

The Following Article Appeared on Page 3 of the National Community Development Association Southwest Region IV Spring 2011 Newsletter:

**IF AT FIRST YOU DON'T SUCCEED...  
DO WHAT BRYAN TX DID!!**



**BEFORE**

Recently, the City of Bryan Community Development Services Department completed a CDBG-funded, owner-occupied rehabilitation for a low-income, elderly, female head of household. This activity was made possible through the diligence of Construction Projects Specialist, Eric Barton, a 17-year veteran of HUD housing programs. Eric's coordination of the rehabilitation through two local non-profit firms was key to the ensuring its feasibility and success.

The City of Bryan utilized \$63,971 of CDBG, a portion of which is in the form of a low-interest, repayable loan to the homeowner, to rehabilitate a 1950's era 3 bedroom, 1-bath structure on pier and beam foundation. In addition to lead based paint remediation, the home was in need of significant rehabilitation. The work was originally bid out unsuccessfully twice, with bids exceeding more than 10% of the staff estimate. Considering the limited repayment ability of the homeowner and the City's CDBG project budget, the project may have been abandoned but for the efforts of Mr. Barton. Through his encouragement, the Brazos Valley Community Action Agency (BVCAA), a local non-profit housing agency with a construction job training program, partnered with Embrace Brazos Valley,

another local non-profit which is certified in lead based paint remediation, to submit a bid which was within budget. After the lead paint abatement, the house was gutted to the frame walls and ceilings, shingle siding removed, and the entire home renovated to include accessibility, energy, and sustainability features.

This successful public and private non-profit collaboration received accolades at a key ceremony in October from the applicant, the City Council, and Alsie Bond, Manager of the Community Development Services Department. "Our goal is to produce quality, affordable housing products that will make a noticeable, positive impact in the lives and neighborhoods of the City's low and moderate income citizens," said Mrs. Bond, "In this case, it was necessary to be creative and introduce some non-profit partners to each other. The community is fortunate to have the benefit of Eric Barton's experience and dedication to be able to accomplish this project for the homeowner and the neighborhood."



**AFTER**