
Owner Housing Objectives					
DH-1.OHO 2.1	Priority 2: to expand the supply of decent, safe, and affordable housing through the development of new single family residential property through Strategy 1: New Construction technical/financial assistance to private non-profit and for-profits developers and public developers of affordable housing.	Private funds, other entities (not funded by CDBG/ HOME)	Specific Indicator: Owner Occupied Units Constructed; In addition: Housing Development/ Number of Affordable Units: Provide technical assistance to these entities to initiate new housing production.	Provide technical support to one developer bi-annually or 2 over the 5-Year period.	DH-1
DH-1.OHO 2.2	Priority 2, Strategy 2: Acquisition: Continue to work with non-profit and for-profit developers to help initiate new housing production. To increase single owner occupied housing or housing developments to encourage decentralization of low to moderate income neighborhoods by the acquisition of lots to donate or sell at a reasonable cost.	CDBG funded	Specific Indicator: Acquisition of property to develop owner occupied constructed homes; In addition: Number of housing units sustained: Provide technical assistance to these entities to initiate new housing production.	Provide opportunities for housing developments through technical/financial support services by acquiring property to donate or sell at a reasonable cost, 2 annually or 10 lots in the 5 year period.	DH-1
DH-2&3. OHO 3.2	Priority 3, Strategy 2: Owner Occupied Rehabilitation and/or Reconstruction to provide technical and financial support to very low, low and moderate income homeowners to rehabilitate their properties to standard condition and provide maintaining training and education. CDBG/HOME funded 2010	CDBG/or HOME	Specific Indicator: Owner Occupied Units rehabilitated or reconstructed; In addition: Housing Development/ Number of Affordable Units: Rehabilitation of owner occupied substandard housing units to standard condition.	3 units rehabilitated or/reconstructed annually or 15 over the 5-Year period.	DH-2&3

Objective #	Specific Objectives: Affordable Housing	Source of funds	Performance Indicators	Expected Number	Outcome/ Objective
DH-2&3. OHO 3.3	Priority 3, Strategy 3: Minor Assistance Program to provide technical/financial assistance by providing repairs through for-profit and non-profit contractors and housing organizations and making these resources available for use for low/moderate income families, social service programs, and volunteer labor groups. CDBG funded 2010	CDBG/or HOME	Specific Indicator: Owner Occupied Units rehabilitated; In addition: Housing Development/ Number of Affordable Units: Assist labor volunteer groups to rehabilitate owner occupied homes.	15 housing units rehabilitated annually, including sweat equity projects or 75 units over the 5-Year period.	DH-2&3
DH-1.OHO 3.4	Priority 3, Strategy 4: Clearance/Demolition to provide for the removal of dilapidated, abandoned and deteriorating structures by spot blight or in order for housing to be built for low and moderate income persons. Provide technical/financial support for citizens regarding structural code enforcement violations to encourage maintenance of houses in compliance with City Ordinances and community appearance standards. Provide technical assistance to citizens to prevent code violations through code enforcement staff.	CDBG	Specific Indicator: Number of vacated lots cleared for the rebuilding of homes. Number of Housing Units: Provide for the potential of new housing production-1-5 annually.	Clearance /Demolition of 5 unoccupied dilapidated structures annually or 25 in the 5 year period.	DH-1
DH-1.OHO 3.5	Priority 3, Strategy 5: Acquisition to provide for the acquisition of property to be used to build housing to be occupied by low/moderate income persons and/or the acquisition of property located outside a designated slum/blight areas and the acquisition is a prerequisite for clearance which will eliminate specific conditions of blight or physical decay.	CDBG	Specific Indicator: Number of vacated lots cleared for the rebuilding of homes. Number of Housing Units: Provide for the potential of new housing production-1-2 annually.	Acquisition of property 1-2 lots annually. Provide technical assistance to developers.	DH-1
DH-1.OHO 4.1	Priority 4, To expand the supply of decent, safe and affordable housing through the rehabilitation of existing residential property through Strategy 1: Rental rehabilitation to provide technical support to private owners/investors of substandard rental properties to be made available to very low, low and moderate income persons.	Private Funds, Not CDBG/ HOME	Specific Indicator: Rental units rehabilitated; In addition: Rental Development/Number of Housing Units: Technical assistance to those entities who are seeking low income tax credits or other applicable incentives to rehabilitate rental property.	Agency will seek incentives to rehabilitate one substandard rental units (1-20 units) bi-annually or 2 over the 5-Year period.	DH-1
DH-2 OHO 4.2	Priority 4, Strategy 2: Owner Occupied Rehabilitation to provide technical and financial support to low and moderate income homeowners to rehabilitate their properties to standard condition and provide maintaining training and education. Funded CDBG and HOME	CDBG and HOME	Specific Indicator: Owner occupied units rehabilitated; In addition: Housing Development/Number of Units: Rehabilitation of owner occupied substandard housing units.	3 units rehabilitated annually or 15 over the 5-Year period.	DH-2
DH-2 OHO 4.3	Priority 4, Strategy 3: Minor Home Repair Assistance Program to provide technical and financial assistance by making materials available for use for low to moderate income families, social service programs, and volunteer labor groups. Provide minor housing repairs (upgrade electrical, plumbing and/or mechanical) to eligible housing clients. Funded CDBG 2010	CDBG	Specific Indicator: Owner occupied unites rehabilitated; In addition: Housing Development/Number of Housing Units: Assist labor volunteer groups to rehabilitate owner occupied homes.	15 housing units rehabilitated annually, including sweat equity projects or 75 units over the 5-Year period.	DH-2

Objective #	Specific Objectives: Affordable Housing	Source of funds	Performance Indicators	Expected Number	Outcome/ Objective
DH-1. OHO 4.4	Priority 4, Strategy 4: Clearance/Demolition of 5 unoccupied, dilapidated structures annually or 25 over the next 5 years. Provide technical assistance to residents to prevent code violations through the code enforcement staff.	CDBG	Specific Indicator: Dilapidated unoccupied structures removed to encourage housing development; In addition: Number of housing units sustained: Provide technical assistance to these entities to initiate new housing production.	Clearance /Demolition of 5 unoccupied dilapidated structures annually or 25 in the 5 year period.	DH-1
DH-2. OHO 5.1 & OHO 5.3	Priority 5, To expand home ownership opportunities for low, low and moderate income persons by Strategy 1: Down Payment Assistance Program, and Strategy 3: Home Maintenance Education and Counseling including technical, educational and financial assistance to low and moderate income eligible homebuyers. Funded HOME 2010	HOME	Specific Indicator: Homeownership units constructed or acquired; In addition: Number of Households: Provide down payment assistance counseling, down payment assistance and closing costs.	Financial assistance provided up to 15 homebuyers annually or 75 over the 5-Year period. Provide counseling to 50 families annually or 225 over the 5-Year period.	DH-2
DH-2. OHO 5.2	Priority 5, Strategy 2: Community Housing Development Organization: to provide a private non-profit financial, educational and technical assistance and other affordable housing activities, including the development of new affordable single family homes, to low income home buyers. Funded HOME 2010 (3 CHDO projects contracted for a total of 3 houses rehabilitated with 2008 and 2009 funds-goal of 2 completed 2010.	HOME	Specific Indicator: rental Units Constructed and/or homeownership units constructed or acquired; In addition: Number of Households: Provide assistance to area non-profits to develop CHDO status, assist through application process to have at least one CHDO project approved annually.	One new CHDO approved over the 5-Year period; one CHDO project approved annually.	DH-2
DH-1. OHO 6.2	Priority 6, Strategy 2: Programming to Assist at risk populations: by providing technical and financial assistance to expand existing programs and innovative new programs to fill gaps not met by current delivery system. (Technical assistance only)	Not funded- Technical Assistance only	Specific Indicator: Public Service; In addition: Number of Persons Stabilized: Provide technical assistance to committees, including the BVCH, Project Unity and other applicable supportive services committees.	Participate in at least 3 committees annually.	DH-1
DH-1. OHO 6.3	Priority 6, Strategy 3: Housing for Special Needs Populations by providing technical and/or financial assistance to expand existing programs and services and to encourage innovative new programs to fill in the gaps in housing needs currently not being met by the existing delivery system	Private funds, Not funded by CDBG	Specific Indicator: Public Service; In addition: Number of Persons Stabilized: Provide technical assistance to committees, including the BVCH, Project Unity and other applicable supportive services committees.	Participate and attend four meetings per year regarding coordination of housing and supportive services.	DH-1
Community Development Objectives-Non Housing Community Development Plan: Public Facilities and Infrastructure					
SL-1. NHPF&I 1.1	Priority 1: Expand, improve, and/or add public facilities when and where needed for very low, low and moderate income individuals by: Strategy 1: improve public facilities designated as high or medium priorities such as youth, senior, homeless facilities, child care, handicapped, health facilities and nonresidential and residential historic preservation.	None funded 2010 year	Specific Indicator: Public facility or Infrastructure; In addition: Number of Persons with Improved Access: Provide technical or financial assistance to rehabilitate existing public facilities when appropriate.	An estimated one facility projects completed during the 5-Year period and an estimated 1000 clients per year to benefit from these projects.	SL-1

Objective #	Specific Objectives: Affordable Housing	Source of funds	Performance Indicators	Expected Number	Outcome/ Objective
SL-1. NHPF&I 1.2	Priority 1, Strategy 2: Provide technical assistance and monitoring of the Section 108 Bryan College Station Community Health Center. Repayment of loan was completed in 2008 year.	N/A	Specific Indicator: Public facility or infrastructure;	An estimated 15,000 low to moderate clients annually served by Clinic.	SL-1
SL-1. NHPF&I 3.2	Priority 3, Strategy 2: Park improvements and recreational facilities for targeted areas, including but not limited to, sidewalks, walking trails, or playground equipment.	Not funded 2010 year	Specific Indicator: Public facility or infrastructure Improve safety and quality of life in low to moderate income area parks and recreational facilities.	An estimated 1 park improvement or recreational facilities project will be provided technical assistance or funded in the 5-Year period.	SL-1
SL-1. NHPF&I 3.1	Priority 3, Strategy 1: Promote and facilitate the development of facilities and infrastructure improvements, including but not limited to water/sewer, streets, sidewalks, and solid waste disposal improvements, which enhance the safety and quality of life in low to moderate income neighborhoods by providing technical assistance to non-profit organizations who work to improve the safety in high crime areas and the City's designated slum/blighted areas and consideration of financial assistance for eligible projects.	CDBG None Funded 2010	Specific Indicator: Public facility or infrastructure Provide technical assistance for funding opportunities and financial assistance for demolition/clearance, infrastructure and/or facilities projects in low to moderate income areas.	Participate in 2 events/fairs and/or public forums annually which provide prevention programs; consider funding an estimated 1 project over the 5-Year period.	SL-1
Public Services Objectives					
SL-1. NHPS 2.1	Priority 2: Expand, improve, and/or add public services when and where needed for very low, low and moderate income individuals, Strategy 1: Assist agencies that provide services to victims of crime and violence by providing technical assistance.		Specific Indicator: Public Service Provide tech. assistance for grant seeking to 3 agencies - victims of crime and violence within the 5-Year period.	1,000 low income persons will benefit from the services provided by these agencies.	SL-1
SL-1. NHPS 2.2	Priority 2, Strategy 2: Assist agencies who are designated as high or medium priorities, including but not limited to youth, child care, employment training, health, crime awareness, legal, job training skills, and disabilities: 3 programs funded, CDBG 2010, Bryan (including Parks and Recreation Neal Recreation, Bryan Parks and Recreational Summer Camp, Brazos County Rape Crisis Center, Inc. dba Sexually Assault Resource Center, and Unity Partners Safe Harbour).	CDBG	Specific Indicator: Public Service Provide technical support and funding for agencies that make services available to low and low to moderate income clients for these high/medium priorities.	Consider funding up to 12 external public service agencies between Bryan and College Station. Estimated clients served 5,000 annually. Parks and Rec Neal Recreation-200; Summer Camp-625;SARC-150, Safe Harbour-315	SL-1
SL-1. NHPS 2.3	Priority 2, Strategy 3: Assist agencies, which provide health services. One project funded 2010 by College Station through joint funding process, both cities (Prenatal Clinic)	CDBG (CS)	Specific Indicator: Public Service Provide support and funding for agencies which make health care available to very low, low and moderate income clients.	Provide monitoring and technical support for theB/CS Community Health Center which will serve an estimated 15,000 clients annually.	SL-1

Objective #	Specific Objectives: Affordable Housing	Source of funds	Performance Indicators	Expected Number	Outcome/ Objective
SL-1. NHPS 2.4	Priority 2, Strategy 4: Assist public service agencies, which provide services to special needs populations, the homeless (designated high and medium priorities, including but not limited to: senior, handicapped, and substance abuse) and other public services as determined necessary. 3 projects funded through CDBG MHMR Mark Lake Drop In Center, Family Promise, and TCM-The Bridge.	CDBG	Specific Indicator: Public Service Provide technical support and funding for agencies that make services available to special needs clients for these high/medium priorities.	Consider funding up to 12 external public service agencies totally between Bryan and College Station. Estimated clients served 5,000: annually. MHMR- 45; FP-65; TCM-575	SL-1
SL-1. NHPS 3.1	Priority 3: Expand, improve, and/or increase access to infrastructure (streets, sewer, sidewalks, etc.) and parks when and where needed for very low, low and moderate income individuals through technical and/or financial assistance, Strategy 1: Promote and facilitate the development of facilities and infrastructure improvements, including but not limited to, streets and sidewalks, which enhance the safety and overall quality of life in low, low and moderate income neighborhoods.	CDBG None funded 2010	Specific Indicator: Public Service and Public Infrastructure Improvement Technical assistance to funding opportunities to 1 organization each year which provides crime awareness/prevention in neighborhoods	T.A. provided 1 organization annually and Estimated 1 public facility/infrastructure project funded over the 5 year period.	SL-1
SL-1. NHPS 3.2	Priority 3, Strategy 2: Park improvements and recreational facilities for low/moderate income areas. All parks located in target areas need consideration for upgrading the parks to improve safety and provide better access. CDAC will consider funding repairs as necessary to maintain the safety and quality of life for citizens.	Not funded in 2010 year.	Specific Indicator: Parks Improvements	Consideration of funding one park improvement project in the 5 year period.	SL-1
Economic Development Objectives					
EO-3 NHED 4.1	Priority 4: Expand economic opportunities for very low, low and moderate income individuals through technical and/or financial assistance: Strategy 1: Clearance/Demolition-removal of dilapidated, abandoned and deteriorating structures by spot slum/blight will encourage small business developments in older neighborhoods. Provide technical assistance to encourage maintenance economic development.	None funded 2010 year	Specific Indicator: Business assistance; Provide technical support through individual counseling and/or workshops to 5 citizens each year or 25 citizens within the 5-Year period.	Clearance funded in Housing portion. This goal technical assistance only to residents of 2 neighborhoods in low and moderate income areas.	EO-3
EO-3 NHED 4.2	Priority 4, Strategy 2: Acquisition of property to be used for housing to be occupied by low and moderate income persons. Technical/financial support will be provided to private housing and for-profit developers to acquire affordable property to increase housing stock in older neighborhoods. The housing redevelopment will encourage small business developers to locate in older neighborhoods. Technical assistance only.	None funded 2010 year, technical assistance only	Specific Indicator: Business assistance; Provide technical assistance to private developers to encourage small business development.	Funds provided in housing section. Technical assistance only to developers to encourage redevelopment and attract small businesses. A minimum of 2 developers over 5 year period.	EO-3

Objective #	Specific Objectives: Affordable Housing	Source of funds	Performance Indicators	Expected Number	Outcome/ Objective
EO-3 NHED 4.3	Priority 4, Strategy 3: Assist agencies that provide financial management, job skills or job training to low and moderate income persons. Technical assistance only.	None funded 2010 year, technical assistance only	Specific Indicator: Business assistance; Provide technical assistance to non-profit providers making application for grants or CDBG assistance that provides these services.	Staff will serve on 1-2 committees annually of agencies who provide these services and technical assistance to 1 agency who provides job training skills.	EO-3
EO-3 NHED 4.4	Priority 4, Strategy 4: Technical assistance to person seeking business expansion through grants or loans for gap financing for new business or established businesses.	None funded 2010 year, technical assistance only	Specific Indicator: Business assistance; Provide technical assistance to clients through referrals to appropriate resources	Approximately 3 low and moderate income persons will be provided technical assistance through referral of resources.	EO-3
EO-3 NHED 4.5	Priority 4, Strategy 5: Technical assistance to non-profit and for-profit groups who seek to sustain or increase levels of business opportunities including economic activates for downtown Bryan and surrounding low and moderate income areas; commercial ad/or industrial improvements and other related equipment and improvements.	None funded 2010 year, technical assistance only	Specific Indicator: Business assistance; Provide technical assistance to citizens/groups seeking to increase business opportunities through referrals to appropriate resources	Provide technical assistance to 2 citizens or businesses annually and serve on 2 financial/ED related committees annually.	EO-3

J. Continuum of Care Discharge Planning Policy Chart

Publicly Funded Institution(s) or System(s) of Care in CoC Geographic Area	None	Initial Discussion	Protocol in Development	Formal Protocol Finalized	Formal Protocol Implemented
Foster Care	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Health Care	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mental Health	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Corrections	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Foster Care: Case managers within the Texas Department for Family and Protective Services – Child Protective Services (the state’s foster care system) – hold the first-line responsibility for ensuring that there is a specific plan in place for each youth who leaves the system. This plan includes naming a housing or placement destination which will allow the problem-free transition from state supervision to private supervision. The plan also takes the health, growth and well being of the youth into account. Similarly, TDPRS case workers must complete several follow-up interviews, assuring the youth has the necessary shelter, family and stability needed to achieve a stable lifestyle and successful future. For foster care youth who age-out of the state foster care system, TDPRS social workers provide a fairly comprehensive plan which gives the young adult access to many of his/her options such as educational and vocational opportunities, financial options and available mental health and substance abuse services. All options are designed to ensure the young adult matures and develops without the immediate threat of homelessness.

Health Care: Area healthcare facilities (St. Joseph’s Regional Health Center and the College Station Medical Center) have policies in place ensuring persons discharged from their facilities will receive assistance from their appointed case management staff in obtaining appropriate placement to fit the patient's individualized needs. Each policy assures that, to the best of the ability of the discharging entity, released patients will not be discharged into homelessness but to a state, federal, emergency or transitional facility. Homeless service providers and other social service providers regularly collaborate with discharge staff from these facilities to identify placements for patients that are most suited for their needs and that do not result in the patient becoming homeless.

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

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

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

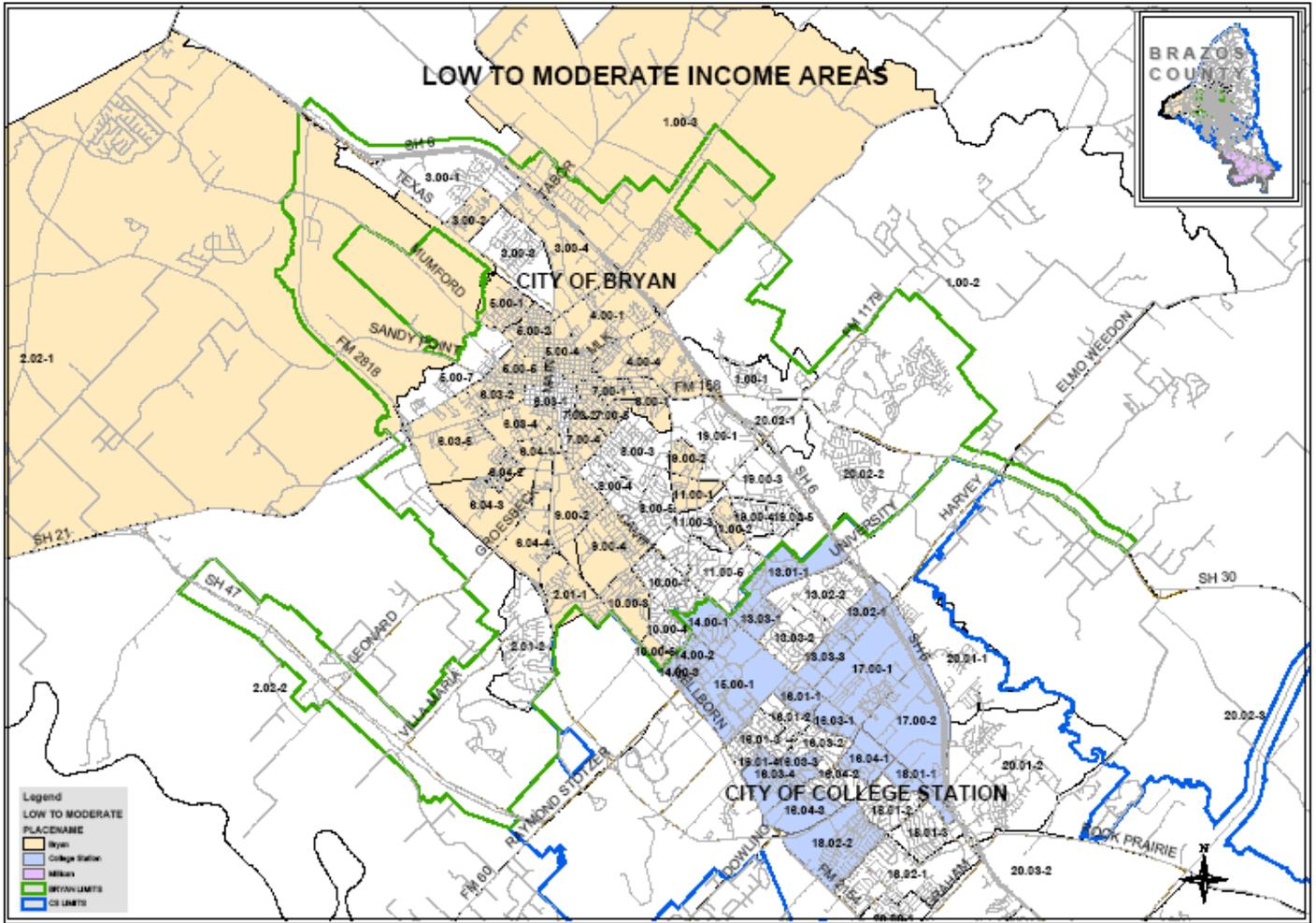
The Texas Youth Commission (TYC), a state correctional institution for juvenile offenders, discharges youth in accordance with the Texas Administrative Code, Title 37 Part 3 Section 85. If the youth is not being discharged to serve out their sentence to TDCJ as an adult, TYC will follow a similar protocol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

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

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

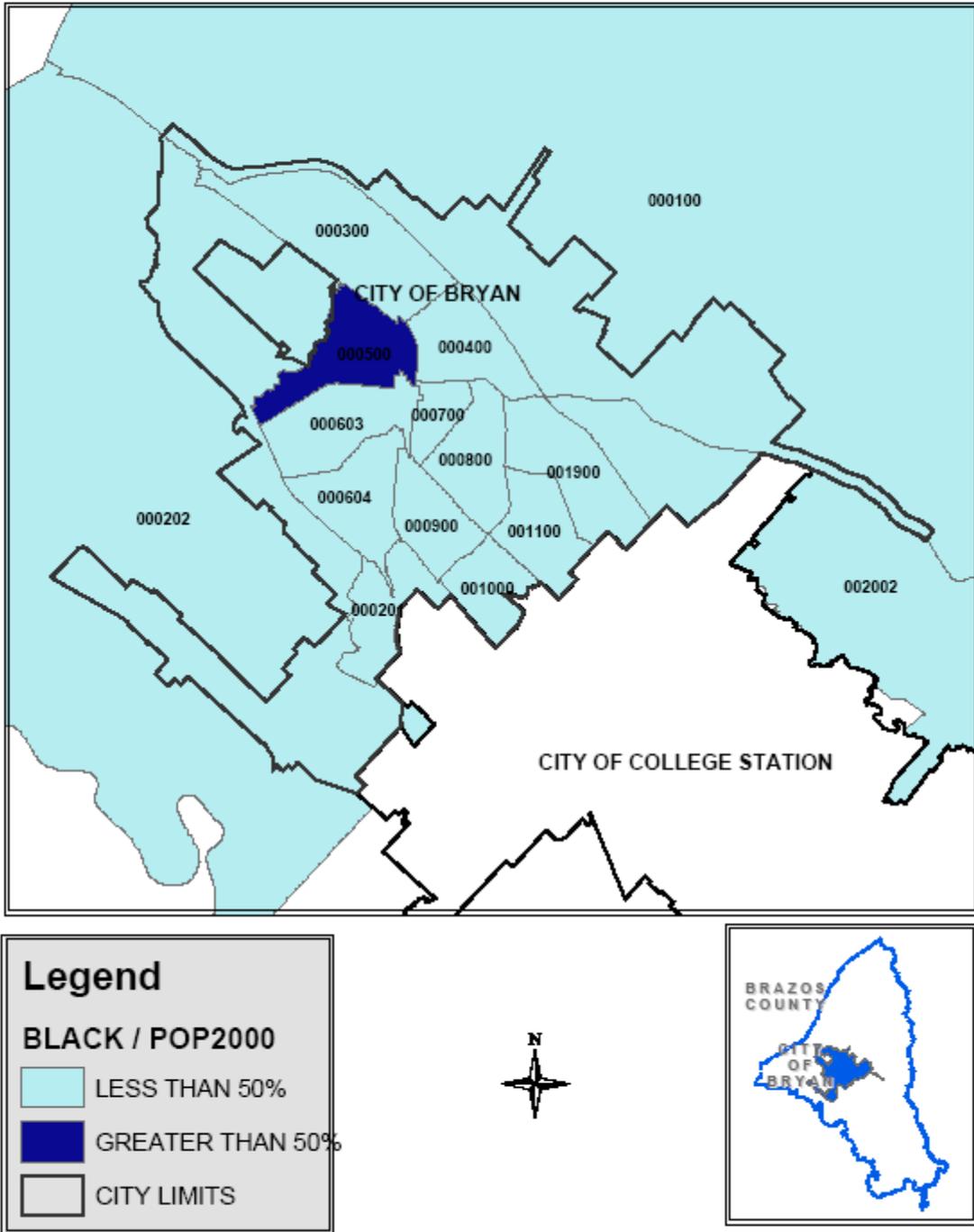
VIII. Maps and Charts

A. Target Area

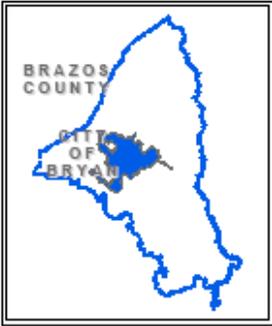
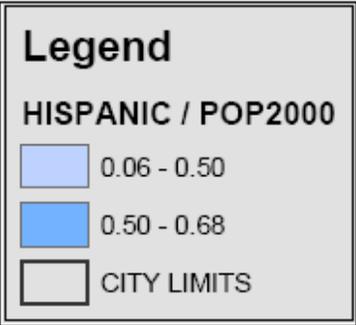
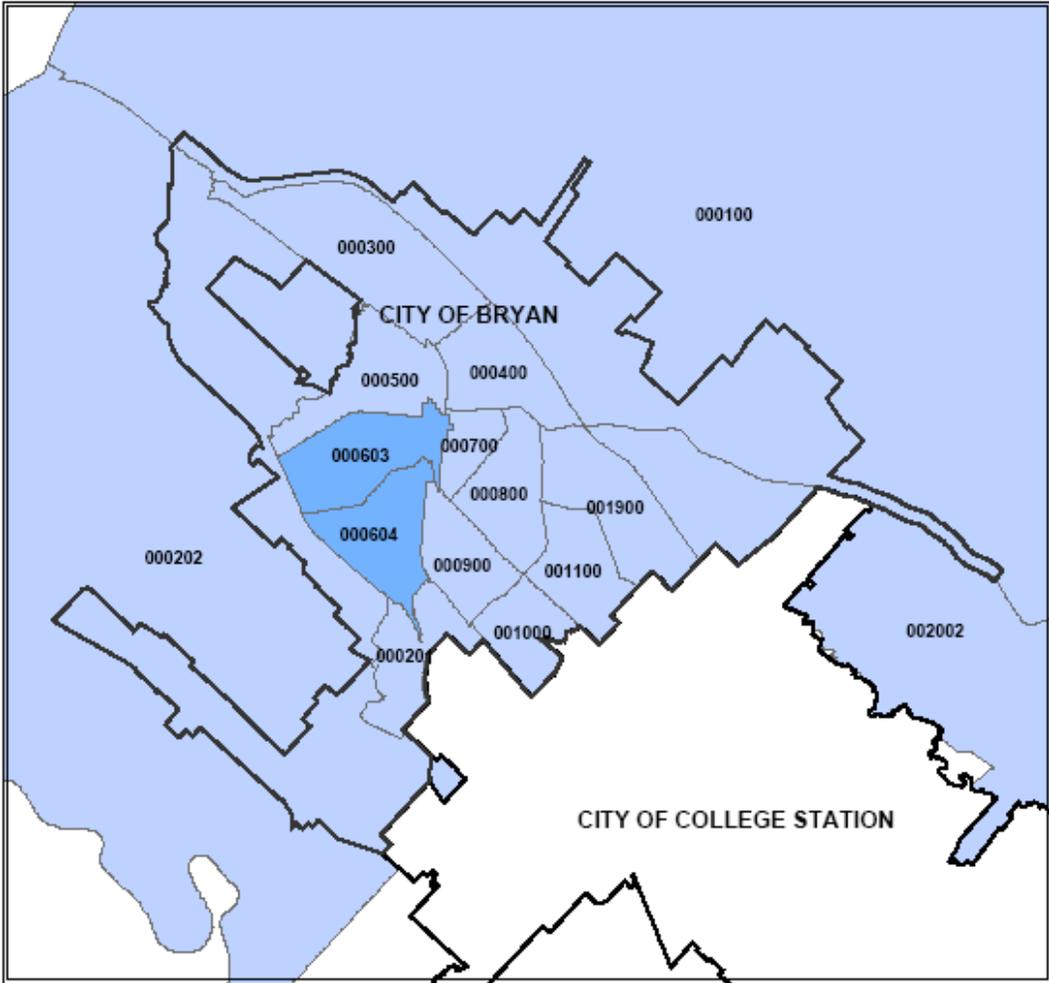


B. Minority Concentration Maps

PERCENT BLACK POPULATION BY TRACT



PERCENT HISPANIC POPULATION BY TRACT



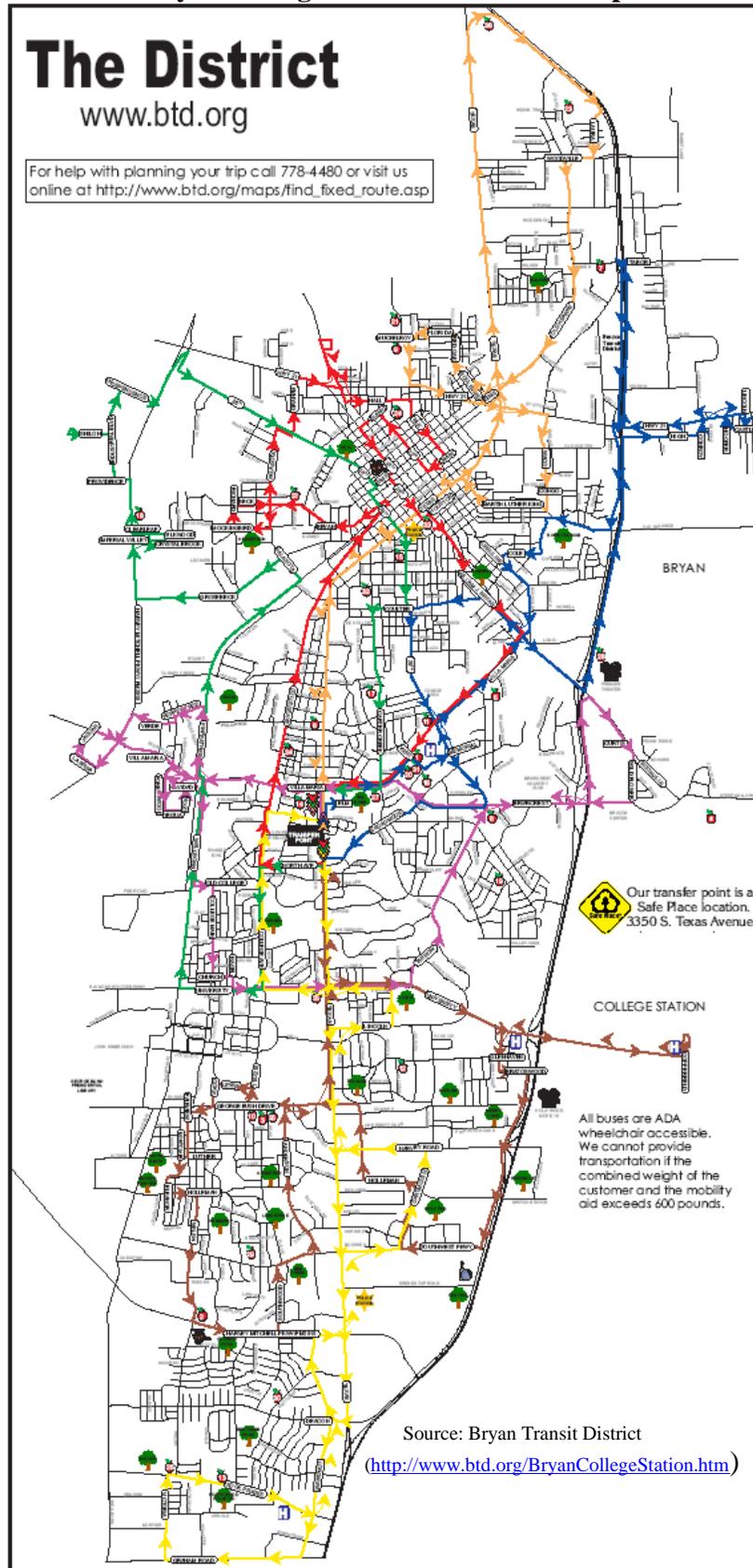
C. Significant Income Data by Block Group

VERY LOW TO MODERATE INCOME BLOCK GROUPS									
Numerical Order by CT/BG					Descending Order of % of BG Pop				
CT	BG	Total POP	VL/M Pop	% of BG Pop	CT	BG	Total POP	VL/M Pop	% of BG Pop
1	3	878	537	61.16%	5	4	718	672	93.59%
2.01	1	3309	2193	66.27%	10	5	1269	1138	89.68%
3	2	1069	729	68.19%	7	2	657	560	85.24%
3	4	1069	631	59.03%	6.03	4	1443	1222	84.68%
4	1	1451	992	68.37%	6.04	4	1460	1195	81.85%
5	1	822	544	66.18%	6.03	2	1044	829	79.41%
5	2	1338	779	58.22%	6.03	5	1566	1173	74.90%
5	4	718	672	93.59%	5	5	928	685	73.81%
5	5	928	685	73.81%	9	2	1171	842	71.90%
6.03	2	1044	829	79.41%	10	3	2231	1604	71.90%
6.03	4	1443	1222	84.68%	6.04	1	676	466	68.93%
6.03	5	1566	1173	74.90%	4	1	1451	992	68.37%
6.04	1	676	466	68.93%	3	2	1069	729	68.19%
6.04	2	819	414	50.55%	2.01	1	3309	2193	66.27%
6.04	3	2349	1522	64.79%	5	1	822	544	66.18%
6.04	4	1460	1195	81.85%	6.04	3	2349	1522	64.79%
7	1	795	484	60.88%	1	3	878	537	61.16%
7	2	657	560	85.24%	7	1	795	484	60.88%
7	3	733	388	52.93%	3	4	1069	631	59.03%
7	4	813	433	53.26%	5	2	1338	779	58.22%
8	1	920	507	55.11%	9	4	1599	898	56.16%
9	2	1171	842	71.90%	8	1	920	507	55.11%
9	4	1599	898	56.16%	11	2	1443	791	54.82%
10	3	2231	1604	71.90%	7	4	813	433	53.26%
10	5	1269	1138	89.68%	7	3	733	388	52.93%
11	2	1443	791	54.82%	6.04	2	819	414	50.55%

D. Significant Income and Race Data by Census Tract

VERY LOW TO MODERATE INCOME CENSUS TRACTS							
Numerical Order by CT				Descending Order by % of CT Pop			
CT	Total POP	VL/M Pop	% of CT Pop	CT	Total POP	VL/M Pop	% of CT Pop
3	6327	3330	52.63%	6.03	4809	3418	71.08%
4	4529	2315	51.12%	6.04	5304	3597	67.82%
5	5193	3176	61.16%	10	5653	3556	62.90%
6.03	4809	3418	71.08%	9	2770	1740	62.82%
6.04	5304	3597	67.82%	7	2998	1865	62.21%
7	2998	1865	62.21%	5	5193	3176	61.16%
9	2770	1740	62.82%	3	6327	3330	52.63%
10	5653	3556	62.90%	4	4529	2315	51.12%

E. Brazos Transit District Bryan/College Station Bus Route Map



G. Glossary of Terms

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

BVCH: Brazos Valley Coalition for the Homeless.

CDAC: Community Development Advisory Committee.

Cost Burden: The extent to which gross housing costs, including utility income, exceed 30% of gross income, based on available 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, budget counseling, education, etc.)

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

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

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

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

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

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

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

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

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

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 form lead-contaminated dust, soil and paint that is deteriorated or present in accessible surfaces, friction surfaces or impact surfaces that would result in adverse human health effects.

LIHTC: Low Income Housing Tax Credit

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

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

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

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

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

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

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

Substandard - Suitable for Rehabilitation (Rehabilitable): 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-Rehabilitable):

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.

2008 Annual Community Assessment, Received February 24, 2010



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

FEB 24 2010

Alsie Bond, Manager
Community Development Services Department
City of Bryan
405 W. 28th Street
Bryan, Texas 77803

Dear Ms. Bond,

SUBJECT: Annual Community Assessment for Program Year 2008
(October 1, 2008 – September 30, 2009)

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

During the course of the conducting of the ACA, CPD has examined the City's management of funds and activities undertaken for consistency with the priorities and objectives outlined in the City's Consolidated Plan. Therefore, the information provided in the CAPER for this and past program years was examined for compliance and accuracy with statutory and regulatory requirements (Part 91.520 and 91.525). CPD's review is based on an evaluation of the City's consolidated planning, program progress in the program management of funds and subrecipients, the annual performance report, and the achievement of program objectives. In Program Year 2008, Bryan received \$921,273 in Community Development Block Grant (CDBG) funds and \$427,066 in HOME Investment Partnerships Act (HOME) funds.

HUD congratulates the City of Bryan on those many notable accomplishments achieved as a direct result of the professionalism and hard work of the City of Bryan's staff and management during the past year. HUD looks forward to improvement in those areas that are lacking so that the City actually achieves all the yearly and multi-year goals and thereby fully complies with the regulations.

Primary Benefit

In 2008, the City expended 100 percent of its CDBG funds for activities that benefit low and moderate income (LMI) persons. This percentile meets and even exceeds the 70 percent minimum standard for overall program benefits. As a result, the City of Bryan is to be complemented at this time for the City's steadfast commitment to activities benefiting low and moderate income persons.

Planning and Administration

In 2008, the amount of funds expended on planning and administration with CDBG funds equated to 19.95 percent which almost equals the 20 percent cap for these activities. So, the City was just within the allowable standard. Therefore, Bryan is in compliance with the cap standard. However, the City should maintain careful vigilance regarding this requirement into the future in order to ensure that the 20 percent cap is not exceeded.

Public Services

In 2008, the City obligated 14.42 percent of CDBG funds for public services. This percentile is within the 15 percent cap and is therefore fully acceptable.

Owner Occupied Rehabilitation/Reconstruction

For Program Year 2008, Table 1C reflects that the City had an objective regarding owner occupied rehabilitation and/or reconstruction. The City utilizes both CDBG and HOME funds for this objective. Specifically, the City had the annual objective of rehabilitating 5 substandard housing units to standard condition or 25 over the 5 year period. The actual accomplishment was only 2 owner occupied rehabilitation/reconstruction projects completed which equates to only 40 percent of the annual objective for the 2008 Program Year. Fortunately, the City of Bryan met the annual goal in 2005. However for 2006 and 2007, the City missed the yearly goal in each year.

Therefore, the level of performance for this particular activity is one that must be substantially improved upon in the future. Certainly, it is the expectation of CPD that the negative trend exhibited from 2006 through 2008 shall not carry over through 2009.

The City only has one more year remaining (2009) to achieve the multi-year goal of 25. Currently, the aggregate figure for the first four years stands at only 11. Please ensure that the multi-year goal is achieved or exceeded. In order to do so, the City will have to drastically increase its level of accomplishment from 2 in 2008 to 14 in 2009. Obviously, that level of increase will require some resolute determination as well as decisive and concerted efforts on the part of the City.

Minor Repair Assistance Program

In Program Year 2008, the City of Bryan had an annual objective relating to the Minor Repair Assistance Program. Specifically, the City had the goal of expanding the supply of decent safe, and affordable housing through the rehabilitation of existing residential property by assisting with 15 projects annually or 75 over the 5 year period. The City of Bryan not only exceeded this goal with more than 100 percent (226.66 percent) compliance in 2008 but indeed has met and in fact exceeded this yearly goal for each of the first four years of the Consolidated Plan period. Indeed, through the first four years of the multi-year cycle, Bryan has already far exceeded the five year goal of 75 by completing 125.

As a result, the City of Bryan is performing at an ideal or highly exceptional level of performance with regard to this particular goal. CPD is extremely pleased with the City of Bryan's performance regarding this yearly and multi-year goal and greatly desires to see this level of performance (or at least at the 100 percent level) be replicated with respect to all of the City's annual goals.

Integrated Disbursement and Information System

It was noted during the review that the City of Bryan generally does provide a great deal of highly pertinent information in the accomplishment field of IDIS as demonstrated on the PR03 Report for Program Year 2008. The City of Bryan is to be recognized for providing detailed accomplishments in that field. This is a significant achievement by the City of Bryan. The IDIS system is an absolutely crucial and indispensable system which is relied upon to determine the status and progress of the CDBG Program. Please continue to ensure that the information reflected in IDIS is not only accurate but also updated in a timely fashion.

However, for activities utilizing the national objective of low to moderate income area benefit activities, it is vitally important that the City begin putting census tract information into the PR03 Report in IDIS. For example, activity #655 gives the percentage of low to moderate income persons in the area but does not identify the relevant census tract(s) in IDIS for the PR03 Report. This same deficiency was also noted with respect to other activities. Therefore, it is by no means an isolated problem.

It is true that the location of individual addresses assisted with CPD funds are identified and plotted on maps that are contained towards the very end of the CAPER. These maps provide an excellent resource and CPD appreciates the information. However, the identification of census tracts for low to moderate income area benefit activities must also be contained in the PR03 Report in IDIS.

Program Progress

The vital importance of the careful stewardship over taxpayer funded activities by the City of Bryan cannot be overemphasized. Ideally, it is far preferable for a city to achieve each of its yearly goals rather than having to catch up and greatly increase the level of performance in the

last year or two years of a five year cycle. HUD expects to see the City meet or exceed all of its objectives both on an annual and multi-year basis.

As can be discerned by examining the abovementioned objectives and the corresponding accomplishments (or lack thereof), the City sometimes misses its yearly goals. This condition in turn seriously jeopardizes the City's ability to achieve and meet its multi-year goals in certain instances. Therefore, CPD urges the City to make determined efforts to remedy and correct this state of affairs with regard to those goals that have proven to be problematic.

Title VI of the Civil Rights Act of 1964 prohibits discrimination on the basis of race, color, or national origin in all HUD-assisted programs. Title VIII of the Civil Rights Act of 1968 (Fair Housing Act) prohibits discrimination in the sale, rental and financing of dwellings based on race, color, religion, sex or national origin. Title VIII was amended in 1988 by the Fair Housing Amendments Act, which expanded the coverage of the Fair Housing Act to prohibit discrimination based on disability or on familial status (presence of a child under the age of 18 and pregnant women). In the HUD workforce, Fair Housing and Equal Opportunity (FHEO) staff have the primary responsibility of ensuring compliance with fair housing laws. With reference to fair housing, FHEO staff has reviewed the information that the City of Bryan has submitted. The FHEO staff expressed no concern regarding the CAPER for Program Year 2008.

City Letter regarding the Annual Community Assessment for Program Year 2007

CPD received the City of Bryan's response to the Program Year 2007 Annual Community Assessment on October 27, 2009. The City indicated that it appreciated the recognition of the accomplishments that the Community Development Services Department staff completed during the program year. However, the City wanted to address two areas of the 2007 Annual Community Assessment letter.

Response:

The first issue involved the Minor Home Repair section. The City pointed out that sweat equity minor repair projects are part of the total number of minor repair projects for each year. Although some of the partners that the City collaborates with to accomplish the sweat equity housing portion of the goal have shifted their emphasis to major rehabilitation or reconstruction (therefore producing a reduction in anticipated numbers), the City stated that it nevertheless expects doing additional sweat equity minor repair projects by collaborating with additional partners, before the end of the 5 year period.

Status:

HUD accepts this response and accepts the City's comments as part of the official record regarding the 2007 Annual Community Assessment. Also, HUD is appreciative of the City of Bryan's commitment to performing additional sweat equity minor repair projects prior to the end of the 5 year period.

Response:

The City noted that the assessment letter references a HOME commitment shortfall of \$24,302 from a Deadline Compliance Status Report dated July 31, 2009. It was the City's understanding that the deadline for commitment is October 31, 2009. The City was happy to report that as of the August 31, 2009 HOME Deadline Compliance Status Report that the City had a zero shortfall.

Status:

HUD accepts this response and accepts the City's comments as part of the official record regarding the 2007 Annual Community Assessment. After HUD received the City's response on October 27, 2009, the HOME Deadline Compliance Status Report for the period through the October 31, 2009 period was issued. It did indeed reflect a zero shortfall as of the City of Bryan's deadline.

The HOME Program statute provides that HOME funds are available to participating jurisdictions (PJs) for commitment to affordable housing for a period of 24 months after the last day of the month in which the HUD notifies the PJ of HUD's execution of the HOME Investment Partnerships Grant Agreement. These provisions are implemented by regulation at 24 CFR 92.500(d).

Based on the aforementioned regulatory standard, the 2007 HOME commitment deadline led to a serious concern by HUD with regard to the City of Bryan's performance in the period prior to the deadline date. As per the HOME Deadline Compliance Status Report dated July 31, 2009, the City of Bryan had a \$24,302 shortfall with a deadline of October 31, 2009 for the 2007 HOME commitment.

CPD is greatly relieved that the staff of the City of Bryan took this matter seriously and summoned a sufficient degree of action and thereby eventually came into full compliance with the 2007 HOME commitment requirement prior to the deadline date. As a result, no HOME deobligation action was ultimately required to be undertaken by HUD after the expiration of the deadline. Nevertheless, HUD needed to warn the PJ of the possibility of a deobligation prior to the deadline under the particular circumstances that existed in the weeks and months before the deadline. Please also be aware that the relevant report showing HOME shortfalls is not made available until about the middle of the month after the date of the report. Therefore, the status of HOME shortfalls is not instantaneously known as of the date of the deadline. The August 31, 2009 HOME Deadline Compliance Status Report was not available for review at the time that the 2007 Annual Community Assessment letter was written.

HUD sincerely hopes that your PJ will not subject itself to the serious threat of a HOME deobligation again in the future. However, this whole episode emphasizes the importance of your PJ promptly updating IDIS with any commitments not previously recorded and identifying and correcting errors in IDIS on a constant basis. Any cancellation of activities may negatively impact your PJ's ability to meet these requirements in the future.

For more information on these requirements refer to HUD Notice CPD 07-06, *Commitment, CHDO Reservation, and Expenditure Deadline Requirements for the HOME Program*. HUD strongly encourages the City to review HOME reports on a regular basis. HUD has begun publishing a regular status report for HOME deadlines on the internet at the following site:

<http://www.hud.gov/offices/cpd/afordablehousing/reports/index.cfm>

American Recovery and Reinvestment Act

Although the new funding arising from the American Recovery and Reinvestment Act of 2009 (ARRA) was not available to the City at the beginning of its 2008 Program Year which commenced on October 1, 2008, the new ARRA funding is clearly a very high priority which must be emphasized by the City. The City of Bryan received ARRA funding in the form of Community Development Block Grant - Recovery Act (CDBG-R) funds in the amount of \$250,205.00.

In announcing the ARRA funding, HUD Secretary Shaun Donovan emphasized that he was "pleased to announce that we are moving swiftly to get these much-needed funds out to states and cities to create jobs and help stimulate our economy." He went on to stress that "Recovery Act investments in HUD programs will be not just swift, but also effective: they will generate tens of thousands of jobs, help the families and communities hardest hit by the economic crisis, and modernize homes to make them energy efficient." HUD continues to stress that the intent of the ARRA is to provide funds to states and counties which in turn will "swiftly" get the funds out into their communities in order to alleviate conditions created or exacerbated by the serious economic downturn.

Indeed, ARRA investments are intended to help communities and families that have experienced the brunt of the economic downturn. ARRA resources are to be used to stabilize and revive local neighborhoods and housing markets with heavy concentrations of foreclosed properties. HUD's Recovery Act funds support three themes that align with the broader goals of the Recovery Act: (1) promoting energy efficiency and creating green jobs, (2) unlocking the credit markets and supporting shovel-ready projects, and (3) mitigating the effects of the economic crisis and preventing community decline.

The specific and anticipated benefits of the CDBG-R Program are to stabilize property values and prevent neighborhood blight. In addition, counties and cities are urged to meet HUD's overriding goal of creating and preserving jobs. CDBG-R funds are intended to provide financing for infrastructure activities, housing activities, economic development activities, public service activities, real property acquisition, and administrative costs. The CDBG-R Program enables local governments to undertake a wide range of activities intended to create suitable living environments, provide decent affordable housing and create economic opportunities, primarily for persons of low and moderate income. Under the Recovery Act, recipients shall give priority to projects that can award contracts based on bids within 120 days of the grant agreement.

There is a part of the HUD Recovery website that has crucial tools, tips, and guidance regarding CDBG-R funds. Please stay abreast of these resources as the information is updated and/or expanded periodically. The link may be found at the location which follows:

<http://portal.hud.gov/portal/page/portal/RECOVERY/programs/COMMUNITY>

On January 20, 2010, CPD noted that the City of Bryan had obligated 100 percent of the \$250,205.00 in CDBG-R funds provided by HUD to the City. In addition, it was noted at that time that \$10,116.11 in CDBG-R funds had been expended. CPD would like to recognize the fact that the City of Bryan's staff ensured that construction of the CDBG-R project began on November 3, 2009. CPD formally commends the City for commencing its CDBG-R project construction in such a timely fashion. This is a significant and noteworthy achievement by the City of Bryan.

CPD also appreciates the overall progress that has been made thus far by Bryan's staff regarding the CDBG-R Program. CPD looks forward to even greater levels of success by Bryan in the near future. CPD is also grateful for the timely and excellent narrative updates and photos by Bryan's staff that have been provided regarding the on-going construction with CDBG-R funds as well as for all of the cooperation that has been extended by Bryan's staff regarding expenditures.

Given the clear intent and goals of the ARRA as well as the serious and on-going economic downturn, CPD encourages the City to increase still further its level of performance and swiftly expend its CDBG-R funds while carefully adhering to and observing all of the mandates of the relevant statutes, notices, guidance documents, and regulations. By doing so, the City will be complying with the purposes and intents of the ARRA and will be assisting in the rapid alleviation of the conditions created or exacerbated by the present economic downturn. Given the clear intent and goals of the ARRA, CPD will be closely monitoring the performance of the City of Bryan's CDBG-R Program.

Summary

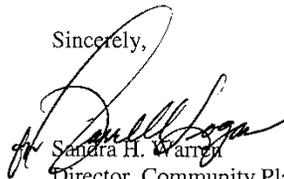
Based on our review of information pertaining to Bryan's performance in the CDBG and HOME programs during the period covered, we have determined that the City of Bryan has carried out its programs substantially as described in its Consolidated Plan. The Consolidated Plan submission as implemented complies with the requirements of the Housing and Community Development Act and other applicable laws and regulations. However, various activities are in need of improvement. It has also been determined that the City has the continuing capacity to carry out its approved programs. This determination, however, does not reflect a comprehensive evaluation of specific activities. The City has met its annual report requirements.

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

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

Again, HUD congratulates the City of Bryan on those many noteworthy accomplishments achieved as a direct result of the professionalism and hard work of the City of Bryan's staff and management during the past year. HUD looks forward to improvement in those areas that are lacking so that the City actually achieves all the yearly and multi-year goals and thereby fully complies with the regulations. If you have any questions regarding this 2008 ACA, please contact me or call Robert Beck, Community Planning and Development Representative at 713-718-3119.

Sincerely,



Sandra H. Warren
Director, Community Planning and
Development

Response: 2008 Annual Community Assessment, March 25, 2010



CITY OF BRYAN
The Good Life, Texas Style™

March 25, 2010

Ms. Sandra H. Warren, Director
Community Planning and Development Representative
U.S. Department of Housing and Urban Development
Houston Field Office, Region VI
Office of Community Planning & Development
1301 Fannin, Suite 2200
Houston, Texas 77002

Dear Ms. Warren,

**Re: Response to Annual Community Assessment Letter for Program Year 2008
Received February 24, 2010**

The City is in receipt of the 2008 annual assessment letter for program year 2008. It was extremely thorough and beneficial, as we continue to evaluate our accomplishments annually. We appreciate the timely response.

This letter is written to address the specific concerns outlined in the letter for owner occupied rehabilitation/reconstruction (page 2) and the integrated disbursement and information system (page 3) and provide the U.S. Department of Housing and Urban Development a response to these concerns. It was noted in the first paragraph that the City has a multi-year goal of rehabilitating 5 substandard houses to standard condition, for the 5 year period. For each of the previous reporting years the City has provided additional narrative to indicate the status and progress of this program, including the number of rehabilitations begun in a given year and the number completed. This letter will provide clarification as to why the 5 unit per-year goal was not obtained.

Although each year staff has worked diligently to achieve the 5 year major rehabilitation/reconstruction goal, several hindrances have impeded this level of achievement, including:

- A reduction of CDBG and HOME grant funding allocations totaling over \$609,000 since the 2005-2009 Consolidated Plan was written, nearly an 8% reduction from the 2005 funding level.
- A strong local construction market which has led to continually increasing construction costs. Bryan College Station has a solid local housing market which has limited the number of contractors interested in bidding the City's federally funded projects
- Federal and state-imposed regulatory requirements (HUD and EPA lead based paint laws) that increase the cost of a project by 20 to 30%, and a lack of local (Bryan College Station area) lead based paint remediation and abatement contractors.
- Local municipal insurance and bonding requirements have also impeded the City's ability to attract rehabilitation contractors.

To reach 100% of the 5-year goal for this program, 14 homes would need to be rehabilitated or reconstructed in the current program year. This goal is not obtainable because of the reasons stated above. Reconstruction projects, on average, are \$80,000 with substantial rehabilitations averaging \$55,000-\$65,000.

Currently, staff is continuing to work toward addressing these obstacles. The City's Risk and Purchasing Departments have been consulted to explore the feasibility of reducing insurance and bonding requirements for rehabilitation and reconstruction projects. Initial ground work has been done to facilitate partnering with private non-profits that have the capacity to perform this type of work. Technical assistance has been provided to a Community Housing Development Organization to obtain lead based paint training in order for the organization to adhere to the stringent lead based paint requirements and provide non-profit rehabilitation of pre-1978 homes. In the current year, a substantial amendment to the City's 2007 and 2008 Consolidated Action Plan will be submitted to re-allocate unused HOME administrative funds not only to established HOME programs, but also to a new CHDO Operating Fund Project in order to increase fiscal capacity for these types of projects as well.

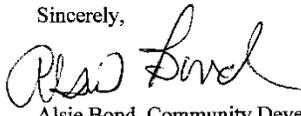
Other non-profit partners which have similar housing programs and goals are being sought, such as the local Brazos Valley Community Action Agency (BVCAA). BVCAA has an adult construction training program which has offered to partner with the City for rehabilitation projects in order to reduce project costs. Developing innovative and creative alternatives is time consuming, however it is anticipated that re-organization of the major rehabilitation/reconstruction program to effectively engage non-profit housing providers will be sufficient to reduce some of these concerns and to meet future new goals for the upcoming 5 Year Consolidated period. Also in the next 5 Year Consolidated Plan, the City is exploring alternative ways to emphasize decentralizing concentrations of low and moderate income households. Throughout the 5 Year Consolidated Planning process input has been sought to identify opportunities to encourage neighborhoods to improve and maintain their housing stock. The city is working to engage neighborhood associations to participate in further strengthening neighborhood integrity in the City's low and moderate income areas, and to add other holistic components to existing programs.

While the City anticipates that the annual goal of four to five rehabilitation/reconstruction projects will be met in the current year, the number of projects will fall short of the 5-year goal established in the 2005-2009 plan by nine to ten homes. It is not feasible to expect the completion of 14 home rehabilitation projects in the current year to meet 100% of the multi-year goal. It is our understanding that the 5 Year Consolidated Plan is goal-oriented with specific objectives, but the goals and accomplishments are what the City hopes to achieve (as stated in the Con Plan Final Rule, Sec. 91.215), and is only one way to measure the success of the accomplishments of the programs the City offers.

The 2008 annual community assessment letter states on page 3 that the City is not inputting census tract information into the PR03 report in IDIS. In the 2008 program year there were 3 activities (HUD activity 644, 655, and 691) that utilized the national objective of low to moderate income area benefits. All census tract information was inputted into IDIS into the appropriate fields for each of these activities. The PR03 does not print out the detailed census tract information. The PR03 report does indicate on these activities the calculation of the inputted census tract information on the left side of the page. In the future we will input the census tract data into the accomplishment section field in order to meet your request.

In summary, the City will re-evaluate the effectiveness and efficiency of current programs through the current 5 Year Consolidated Planning process, with emphasis on the major rehabilitation/reconstruction program. Future goals will be revised to be feasible and achievable, with thought given to future programmatic, regulatory, and budgetary challenges, but with hopes that additional new program components may be used to effectively revitalize low and moderate income areas. We will continue to work diligently toward the continuous improvement of the City's Community Development programs through community input, partnership with HUD, and the capacity and commitment of our staff.

Sincerely,



Alsie Bond, Community Development Services Department Manager

cc: Joey Dunn, Deputy City Manager
Art Roach, Assistant Community Development Manager
Robert Beck, Community Planning and Development Representative