

# CITY OF BRYAN



## 2020-24 Consolidated Plan and 2020-21 Annual Action Plan



### Amendment-1

CDBG B-20-MC-48-0006

HOME M-20-MC-48-0229

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This document is available on the City of Bryan's website:  
<http://www.bryantx.gov/community-development>

**CITY OF BRYAN**  
**COMMUNITY DEVELOPMENT SERVICES DEPARTMENT**

**Acknowledgements**

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SPECIAL THANKS

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Approved by the Bryan City Council on: July 14, 2020

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# Executive Summary

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

### 1. Introduction

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

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

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

The 2020-2024 5-Year Consolidated Plan is a coordinated approach to addressing Bryan's housing and community development needs. It is the sixth CP to be developed by the City of Bryan under guidelines set forth by HUD, and the second submitted through HUD's online Integrated Disbursement and Information Systems (IDIS). 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 grant reports and requiring multiple planning, development and citizen participation meetings throughout the year. It also utilizes a single application and a single computerized reporting process. Ultimately, the Consolidated Plan allows the City of Bryan, its partners, providers and citizens the opportunity to create a unified vision for the community.

## **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment**

### **Overview**

The City identified objectives and outcomes detailed in the Strategic Plan (SP-25 and SP-45) and will address the following HUD objectives:

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

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

- Availability/Accessibility
- Affordability
- Sustainability

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

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

While CDBG allows funding of a wider range of housing and non-housing activities to promote HUD objectives listed above, the HOME Grant allows funding of programs and projects that directly address affordable housing needs. Following is a summary of the activities the City of Bryan anticipates undertaking over the 5-year period:

## **Decent Housing**

- homeowners receive minor home repairs
- owner-occupied units rehabilitated or reconstructed
- affordable rental units constructed
- down payment assistance loans provided
- clients educated on purchasing homes through other entities
- developers provided technical assistance on rehabilitation or new construction of rental properties
- developers provided technical assistance on new construction for owner-occupied and rental properties
- agency provided technical assistance in increasing rental housing vouchers assistance
- homeless persons provided housing and supportive services
- low and moderate income persons/families provided emergency tenant based rental assistance, if need and funds are available.

## **Suitable Living Environment**

- citizens assisted by health and human service agencies
- clients provided special needs assisted with housing and supportive services
- local agencies assisted with education to potential sub-recipients of grant funding
- code enforcement actions will promote safe/healthy living environment
- public service agencies assisted with expansion or increased access
- non-profit agency assisted with a public facility project
- city park improvements
- city infrastructure improvements
- address additional pandemic community needs through technical assistance and/or funding (if available).

## **Expanded Economic Opportunities**

- businesses assisted (financial and/or technical assistance) with economic development and job creation
- local organizations will provide financial literacy/coaching
- organizations provide job training and other life skills
- address business needs related to pandemic, if needed (financial and/or technical assistance).

## **3. Evaluation of past performance**

**Following are the most recent accomplishments reported to HUD:**

## **Administrative**

- Completed and submitted the 2019-20 Annual Action Plan and the 2018 Consolidated Annual Performance and Evaluation Performance Report. Provided for citizen input through 4 public hearings at 2 separate advisory committee meetings and held another 13 public meetings in conjunction with both the Community Development Advisory Committee and the Joint Relief Funding Review Committee.

## **Housing Programs**

- Rehabilitation/reconstruction underway on 3 private residential structures with 1 completed.
- Provided housing assistance to 62 completed minor repair projects to address deficiencies and improve housing stock for low-income homeowners.
- Provided homebuyer counseling and down payment assistance to 7 eligible homebuyers using federal grant money, with additional projects underway at year's end.
- Provided technical assistance to 7 different private developers (5 for-profit and 2 non-profit) of affordable housing through new construction and rehabilitation activities.
- Provided technical assistance through code enforcement actions resulting in approximately 4,803 cases to address clean up, and/or elimination of slum/blight.
- Coordinated with and provided HOME Community Housing Development Organization (CHDO) set-aside funding and other available HOME funding for the construction of 2 affordable senior housing rental units in partnership with Elder-Aid, a city certified CHDO.

## **Public Facilities and Code Enforcement**

- B-CS Community Health Center (a past Section 108 facility) previously funded by the City, reported approximately 12,500 clients served.
- Code enforcement efforts by the City (general funds) resulted in 4,803 code enforcement actions.

## **Economic Development**

- The City and other agencies provided workshops and individual counseling on economic development programs and other economic assistance such as the City's Economic Development Office, the Brazos Valley Council of Governments, and the Brazos Valley Small Business Development Center, to assist business owners with development and financing.

## **Fair Housing**

The City's Community Development Services Department (CDS) participated in 20 activities to promote Fair Housing and Equal Opportunities, to include public hearings, radio and television advertisements, and presentations to groups.



## **Public Services**

These agencies were funded by the City of Bryan in the most recent reporting period and met the objective category of suitable living environment and outcome category of availability/accessibility.

- Bryan Parks and Recreation Summer Camp Program - served 480 clients
- Brazos Valley Food Bank, Together We Grow – served 23 clients
- Twin City Mission the Bridge Case Management – served 738 clients
- Catholic Charities of Central Texas Financial Stability Program - 478 clients served
- Brazos Valley Rehab Center, Counseling and Case Management - 215 clients served
- Voices for Children, CASA (Court Appointed Advocates) - 396 clients served.

Approximately \$1,798,637 of other federal, state/local, and private funds were leveraged in delivery of non-housing, public service agency program efforts.

## **Summary**

Overall, the City substantially met or exceeded goals in the latest program year.

### **4. Summary of citizen participation process and consultation process**

An inclusive approach was used to obtain public input for development of the CP, AAP, and revised Analysis of Impediments (AI). Focus groups, mailings, and online opportunities included:

- Service Provider Survey
- Priority Needs Survey
- Public Service Needs Survey
- Housing and Economic Development Survey
- Fair Housing Survey
- Community Needs Assessment (Client Survey)
- Covid-19 Impact survey

Surveys collected data on agencies, clients, needs and gaps. Outreach to health and human service providers involved workshops with break-out sessions and surveys. Notices of provider surveys and workshops were made available to approximately 80 agencies via emails to Community Partnership Board members. Additionally, surveys were made available at City sponsored public service agency workshops as well as public hearings held by the City's Community Development Advisor Committee (CDAC) on the CP, AAP and AI.

The Client Survey was made available online, in focus group settings, and other public hearings, to allow Bryan citizens to provide input helping the City assess needs in housing and non-housing categories. In addition, legal announcements, radio and television spots, and other publicized notices and newspaper

stories were used, in both English and Spanish, announcing public meetings and hearings and survey opportunities. Letters and emails were also mailed to Neighborhood Associations and churches informing them of survey opportunities. Television, radio, YouTube and internet websites were all used to inform the public about public hearings and survey opportunities. Information was obtained from various sources, including non-profit agencies, local/state/federal agencies and government entities, school districts, civic and/or religious organizations, the private sector, and citizens.

The CP process was organized within HUD's *eCon Suite* software using its pre-populated Comprehensive Housing Affordability Strategy (CHAS). American Community Survey (ACS) data was utilized, along with data from various other sources applicable to needs assessment and market analysis efforts. Previous consultation with local entities was also used and, where appropriate, follow-up consultation was directly made by staff by either personal visit, direct mail, or telephone. Specific consultations were completed with: Brazos Valley Council of Governments; Brazos County Judge, Brazos County Health Dept., Brazos Transit District, Bryan Housing Authority, Brazos Valley Affordable Housing Corporation, Mayor of Bryan, Brazos Valley Coalition for the Homeless, Twin City Mission; Bryan Independent School District, Unity Way of the Brazos Valley, B/CS Habitat for Humanity, and other entities (see table titled "Public Services, Educational, and Governmental Providers and Organizations Consulted" in Attachments – Grantee Unique Appendices).

Between October 2019 and June 2020 (October, 10, November 14, January 21, February 13, and virtual meetings on April 16, May 6, and June 25) the CDAC provided a public forum for discussion of Community Development Services Departments programs to gain community input on client needs for housing and non-housing activities. Staff presentations during public hearings included overviews of CDBG and HOME eligible programs specific to the city's grant programs and the proposed CP and AAP priorities and funding allocations. Presentations regarding Fair Housing, the Affirmative Marketing Plan, the AI, and substantial amendments to the 2019 AAP were also provided as part of the hearings. All comments were considered as part of the planning process for goals, objectives, and outcomes for activities for the next 5 years. On July 14, 2020, the Bryan City Council held a public meeting during which the CP and AAP were approved and adopted.

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

## Consultation 2020-24 CP

### 5. Summary of public comments

Comments were received by a wide variety of individuals, non-profit service providers, for-profit developers and businesses, faith-based entities, medical authorities, educational organizations, governmental offices and officers, regional planning organizations, and representatives of higher education. Most comments and survey responses were received at public hearings, focus groups, in-

person consultations, or in response to surveys and therefore generally addressed the areas relevant to opportunities for the use of CDBG and HOME grant funds received by the City to addresses needs within HUD's three basic statutory goals, to promote decent housing, suitable living environments, or expanded economic opportunities. Surveys used included service provider survey, priority needs survey; public service needs survey, housing and economic development survey, fair housing survey; community needs assessment (client survey), and; a Corona Virus impact survey. Comments received are categorized in the following categories of needs or concerns. Some comments are applicable to both categories:

### **Needs**

Safe/affordable housing; healthcare; transportation; mental health treatment; senior activities substance abuse treatment; affordable childcare; food programs; medicine and medical equipment; emergency shelter and support; education and job training; disability services; LGBT services; greenspaces, financial literacy; teen pregnancy services; homeless services; public facility and infrastructure improvements, and; child abuse/neglect intervention.

### **Concerns**

Community appearance; code enforcement (need and how implemented); fair housing; corona virus related issues(loss of jobs, etc.); opposition to super-park; zoning restrictions on manufactured homes; crime and violence; affordable housing; needed library support; lack of senior activities; assistance for restoration of historic properties; obstacles to affordable housing development; limitations on residential property usage; and lack of greenspaces.

A full list of survey results, consultations, focus group findings, and public comments are found throughout this plan and particularly in the Appendices.

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

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

## **7. Summary**

The City solicited input from citizens, agencies and public offices. Due to precautions taken later in spring to protect public and staff from the COVID-19 pandemic, online/virtual public hearings and surveys were held, mailings and newspaper notices were published, TV/radio, website and YouTube postings were produced, and English and Spanish products were used in outreach. Early in 2020, public meetings were held in person (see Grantee Unique Appendices in Attachments). Outreach groups included: the general public, local/regional agencies, elected officials, city departments, higher education representatives,

neighborhood associations, state agencies, churches, schools, faith organizations, and civic groups. Specific online available public input products included:

- Service Provider Survey - to collect information on agency program needs.
- Priority Needs Survey - outreach to over 80 local health and human service providers.
- Public Service Needs Survey - survey asking about local program and service needs of citizens.
- Housing and Economic Development Survey - gauging local housing and economic needs.
- Fair Housing Survey - requesting information about incidents and types of housing discrimination.
- Community Needs Assessment (Client Survey)- for Bryan citizen input on housing, infrastructure, parks, public facilities, code enforcement, economic, and broadband access needs.
- COVID-19 Impact Survey - for Bryan citizen input on COVID-19 related impacts experienced.

### **Summary Continued . . .**

The focus group meetings, personal consultations, online surveys, and public hearings generated hundreds of online, written, or in-person responses. All currently administered activities were rated as important or very important by a large majority of respondents. Comments are found in Attachments, in the Citizen Participation Comments. Other summary comment tables and the City's Citizen Participation Plan are found in the Attachments, Grantee Unique Appendices. Health and human service providers ranked client needs by four need categories: primary, personal, health, and family. Ranking table is also found in Attachments, Grantee Unique Appendices

The Community Needs Assessment (Client Survey) was made available at multiple meetings, the Community Development office, and online. The Survey received approximately 123 responses for 22 different options in five broad categories of: housing, public facilities, public services, code enforcement, and economic development. The priority needs are ranked by five major categories also found in the Attachments, Grantee Unique Appendices.

The COVID-19 Impact Survey and was made available online and 60 citizens responded. Of the ten need options listed, those ranked as "important" or "most important" by at least 70% of the respondents were, in order: food distribution, food delivery, testing and diagnosis, increased health services, economic assistance for businesses and employees, and rental assistance. For detailed survey, results see the COVID-19 Impact Survey results table found in Attachments, Grantee Unique Appendices.

Regarding housing discrimination, a large majority reported that local housing was available, regardless of race, color, gender, national origin, religion, marital status, family size and age. The class listed as the most likely to experience limited availability of housing was persons with disabilities. A low percentage of survey participants reported experiencing discrimination based on: claiming property not available; refusal to sell or rent; and only selected homes or neighborhoods shown.

In summary, multiple agencies provided input on needs. Local needs were categorized as primary, personal, health, or family needs. Through surveys and questionnaires, citizens provided rankings on

housing, public facilities, public services, economic development, code enforcement, and fair housing (see tables above for rankings). The housing categories identified in online surveys most in need were: affordable/lower-income housing; housing for the elderly; emergency shelter; transitional housing; and permanent housing for the homeless.

In focus group settings, agencies reported the top needs in four categories (primary needs, personal needs, health needs, and family needs) as: safe/affordable housing; transportation; mental health; and drug/alcohol addition, respectively. The second highest rated needs were: healthcare; affordable childcare; pharmaceuticals and medical equipment; and child abuse/neglect tied with crime and violence. Other noted needs were: shelter; education/job skills; dental; food programs; financial literacy; disabled services; teen pregnancy; language barriers; and LGBT services. Overall, the City considers high priorities the need for affordable and available housing stock with the City providing direct housing programs related to these needs, and the funding of nonprofit agencies that provide low and moderate-income direct services for health. Social service needs, including COVID-19, and programs to address local businesses for economic recovery from the current pandemic and support of job creation/retention were also reported as needs.

# The Process

## PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

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

Table 1 – Responsible Agencies

### Narrative

The City of Bryan is a Home Rule City with a Council/Manager form of government. The lead entity responsible for overseeing the development and process of the Consolidated Plan (CP) is the City of Bryan Community Development Services Department (CDS). The 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. As needed, the CDS office coordinates with other various city departments in the process of administering grant funded activities.

### Consolidated Plan Public Contact Information

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## **PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

The City of Bryan Community Development Services (CDS) Department utilized an inclusive approach to solicit participation by local and regional providers of housing and health and human services assistance. Additionally, local, regional, state and federal agencies and representatives were contacted for input into the development of the City's CP, CAP and AI. Multiple online and in-person survey opportunities were available, as well as several public meetings, public hearings, workshops, and one-on-one consultations in which agencies, elected officials, coalition members, city departments and other stakeholders could provide input into our priority needs, goals, objectives and funding allocations.

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

The City of Bryan CDS Department regularly involves local public and assisted housing providers and private and governmental health, mental health and service agencies in its CP planning process. In this planning cycle, correspondence was sent to local, regional and state entities involved in public and assisted housing in Bryan (see: Summary of Citizen Participation Process and Consultation Process). Letters directed recipients to view and complete online surveys on needs and priorities for future HUD grant activities. CDS also participates in the local Community Partnership Board, a collaborative network of local housing and health and human services providers working to better provide access to services while eliminating duplications and redundancies.

Additionally, the Bryan City Council delegates to the Community Development Advisory Committee (CDAC), the responsibility to review, advise and recommend funding allocations and program details to Council and staff. The CDAC is an advisory committee comprised of seven council appointees that hold regular public meetings and required public hearings for federally funded activities.

The Cities of Bryan and College Station (neighboring cities) also jointly manage the Joint Relief Funding Review Committee (JRFRC), a citizen committee appointed by both city councils, to better prioritize needs, evaluate agency programs, and recommend allocation of grant funds, all in an effort to promote efficiencies and eliminate duplication among health and human service providers. The City is also represented on the Brazos Valley Coalition for the Homeless by having CDS staff serve on the coalition. CDS staff also coordinate regularly with the local public housing affiliate, to include review of the public housing authority budgets, construction efforts and applications for Certifications of Consistency with City of Bryan annual and 5-year planning goals. Finally, city staff regularly review and provide consultation, analysis and, when appropriate, support to various types of affordable and accessible housing, to include



proposed Housing Tax Credit projects, Habitat for Humanity programs and developments, and CHDO projects within the city limits of Bryan.

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

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

Initial efforts to prepare a Homeless Gaps Analysis took place in 2001. A working session conducted by BVCH assembled various agencies serving the homeless and directed them 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 and utilizing assistance from Enterprise Foundation, homeless priorities and gaps were updated. Afterwards, 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.

Since then, BVCH has conducted regular homeless surveys to gather information on needs with which to do regular gaps analysis updates. In 2005, BVCH performed their first Point-in-Time count. The most recent count was done on January 30, 2020. In the 2020 count, veterans represented 4.6% of the total homeless population and all were sheltered. There were no unsheltered children, but there were 3 sheltered unaccompanied youth, 2 parenting youth households, and a total of 16 sheltered youth under age 18. Households without children totaled 79 households representing 83 persons, 26 of them being unsheltered. According to BVCH's most recent CoC application, unsheltered persons, physical/mental disabilities were ranked as the highest contributing factor causing homelessness, followed closely by the inability to pay rent/mortgage. The top two reasons listed by sheltered persons were unemployment and incarceration. To ascertain needs for persons at risk of homelessness, the City solicited information from local agencies at two city sponsored workshops. Agencies were asked multiple questions related to homeless needs.

The most underserved groups, as reported by providers, were the low-income, mentally disabled and homeless. Agencies reported housing as the highest rated primary need, transportation as the highest personal need, mental health care as the most pressing health care need, and drug/alcohol abuse assistance as the top family need. Several of these also tend to be indicative of a risk of homelessness. In fact, the 2020 Point-in-Time Count supports the agency workshop results. Surveys completed during the 2020 homeless survey indicated mental illness was the highest contributing special needs factor among

the unsheltered and substance abuse was the second highest reported contributing factor. In-person consultation with Project Unity representatives listed affordable housing, preventive services, and transportation as the most pressing need.

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

Multiple agencies, to include the City of Bryan, participate in service delivery to ensure needs are addressed locally. Participating agencies include, but are not limited to: Brazos Valley Coalition for the Homeless; United Way of the Brazos Valley, Brazos Valley Community Action Programs, Project Unity, BCS Habitat for Humanity, Bryan Housing Authority, Twin City Mission, Elder-Aid, Family Promise, the Brazos Valley Council of Governments, Mental Health Mental Retardation Authority of Brazos Valley, Brazos Valley Court Appointed Special Advocates, the Salvation Army, and the Texas Department of Housing and Community Affairs. Following are actions taken to address CoC needs locally.

- Services and Assistance to Homeless and Special Needs Populations: See services and direct assistance provided to homeless and special needs populations.
- Increase Permanent Housing Options: Contact agencies with an interest in applying for Public Housing funding and coordinate training on funding sources.
- Address Chronic Homelessness: Create addition beds locally for the chronically homeless.
- I&R for Services: Increase support, case management, and public service referrals provided to clients in Public Housing.
- Eliminate Obstacles: Develop a support team of Coalition members to reduce obstacles to clients' success in Public Housing.
- Evaluate Programs: Evaluate temporary housing programs and contact agencies working with homeless and special needs persons, focusing on maintaining current successful practices.
- Ensure Quality Case Management: Ensure that case management services and follow-up support are strong enough to help temporary housing participants obtain and maintain Public Housing.
- Employment and Job Skills: Continue coordination with Workforce Board to address employment needs of homeless and special needs populations. Host job/skills training workshops.
- Assist Families with Children: Collaborate to expand housing opportunities to homeless families with children. Foster programs specifically targeting this population.
- Expand HMIS and Satisfy Reporting: Expand HMIS through expansion grant funds. Satisfy CoC HMIS requirements by following HMIS policies, monitoring compliance, and reporting requirements in the CoC, SuperNOFA, and Annual Homeless Assessment Report (AHAR).

- HEARTH Compliance: Incorporate Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act changes into by-law and committee responsibilities.
- Point in Time Homeless Count: Coordinate with agencies to plan for and conduct annual Point-In-Time Homeless population and subpopulation count.
- Timely CoC Reporting: Provide for CoC quarterly achievement reports.
- Evaluated and revised policies, procedures, charter and by-laws: To ensure HUD CoC compliance.

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

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Brazos Valley Council of Governments
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Services-Education Services-Employment Service-Fair Housing Regional organization Planning organization Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy Non-housing needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Personal consultation (in person and/or phone) and/or sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc.
3	<b>Agency/Group/Organization</b>	BRYAN
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Service-Fair Housing Other government - Local Planning organization Civic Leaders

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Economic Development Anti-poverty Strategy Non-housing needs, public facility / infrastructure needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Personal consultation (in person and/or phone) and/or sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc.
4	<b>Agency/Group/Organization</b>	BRYAN HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Services-Children Services-Elderly Persons Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Market Analysis Anti-poverty Strategy Non-housing needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Personal consultation (in person and/or phone) and/or sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc.
5	<b>Agency/Group/Organization</b>	Bryan/College Station Metropolitan Planning Organization
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization Civic Leaders Multi-entity transportation planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Transportation needs

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Personal consultation (in person and/or phone) and/or sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc.
6	<b>Agency/Group/Organization</b>	Brazos County Health Department
	<b>Agency/Group/Organization Type</b>	Services-Persons with HIV/AIDS Services-Health Health Agency Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Lead-based Paint Strategy Other non-housing needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Personal consultation (in person and/or phone) and/or sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc.
8	<b>Agency/Group/Organization</b>	BRAZOS VALLEY AFFORDABLE HOUSING
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Service-Fair Housing Regional organization Financial Fitness Center
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Personal consultation (in person and/or phone) and/or sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc.
9	<b>Agency/Group/Organization</b>	The Brazos Transit District
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities Regional organization Public Transportation organization

	<b>What section of the Plan was addressed by Consultation?</b>	Non-housing needs, specifically transportation
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Personal consultation (in person and/or phone) and/or sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc.
10	<b>Agency/Group/Organization</b>	Project Unity (PU)
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Health Services-Education Services - Victims Info and referral on Services, HOPWA, etc.
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs HOPWA Strategy Anti-poverty Strategy Non-housing needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Personal consultation (in person and/or phone) and/or sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc.
11	<b>Agency/Group/Organization</b>	Bryan-College Station Habitat for Humanity
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Service-Fair Housing Faith Based Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Anti-poverty Strategy Financial Literacy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Personal consultation (in person and/or phone) and/or sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc.
12	<b>Agency/Group/Organization</b>	Brazos Valley Coalition for the Homeless
	<b>Agency/Group/Organization Type</b>	Services-homeless Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth HOPWA Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Personal consultation (in person and/or phone) and/or sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc.
13	<b>Agency/Group/Organization</b>	BCS Chamber of Commerce
	<b>Agency/Group/Organization Type</b>	Services-Employment Regional organization Business Leaders Civic Leaders Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Personal consultation (in person and/or phone) and/or sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc.



14	<b>Agency/Group/Organization</b>	Texas Dept. of Family and Protective Services
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services - Victims Child Welfare Agency Other government - State Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Personal consultation (in person and/or phone) and/or sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc.
16	<b>Agency/Group/Organization</b>	Brazos Valley Community Action Programs
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Services-Education Service-Fair Housing Health Agency Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs HOPWA Strategy Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Personal consultation (in person and/or phone) and/or sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc.
17	<b>Agency/Group/Organization</b>	Brazos County
	<b>Agency/Group/Organization Type</b>	Services-Health Health Agency Agency - Emergency Management Publicly Funded Institution/System of Care Other government - County Planning organization Civic Leaders Veteran Services
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Non-housing needs to include infrastructure and transportation
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Personal consultation (in person and/or phone) and/or sent correspondence notifying of opportunities to provide input and comment via surveys, hearings, workshops, etc.

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

All agency types were included in consultation during development of the Bryan CP and AAP. Specific agencies and organizations not consulted with in either workshop or one-on-one meetings, were invited to provide input and comment by participation in online survey opportunities and/or by correspondence (see list of contacted entities under ES-05 Executive Summary, #4 Summary of citizen participation process and consultation process). In all, over 100 public and private entities were contacted in an effort to receive comprehensive input regarding local needs and priorities.

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

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

**Table 3 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

Development of the Consolidated Plan and Analysis of Impediments involved multiple methods of consultation and input, to include: in-person consultations with agencies, government offices and elected officials; mailings to multiple entities; 7 different surveys (online, mailed and at workshops); multiple public meetings and hearings; provider workshops; and review of seven other relevant institutional plans.

Comments, input and responses were reviewed and used as guidance while preparing strategic plan goals and objectives.

**Narrative (optional):**

To ensure a comprehensive analysis of local needs as well as effective program goals and objectives meeting needs, the City involved all types of health and human service providers, government agencies, and private sector service entities the Consolidated Planning process. Individual consultations, agency workshops, online surveys and, mail-outs, public hearings and review of other available resources allowed the City to prepare strategies that serve both stakeholders and clients. The City of Bryan enjoys good working relations with local providers and fosters those associations by regularly scheduled forums and workshops. These regular meetings ensure goals are being carried out, grant program requirements are being satisfied, and needs are being met according to the Consolidated Plan and Annual Action Plan.

## **PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)**

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

The City's Citizen Participation Plan is designed to afford all citizens of Bryan, including low and moderate income citizens, the opportunity to comment on the Consolidated Plan, community development programs and projects. Policies and actions addressed in the plan include: encouraging participation, minimum requirements, amendments, performance reports, public hearings, meetings, availability to the public, access to records, technical assistance, use of plan, jurisdiction response, and definition of substantial change.

As a public forum for the City's programs and to gain input on local needs and priorities, the City's Community Development Advisory Committee (CDAC) held public meetings at 6:00 PM on: October, 10, 2019, November 14, 2019, January 21, 2020, February 13, 2020, and virtual online meetings on April 16, May, 6, and June 25, 2020. Development of the Consolidated Plan involved several means of citizen participation, including: 6 different online, mailed, and workshop surveys (Service Provider, Priority Needs, Public Service Needs, Housing and Economic Development, Fair Housing, and Client Survey); multiple onsite and virtual public meetings and hearings; mailings to neighborhood associations and churches; newspaper notices; television and radio public service announcements; and website and YouTube informational postings.

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

Between October 2019 and June 2020 (October, 10, November 14, January 21, February 13, and virtual online meetings on April 16, May, 6, and June 25, 2020) the CDAC provided a public forum for discussion of Community Development Services Departments programs and to gain community input on client needs for housing and non-housing activities. Staff presentations during public hearings included overviews of CDBG and HOME eligible programs and programs specific to the city's grant programs and the proposed CP and AAP priorities and funding allocations. Presentations regarding Fair Housing, the Affirmative Marketing Plan, the AI, and substantial amendments to the 2019 AAP were also provided as part of the hearings. All comments were considered as part of the planning process for goals, objectives, and outcomes for activities for the next 5 years.

The April 16 and May 6, and June 25, 2020 meetings included public hearings on local needs, including those generated by COVID-19, and draft CP and AAP summaries, as well as Fair Housing, the Affirmative Marketing Plan, and the Analysis of Impediments. Both public meetings were announced by notices in the local newspaper, radio, television, and on the City’s website. Public meetings agendas are also posted at City Hall on the official legal notice publication board. The variety of outreach methods resulted in a broad range of input from citizens. The CDAC Committee reviewed and sorted the input during its development of the CP and AAP. The resulting recommendations regarding needs, priorities, and funding allocations were then forwarded to the Bryan City Council for approval. A 5-day public comment period ran from June 25th to June 29th. On July 14, 2020 the Bryan City Council held a city council meeting during which the CP, AAP, and AI were approved and adopted.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	February Online Public Service Needs Survey	Minorities  Local Faith Communities	Response evaluated by attendance at public hearings and comments received. 4 local pastors attended and provided 2020 CP and AAP input.	Comments are provided under Attachments - Citizen Participation Comments.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	February Online Public Service Needs Survey	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	Response evaluated by attendance at public hearings and comments received.	Comments are provided under Attachments - Citizen Participation Comments.	All comments were accepted.	
3	February Online Public Service Needs Survey	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	Response evaluated by attendance at public hearings and comments received.	Comments are provided under Attachments - Citizen Participation Comments.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	February Online Public Service Needs Survey	Local business, government, and education representatives	Twenty-one persons attended two economic issues forums sponsored by the cities of Bryan and College Station to gather input related to local employment and economic issues.	Comments are included in the Citizen Participation and Public Comment Sections of this Plan.	All comments were accepted.	
5	February Online Public Service Needs Survey	Non-targeted/broad community	Response evaluated by attendance at public hearings and comments received.	Comments are provided under Attachments - Citizen Participation Comments.	All comments were accepted.	<a href="https://www.bryantx.gov/channel16/">https://www.bryantx.gov/channel16/</a>



Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	February Online Public Service Needs Survey	Non-English Speaking - Specify other language: Spanish	Response evaluated by attendance at public hearings and comments received.	Comments are provided under Attachments - Citizen Participation Comments.	All comments were accepted.	<a href="https://www.bryantx.gov/channel16/">https://www.bryantx.gov/channel16/</a>
7	February Online Public Service Needs Survey	Non-targeted/broad community	Response evaluated by attendance at public hearings and comments received.	Comments are provided under Attachments - Citizen Participation Comments.	All comments were accepted.	<a href="https://www.youtube.com/watch?v=UTgLVDzZ3yc&amp;t=0s">https://www.youtube.com/watch?v=UTgLVDzZ3yc&amp;t=0s</a>
8	February Online Public Service Needs Survey	Non-English Speaking - Specify other language: Spanish	Response evaluated by attendance at public hearings and comments received.	Comments are provided under Attachments - Citizen Participation Comments.	All comments were accepted.	<a href="https://www.youtube.com/watch?v=ho-h8JMICE0&amp;t=0s">https://www.youtube.com/watch?v=ho-h8JMICE0&amp;t=0s</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
9	February Online Public Service Needs Survey	Non-targeted/broad community	Response evaluated by responses to survey	Comments are provided under Attachments - Citizen Participation Comments. 64 responses were received on the City Housing and Economic Development Needs Survey.	All comments were accepted.	<a href="https://www.surveymonkey.com/r/BryanHousing2020">https://www.surveymonkey.com/r/BryanHousing2020</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
10	February Online Public Service Needs Survey	Health and Human Service Providers	Response evaluated by responses to survey	Comments are provided under Attachments - Citizen Participation Comments. 21 responses were received on the City Public Service Needs Survey.	All comments were accepted.	<a href="https://www.surveymonkey.com/r/BryanPublicService2020">https://www.surveymonkey.com/r/BryanPublicService2020</a>
11	February Online Public Service Needs Survey	Non-targeted/broad community	Response evaluated by responses to survey.	Comments are provided under Attachments - Citizen Participation Comments. 6 responses were received on the City Fair Housing Survey.	All comments were accepted.	<a href="https://www.surveymonkey.com/r/BryanFairHousing2020">https://www.surveymonkey.com/r/BryanFairHousing2020</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
12	February Online Public Service Needs Survey	Non-targeted/broad community  Health and Human Service Providers	Twenty-one agencies were represented at two Service Provider Workshops sponsored by the cities of Bryan and College Station to gather input related to local needs and to help identify priorities.	Agencies reported needed assistance for: victims of domestic violence; services to the disabled; elderly citizens; health insurance; and public transportation.	All comments were accepted.	
13	February Online Public Service Needs Survey	Non-targeted/broad community	Response evaluated by responses to survey. 123 responses were received on the Client Survey.	Comments are provided under Attachments - Citizen Participation Comments.	All comments were accepted.	<a href="https://www.surveymonkey.com/r/2020-24Questionnaire">https://www.surveymonkey.com/r/2020-24Questionnaire</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
14	February Online Public Service Needs Survey	Minorities  Lower-income neighborhood households	Response evaluated by attendance at public hearings and comments received. 15 citizens attended and provided 2020 CP, AAP, and AI input	Comments are provided under Attachments - Citizen Participation Comments	All comments were accepted.	
15	February Online Public Service Needs Survey	Non-targeted/broad community	Response evaluated by attendance at public hearings and comments received.	Comments are provided under Attachments - Citizen Participation Comment	All comments were accepted.	
16	February Online Public Service Needs Survey	Community Partnership Board Agencies	Response evaluated by attendance at public hearings and comments received.	Comments are provided under Attachments - Citizen Participation Comment	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
17	February Online Public Service Needs Survey	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	Response evaluated by participation in public hearings and comments received.	Comments are provided under Attachments - Citizen Participation Comments	All comments were accepted.	
18	February Online Public Service Needs Survey	Non-targeted/broad community	Evaluated by responses to social media post and comments received	Comments are provided under Attachments - Citizen Participation Comments.	All comments were accepted.	<a href="https://twitter.com/CityofBryan/status/1234870104577409024">https://twitter.com/CityofBryan/status/1234870104577409024</a>
19	February Online Public Service Needs Survey	Non-targeted/broad community	Evaluated by responses to social media post and comments received	Comments are provided under Attachments - Citizen Participation Comments.	All comments were accepted.	<a href="https://www.facebook.com/events/198081271402973/">https://www.facebook.com/events/198081271402973/</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
20	Public Hearing	Non-targeted/broad community	Response evaluated by participation in public hearings and comments received.	Comments are provided under Attachments - Citizen Participation Comments.	All comments were accepted.	
21	February Online Public Service Needs Survey	Non-targeted/broad community	Evaluated by responses to survey and comments received. 60 responses were received on the City COVID-19 Impact Survey. One response received from local agency.	Comments are provided under Attachments - Citizen Participation Comments.	All comments were accepted.	<a href="https://www.bryantx.gov/community-development/">https://www.bryantx.gov/community-development/</a>

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
22	February Online Public Service Needs Survey	Non-targeted/broad community	Response evaluated by participation in public hearings and comments received.	Comments are provided under Attachments - Citizen Participation Comments.	All comments were accepted.	
23	February Online Public Service Needs Survey	Non-targeted/broad community	Response evaluated by participation in public hearings and comments received.	Comments are provided under Attachments - Citizen Participation Comments.	All comments were accepted.	
24	February Online Public Service Needs Survey	Non-targeted/broad community	Response evaluated by participation in public hearings and comments received.	Comments are provided under Attachments - Citizen Participation Comments.	All comments were accepted.	



Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
25	February Online Public Service Needs Survey	Non-targeted/broad community	Response evaluated by participation in public hearings and comments received.	Comments are provided under Attachments - Citizen Participation Comments.	All comments were accepted.	
26	February Online Public Service Needs Survey	Community Partnership Board Agencies	Response evaluated by participation in public hearings and comments received.	Comments are provided under Attachments - Citizen Participation Comments.	All comments were accepted.	
27	February Online Public Service Needs Survey	Non-targeted/broad community	Response evaluated by participation in public hearings and comments received.	Comments are provided under Attachments - Citizen Participation Comments.	All comments were accepted.	

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

Needs were identified by analyzing a variety of data, to include U.S. Census Bureau statistics. Input received from hearings, workshops, surveys and consultation to identify and prioritize needs. Information was used to qualify homelessness needs, non-housing needs, and housing needs. Analysis indicates the most common housing problem in Bryan is cost burden. Renters and owners alike experience cost burden at higher rates than the State of Texas. Lower income elderly households and those with children tend to experience cost burden, substandard housing, or other housing need. Cost burden and overcrowding have been linked with instability and an increased risk of homelessness. CHAS/ACS data suggests 5,597 Bryan residents experience either severe over-overcrowding or housing cost burden of over 50% of income, with 72% of that total being renters with housing cost burden of over 50% of income. Data reflects no Disproportionately Greater Need in housing problem categories, with the exception Blacks/African Americans who represent only 16% of the population, but report 28% of the occurrence of housing problems.

The Bryan Housing Authority (BHA) manages 300 units which are rated by BHA as in good overall condition. Many units have been renovated to provide updated features, increased energy efficiency and better outdoor lighting and landscaping. BHA reports adequate accessible units. BHA has continued need for additional renovations, fencing and outdoor lighting. Additional rental housing assistance is provided by Brazos Valley Council of Governments (BVCOG) Housing Choice Voucher Program which makes approximately 1,902 vouchers available, which equates to 19,625 voucher months of use available regionally, approximately 65% of which are used for Bryan clients to assist in the payment of rent on privately owned residential units. BVCOG reports an estimated 5-year waiting period for applicants who do not qualify for a priority-preference.

Input collected on non-housing issues indicates a continued need for all current city programs, particularly making public service agency funding available to local providers. Agencies reported housing as the highest rated primary need, transportation as the highest personal need, mental health care as the most pressing health care need, and drug/alcohol abuse assistance as the top family need. Several of these also tend to be indicative of a risk of homelessness. Other top priority needs, as reported by clients, were affordable housing, health services, job creation, neighborhood centers, infrastructure improvements, and code enforcement. Other non-housing needs identified through consultation and public input included: additional job creation and training and economic development; enhanced public transportation options; and infrastructure / public facility improvements.

Regarding Homelessness, the January 2020 Point-in-Time Count, there were 83 sheltered and 26 unsheltered persons, including 16 children under age 18 (all sheltered). Five veterans were counted and were all sheltered. For sheltered and unsheltered persons, mental illness was ranked as the highest contributing factor causing homelessness, followed by substance abuse disorders.

## **NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)**

### **Summary of Housing Needs**

Analysis indicates that the most common housing problem in Bryan is cost burden. Renters and owners both experience cost burden at higher rates than the State of Texas. Lower income elderly households and those with young children tend to experience cost burden, substandard housing, or other housing need. Cost burden and overcrowding have been linked with instability and an increased risk of homelessness.

Many factors are linked with instability and an increased risk of homelessness, with financial reasons being the most common. Households with severe housing cost burden are often one negative financial event away from homelessness. Unemployment, divorce, high medical bills, or a death in the family can send these struggling households over the edge into no longer being able to afford rent or their mortgage payment. CHAS data suggests approximately 5,162 households in Bryan experience severe housing cost burden (greater than 50% of income) that may be at imminent risk of homelessness. The actual number is, however, likely less since Texas A&M University and Blinn College students (approximately 80,000) constitute a sizeable percentage of households and may show as paying a higher percentage of income on rent than is the reality because of parental support. Additionally, of the approximately 1,200 lower-income households living in overcrowded conditions, a majority would have housing cost burdens of greater than 50% of their income. Many of these have at least one person 75 years or older and are also at risk of either of becoming homeless or having to move in with families or friends. For households with elderly members, the options for assisted and/or independent living accommodations may not be affordable.

Current American Community Survey (ACS) 5-year estimates indicated that the combined renter and owner households have 19% of occupants that are housing cost burdened. Renters are much more likely to be cost burdened, with 28% of renters being cost burdened compared to only 9% of owners. Comprehensive Housing Affordability Strategy (CHAS) data used in this plan show occupied units in Bryan (46% owner-occupied and 54% renter occupied). The median housing value is \$119,500 and the median rent is \$632. It appears sufficient affordable housing units exist, 24,127 units affordable for households with income limits up to 100% AMI. However, there are 7,285 renter households and 2,989 owner households that have monthly costs between 31% and 50% of the household's monthly income. Of more concern, there are 4,285 renter occupied units and 1,224 owner households with monthly costs greater than 50% of the household's monthly income suggesting that additional affordable rental and owner occupied units are needed.

The Bryan Housing Authority (BHA) manages 300 units which are rated by BHA as in good overall condition. Recently, many units have been renovated to provide updated features, increased energy efficiency and better outdoor lighting and landscaping. BHA reports adequate accessible units. Additional housing assistance is provided by BVCOG's Housing Choice Voucher Program which makes approximately

1,900 vouchers available (over 19,000 voucher months of use) to clients to assist in the payment of rent on privately owned residential units.

<b>Demographics</b>	<b>Base Year: 2009</b>	<b>Most Recent Year: 2015</b>	<b>% Change</b>
Population	76,201	79,410	4%
Households	26,504	28,930	9%
Median Income	\$36,766.00	\$40,312.00	10%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

### Number of Households Table

	<b>0-30% HAMFI</b>	<b>&gt;30-50% HAMFI</b>	<b>&gt;50-80% HAMFI</b>	<b>&gt;80-100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Total Households	5,025	4,010	5,460	2,405	12,025
Small Family Households	1,315	1,695	1,990	990	5,610
Large Family Households	305	494	670	320	1,210
Household contains at least one person 62-74 years of age	615	485	700	429	1,915
Household contains at least one person age 75 or older	380	400	585	155	1,045
Households with one or more children 6 years old or younger	805	1,094	1,280	525	1,510

**Table 6 - Total Households Table**

**Data Source:** 2011-2015 CHAS

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	60	20	85	10	175	10	4	0	0	14
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	20	130	135	0	285	0	75	25	50	150
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	140	165	110	50	465	110	25	100	60	295
Housing cost burden greater than 50% of income (and none of the above problems)	2,675	1,050	220	75	4,020	585	359	194	4	1,142

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	195	870	1,285	155	2,505	240	335	505	200	1,280
Zero/negative Income (and none of the above problems)	390	0	0	0	390	240	0	0	0	240

**Table 7 – Housing Problems Table**

Data 2011-2015 CHAS  
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	2,895	1,365	545	135	4,940	705	464	319	114	1,602
Having none of four housing problems	470	1,290	2,935	975	5,670	325	870	1,670	1,175	4,040
Household has negative income, but none of the other housing problems	390	0	0	0	390	240	0	0	0	240

**Table 8 – Housing Problems 2**

Data 2011-2015 CHAS  
Source:

### 3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	885	1,015	340	2,240	210	320	334	864
Large Related	110	225	195	530	100	119	135	354
Elderly	250	195	285	730	395	205	169	769
Other	1,785	740	815	3,340	205	95	120	420
Total need by income	3,030	2,175	1,635	6,840	910	739	758	2,407

**Table 9 – Cost Burden > 30%**

Data 2011-2015 CHAS  
Source:

### 4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	840	425	25	1,290	135	165	104	404
Large Related	90	0	0	90	80	44	25	149
Elderly	195	170	85	450	280	110	64	454
Other	1,710	535	105	2,350	145	70	0	215
Total need by income	2,835	1,130	215	4,180	640	389	193	1,222

**Table 10 – Cost Burden > 50%**

Data 2011-2015 CHAS  
Source:

### 5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	130	240	185	45	600	110	85	100	40	335



	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	20	55	25	4	104	10	14	20	75	119
Other, non-family households	10	0	35	0	45	0	0	0	0	0
Total need by income	160	295	245	49	749	120	99	120	115	454

**Table 11 – Crowding Information – 1/2**

Data 2011-2015 CHAS  
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

**Table 12 – Crowding Information – 2/2**

Data Source  
Comments:

**Describe the number and type of single person households in need of housing assistance.**

The primary single-person household in Bryan needing housing assistance are elderly individuals. While there are numerous single-person household in Bryan, many are one of the approximately 70,000 local college students attending either Texas A&M University, or Blinn College. The CHAS/ACS data reveal that elderly experience cost burden, housing condition problems, and accessibility issues at higher rates, followed by all racial groups in the lowest income levels 0% to 50% of AMI. The racial group most often experiencing (based on percentage of population) cost burden and other housing persons is Black / African American owners and renters. Asian residents also experience a relatively high occurrence of these issues, however it’s likely that a certain percentage of those households are actually local college students and likely not permanent residents.

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

There is no definitive information on the number of households in need of housing assistance who are victims of domestic violence, dating violence, sexual assault or stalking. However, based on 2019 data collected by the *Sexual Assault Recourse Center*, 363 clients (323 adults and 40 children) were served with the majority of those between 18 and 59 years old. The majority of those willing to identify their race or ethnicity identified as Caucasian. The *National Coalition Against Domestic Violence* also reports that 34.5% of women in Texas and 35.1% of men experience intimate partner violence or stalking in their lifetimes. This data suggest that housing assistance for a wide-range of genders, age, race and ethnicity is needed. Likewise, while the number of disabled persons needing housing assistance is not quantifiable (CHAS data shows 2,565 households with persons over 75 years of age). Consultation with local providers like *Elder-Aid, Brazos, Bryan Housing Authority, Brazos Valley Center for Independent Living*, as well as survey results, indicated that housing assistance for elderly and disabled persons of all race, ethnicity, gender and age is needed locally.

### **What are the most common housing problems?**

Housing cost burden is the most prevalent housing problem locally. CHAS data suggests approximately 5,400 households in Bryan experience severe housing cost burden (greater than 50% of income) that may be at imminent risk of homelessness. The actual number is, however, likely less since Texas A&M University and Blinn College students (over 70,000) constitute a sizeable percentage of households and may show as paying a higher percentage of income on rent than is the reality because of parental support.

Additionally, of the approximately 1,200 lower-income households living in overcrowded conditions, a large majority would have housing cost burdens of greater than 50% of their income. Many of these households have at least one person 75 years or older and are also at risk of either of becoming homeless or having to double-up with families or friends. For households with elderly members, the options for assisted and/or independent living accommodations may not be affordable.

Recent CHAS data indicated that there were 175 substandard rental units (.05%) lacking complete plumbing or kitchen facilities, and 14 substandard owner-occupied units (.04%), for a total of 189 substandard units (.6%). This represents a decrease from the 244 substandard units indicated by the 2007-2011 CHAS data (140 rental, 104 owner), particularly in the owner units, which declined substantially (86% reduction). This reflects the efforts of strong public and private renovation programs for owner-occupied housing. Substandard rental units exhibited a 25% increase.

A recent survey of approximately 30,000 residential properties by the City using appraisal district data to consider age, quality of construction, lack of maintenance, and observed deterioration, suggested as many as 798 single-family owner occupied units and 928 renter occupied units would likely be defined as substandard – units in urgent need of repair and/or rehabilitation.

### **Are any populations/household types more affected than others by these problems?**

According to the CHAS/ACS data found in this plan, the low-income and extremely low-income households are affected most by housing cost burden or housing condition problems; of households with 0% to 30% and 30% to 50% of Area Median Income, renters and owners experience much higher incidents of these problems than households at the higher income levels.

In terms of race/ethnicity, Asian households report relatively high incidents of housing problems. Although the actual number of households burdened is small, it still represents potential households in need of housing assistance. These households are often students, so it is worth noting that often students report as low-income even though they have high financial support from their families. Black / African-American households also report a disproportionately higher incidents of housing problems (per percentage of population), than do White households.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

Individuals and families at imminent risk of either residing in shelters or becoming unsheltered are not systematically identified by any single program. Those at risk often reside in motels, are exiting foster care, are at risk of eviction, or are incarcerated. In this sense, there is not an official report to gather the requested information in terms of data. Additionally, the characteristics of those households can be described as: those with only one income source; with minor children; those that are disabled or at risk of becoming disabled; those at risk of imminent criminal activity; and households facing severe housing problems such as severe overcrowding or severe cost burden. Most local assistance is directed at households in poverty with minor children.

For the two shelters in Bryan, The Bridge and Family Promise, the maximum amount of days allowed for clients to stay in the emergency shelter is 90 days. In the transitional housing programs, the maximum time frame for rental assistance is two years. The number of days homeless clients stay in an emergency shelter is approximately 45 days. The average number of days for transitional housing is approximately 300 days. The number of local persons who became homeless in 2019 was 474 individuals.

Losses of job or underemployment were typical characteristics of these households, particularly in light of the COVID-19 pandemic. As families and individuals near the end of rapid re-housing, assistance needs include permanent full-time employment with a living wage, affordable housing, reliable transportation, training and vocational assistance, and follow-up services and support. Public assistance such as: SNAP, Medicare, Medicaid, and TANF remains after re-housing. Many clients will struggle when leaving the housing program due to under-employment. Having access to transportation and mainstream benefits is critical for those exiting a housing program. Program assistance from local public service agencies like Project Unity is directed at these clients, particularly those with children.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

No estimates provided.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

Many factors are linked with instability and an increased risk of homelessness, with financial reasons being the most common. Households with severe housing cost burden are often one negative financial event away from homelessness. CHAS data suggests approximately 5,400 households in Bryan experience severe housing cost burden (greater than 50% of income) that may be at imminent risk of homelessness. The actual number is, however, likely less since Texas A&M University and Blinn College students constitute a sizeable percentage of households and may show as paying a higher percentage of income on rent than is the reality because of parental support. Additionally, of the approximately 1,200 lower-income households living in overcrowded conditions, a large majority would have housing cost burdens of greater than 50% of their income. Many of these households have at least one person 75 years or older and are also at risk of either of becoming homeless or having to double-up with families or friends. For households with elderly members, the options for assisted and/or independent living accommodations may not be affordable.

Recent ACS 5-year estimates indicated that the combined renter and owner households have 19% of occupants that are housing cost burdened. Renters are much more likely to be cost burdened, with 28% of renters being cost burdened compared to only 9% of owners. CHAS data used in this plan show occupied units in Bryan (46% owner-occupied and 54% renter occupied). The median housing value is \$119,500 and the median rent is \$632. It appears sufficient affordable housing units exist, 24,127 units affordable for households with income limits up to 100% AMI. However, there are 7,285 renter households and 2,989 owner households that have monthly costs between 31% and 50% of the household's monthly income. Of more concern, there are 4,285 renter occupied units and 1,224 owner households with monthly costs greater than 50% of the household's monthly income suggesting that additional affordable rental and owner occupied units are needed.

## **Discussion**

In summary, housing cost burden is the most common housing problem. Substandard housing, while not as pronounced as housing cost burden, still affects many of households with 0% to 50% of Area Median Income. ACS and Brazos County Appraisal District (BCAD) data suggests that there still exists substandard units and clearly a continued need for housing assistance programs that address needed repair, rehabilitation and reconstruction of substandard properties. Likewise, dilapidated properties represent a

continued need for programs directed at removal of dilapidated, vacant structures and development of new affordable units.

The City of Bryan will continue to utilize its CDBG and HOME allocations to address housing needs locally. Other resources, public and private, will be used to leverage program efforts in providing housing needs for renters, owners, buyers, the homeless, and non-homeless special needs.

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

Examining CHAS data from the U.S. Census Bureau, the City of Bryan explored possible occurrences of Disproportionately Greater Need (as defined by HUD) related to housing problems for the various racial, ethnic and income groups. Housing problems include incomplete kitchen or plumbing facilities, cost burden greater than 30%, and overcrowding (more than one person per room). The following tables show data on housing problems for income groups of 0-30%, 30-50% and 50-80% of the area median income, thereby allowing an examination of the likelihood of Disproportionately Greater Need by multiple income categories.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,030	355	630
White	1,590	95	370
Black / African American	1,140	195	110
Asian	185	0	60
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,090	55	65

**Table 13 - Disproportionately Greater Need 0 - 30% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Disproportionately Greater Need: Housing Problems 0 - 30% AMI

0%-30% of Area Median Income					
Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Total	(%)
Jurisdiction as a whole	4360	535	430	5325	81.88%
White	2240	130	255	2625	42.07%
Black/ African American	1105	280	50	1435	20.75%
Asian	44	0	4	48	0.83%
American Indian, Alaska Native	0	0	0	0	0.00%
Pacific Islander	0	0	0	0	0.00%
Hispanic	905	105	120	1130	17.00%

Data Source: 2007-2011 CHAS

Disproportionately Greater Need 0-30

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,060	960	0
White	1,004	390	0
Black / African American	690	230	0
Asian	120	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,175	340	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2011-2015 CHAS

Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Disproportionately Greater Need: Housing Problems 30 - 50% AMI

30%-50% of Area Median Income					
Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Total	(%)
Jurisdiction as a whole	3115	955	0	4070	76.54%
White	1185	515	0	1700	29.12%
Black/ African American	640	55	0	695	15.72%
Asian	230	0	0	230	5.65%
American Indian, Alaska Native	0	0	0	0	0.00%
Pacific Islander	0	0	0	0	0.00%
Hispanic	1015	365	0	1380	24.94%

Data Source: 2007-2011 CHAS

Disproportionately Greater Need 30-50

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,655	2,810	0
White	1,315	835	0
Black / African American	345	710	0
Asian	40	55	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	920	1,175	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%



Disproportionately Greater Need: Housing Problems 50 - 80% AMI

50%-80% of Area Median Income					
Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Total	(%)
Jurisdiction as a whole	2050	2160	0	4210	48.69%
White	895	1125	0	2020	21.26%
Black/ African American	390	350	0	740	9.26%
Asian	14	34	0	48	0.33%
American Indian, Alaska Native	0	0	0	0	0.00%
Pacific Islander	0	0	0	0	0.00%
Hispanic	730	635	0	1365	17.34%

Data Source: 2007-2011 CHAS

Disproportionately Greater Need 50-80

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	599	1,800	0
White	225	1,000	0
Black / African American	45	95	0
Asian	0	40	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	325	620	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2011-2015 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

## **Discussion**

While CHAS data reveals that cost burden is the most common housing problem in Bryan, high percentages of lower-income households report housing problems, particularly those in 0-30% LMI, 30-50% of AMI. Elderly households and those with young children also tend to experience cost burden, substandard housing, or other housing need. Cost burden and overcrowding have been linked with instability and an increased risk of homelessness. Data reflects disproportionately greater need in Black / African Americans and Hispanics who report higher occurrence of housing problems adjusted by their percentage of the population. Finally, evaluation of local appraisal district data suggested an estimated 941 single-family units in Bryan are substandard or dilapidated and in need of renovation, rehabilitation, or demolition.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

Review of 2011-15 CHAS data from the U.S. Census Bureau allowed the City of Bryan explore possible occurrences of Disproportionately Greater Need (as defined by HUD) related to severe housing problems for the various racial, ethnic and income groups. Housing problems include incomplete kitchen or plumbing facilities, cost burden greater than 50%, and overcrowding (more than one person per room). The following tables show data on housing problems for income groups of 0-30%, 30-50%, 50-80%, and 80-100% of the area median income, thereby allowing an examination of the likelihood of Disproportionately Greater Need by multiple income categories.

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,600	795	630
White	1,410	270	370
Black / African American	1,030	300	110
Asian	185	0	60
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	940	205	65

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data 2011-2015 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

Disproportionately Greater Need: Severe Housing Problems 0 - 30% AMI

0%-30% of Area Median Income					
Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/ negative income, but none of the other housing problems	Total	(%)
Jurisdiction as a whole	4020	870	430	5320	75.56%
White	2110	255	255	2620	39.66%
Black/ African American	1010	385	50	1445	18.98%
Asian	34	10	4	48	0.64%
American Indian, Alaska Native	0	0	0	0	0.00%
Pacific Islander	0	0	0	0	0.00%
Hispanic	815	195	120	1130	15.32%

Data Source: 2007-2011 CHAS

Disproportionately Greater Need Severe 0-30

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,829	2,160	0
White	679	710	0
Black / African American	405	520	0
Asian	30	90	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	675	845	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2011-2015 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

Disproportionately Greater Need: Severe Housing Problems 30 - 50% AMI

30% - 50% of Area Median Income					
Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Total	(%)
Jurisdiction as a whole	1535	2535	0	4070	37.71%
White	600	1115	0	1715	14.74%
Black/ African American	315	380	0	695	7.74%
Asian	63	160	0	223	1.55%
American Indian, Alaska Native	0	0	0	0	0.00%
Pacific Islander	0	0	0	0	0.00%
Hispanic	530	850	0	1380	13.02%

Data Source: 2007-2011 CHAS

Disproportionately Greater Need Severe 30-50

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	864	4,605	0
White	399	1,760	0
Black / African American	65	990	0
Asian	0	95	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	405	1,695	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

Disproportionately Greater Need: Severe Housing Problems 50 - 80% AMI

50%-80% of Area Median Income					
Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Total	(%)
Jurisdiction as a whole	840	3380	0	4220	19.91%
White	265	1765	0	2030	6.28%
Black/ African American	150	590	0	740	3.55%
Asian	4	44	0	48	0.09%
American Indian, Alaska Native	0	0	0	0	0.00%
Pacific Islander	0	0	0	0	0.00%
Hispanic	415	955	0	1370	9.83%

Data Source: 2007-2011 CHAS

Disproportionately Greater Need Severe 50-80

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	249	2,150	0
White	25	1,195	0
Black / African American	10	130	0
Asian	0	40	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	215	735	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2011-2015 CHAS

Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

## **Discussion**

While analysis indicates that the most common housing problem in Bryan is cost burden, CHAS data reveals that high percentages of lower-income households report other housing problems in general. Data reflects disproportionately greater need where severe cost burden and other housing problems, affect American Black / African Americans and Hispanics at higher than the population as a whole, particularly in the 0-30% and 30-50% AMI income categories. Data reflects disproportionately greater need in Black / African Americans and Hispanic households who report higher occurrence of housing problems adjusted by their percentage of the population.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

Analysis of 2011-15 CHAS data from the U.S. Census Bureau allowed the City of Bryan explored possible occurrences of Disproportionately Greater Need (as defined by HUD) related to two categories: cost burden greater than 30 - 50% of income needed for housing expense; and over 50% of income required for housing costs. The following tables show data for race and ethnicity, thereby allowing an examination of the likelihood of Disproportionately Greater Need by multiple racial and ethnic categories.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	18,015	4,755	5,510	630
White	9,630	2,155	2,454	370
Black / African American	2,595	804	1,360	110
Asian	335	130	220	60
American Indian, Alaska Native	4	0	4	0
Pacific Islander	0	0	0	0
Hispanic	5,135	1,635	1,395	65

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data 2011-2015 CHAS  
Source:



### Disproportionately Greater Need: Housing Cost Burdens AMI (Percentage)

Housing Cost Burden	Cost Burden ≤30%	Cost Burden >30% to ≤50%	Cost Burden >50%	Cost Burden not available	Total
Jurisdiction as a whole	61.14%	16.52%	20.72%	1.62%	100.00%
White	67.40%	12.36%	18.60%	1.63%	100.00%
Black/ African American	42.24%	24.77%	31.68%	1.30%	100.00%
Asian	27.74%	45.80%	25.45%	1.02%	100.00%
American Indian, Alaska Native	100.00%	0.00%	0.00%	0.00%	100.00%
Pacific Islander	0.00%	0.00%	0.00%	0.00%	0.00%
Hispanic	58.68%	20.30%	19.11%	1.91%	100.00%

Data Source: 2007-2011 CHAS

### Disproportionately Greater Need - Cost Burden

#### Discussion:

CHAS/ACS data reveals that cost burden is the most common housing problem in Bryan, high percentages of lower-income households report housing problems, particularly those in 0-30% LMI, 30-50% of AMI. Cost burden has been linked with instability and an increased risk of homelessness. Data reflects disproportionately greater need in Black / African Americans and Hispanics who report higher occurrence of housing problems, particularly cost burden, as adjusted by their percentage of the population.

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

### **Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

Review of CHAS/ACS data indicates that all forms of housing problems in Bryan occur at higher percentages for lower-income households than other housing problems in general. Data also reflects disproportionately greater need where severe cost burden and other housing problems affect Black / African Americans and Hispanics at higher proportion of the population, than white households, particularly in the 0-30% and 30-50% AMI income categories.

### **If they have needs not identified above, what are those needs?**

In terms of an adequate supply of affordable housing units, data shows sufficient numbers of housing units for households up to 100% of AMI, but this is not an indication of the condition of affordable housing. The data reviewed indicated that a substantial number of rental units have at least one of the four housing problems, and of owner occupied units also exhibit a relatively high number of units with condition issues. This review also found that affordable homes for sale to those in the 30-50% AMI income categories is lacking. Still, this analysis suggests that housing stock condition is a more pressing need, than is housing cost burden.

### **Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

Reviewing U.S. Census data, the City identified census tracts with 50% or more of any one race or ethnic minority group. For the purposes of this document, an "Area of Racial/Ethnic Minority Concentration" is a U.S. Census Tract with a total population that consists of more than 50% racial or ethnic minority residents. In Bryan, concentrations of racial and ethnic minority citizens are predominately located in the older central and northern neighborhoods. The census tracts containing 50% or more, racial and ethnic minority concentrations, are show in maps following in other sections of this plan, to include the Grantee Unique Appendices. Many of the dwelling units in these neighborhoods were built in the 1970's and earlier, and a substantial percentage of them are in poor condition. During the last 20 years, a very high percentage of the rehabilitation projects sponsored by the City of Bryan Community Development and HUD have been located in these neighborhoods.

## NA-35 Public Housing – 91.205(b)

### Introduction

The local Public Housing Authority is the Bryan Housing Authority (BHA). BHA manages 300 townhome and duplex style units at 5 different locations. The Brazos Valley Council of Governments (BVCOG) administers Housing Choice Vouchers (HCV) for the local community. BVCOG's Section-8 HCV Program currently has approximately 1,900 vouchers (over 19,000 voucher months of use) being used regionally. The waiting list for vouchers is lengthy, with over 4,800 applicants were awaiting housing voucher assistance. During preparation of this plan, BVCOG reported an approximate five month waiting list for applicants.

NOTE: The default, pre-populated data below is incorrect. See the following attached table showing the current and corrected data as provided in 2020 by the Bryan Housing Authority management. Additionally the local administrator of HCV vouchers, BVCOG, reported 1,902 vouchers available with 1,590 issued at the time of this publication. Of those, 1,040 were being utilized in Bryan. No other specific demographics were available.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	236	1,473	0	1,462	0	0	0

Table 22 - Public Housing by Program Type

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

## Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	0	10	0	10	0	0
# of Elderly Program Participants (>62)	0	0	22	249	0	248	0	0
# of Disabled Families	0	0	15	529	0	525	0	0
# of Families requesting accessibility features	0	0	236	1,473	0	1,462	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	94	540	0	534	0	0	0
Black/African American	0	0	142	922	0	917	0	0	0
Asian	0	0	0	6	0	6	0	0	0
American Indian/Alaska Native	0	0	0	5	0	5	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 24 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	73	190	0	187	0	0	0

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Not Hispanic	0	0	163	1,283	0	1,275	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

<b>2020 Updated Bryan Housing Authority Data 2020-24 Consolidated Plan</b>	
<b>Characteristics of Residents - Total 300 Units</b>	
Homeless at admission	0
Elderly (>62)	45
Disabled Families	49
Families requesting accessibility features	0
HIV/AIDS program participants	0
DV victims	0
<b>Race of Residents</b>	
White	145
Black/African American	149
Asian	2
American Indian, Alaska Native	0
Pacific Islander	0
Other	0
<b>Ethnicity of Residents</b>	
Hispanic	114
Not Hispanic	182

Updated Public Housing Data Table

### **Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

The Bryan Housing Authority (BHA) reported that all residents needing accessible units have such units. BHA reports no residents on waiting lists for Section 504 compliant units.

### **Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

The Bryan Housing Authority reports that funds for renovations are the most immediate need in terms of the units they manage. Additional funding would allow them to continue to upgrade units and increase efficiency for their clients. In terms of client needs, the most pressing reported by BHA management is nearby job opportunities and transportation assistance. Additionally, BHA staff reported a need for agencies to provide information and referral assistance to BHA's elderly tenants. Finally, BHA reports approximately 75 applicants currently on their waiting list, the large majority wanting 2 or 3 bedroom units. Applicants are told to expect a 6 to 9 month wait for a unit.

The most immediate need for voucher holders is the acquisition of housing – especially three and four bedroom units. The Housing Choice Voucher Program Waiting List (Administered by the Brazos Valley Council of Governments) is currently closed; a date has not been set for the reopening of the list. Other needs include transportation, medical coverage and care, employment assistance, financial literacy, social/health services, and child care. Fortunately, the Brazos Valley Council of Governments houses most of these services within its office building in Bryan, which is on the bus route. This one-stop-shop approach can provide a variety of resources for those in need. There are currently 1,609 clients on the waiting list for vouchers. Approximately 70% of those are residing in Bryan.

### **How do these needs compare to the housing needs of the population at large**

The needs for those on the Waiting List mirror general community needs, as discussed above: affordable, quality housing; transportation; education; financial literacy; employment; job training; and child care. For those on a voucher, the threat of cost burden is diminished, but households still likely require many of the services identified above.

### **Discussion**

Clearly, the most pressing need related to public housing and housing voucher assistance is funding, as the voucher program locally has inadequate federal funds to satisfy the applicant list. Also, transportation, medical coverage and care, employment assistance, and child care are also needs reported by the BVCOG as needs seen in clients. BVCOG provides a self-sufficiency program enabling clients to save toward homeownership. The program also promotes vocational, technical or higher education and is seeking ways to address local needs. The BHA has active internal programs assisting clients with life skills, tutoring for youth, and financial literacy and continues to expand programs to assist BHA resident needs.



## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

In 1999, BVCH performed their first “Point-in-Time” (PIT) count. The most recent count was done on January 30, 2020. In the 2020 count, veterans represented 4.6% of the total homeless population and all were sheltered. There were no unsheltered children, and a total of 16 sheltered youth under age 18 in households. Households without children totaled 79 households representing 83 persons, 26 of them being unsheltered.

The PIT count revealed 16 adults with a serious mental illness (12 sheltered and 4 unsheltered), and 5 unsheltered persons with substance abuse disorders. According to BVCH’s most recent CoC application, unsheltered persons, physical/mental disabilities were ranked as the highest contributing factor causing homelessness, followed closely by the inability to pay rent/mortgage. The top two reasons listed by sheltered persons were unemployment and incarceration. To ascertain needs for persons at risk of homelessness, the City solicited information from local agencies at two city sponsored workshops. Agencies were asked multiple questions related to homeless needs.

Following are PIT data:

### Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	26	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	26	57	0	0	0	0
Chronically Homeless Individuals	8	2	0	0	0	0

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	5	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	1	1	0	0	0	0

**Table 26 - Homeless Needs Assessment**

**Data Source Comments:** January 2020 Brazos Valley Coalition for the Homeless Point-in-Time Count

**Indicate if the homeless population is:** Has No Rural Homeless

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

In Twin City Mission (TCM)'s *Doug Weedon Shelter of Hope Case Manager/Client Assistance Program* (formerly the Bridge), the maximum amount of days allowed for clients to stay in shelter is 90 days. In the transitional housing programs the maximum days of rental assistance is 730, or two years. According to the local CoC application, the average length of time persons in families remained homeless is 53 days. The average number of days for transitional housing is: 298 days.

The number of first-time homeless in the 2019 CoC application was 474 individuals. Additionally, *Phoebe's Home*, a component of TCM's *Domestic Violence Services* program, sheltered 74 women, 85 children, and 1 man in need of emergency shelter. Services were provided to 419 non-resident

women, children and men. *Family Promise*, an agency providing temporary shelter, counseling and referral assistance served 144 family clients in their most recent reporting period.

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	42	17
Black or African American	36	8
Asian	0	0
American Indian or Alaska Native	2	0
Pacific Islander	0	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	15	4
Not Hispanic	68	22

**Data Source**  
**Comments:**

January 2020 Brazos Valley Coalition for the Homeless Point-in-Time Count

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

There were 8 families with children totaling 26 persons who were sheltered, according to the 2020 PIT count. Another 57 adult only households were counted consisting of 83 persons, 26 of whom were unsheltered. There are another 6 families currently being assisted with Rapid Re-Housing. . Of the adult-only households counted, 5 were veterans – all sheltered. The *Emmanuel Lighthouse Mission* in Bryan, operates a transitional housing shelter for homeless single women with substance abuse and other harmful addictions. The shelter also serves as a transitional housing facility for women being discharged from prison. Women may stay at the shelter for up to one year, and occasionally longer when warranted. Occasionally, *ELM* serves women expecting babies and serves approximately 15 women annually.

This data, combined with the information in the previous section, would suggest hundreds of individuals are receiving, or in need of housing assistance at any point in time during a calendar year. Likewise, the types of families include all categories: single adults, households with children, veterans, female head-of-household, etc. The only category not often served is unaccompanied children.

## **Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

### **Race and ethnicity for sheltered and unsheltered total 109 persons (2020 PIT Count)**

- White: 54.1%
- Black/African American: 40.4%
- American Indian/Alaskan Native: . 1.8%
- Other multi-racial: .3.7%

### **Ethnicity:**

- Hispanic: 17.4%
- Non-Hispanic: 82.6

This race and ethnic data follows similar trends observed in recent years.

## **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

In the 2020 count, 5 veterans represented 4.6% of the total homeless population and all were sheltered. There were no unsheltered children, and a total of 16 sheltered youth under age 18 in households. Households without children totaled 79 households representing 83 persons, 26 of them being unsheltered. According to BVCH's most recent CoC application, unsheltered persons, physical/mental disabilities were ranked as the highest contributing factor causing homelessness, followed closely by the inability to pay rent/mortgage.

To ascertain needs for persons at risk of homelessness, information from local agencies was also considered which suggested that other contributing factors were unemployment and incarceration. There are currently 229 HIC and 123 HMIS beds in the Brazos Valley available to homeless persons. On average, homeless persons locally remain homeless for an average of 53 days as reported in HDX. Only 28% exit shelters or transitional housing into permanent housing. As reported in HDX, approximately 26% of homeless families return to homelessness over a 12-month period.

### **Discussion:**

As a contributing partner to the Brazos Valley Coalition for the Homeless, the City provides support, technical assistance, and funding not only to providers of shelter, but to health and human service agency who deliver needs support services to homeless persons. Collectively, Continuum of Care goals and strategies are met and progress is made in addressing homelessness in our community. As noted in the non-housing priority needs assessment, homeless housing options and supportive services, especially for special needs populations (i.e., physically and mentally disabled) is regarded as a high need in our community.

## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

### **Introduction:**

Non-homeless special needs persons are often living with family or in other supportive facilities. Non-homeless special needs populations include the elderly, frail elderly, persons with physical and developmental disabilities, persons struggling with substance abuse, persons with mental illness, and persons with HIV/AIDS. Persons experiencing domestic violence also have similar housing and non-housing needs and other unique needs related to their victimization. Each of these special needs groups tend to have a wide range of needs, to include: specialized health care; counseling; transportation; meals/food; socialization and recreation; employment; and accessible and/or specialized housing needs. While health and human service agencies may meet many of these needs, families are often challenged by the stress of tending to special needs family members.

### **Describe the characteristics of special needs populations in your community:**

Non-Homeless Special Needs populations in Bryan include a similar range of characteristics as the population as a whole, with the added factor of being more likely to be at an increased risk of homelessness due to their special needs, dependency on others, and minimal financial resources. Non-homeless special needs populations include the elderly, frail elderly, persons with physical and developmental disabilities, persons struggling with substance abuse, persons with mental illness, domestic violence victims, and persons with HIV/AIDS. Elderly special needs are often widows living alone, in spite of frailty or disabilities. The physically disabled includes all demographic categories, and often includes veterans. Those struggling with substance abuse also include all demographic categories, and domestic violence victims also have similar housing and non-housing needs and other unique needs. Data indicate that victims of domestic violence are primarily female and approximately half of all victims are between the ages of 17 and 37.

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

The City held multiple public hearings (including onsite and virtual meetings), provider workshops, neighborhood hearings, and multiple online surveys to identify the housing and supportive needs of its citizens.

In terms of adequate housing, citizens and providers report all categories were high needs, including: low income elderly, single persons and large families, Section-8 tenants, domestic violence victims, and the physically and mentally disabled. In terms of provider collaboration, agencies reported often sharing referrals and duplicating services. They also often or always refer clients to 2-1-1 for further assistance. Previous plans found that a large percent of health and human service providers collaborating with multiple other providers in the previous year.

Regarding barriers to accessing services, transportation was rated by local service providers as the highest need under personal needs. The top reported barriers to agencies in providing services were funding sources and staff capacity. Some of the most underserved groups, as reported by providers, were the low-income, mentally disabled, those with substance abuse disorders, and the homeless. Agencies reported housing as the number one rated primary need, transportation as the highest personal need, mental health care as the most pressing health care need, and drug/alcohol abuse assistance as the top family need.

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

In the most recent reporting period, case management services and HOPWA assistance to HIV/AIDS clients included direct HOPWA services to 24 unduplicated clients, representing 24 households totaling 31 persons. Project Unity received contracts from Brazos Valley Council of Governments HIV/AIDS services, which funds case management for clients who are HIV/AIDS positive using various funding sources, to include: Ryan White Foundation, Texas Department of State Health Services; HOPWA program funds; and other private funds. Also provided is long-term assistance in the form of rental subsidies and short-term help with payment of utilities and rental deposits.

**Discussion:**

In summary, the housing and supportive needs of the non-homeless special needs population is as varied as the various population characteristics themselves. Only with the comprehensive support services provided family members and the local health and human services providers, can these clients be assured of the supportive services and housing they need. The City of Bryan coordinates with those providers through technical assistance, program funding and other development assistance. Every effort is employed to ensure needs are identified and met without gaps or duplication of services. The Joint Relief Funding Review Committee, with council appointees from both Bryan and College Station is an example of the coordination utilized in meeting local needs as efficiently as possible. The committee accepts and reviews applications from local agencies, verifies capacity, ensures accountability and regularly monitors agencies to ensure client needs are being served.

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

Input from multiple sources indicates that public facilities for local non-profit agencies are considered important to the public. Additionally, because Bryan is an older community and, as such, has aging infrastructure/facilities, responders to survey questions and persons consulted indicated that a variety of non-housing activities (for example streets/sidewalks/water/sewer), citizen facilities, and park improvements are also important in city planning, regardless of revenue sources.

### **How were these needs determined?**

Identification of needs was accomplished by a variety of consultation, surveys, public hearings and online surveys. Input was obtained through consultations with government entities (such as the Bryan Mayor, County Judge, and council of government Executive Director), City Engineer, Director of Parks and Recreation, general public and others. Government offices, non-profit agencies, and the public were also notified of multiple online survey opportunities for input and public hearings were held at multiple public meetings and online, virtual hearings. See survey results and public comments in Attachments/Appendices.

### **Describe the jurisdiction's need for Public Improvements:**

Comments and input from multiple surveys and public hearings indicated that public improvements are considered important and appropriate considerations for grant funding. Bryan is an older municipality with aging and undersized public improvements. Commenters, to include the City Engineer and Director of Parks and Recreation indicated that a variety of improvements are needed throughout the community, to include water and sewer lines, drainage, sidewalks and streets, and park improvements. Citizens also listed public facilities and infrastructure as needs.

Likewise, the city's Parks and Recreation Department maintains a listing of over multiple potential park maintenance, improvement and/or development projects. Both infrastructure and park improvements projects may be eligible for CDBG funds if the funded project is determined to primarily serve low-income citizens of Bryan, and projects otherwise satisfy grant program requirements. In accordance with Community Development Services policies and procedures, an application process is conducted annually with the Community Development Advisory Committee making recommendations from the applications for public facility projects during the annual action plan process.



### **How were these needs determined?**

Both the Parks and Recreation and the Engineering Departments are responsible for developing their capital improvement programs with input from staff and the general public. These plans are reviewed and updated annually in conjunction with the budget process. Consideration of priorities for public facility improvements, including public works, streets and city parks is included in the Department's budget and presented for city council approval. Community Development staff work with any internal departments for CDBG consideration during their public facility process. Consideration is given based on the eligibility of the project, availability of funding and the ability to meet the 5 Year Plan's goals and objectives for all programs. Maps found in the Grantee Unique Appendices show eligible low-income census tracts where CDBG funds may potentially be available for eligible public facility improvements. See survey results and public comments in Attachments/Appendices.

### **Describe the jurisdiction's need for Public Services:**

Consultation from local officials, as well as input from the local agencies and the public, indicated a need for a wide variety of public services locally. A range of health and social services were deemed important by commenters, to include: job creation, youth services; economic development, job training and educational opportunities; mental healthcare; drug and alcohol abuse treatment; domestic violence prevention and homeless services; and public transportation services. It was also stated by health and social service providers that needs such as healthcare and food were ranked as high priorities. Additionally, the COVID-19 pandemic has severely strained local public service resources, specifically those that provide rent and utility assistance, food subsidies, job training, and case management.

### **How were these needs determined?**

Identification of needs was accomplished by a variety of consultation, surveys, public hearings and online surveys. Notable examples include consultations with the Bryan Mayor, County Judge, City Engineer, Executive Director of the Council of Governments, and others. Local, state and federal offices, non-profit agencies, and the public were also notified of online survey opportunities for input and public hearings were held at multiple public hearings. Based on these assessments, the City has determined to allocate the maximum amount allowed (15% of CDBG grant) for Public Service Agency programs. Analysis of all data (primary and secondary) was reviewed to form conclusion. See survey results and public comments in Attachments/Appendices.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

The April 2020 Real Estate Center at Texas A&M University indicated that single-family sales volume decreased year-over-year by 5.1%, and the average sales price declined 0.61%. The median price also declined by 0.63% while months of inventory rose. Several factors should be considered in these changes, but the COVID-19 pandemic clearly impacts real estate activity and likely contributes to the reductions in sales and prices.

Recent ACS 5-year estimates indicated that the combined renter and owner households have 19% of occupants that are housing cost burdened. Renters are much more likely to be cost burdened, with 28% of renters being cost burdened compared to only 9% of owners. CHAS data used in this plan show occupied units in Bryan (46% owner-occupied and 54% renter occupied). The median housing value is \$119,500 and the median rent is \$632. It appears sufficient affordable housing units exist, 24,127 units affordable for households with income limits up to 100% AMI. However, there are 7,285 renter households and 2,989 owner households that have monthly costs between 31% and 50% of the household's monthly income.

Of more concern, there are 4,285 renter occupied units and 1,224 owner households with monthly costs greater than 50% of the household's monthly income suggesting that additional affordable rental and owner occupied units are needed. It's estimated that approximately 24% of residential units are in excellent condition, 28% in good condition, 39% in conservable condition, and almost 6% in substandard condition. Dilapidated properties are deemed not suitable for rehabilitation because the costs to bring the property to code standards exceed 50% of the after-rehabilitation appraisal. These properties are generally vacant, have structural failure, lack safe plumbing and electrical systems and pose health and safety threats. It's estimated that approximately 3% (946 of all type units) in Bryan are dilapidated, including approximately: 160 traditional single-family units, 7 duplex, triplex, or similar, and 779 individual apartment units).

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

According to recent ACS 5-year estimates, there were 28,925 occupied housing units within the City of Bryan. Of these, 46% owner-occupied and 54% renter occupied, with an estimated vacancy 11%. The median housing value is \$119,500 and the median rent is \$632. It appears sufficient affordable housing units exist, 24,127 units affordable for households with income limits up to 100% AMI. However, there are 7,285 renter households and 2,989 owner households that have monthly costs between 31% and 50% of the household's monthly income. Of more concern, there are 4,285 renter occupied units and 1,224 owner households with monthly costs greater than 50% of the household's monthly income. Based on reviewed data, there were 16,900 households below 100% AMI, and 12,025 above 100% AMI. 2011-15 ACS data shows 13,410 owner-occupied homes, a slight increase of 118 units (.9%) since the 2007-11 ACS data.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	16,710	52%
1-unit, attached structure	1,020	3%
2-4 units	5,245	16%
5-19 units	3,810	12%
20 or more units	2,695	8%
Mobile Home, boat, RV, van, etc	2,665	8%
<b>Total</b>	<b>32,145</b>	<b>100%</b>

Table 27 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	70	1%	595	4%
1 bedroom	110	1%	3,320	21%
2 bedrooms	2,020	15%	7,065	46%
3 or more bedrooms	11,210	84%	4,545	29%
<b>Total</b>	<b>13,410</b>	<b>101%</b>	<b>15,525</b>	<b>100%</b>

Table 28 – Unit Size by Tenure

Data Source: 2011-2015 ACS

**Displaying data for Bryan city, Texas**  
**Year Selected: 2011-2015 ACS**

Housing Cost Burden Overview <sup>3</sup>	Owner	Renter	Total
Cost Burden <=30%	10,180	7,840	18,020
Cost Burden >30% to <=50%	1,765	3,000	4,765
Cost Burden >50%	1,224	4,285	5,509
Cost Burden not available	240	390	630
Total	13,405	15,520	28,925

**Owner and Renter Costs Table**

**Owner and Renter Cost Table**

**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

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."

In Bryan, there are three Section 202 Housing Program, Crestview Apartments (Crestview Terrace, Crestview Place, and Crestview Unity), for low income elderly and disabled. These apartments offer a variety of supportive programs, including meals, social and recreational activities, transportation, and a health clinic. There are 138 one-bedroom apartments and 6 two-bedroom apartments.

The Housing Tax Credit (HTC) program (also known as Low Income Housing Tax Credits – LIHTC) 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) is responsible for awarding tax credits to qualifying residential developments. 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.

The Bryan Housing Authority also manages 300 affordable duplex and townhome style rental units for individuals and families. BHA provides a Services Coordinator and computer lab, and also partners with the school district and other agencies to ensure residents have access to education, recreational and health and human services.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

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." In Bryan, there are three 202 properties and six HTC properties that, likewise, were developed and/or redeveloped using HTC funds which require multiple years of affordable rent for lower-income tenants. The Bryan Housing Authority also manages subsidized units.

Of the nine different subsidized (202 and HTC) multi-family rental properties in Bryan (Emerald Park, Saddlewood Club, Forest Park, Mid Towne, Highland Villas, Crestview Terrace, Crestview Place, Crestview Unity, and Bryan Housing Authority), two HTC properties - Emerald Park and Saddlewood Club - are scheduled for their HTC affordability obligations to expire during the 2020-24 Consolidated Plan period unless other non-HTC affordability obligations remain. The Bryan Housing Authority does not anticipate losing any of its 300 affordable rental units during the next five years.

The HTC 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) is responsible for awarding tax credits to qualifying residential developments. 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.

**Does the availability of housing units meet the needs of the population?**

In the last 3 years, Bryan's population and housing units have grown at approximately the same rate. Estimated vacancy rate is approximately 11%, which may indicate adequate housing. Other data in this plan show, however, that cost burden is problem for the lower-income residents which indicates that there still may be need for additional affordable owner and renter units.

**Describe the need for specific types of housing:**

Input from local agencies and government offices, and citizen input indicate needs for special needs and elderly units (particularly rental), new home developments affordable to homebuyers in the 50-80% AMI range, and additional rental units to accommodate large families (5 or more household members).

## **Discussion**

The number of available units for purchase and rent - to include accessible, subsidized, and otherwise targeted for lower-income tenants and buyers - coupled with other influences (current interest rates and underwriting policies, age and condition of units, available financing and favorable rates, and local economic trends) will all determine needs and will define affordable housing strategies going forward.

Staff will continue to assess needs and barriers to affordable, accessible and safe housing in Bryan. Partnerships with non-profit developers, as well as for-profit developers, mortgage institutions, and other housing entities is key to the City's successful housing programs.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

Housing affordability impacts not only decisions related to housing choice, but, if the household spends between 30% and 50% of its income on housing costs, the household may be at increased risk of becoming homeless, or not being able to afford other basic necessities. Cost burdened households have less financial resources to meet other basic needs (food, clothing, transportation, medical, etc.) less resources to properly maintain the housing structure, and are at greater risk for foreclosure, eviction, and Building Standards Commission or Code Enforcement actions. The City's goal is to partner with public and private entities to ensure programs and services are in place to ameliorate the negative impacts of elevated cost burdens on low- and moderate income home owners, buyers and renters.

### Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	103,600	119,500	15%
Median Contract Rent	543	632	16%

**Table 29 – Cost of Housing**

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	4,260	27.5%
\$500-999	9,210	59.4%
\$1,000-1,499	1,353	8.7%
\$1,500-1,999	480	3.1%
\$2,000 or more	200	1.3%
<b>Total</b>	<b>15,503</b>	<b>99.9%</b>

**Table 30 - Rent Paid**

Data Source: 2011-2015 ACS

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	570	No Data
50% HAMFI	2,995	1,710
80% HAMFI	9,470	3,954
100% HAMFI	No Data	5,428
<b>Total</b>	<b>13,035</b>	<b>11,092</b>

**Table 31 – Housing Affordability**

Data Source: 2011-2015 CHAS

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	660	767	911	1,317	1,600
High HOME Rent	660	767	911	1,125	1,235
Low HOME Rent	600	642	771	890	993

**Table 32 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

## The FY 2020 College Station-Bryan, TX MSA FMRs for All Bedroom Sizes

Final FY 2020 & Final FY 2019 FMRs By Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2020 FMR	\$682	\$791	\$938	\$1,353	\$1,647
FY 2019 FMR	\$660	\$767	\$911	\$1,317	\$1,600

### FY2020 BCS Fair Market Rents

### Is there sufficient housing for households at all income levels?

The 2011-2015 ACS 5-year estimate shows 28,925 occupied housing units in Bryan (46.3% owner-occupied and 53.7% renter occupied). Estimated vacancy rate is 11%. The median housing value is \$119,500 and the median rent is \$632. There appears to be a sufficient number of affordable housing units, 24,127 units, (monthly owner/renter cost <30% AMI) for households with income limits up to 100% AMI. However, there are 7,285 renter households and 2,989 owner households that have monthly costs between 31% and 50% of the household's monthly income. Of more concern, there are 4,285 renter occupied units and 1,224 owner households with monthly costs greater than 50% of the household's monthly income. Based on reviewed data, there were 16,900 households below 100% AMI, and 12,025 above 100% AMI. 2011-15 ACS data shows 13,410 owner-occupied homes, a slight increase of 118 units (.9%) since the 2007-11 ACS data.

### How is affordability of housing likely to change considering changes to home values and/or rents?



The Housing Affordability Index from the Real Estate Center at Texas A&M University reflects the ratio of median family income to the income required to qualify for a fixed-rate mortgage loan at an 80% loan to value to purchase the median-priced home; the higher the affordability index, the more affordable the Multiple Listing Service (MLS) Area. A ratio of 1.00 means the median family income is exactly equal to the required income to purchase the median-priced home in the area. Affordability increases as the required qualifying income decreases relative to the median family income.

Data from 2015 through 2018 indicate that the College Station-Bryan MSA Texas Housing Affordability Index declined, from 1.61 to 1.35, indicating that homes have become more affordable to buyers during the period. This is primarily attributable to increases in median income for the MSA. According to data from the Center, median household income rose from \$62,000 in 2015, to \$73,900 in 2018 (a 19% increase in income from 2015). According to the Bryan-College Station Association of Realtors, as of May 2020, the median home price in Bryan was \$198,200, down slightly by .09% since May 2019, with active listings increasing by 30.2% year-over-year to 388, and experiencing longer days on the market than a year ago, by 18 more days to a total of 105 days on average.

Months of inventory also ticked up, from 3.6 months in May 2019, to 4.5 months currently. This data indicates a fairly stable homebuyer market, in spite of recent economic upheavals. The most recent median family income by HUD for the MSA is now \$65,600 for 2020, returning to near-2015 levels. Given the recent decline in household incomes related to the COVID1-19 pandemic, historically low oil prices and interest rates, home purchase prices will likely experience continued downward pressure until these effects pass, and affordability is likely to be maintained

Renters are expected to experience similar circumstances, as a large number of students normally attending Texas A&M University have returned to their hometowns to participate in distance education. This has resulted in unexpected large, but undetermined rental vacancies, which will likely keep rental rates affordable for those tenants not experiencing job or wage losses. According to the Texas A&M Real Estate Center, as of the fourth quarter of 2019, the most recent data available, the College Station-Bryan MSA was experiencing on average less than 2% rent increases, with less than 4% increase in occupancy. This indicates a fairly balanced rental market at that time.

### **How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

The Real Estate Center at Texas A&M University published a 2018 analysis of rent affordability by metro areas. The College Station-Bryan MSA scored the highest median-rent-to-median-income percentage in the entire state, at 35.5% median rent as a percentage of median income. The Center attributes this to

the large number of low-income student renter households in the local market. The median monthly rent in the MSA was \$917 during 2018 according to the study, an increase of 9.3% since 2013. The currently published Fair Market Rents are based on the ACS 2017 5-year data. The current FMR 2-bedroom rent for FY 2020 is \$938 (the same as the current high HOME rent), a moderate 2.2% increase since 2018. This data may indicate that the current affordable rental housing market is adequately supplied.

## **Discussion**

HUD considers a housing unit affordable if the occupant household expends no more than 30% of its income on housing costs. If the household spends more than 30% of its income on housing costs, the household is considered to be cost-burdened. Cost burdened households have less financial resources to meet other basic needs (food, clothing, transportation, medical, etc.) less resources to properly maintain the housing structure, and are at greater risk for foreclosure, eviction, and housing orders from the City Property Maintenance Division.

While various data suggest adequate rental units locally, affordable rental units still appear to be a need per local public service and housing agencies and non-profit housing assistance providers. Data indicates that cost burden, equally as impactful as availability, is problematic for lower income renters in Bryan. Thus, the City, will develop strategies to address housing affordability and cost burden locally. Along with public and private affordable housing partners, the City of Bryan will utilize its CDBG and HOME funded housing programs to meet the affordable housing needs of Bryan residents.

## **MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)**

### **Introduction**

The 2011-15 CHAS indicated that there were 175 substandard rental units (.05%) lacking complete plumbing or kitchen facilities, and 14 substandard owner-occupied units (.04%), for a total of 189 substandard units (.6%). This represents a decrease from the 244 substandard units indicated by the 2007-2011 CHAS data (140 rental, 104 owner), particularly in the owner units, which declined substantially (86% reduction). This reflects the efforts of strong public and private renovation programs for owner-occupied housing. Substandard rental units exhibited a 25% increase.

### **2020 Housing Market Analysis – Condition of Housing Data and Sorting**

City staff reviewed 2019 BCAD data on over 31,400 residential units. Single-family units were analyzed by sorting data based on several BCAD categories: year built, improvement class, depreciation, and adjusted percent-good. “Plex” type units (duplex, triplex, etc.) units were sorted and analyzed by similar BCAD data categories, while apartments were sorted and analyzed using Marshal & Swift calculations for the remaining percent of depreciation substituted for the adjusted percent-good calculation used for non-apartment dwellings.

The sorting allowed the categorization of units as: Excellent, Good, Conservable, Substandard, and Dilapidated. While the sorting parameters were useful, individual units satisfying a specific category occasionally are found to have extenuating factors suggesting another category. An example is a unit with a higher quality construction rating and a very recent BCAD construction date (i.e. 2018), but a very low “adjusted percent good” rating (i.e., 10%). This is often determined to be a unit that is still under construction. Very few of these type situations were found and no measureable impact on overall results are anticipated.

Based on this review of BCAD’s 2019 certified property roles, it is estimated that within Bryan city limits 7,486 residential units, in all categories, are likely in excellent condition. Note that a relatively high number of apartment units are rated as excellent condition, likely because many apartment units are relatively new with a majority of those listed below having been built in the last 10 years. 3,044 traditional single-family structures are also rated as excellent condition, also mostly newer and higher quality construction. The review findings for good and conservable ratings are also listed below by unit type. Relative to units identified as substandard or dilapidated, it is estimated that 1,811 substandard (*but not dilapidated*) structures exist within Bryan city limits, and 946 additional dilapidated residential units. The total of properties in these two categories is 2,757 and are listed below by type of units and resulting totals.

## Definitions

The U.S. Dept. of Housing and Urban Development (HUD) requires that the City define and quantify “Standard” and “Substandard but Suitable for Rehabilitation” with regards to residential housing units. The City’s “Substandard but Suitable for Rehabilitation” rating is used to define units that, while substandard, are suitable for rehabilitation. Properties rated as “Dilapidated” are not suitable for rehabilitation.

For the City’s CDBG/HOME grant funded programs, housing units defined as ***Substandard - Suitable for Rehabilitation*** are those requiring significant repair. These units are, with minimal renovation, structurally sound, but due to lack of maintenance and repair, are in jeopardy of falling into a dilapidated state if needed renovations are delayed or ignored. To be considered for rehabilitation assistance, the estimated after-rehab appraisal of the unit must be equal to or greater than 50% of the pre-rehab appraisal added to the rehabilitation costs.

The city's category of ***Substandard - Not Suitable for Rehabilitation*** is not suitable for rehabilitation and is considered dilapidated. These structures often do not providing safe or adequate shelter and may endanger the health, safety and well-being of the occupants. Repair costs could exceed 50% of the value of the dwelling. Such units have one or more critical defects or a combination of a number of deficiencies so as to require considerable repair of the substandard construction. Many of these structures are vacant.

### Following are City of Bryan Housing Condition definitions

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

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

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

**Substandard - Not Suitable for Rehabilitation (Non-Rehabable, Dilapidated):**

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

**1) Structurally Infeasible for Rehabilitation:** An improvement/structure in which the majority of the primary structural components have deteriorated to the extent that the physical integrity is seriously

compromised. The structure can only be brought into code compliance through new construction activities.

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

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

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,230	24%	7,235	47%
With two selected Conditions	190	1%	560	4%
With three selected Conditions	0	0%	45	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	9,985	74%	7,675	49%
<b>Total</b>	<b>13,405</b>	<b>99%</b>	<b>15,515</b>	<b>100%</b>

Table 33 - Condition of Units

Data Source: 2011-2015 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,700	20%	4,369	28%
1980-1999	4,225	32%	5,640	36%
1950-1979	5,240	39%	4,810	31%
Before 1950	1,235	9%	705	5%
<b>Total</b>	<b>13,400</b>	<b>100%</b>	<b>15,524</b>	<b>100%</b>

Table 34 – Year Unit Built

Data Source: 2011-2015 CHAS

**Risk of Lead-Based Paint Hazard**

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	6,475	48%	5,515	36%
Housing Units build before 1980 with children present	3,429	26%	1,424	9%

**Table 35 – Risk of Lead-Based Paint**

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

**Vacant Units**

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 36 - Vacant Units**

Data Source Comments: No Data Provide for this table.

**The totals for all 31,407 units reviewed by condition rating follow (numbers are approximate):**

- Excellent (23.8%)** 4,412 - apartment units in 29 different properties  
Total - 7,486 30 - duplex, triplex, fourplex or other similar units  
3,044 - traditional single-family structures
- Good (28.4%)** 1,641 - apartment units in 11 different properties  
Total - 8,919 205 - duplex, triplex, fourplex or other similar units  
7,073 - traditional single-family structure
- Conservable (39.0%)** 2,913 - apartment units in 29 different properties  
Total - 12,245 993 - duplex, triplex, fourplex or other similar units  
8,339 - traditional single-family structures
- Substandard (5.8%)** 928 - apartment units in 29 different properties  
Total - 1,811 62 - duplex, triplex, fourplex or other similar units  
821 - traditional single-family structures (see note below)
- Dilapidated (3.0%)** 779 - apartment units in 5 different properties  
Total - 946 7 - duplex, triplex, fourplex or other similar units  
160 - traditional single-family structures (see note below)

**NOTE:** Of the 821 substandard single-family structures, only 274 appear to be homesteads. Likewise, only 19 of the dilapidated single-family structures appear to be homesteads.

## **Need for Owner and Rental Rehabilitation**

It appears from the data above that 25% of owner units have reportable conditions and may need repairs, while 59% of renter units have conditions reported on the American Community Survey (HUD's data source for this document). While the City concentrates CDBG/HOME funds in owner occupied housing programs, staff provides technical assistance and guidance to landlords seeking to upgrade rental properties. The owner demographics also show that households who are low-income and moderate-income may live in housing units that have housing problems in which the owner is unable to repair due to a financial hardship. These circumstances can affect the health and safety of elderly residents. Many such residents of Bryan have relied on the City for minor home repair assistance (includes immediate health/safety concerns), lead based paint removal, accessibility for disabled residents, and major rehabilitation and reconstruction needs. As noted earlier, BCAD data was analyzed and, based on that analysis, it's estimated that approximately 1,800 Substandard owner and rental structures exist within the city limits of Bryan. It's also estimated that approximately 160 single-family and approximately 800 dilapidated rental structures exist within Bryan.

## **Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards**

The data shows that the number of housing units in Bryan built prior to 1980, potentially where lead-based paint hazards might be found, include 39% of all owner housing and 31% of rental housing. In all 26% of owner housing units and 9% of rental housing units built prior to 1980 are occupied by families with children present, a total of 4,853 housing units. As housing units and neighborhoods age, they are typically passed down from middle or moderate-income households to lower income households. Neighborhoods that were once occupied by moderate income groups are inherited by lower income groups as they age. As a result, it is reasonable to assume that most of the 4,853 units in Bryan built prior to 1980 are occupied by families with children are likely occupied by low or moderate-income families.

## **Discussion**

The City of Bryan's collaboration with the Brazos County Appraisal District allow the City to assess local property conditions, so as to plan and develop effective programs to address housing needs locally. Efforts over the CP's five year period will involve partnerships with other local private and public housing providers and will combine federal grant funds with other leveraged resources. The sorting, and analysis of over 31,400 residential properties to assess the overall property conditions and identify needed programmatic remedies. Given the demands, and limitation, on local and federal funding it appears

program and incentive efforts should be directed at conditions that erode neighborhood safety and integrity – specifically substandard and dilapidated housing units.



## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

The Bryan Housing Authority manages 300 duplex and townhome style subsidized rental units serving clients at five locations in Bryan. A variety of support services are made available to the residents to promote a healthy affordable living environment for all tenants, young and old. The Brazos Valley Community Action Agency also makes approximately 10,000 – 12,000 Housing Choice Vouchers available throughout the Bryan-College Station community and, likewise, provides various support programs for person applying for and utilizing rental assistance vouchers.

### Totals Number of Units

	Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers						
				Total	Project -based	Tenant -based	Special Purpose Voucher			
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *	
# of units vouchers available			300	1,902				0	0	0
# of accessible units										
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>										

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

The Bryan Housing Authority manages 300 duplex and townhome style units at 5 different locations in Bryan. The properties are generally in good condition, with many units updated and renovated over the last few years. Recent renovations included energy efficiency upgrades, as well as other typical upgrades (appliances, fixtures, flooring, paint). BHA has adequate units available to satisfy Section 504 accessibility requirements. In the most recent inspection, the BHA units scored a 91 out of a possible 100.

## Public Housing Condition

Public Housing Development	Average Inspection Score
Housing Authority of the City of Bryan	91

Table 38 - Public Housing Condition

### Describe the restoration and revitalization needs of public housing units in the jurisdiction:

BHA plans additional future renovations, to include additional insulation of outer wall to enhance energy efficiency and other typical upgrades (appliances, fixtures, flooring, paint, etc.). Landscaping, fencing and exterior lighting improvements are also planned. The properties are generally in good condition, with many units updated and renovated over the last few years. Recent renovations included energy efficiency upgrades, as well as other typical upgrades. BHA has adequate units available to satisfy Section 504 accessibility requirements. As noted above, the BHA units scored a 91 in their most recent property inspection.

### Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

BHA is currently utilizing a 2017 ROSS grant and will apply for the upcoming 2020 Ross grant when it is announced. Through this grant BHA continues to have a Service Coordinator to provide services to residents such as budgeting, homeownership training, parenting skills etc. as well as partnering with other agencies to provide training or information meetings. In addition we do have services geared to our youth such as 4H, Safe Sitter Classes, and Reading Programs in collaboration with BISD, Learn Eat Grow & Go a nutritional program, and youth gardening. It is our goal to continue to provide affordable, safe and decent housing for residents in our area. The City of Bryan's Community Development Services Department coordinates with the BHA to provide homebuyer training and to make down-payment assistance available to eligible BHA residents.

### Discussion:

Rental assistance provided by the Bryan Housing Authority and the Brazos Valley Council of Governments Housing Choice Voucher Program is critical to those lower-income households that may otherwise be in jeopardy of not being able to afford other basic necessities. In addition, the City of Bryan partners with BHA by providing technical assistance on housing, health and social service endeavors whenever possible. Because of the assistance provided by the Bryan Housing Authority, the Brazos Valley Council of Governments, and the City of Bryan, additional clients likely avoid homelessness.

## MA-30 Homeless Facilities and Services – 91.210(c) Introduction

Twin City Mission (TCM)'s *Doug Weedon Shelter of Hope Case Manager/Client Assistance Program* (formerly the Bridge), located in Bryan serves the regional homeless. Operated by Twin City Mission (TCM), the Bridge program provides case management services, clothing, and personal care items. TCM also maintains Phoebe's Home, the regional domestic violence services shelter. Shelter and supportive services are provided to homeless women by Emmanuel Lighthouse Mission, a ministry of Emmanuel Baptist Church in Bryan. The program serves women struggling with addiction or other challenges like crisis pregnancies, and is designed to meet their spiritual, emotional, and physical needs. Save Our Streets (SOS) Ministries offers homeless men a 9 to 12 month program that encouraging spiritual and emotional development. Participants are provided housing, life skill counseling, financial literacy training, and employment through the SOS work program. Family Promise of Bryan/College Station maintains a facility to provide shelter and public services for case management for homeless families. The agency attracts local, state, federal, and other charitable funding to operate and provide services. Unlimited Potential (UP)'s – Home Base for Transitioning Foster Youth Program provides case management and other support services to youths in the Texas Foster Care program as they transition out of foster care.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	46	0	20	0	0
Households with Only Adults	105	0	50	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

**Table 39 - Facilities and Housing Targeted to Homeless Households**

**Data Source Comments:** As reported from the Brazos Valley Coalition for the Homeless

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

Local homeless and health and human service providers have programs in place and are equipped to provide a wide variety of services meeting the needs of local homeless persons, to include: shelter and other basic needs (food, clothing, dental and health care), mental health care, drug/alcohol abuse assistance, counseling, employment assistance, transportation, veteran benefits, domestic abuse assistance, and information and referral to other needed services.

**Brazos Valley Community Action Programs** - Medical services including physical exams, check-ups, sick visits, preventive care, family planning, and referrals.

**Health for All** - Free doctor visits, pharmaceuticals, eye exams, foot exams, lab tests, x-rays, smoking cessation, diabetes management, chronic disease management education, and counseling services to the low-income, uninsured population.

**The Bridge Ministries** - Free medical care available to the homeless or those at risk of homelessness.

**Brazos Maternal & Child Health Clinic** - Medical care during pregnancy and postpartum care to women meeting poverty and Medicaid guidelines.

**MHMR of the Brazos Valley** - Services for the mentally ill, to include case management, supported housing, counseling, skills training, supported employment, assertive community treatment, medication clinic, and children's mental health services.

**St. Vincent DePaul Society** - Transportation assistance and eye exam and prescription assistance.

**Brazos Valley Coalition for Independent Living** – Case management, and other services for persons with disabilities seeking to be capable of living independently.

**Workforce Solutions Brazos Valley** - Provides services assisting low income adults and youth in acquiring training and employment.

**Texas Veterans Commission** - Employment resources and referral services with one-on-one counseling to veterans.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

Twin City Mission (TCM)'s *Doug Weedon Shelter of Hope Program* (The Bridge) provides an emergency shelter for homeless men, women, and families and supportive services. Services include transportation, nutritious meals, daily needs (clothing, toiletries) and case management. Newly enhanced services through the Mainstream Bridge Program will include additional case management and educational training classes. The Bridge typically serves approximately 500 unduplicated clients during each program year. Their newly launched Mainstream Bridge Program will include enhanced case management services with the goal of preparing and equipping clients to leave the shelter for permanent housing and self-sufficiency.

TCM's expanded facility is a 24,000 square foot homeless shelter and is 10 years old. This facility replaced the previous location, which had been housed since 1963 in the north side of downtown in a building which was over 100-years old, and provided the most basic, barrack-like accommodations. The current facility is located south of downtown on South Randolph Street near 30th Street. The design of the new facility is oriented with a central hub reception area with radiating wings like the spokes of a wheel. This configuration will allow staff to monitor and view each extending corridor. This shelter has a bed capacity of 128 beds for individuals; including 56 beds for men and 28 beds for women. Twelve (12) additional beds have been designated for chronically homeless men, and 8 for chronically homeless women needing permanent supportive housing. Additionally, seven units (24 beds) are designated for families and several rooms are designated for the disabled. Total beds equal 128.

The Haven is a Low Income Housing Tax Credit project that provides 24 units of transitional housing specifically to homeless. This project expands the existing Housing Services program and provides increased services to assist in self-sufficiency. Outreach and assessment are handled by a variety of local social service providers. As homeless and potentially homeless individuals are identified, they are referred to TCM. A full-time case manager at The Bridge facility assists in needs identification and delivery of appropriate services. A list of facilities and services available to the homeless persons includes:

**Twin City Mission The Bridge Shelter** - Emergency housing for men, women, or families. Provides food, clothing, laundry supplies, and personal hygiene products. Clients may access case management services.

**Twin City Mission Housing Services** - A transitional housing program provides up to 24 months of rental assistance, case management, food, referrals to mainstream services, budgeting, job training, and life skills. The Rapid Re-Housing program provides 100% rental assistance for 8 months, including other supportive services.

**Family Promise of Bryan-College Station** - Provides a day facility and overnight shelter, meals, transportation, job search assistance, and case management services to homeless families with children under the age of 18 (transitional housing)

**Emmanuel Lighthouse Mission** - Transitional housing for homeless women, offering budgeting, life skills, job search assistance, and faith-based peer counseling

**Save Our Streets (SOS) Ministries** - Provides a 9 to 12 month men's program providing housing, life skills counseling on relationships, financial literacy, and employment opportunities.

**Brazos Valley Council of Governments** - Provides prioritization of homeless applicants on BVCOG's Housing Choice Voucher Program.

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

Special needs populations in Bryan include: the elderly; frail elderly; persons with mental, physical, or development disabilities; persons with HIV/AIDS; and persons struggling with substance abuse. Many in these populations rely on health and human service providers, and/or family members for support and services. The City of Bryan coordinates with its neighboring municipality, College Station, in supporting and facilitating local for- and not-for profit entities that serve these populations. A variety of entities like the local Community Partnership Board, consisting of approximately 80 agencies, coupled with charitable housing providers, for-profit developers, and state funded agencies and subsidized housing developments, helps to identify, prioritize and deliver needed services to special needs clients.

### **Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

Surveys of local agencies provided indicated that priority needs included the developmentally disabled, physically disabled, and elderly. Agencies also reported accessing health insurance as the top need among clients, followed by rental assistance and then counseling.

In terms of adequate housing, providers reported all categories were high needs, including: low income elderly, single persons and large families, Section-8 tenants, domestic violence victims, and the physically those with substance abuse disorders, the lesbian, gay, bi-sexual, transgender (LGBT) community, and mentally disabled. In terms of provider collaboration, agencies reported often sharing referrals and replicating services. They also often or always refer clients to 2-1-1 for further assistance. Over 40% of health and human service providers reported collaborating with over 20 other providers in the previous years.

Providers also identified transportation as a priority need, followed by knowledge of services. The most underserved groups, as reported by providers, were the low-income, mentally disabled and homeless. Agencies reported housing as the number one rated need, transportation as the highest personal need, mental health care as the most pressing health care need, and drug/alcohol abuse assistance as the top family need.

Housing providers for the elderly and disabled include the following:

Crestview Terrace  
Crestview Place  
Crestview Unity



Highland Villas  
Mid Towne Apartments  
Forest Park Apartments  
Saddlewood Club  
Hudson Creek Alzheimer's Special Care Center  
Isle at Watercrest  
Waldenbrooke Estates  
Arbor Oaks at Crestview  
St Joseph Manor Assisted Living  
Millican House  
Dansby House  
Park Place  
Carriage Inn  
Bryan Housing Authority  
Supportive services are provided by the following agencies:

**Frail elderly**

Brazos Valley Aging and Disability Resource Center  
Brazos Valley Community Action Agency

**Elderly**

Elder-Aid  
CHI St. Joseph Health System  
Brazos Valley Council of Governments  
Brazos County Senior Citizens Association

**Mentally Ill**

Brazos Valley Mental Health and Intellectual Disabilities Services  
MHMR of the Brazos Valley  
National Alliance on Mental Illness of Brazos Valley  
Brazos Valley Community Action Agency

**Disabled**

MHMR of the Brazos Valley

Brazos Valley Center for Independent Living  
Brazos Valley Council of Governments  
Brazos Valley Rehabilitation Center  
Junction Five-O-Five  
TAMU Center on Disability and Development  
The Arc of Bryan-College Station  
Down Syndrome Association of the Brazos Valley  
Magical Muzzles and Manes

**Substance abuse/addiction**

Brazos Valley Council on Alcohol and Substance Abuse  
Narcotics Anonymous  
Brazos Valley Intergroup  
A&M Church of Christ  
Everyday Life, Inc.  
CrossCentral Church and Recovery Center:  
Brazos Valley Community Action Agency

**Persons with HIV/AIDS**

Project Unity

<b>Bryan Affordable Housing Properties</b>			
<b>Organization or Service</b>	<b>Type of Housing Assistance</b>	<b>Target Population</b>	<b>Number of Units and Annual Number Assisted</b>
<b><u>Emerald Park Apts</u></b>	LIHTC/Rental Assistance	Low/Mod Income	64 Total Units 48 LMI Units
<b><u>Saddlewood Club</u></b>	Housing Choice Vouchers	Low/Mod Income Disabled Households	232 Units 1 Unit for Disabled
<b><u>Forest Park Apts</u></b>	Housing Choices Vouchers	Low/Mod Income Disabled Households	140 Total Units 119 LMI Units 9 Units for Disabled
<b><u>Mid Towne Apts</u></b>	LIHTC/Rental Assistance	Elderly/Disabled Households	148 Total Units 141 LMI Units 15 Units for Disabled
<b><u>Highland Villas</u></b>	LIHTC/Rental Assistance	Low/Mod Income Disabled Households	180 Total Units 180 LMI Units 13 Units for Disabled
<b><u>Crestview Terrace</u></b>	Section 202	Elderly Households	100 Total Units
<b><u>Crestview Place</u></b>	Section 202	Elderly Households	44 Total Units
<b><u>Crestview Unity</u></b>	Section 202	Elderly Households	63 Total Units

**Bryan Affordable Housing Properties (LIHTC, 202)**

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

Hospitals and healthcare facilities in Bryan and College Station have policies in place ensuring persons discharged will receive assistance from their appointed case management staff in obtaining appropriate placement to fit the patient's individualized needs. Those facilities consult with the Brazos Valley Coalition for the Homeless regarding their discharge policies. 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. Local homeless service providers and other social service agencies 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.

The State of Texas contracts with Mental Health Mental Retardation Authority of Brazos Valley (MHMR) 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. MHMR 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.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

Through its public service agency partners, the City will assist special needs populations, including the elderly, persons with disabilities and persons with alcohol /drug addictions with housing and supportive services by evaluating needs and provided avenues to address needs by:

1. Provide funding and technical assistance through the City's Community Development Services Housing Assistance programs, including the minor repair program, major rehabilitation/reconstruction program, housing development program and coordination of efforts with nonprofit housing developments and organizations for safe affordable housing.
2. Partner, through funding and/or technical assistance, with agencies that provide supportive services to special needs populations including the elderly, disabled (mental/physical and developmental) HIV/Aids, alcohol/drug addiction for social and health services.
3. Coordinate efforts to address through technical assistance, housing concerns for specific special needs populations, such as mental disabilities, outside the City's funding process, with partners in the community who make seek to provide housing and supportive services.
4. Provide technical assistance and/or funding to agencies which provide services to children with disabilities.
5. Assist public housing residents through technical assistance with their housing and supportive service need to achieve self-sufficiency to reduce dependency on federally assisted public housing.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

See activities listed above. City HOME match requirements are partially waived due to utilizing HOME waivers for 2019 and 2020, however federal funds will be leveraged by: other private agency resources (i.e. CHDOs); homeowner contributions; and other private, local and state funds available to agencies providing supportive service needs to special needs, non-homeless persons.

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

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

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

- The MU-1 zoning district was implemented as a transitional zoning type and was intended to be reevaluated;
- Manufactured homes depreciate in value and typically have higher interest rates for financing, even though initial purchasing costs are lower;
- Manufactured homes have the same utility demands as stick-built homes, but do not produce the same property taxes;
- The intention of this amendment is to begin to build neighborhoods that citizens deserve and allow residents to protect their assets;
- Concerns about the quality, appearance, durability, lack of price appreciation of manufactured housing, and the perceived negative impact these factors have on neighboring property values;
- Existing dilapidated manufactured housing units have, through normal wear and tear or lack of proper maintenance, passed the end of their service life but are still in use as dwellings;
- Continuing to allow the installation of manufactured homes on individual lots will create conditions having a long-term negative effect on the welfare of the public.

At the P&Z meeting, 27 citizens spoke against the proposal, with one in favor. At the City Council meeting, 24 citizens spoke against the proposal, with 4 in favor. Those against were primarily concerned about the lack of affordable housing in Bryan, and that removing manufactured housing as an option would further limit affordable housing development. This conversion rendered approximately 750 existing

manufactured homes a legal, grandfathered, non-conforming use. Existing manufactured homes in this district may be replaced once, and as those homes then reach the end of their useful life, will be required to be replaced with site-built homes. On properties formerly zoned MU-1 which do not have an existing manufactured home, this action had the immediate effect of removing manufactured housing as one affordable housing option, and rendered properties with fractured title which could have been developed with manufactured housing undevelopable. No formal survey or study of MU-1 property ownership or manufactured housing occupancy in this district was conducted prior to this conversion.

### **Continued MA-40 Text**

It is important to consider in light of the June 25, 2015 U.S. Supreme Court *Texas Department of Housing & Community Affairs v. The Inclusive Communities Project, Inc* disparate impact ruling, and HUD's proposed Disparate Impact Final Rule, that to the extent that a majority of manufactured homeowners or occupants in the former MU-1 district may be protected classes, a court could possibly consider this zoning conversion to have had an unintentional but disparate adverse discriminatory impact upon these owners and occupants, if the court were to determine that the stated reasons for the conversion were not sound business considerations.

To further encourage the redevelopment of manufactured homes with site-built housing, the City Council subsequently adopted the Bryan Home Foundation Initiative (BHFI) program on July 9, 2019, which provides a \$10,000 incentive from the City's general fund to eligible manufactured homeowners in the former MU-1 zoning district who redevelop their properties with site-built homes. This program was initially funded with \$130,000, with the intent of providing assistance to 10 manufactured homeowners in program year 2019-20 through the city's reconstruction program. After significant public outreach, to date, two applicants have been approved for assistance. One project is in the design stage, and one homeowner withdrew from consideration.

The City Council has directed additional efforts to foster affordable housing development in the former MU-1 zoning district by encouraging infill housing efforts such as land acquisition through property tax foreclosure auctions with general funds to use foreclosed properties as incentives for affordable housing development. Also, the City's federal HOME program funds are encouraged to be used in this district to develop and incentivize affordable housing. Additionally, although social distancing requirements have recently prevented in-person outreach, the City does work in partnership with local banks and developers to encourage affordable housing development throughout the City by leveraging federal funds and donated land, such as the proposed 54-home development at Hopes Crossing, and smaller developments with local housing nonprofits such as Elder Aid and Habitat for Humanity.

Strong efforts continue locally to encourage development and preservation of affordable housing. So as to not negatively affect property owners and affordable housing, elected officials in Bryan have been

diligent to maintain property taxes at as low a rate as possible, while maintaining quality basic services to the citizens. Affordable undeveloped property, along with rising construction material and labor costs, are the main hindrance to development of affordable housing locally. Additionally, clouded or fragmented title to property often renders otherwise potential affordable housing developments infeasible. City of Bryan Community Development staff work regularly with property owners, taxing entities, for- and not-for profit developers (i.e. Habitat and CHDOs) and internal city departments on strategies to facilitate and expedite new affordable housing locally.



## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

Economic health and commerce in a community equate to employment opportunities for families and provides opportunities for them to acquire needed housing and other health and human needs. The following data allows analysis of overall opportunities, and needs, related to jobs, education, job training and higher education in the local community. This information allows the City to determine if gaps in employment or employment services exist and how those needs may be addressed. To stimulate economic growth, the City of Bryan Economic Development Coordinator works with the local economic developers, including Research Valley Partnership, the Bryan Business Council, and local private businesses, agencies, and educational entities that provide education, job training, or those that generate job creation and economic activity.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1,081	1,446	5	5	0
Arts, Entertainment, Accommodations	4,440	3,411	19	13	-6
Construction	2,003	1,300	8	5	-3
Education and Health Care Services	4,136	6,573	17	25	8
Finance, Insurance, and Real Estate	1,245	1,382	5	5	0
Information	413	609	2	2	0
Manufacturing	2,899	3,731	12	14	2
Other Services	804	997	3	4	1
Professional, Scientific, Management Services	1,585	1,470	7	6	-1

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Public Administration	0	0	0	0	0
Retail Trade	3,428	4,156	14	16	2
Transportation and Warehousing	651	501	3	2	-1
Wholesale Trade	1,010	1,054	4	4	0
Total	23,695	26,630	--	--	--

**Table 40 - Business Activity**

**Data Source:** 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	40,774
Civilian Employed Population 16 years and over	37,850
Unemployment Rate	7.10
Unemployment Rate for Ages 16-24	28.47
Unemployment Rate for Ages 25-65	4.67

**Table 41 - Labor Force**

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	7,545
Farming, fisheries and forestry occupations	1,495
Service	4,270
Sales and office	9,330
Construction, extraction, maintenance and repair	4,985
Production, transportation and material moving	2,075

**Table 42 – Occupations by Sector**

Data Source: 2011-2015 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	31,095	87%
30-59 Minutes	3,455	10%
60 or More Minutes	1,305	4%
<b>Total</b>	<b>35,855</b>	<b>100%</b>

**Table 43 - Travel Time**

Data Source: 2011-2015 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	5,250	615	2,675

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	6,645	450	3,285
Some college or Associate's degree	7,575	490	2,230
Bachelor's degree or higher	8,645	295	1,465

**Table 44 - Educational Attainment by Employment Status**

Data Source: 2011-2015 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	405	905	1,355	1,670	1,075
9th to 12th grade, no diploma	1,478	1,890	1,300	1,415	655
High school graduate, GED, or alternative	2,715	3,675	2,350	4,355	2,105
Some college, no degree	6,130	2,935	1,785	3,280	1,199
Associate's degree	325	745	620	910	325
Bachelor's degree	1,310	3,105	1,185	1,965	1,150
Graduate or professional degree	215	1,510	984	1,675	1,335

**Table 45 - Educational Attainment by Age**

Data Source: 2011-2015 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	66,717
High school graduate (includes equivalency)	116,995
Some college or Associate's degree	124,872
Bachelor's degree	172,119
Graduate or professional degree	206,932

**Table 46 – Median Earnings in the Past 12 Months**

Data Source: 2011-2015 ACS

### Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Based on jobs available, education and health care services are the top business activities, followed by: retail; Manufacturing, and then Arts/Entertainment/Accommodations; respectively. Construction also continues to be dependable provider of local job opportunities. With Texas A&M University, Blinn College and the Bryan and College Station Independent Schools, education is clearly the top employer. Arts, entertainment and accommodations are logically large employers due to the number of conferences,

sporting events, and other related events. The local MSA has also become a regional health care destination, and over the recent few years, manufacturing ventures have either relocated, or been launched in Bryan.

**Describe the workforce and infrastructure needs of the business community:**

Well over half the local population has some college, or has a college degree or higher education levels. Conversely, consultation and input during the Consolidated Plan process indicated that other training and education for skilled labor jobs is a need. This need is being met, in part by the local public school technical training programs, as well as Blinn College, and even the new Texas A&M University System's RELLIS Campus. However, many employers have to provide "in-house" training, as reported by the local Workforce Commission. Infrastructure, transportation investments, and continued job training are current needs. As Bryan grows, transportation infrastructure improvements are also in need. Improved public transit options would also benefit low-wage workers commuting to newly created employment opportunities across the community.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

The 2020 COVID-19 pandemic has had a dramatic effect on local businesses and industry. Some larger economic partners have weathered the crisis better than many of the smaller businesses, particularly those that rely on a daily customer base. Even still, all local private and public sector businesses and industry entities are experiencing negative effects of the pandemic. Otherwise, economic development efforts continue to be initiated by Bryan, College Station, Brazos County, Texas A&M University, the BCS Chamber of Commerce, and coordinated, in part, by the Research Valley Partnership. Because of this, Bryan Community Development Services reallocated funds for a new economic development program for job creation and retention to help individuals who lost jobs as businesses reduce staff and/or shut down. Effective recruitment, local assets and amenities, and an educated workforce has fueled business and manufacturing recruitment. Infrastructure, transportation, and continued job training are needs going forward. Texas A&M University System has transformed the old "Riverside Campus" in Bryan, and christened it the RELLIS Campus – with 1 million square feet of office and laboratory space dedicated to education, research and development in a collaborative venture between academia and industry. RELLIS has attracted the interest of private and government entities and promises to be catalyst for economic growth. Educational and economic development enhancements include:

Graduate Retention – Bryan's partnership with Blinn College provides graduates prepared to enter the local economy. Blinn is expanding educational opportunities by a partnership with the Texas A&M University System's RELLIS Agricultural and Workforce Education Complex, allowing Blinn students to be educated and trained in: electrical, plumbing, HVAC, welding, and CNC machining. The City is also

coordinating with Blinn and other medical corridor property owners to develop area enhancements to ensure a well-planned and successful educational, business and residential district.

Bryan ISD – BISD provides academic and technical training and, as such, continues efforts to ensure modern education and that other schools receive renovations and technology improvements when needed. BISD’s Health Sciences Academy offers certifications in EMT, EKG as well as Medical Office Technology and Medical Coding and Billing. Texas A&M University’s Mays Business School continues to contribute to the BISD, having donated hundreds of thousands of dollars since 2008 for student materials. These continued enhancements support continued economic opportunities in Bryan.

Healthcare Care Enhancements – Bryan’s quality of life relies, in part, on quality and available healthcare. Bryan is home to regional health care providers and facilities. The City, and Bryan business and community partners developed and adopted the *Health and Wellness Area Plan (Plan)* to create a community vision and implementation plan for improvements to the area near CHI St. Joseph Regional Health Center and Blinn College.

Redevelopment Enhancements - Bryan’s future growth and vitality also depend on continued development and redevelopment of new and older neighborhoods. The National Merit Award winning Midtown redevelopment is an example of innovative land use, redevelopment, zoning and building flexibility, public infrastructure improvements, economic development, and park enhancement. Adopted in May 2020, the plan calls for coordinated public and private investments in an important part of town.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

While the overall workforce is well educated with high levels or higher education achievement, well over 50% of local jobs require some type of post-secondary certification or educational training, as reported by the Workforce Commission.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

Workforce Solutions Brazos Valley (WSBV) sets aside appropriately \$1 million of employment and training funds annually to subsidize occupational training, up to 2 years in length, in high growth, high paying occupations. Clients may receive tuition subsidy and supportive services up to \$7,000.00.

Current Services and Initiatives:

- Adult Education & Literacy: WSBV became the grantee for the local adult education and literacy funding. GED, English language acquisition, and English language civics are provided in each county to various populations 17 years and older.
- WSBV subsidized child care for approximately 1200 children daily. Subsidy covers about \$400.00 per child per month for full-time care.
- WSBV works with providers to improve quality of child care - mentors for Texas Rising Star; provides over \$500,000 of equipment; provides bi-monthly training for CEU's; and occupational certification training to 150 individual child care workers.
- HYPE (Helping Youth Prepare for Employment) Career Expo: Held for high school Juniors and Seniors to meet employers on employment opportunities, types of occupations and skill requirements. Sponsored by local businesses.
- Youth Leadership: Over 100 eligible youth, ages 16 to 21, participate in leadership classes and work internships. Many internships lead to regular employment.
- The availability of State skills development funding for large and small employers is promoted by Workforce Solutions Business Services staff to employers as a way to build the skills of their incumbent workers and defray some of the employers cost of training.
- WSBV assists economic development recruiters hosting employers considering re-locating to the Brazos Valley.
- WSBV is partnering with BVAHC /BVCOG to fund a financial fitness center with workshops and individual counseling.
- Help industries experiencing a down turn and layoffs with free workshops for displaced workers.
- WSBV is procuring certification training for allied health and computer technology for workforce customers to address employer needs.
- WSBV partners with BVCOG's Aging and Disabilities Resource Center to serve individuals with disabilities seeking employment.
- WSBV serves on the BVCOG Regional Transportation Committee and distributes information on public transportation resources.
- Hosts the BV Veterans Coalition - developed working ties with Veterans groups to expand services.
- The City coordinates the local *Bank on Brazos Valley* efforts targeting youth and families to provide financial stability through workshops, webinars, and partnerships.

The workforce training initiatives support the City's CP by enhancing economic vitality through the development of a well-educated and skilled workforce. A suitable living environment will be enhanced by the increased business activity and subsequent increase in household incomes. Likewise, homeownership will be made available to households because of the increased wages received by educated and skilled workers.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

Yes

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

Yes, the Brazos Valley Council of Government's (BVCOG) 2019 Comprehensive Economic Development Strategy.

As a regional partner, the City of Bryan partners with BVCOG on the regional CEDS, which includes review and analysis of the Bryan-College Station Metropolitan Statistical Area. Community and Business Leaders Partnership organized to address employer and labor force issues. BVCOG regularly hosts employer focus groups; steering committees with subcommittees; surveys local employers as part of a needs assessment; and establishes goals and objectives to be achieved with the goal of economic vibrancy.

The City continues its partnership with College Station, Brazos County, Texas A&M University, the BCS Chamber of Commerce, the Brazos Valley Council of Governments, and the Research Valley Partnership, to promote a continued healthy local economy and vibrant job market. Ongoing initiatives to ensure a friendly business and development environment, an adequately educated and trained workforce, and updated and efficient infrastructure and transportation options, will ensure positive economic growth.

Also, and in response to the COVID-19 pandemic and the closing of businesses and loss of jobs, the City has created economic development programs to help stabilize struggling business, and to help employers retain or even create new employment opportunities for local job applicants. The Unity Way of the Brazos Valley also created a similar program which was partially funded by the City of Bryan general funds early in the pandemic to address local business needs.

**Discussion**

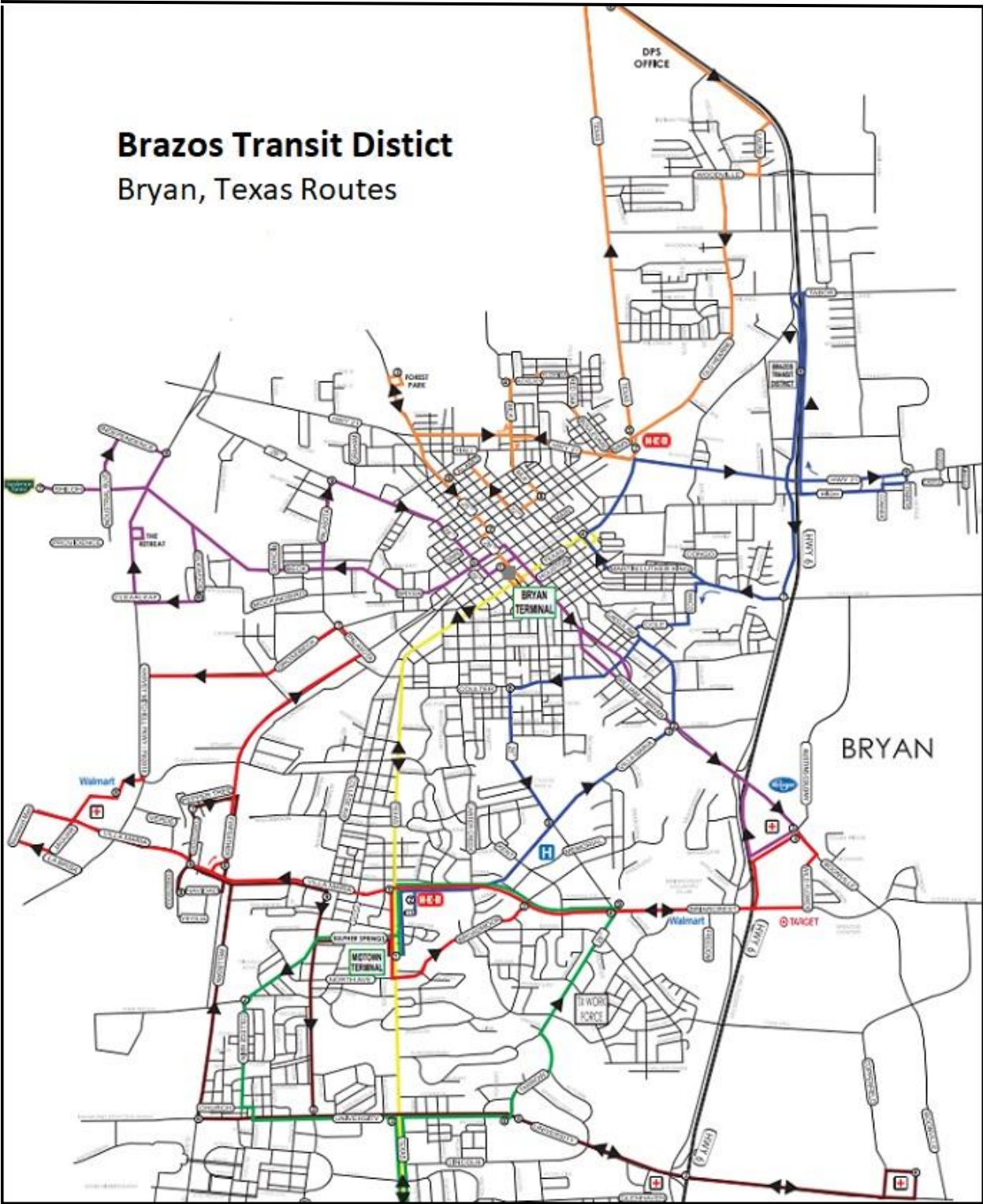
In spite of the pandemic and its effect on local businesses and industry, effective recruitment, local assets and amenities, and an educated workforce will fuel local business and manufacturing recruitment – providing a growing economy and healthy employment market. Continued job training, infrastructure and transportation investments will sustain the growth of the local economy.

The City, through its Economic Development Department, coordinates efforts with the Bryan business Council to expand economic opportunities and job creation in Bryan. Through its partnership with the

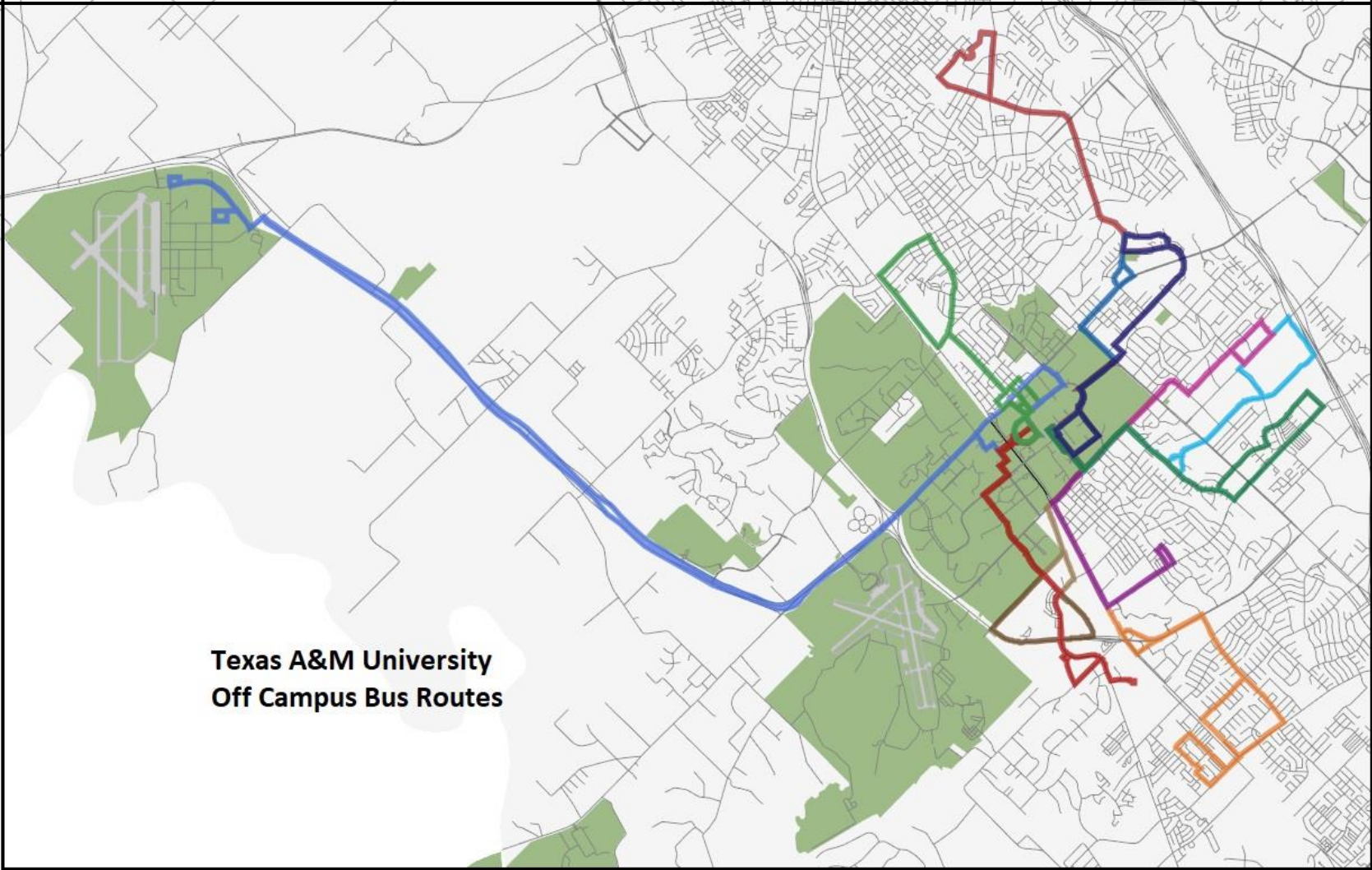


Research Valley Partnership, business have located and created jobs locally over the last decade, to include Axis Pipe, FUJIFILM Diosynth Biotechnologies, and Nutraboltand. Additionally, the Texas A&M University System has transformed the old “Riverside Campus” in Bryan, and christened it the RELLIS Campus – with 1 million square feet of office and laboratory space dedicated to education, research and development in a collaborative venture between academia and industry. RELLIS has quickly attracted the interest of many private and government entities and promises to be catalyst for economic growth for decades to come.

NOTE: The following transportation maps for the District and Texas A&M University (services available to the public) illustrate public transportation options for local employees.



Brazos Transit District Route Map



**Texas A&M University  
Off Campus Bus Routes**

Texas A&M University Off Campus Bus Routes

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

Housing problems, as defined by the U.S. Census Bureau's CHAS data, is widely dispersed throughout Bryan. An area with a housing problem concentration is defined as a census tract where the number of households with any of the four severe housing problems exceeds 51 percent of the total number of households in the census tract. Following are maps, by household income, that identify census tracts with concentrations of households experiencing severe housing problems for low-income and extremely low-income households.

As indicated in the Needs Assessment, housing cost burden is the most frequent cause of housing problems in Bryan. While higher numbers of substandard units do occur in the lower-income census tracts the 2020 Housing Condition Survey demonstrated that substandard housing is found citywide. Because of this wide disbursement of substandard units, the City has determined to make its various housing programs available citywide. See the following Housing Cost Burden and Substandard Housing Distribution maps.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

In Bryan, concentrations of minority citizens are predominately located in the older central and northern neighborhoods. The census tracts containing 50 percent or more, racial and/or ethnic minority concentrations are census tracts 5.00, 6.03, 6.04, and 9.00. A census tract with a minority concentration of more than 50 percent of any racial or ethnic group is define as having a racial/ethnic concentration. The following CPD Maps contains information based on ACS data and indicates census tracts with more than 50 percent of any one race or ethnic minority group. There are no concentrations of minority racial groups, but there are four census tracts where ethnic minorities (Hispanics) total in excess of 50 percent of the total population.

Many of the dwelling units in these neighborhoods were built before 1950, and a substantial percentage of them are in poor condition. During the last ten years, a very high percentage of the rehabilitation projects sponsored by the City of Bryan Community Development and HUD have been located in these neighborhoods. Additionally, analysis is provided in the following CPD maps showing census tracts in Bryan where more than 50 percent of households have incomes at, or less than, 80, 50 and 30 percent of the area median income or less.

### **What are the characteristics of the market in these areas/neighborhoods?**

Residential dwellings in these areas typically consist of more modest quality of construction and often less well maintained, leading to deteriorating conditions which affect the health and safety of families residing in the homes. Newer developed homes are scattered throughout these neighborhoods, sometimes developed by local CHDOs, or other non-profit developers like Habitat for Humanity and occasionally for-profit developers of affordable units. Other new affordable homes are sometimes built by the City's grant funded housing programs.

### **Are there any community assets in these areas/neighborhoods?**

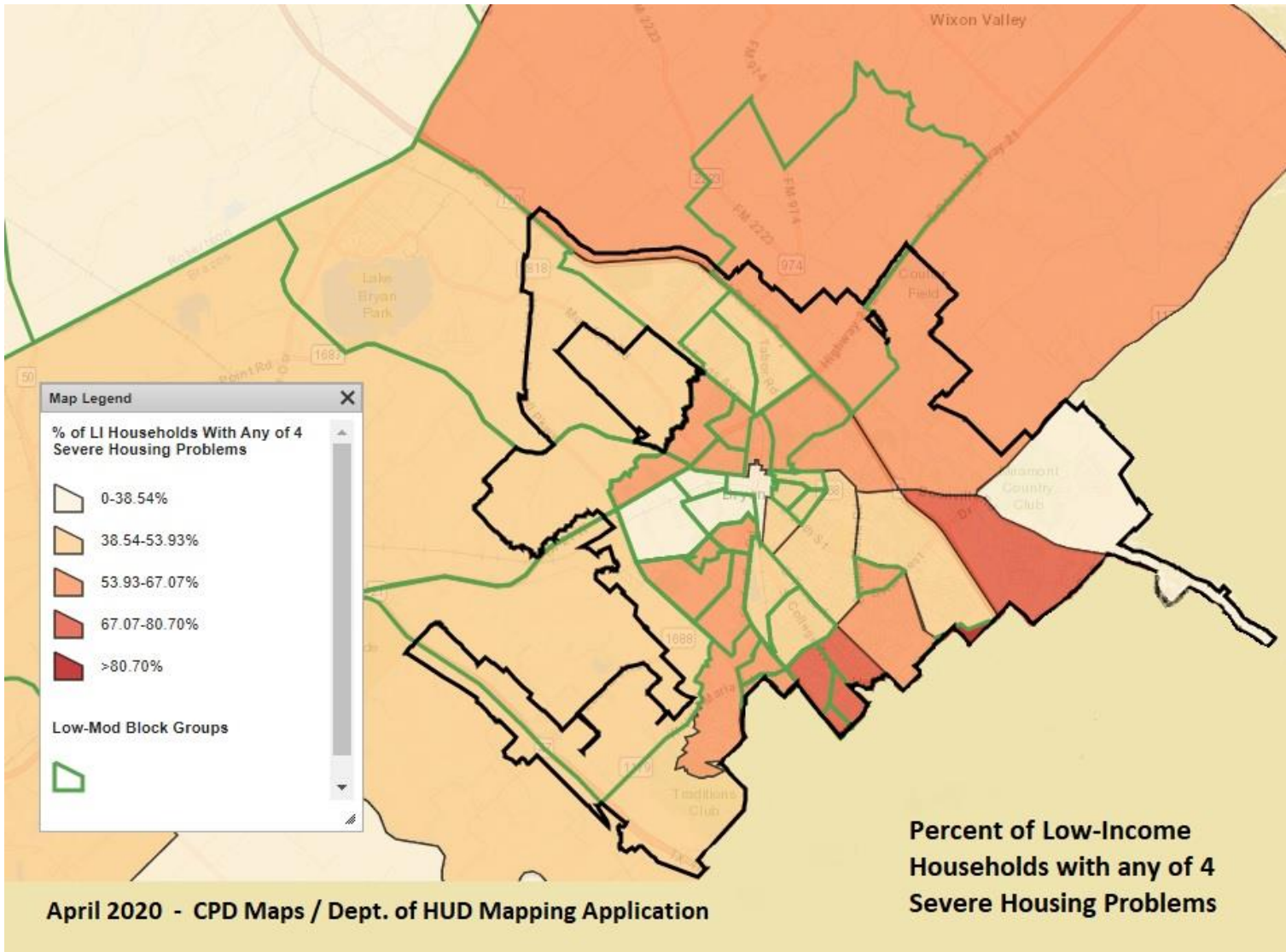
There are many very active neighborhood associations that are involved in community issues and concerns. Additionally the Community Development Department's Community Development Advisory Committee meets regularly in different neighborhoods to give citizens an opportunity to voice concerns. As mentioned above, affordable, accessible and energy efficient homes are developed by local CHDOs, other non-profit developers, Habitat for Humanity, and by the City's housing programs. These developments have also encouraged other for-profit developers to invest in these neighborhoods. The City is also actively involved in upgrades and improvements to infrastructure in these neighborhoods, and also prioritizes code enforcement activities so as to address slum and blighting influences. Collectively, these proactive efforts have promoted redevelopment, resulting in an improved quality of life for citizens.

### **Are there other strategic opportunities in any of these areas?**

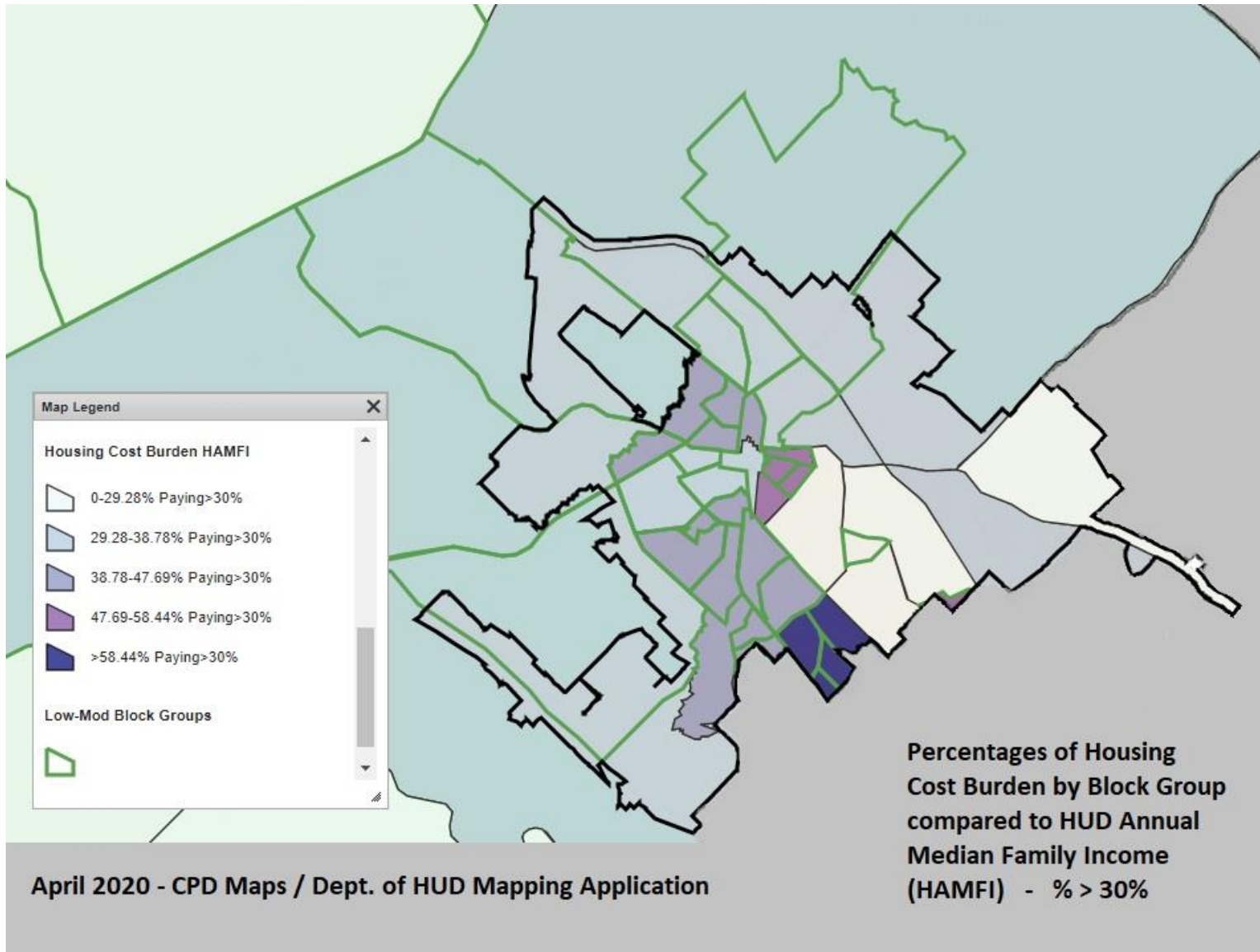
In addition to the above mentioned CDBG, HOME, and private sector enhancements in these areas, the City and local private sector investments are revitalizing Downtown Bryan. The Bryan Downtown District is at the center of the subject areas, and years of investments - local and federal, public and private - resulting in a vibrant business district that continues to leverage resources and attract business and commerce. The result is increased economic growth and new employment opportunities for the adjacent neighborhoods.

In a lower-income neighborhood a private developer obtained a vacant school building (Carver Elementary) from Bryan ISD which was subsequently purchased by a local nonprofit, Family Promise, which provides shelter to homeless families. The developer received planning and zoning approval for development of a residential area behind the old school for up to 54 affordable homes for mixed-income citizens. The property has since be conveyed to another developer. While no CDBG funds are being used, city staff stands ready to provide technical assistance to any development addressing CDBG priorities.

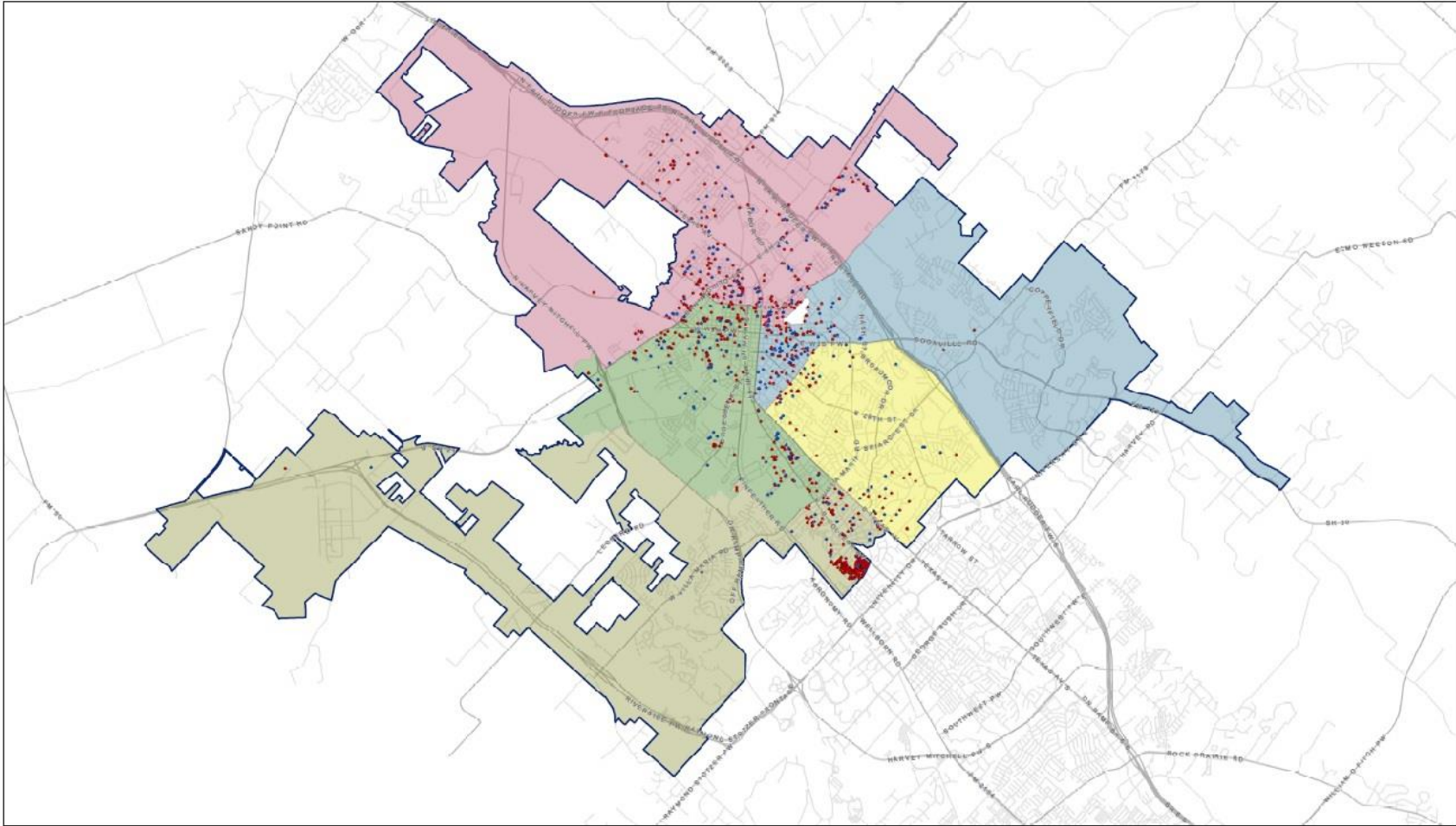
Supporting maps follow:



LMI Households with Housing Problems Map



Housing Cost Burden by Block Group Map



### Substandard Single-Family Units

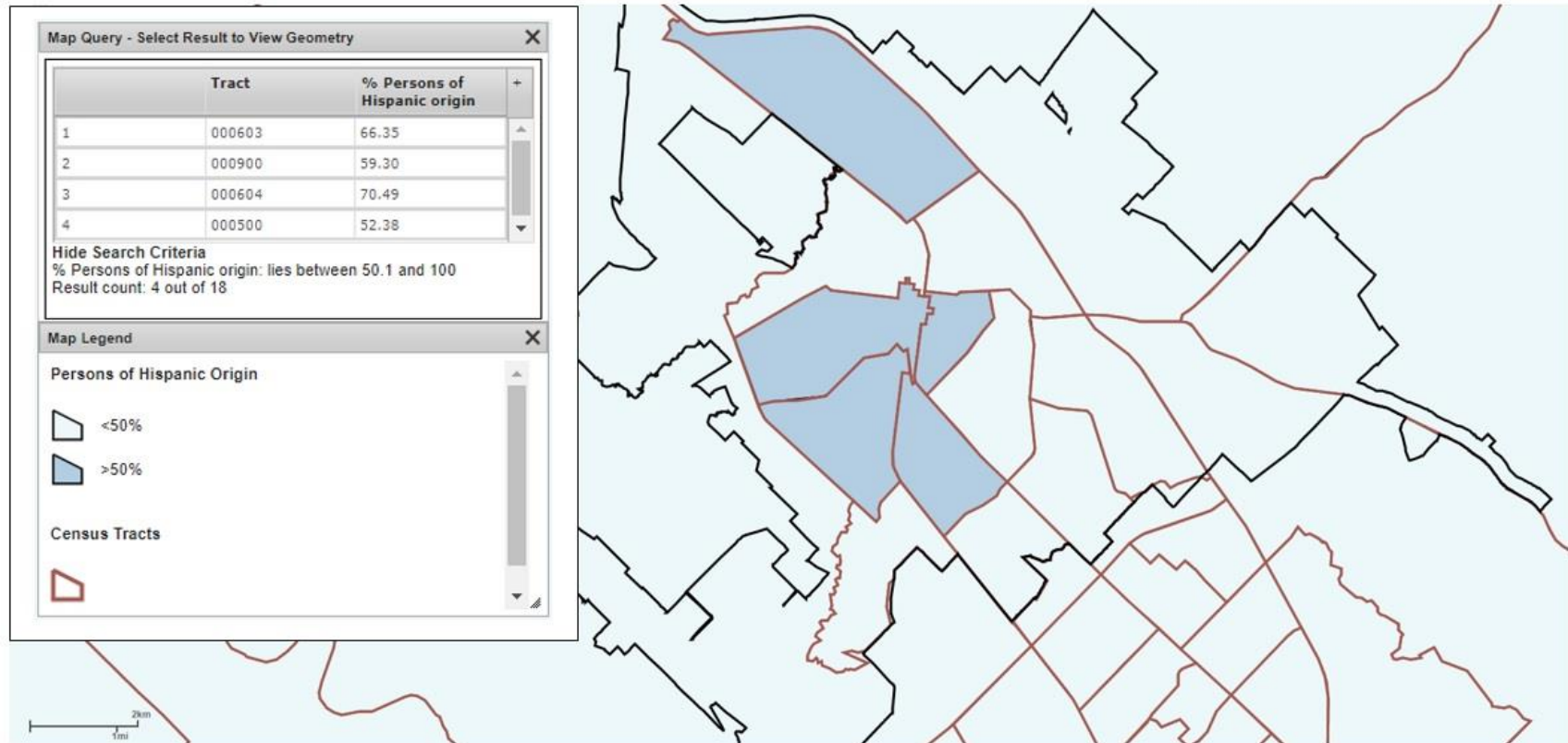
- Owner Occupied
- Non-Owner Occupied
- Friends Made in - District 1
- Friends Made in - District 2
- Greg Owens - District 3
- Mike Southerland - District 4
- Brent Peterson - District 5

Produced by: City of Bryan Geographic Information Services (GIS/IT)  
 201 East 30th Street, Bryan, Texas 77803  
 817.255.5175 www.bryan.org  
 1/24/18 PM

**Substandard Single-Family Unit Map**



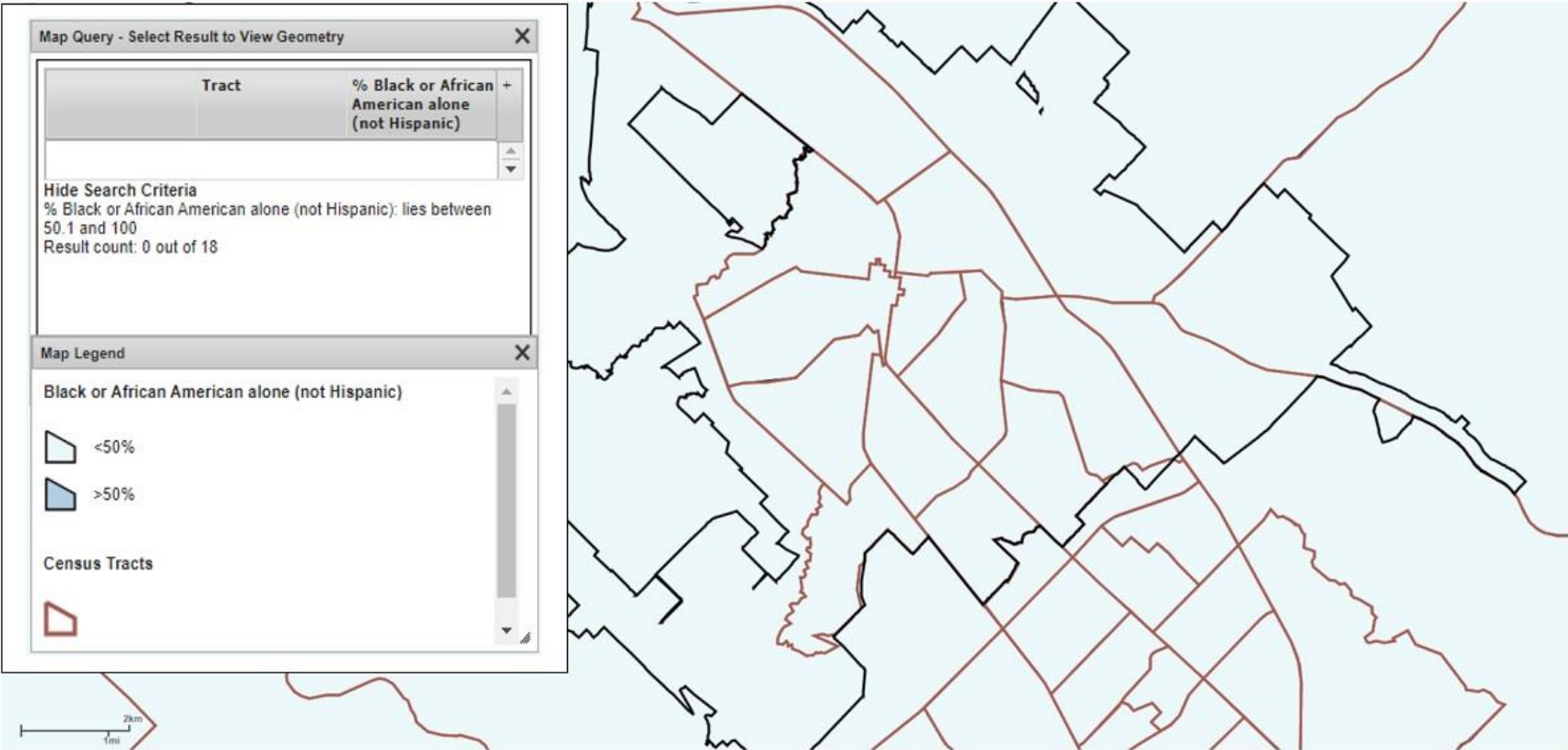
## Census Tracts Where Hispanics Comprise over 50% of Population



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

Census Tracts Hispanic over 50% Map

# Census Tracts Where Blacks Comprise over 50% of Population



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

Census Tracts Blacks over 50% Map

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

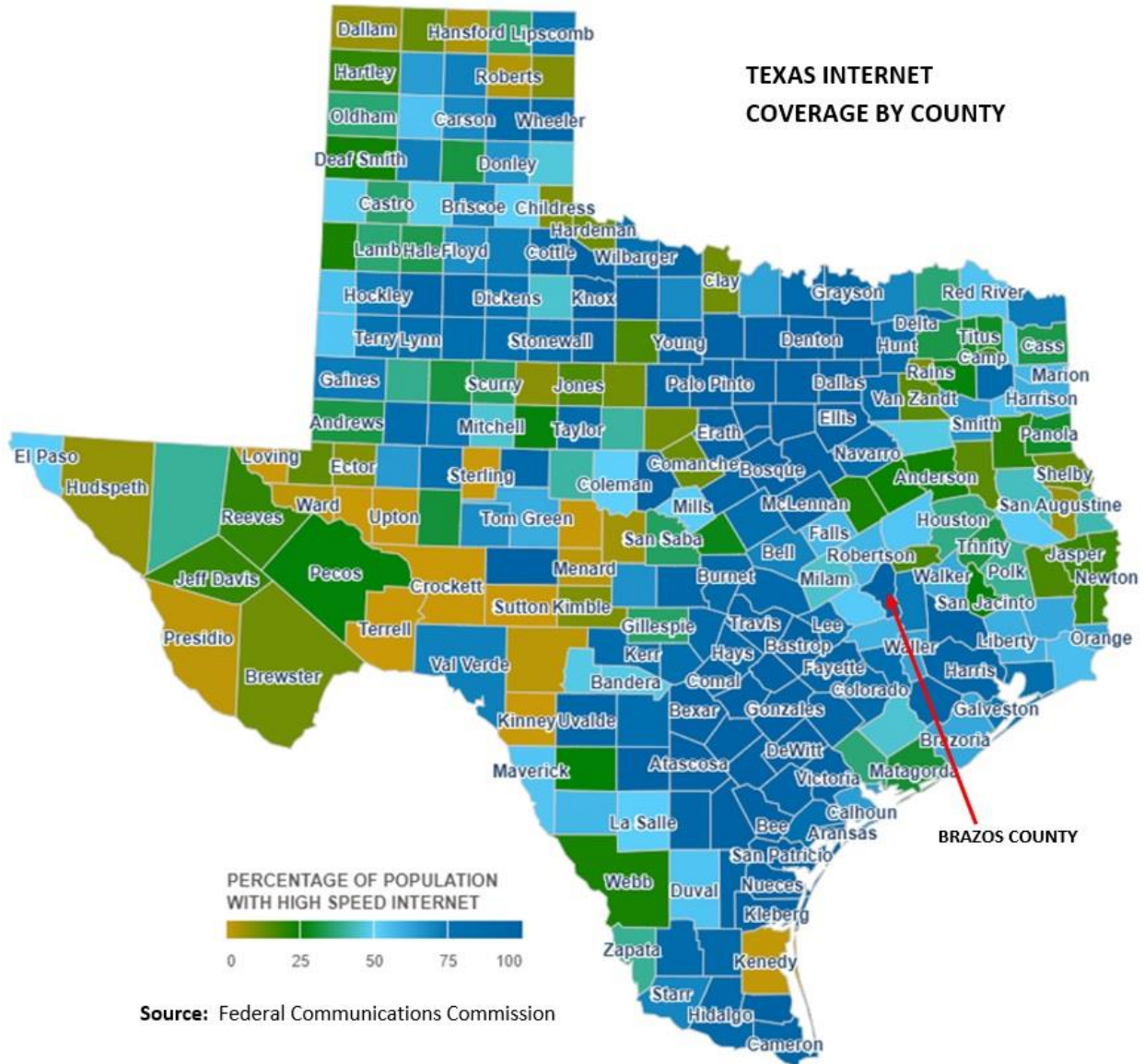
### **Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

Bryan is fortunate to have multiple broadband providers. The city's Information Technology Office estimates that 85-95% of citizens wanting internet connections to their dwelling have access. With regards to connectivity, particularly for lower-income households in Bryan, it is noted that while some lower-income households may not have internet service connection to a dwelling, the majority have cell phones and data plans allowing to access the internet. Those households generally have the ability to use cell phones as "mobile-hotspots" to access the internet using a laptop or other device. Based on a *Pew Research Center* study, interaction with clients, and other industry data, it's presumed that many of the low-income households lacking internet service or cellphones are senior citizens who are not interested in utilizing computers for internet service. An example is a recent *Pew Research* study indicated only 28% of seniors purchase broadband service. To further assist households with students, the Bryan Independent School District (BISD) provides WIFI service for those near their various campuses. BISD has also acquired mobile-hotspot locations throughout Bryan and are in the process of partnering on the implementation of LTE towers to further increase their broadband access throughout the community. A local public service agency, *Project Unity*, also assists with households, particularly those with children, who are unable to pay monthly internet bills. Due to its many college students, Bryan has numerous diners and coffee shops that also provide internet access to their customers. Through its public library system, the City also ensures internet access to residents by providing personal computers connected to internet service.

### **Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

According to *BroadbandNow*, there are 19 internet providers in Bryan, with 7 of those offering residential service. Approximately 86% of residents are serviced by multiple wired providers with plans starting at \$27.99 per month, affordable to most households. The following *Federal Communications Commission* map shows internet coverage for Texas counties. Brazos county, in which Bryan is located, is shown to have the one of the highest coverage rates for its citizens – confirming high service coverage for those with home broadband connections - or those without, but with cell phone plans allowing internet access. Alternatively, access is available through Bryan ISD provided WIFI service, Bryan Library computer and internet access, local beverage or food shops, or by local public service agencies provided assistance in paying for home internet access. Online and public meeting surveys received in preparation for the 2020-

24 Consolidated Plan showed approximately 60% of respondents considered broadband service important or very important, and over 50% reported that internet service in their neighborhoods was usually or always a problem. As data show high levels of local availability and affordable internet plans, it's presumed that reports of service being problematic is related to quality of service.



Map of Texas Internet Coverage by County

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

The most likely natural hazard threatening the jurisdiction, particularly lower-income households, is flooding due to storms, mainly from tropical systems originating in Caribbean and/or Gulf of Mexico. If the frequency or intensity of such tropical weather were to increase, flooding and loss of power would affect the entire region and would be particularly impactful to lower-income households. Such weather events have typically caused flooding, loss of power, fallen trees, damage to structures, and other effects that threaten the public, to include food and water supply shortages and difficulty navigating streets due to flooding, downed power lines, and other debris.

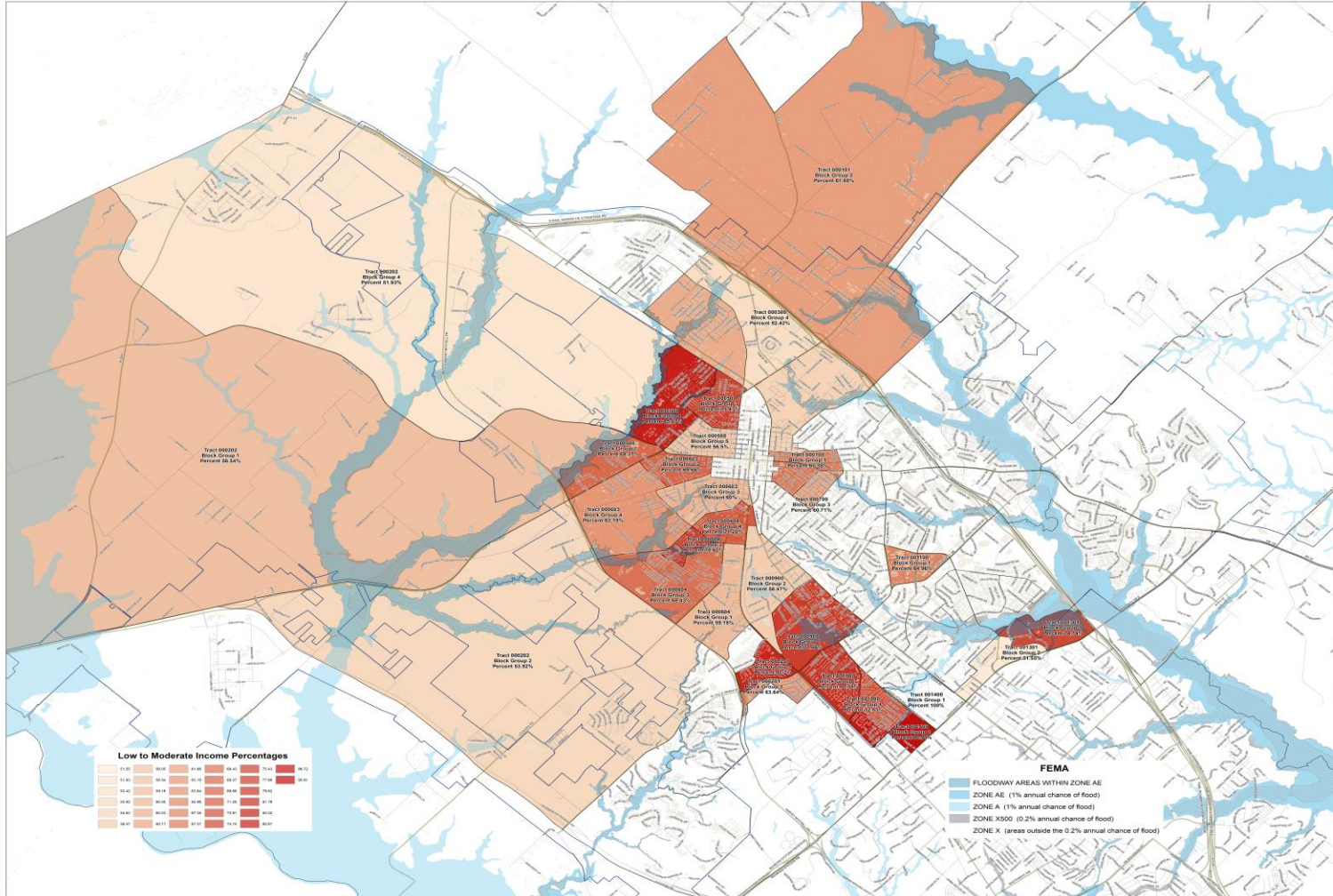
### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

Because lower-income households have less financial resources, often live in marginal housing, and are more likely to live in structures in flood prone areas, they are more vulnerable to the effects of natural disasters. These households often reside in older, poorly built and maintained structures. The City's CDBG and HOME housing program staff often find that grant program applicants who's residence or prospective properties for purchase are ineligible for assistance due to their location in a FEMA flood hazard designation.

Lower-income households in several areas of Bryan are more likely to be at risk of flooding during heavy tropical storms or other severe weather events. Those census tracts with more than 50% of low- and moderate-income households, and near flood prone areas are: northeast Bryan near the Coulter Field Airport and along Carters Creek.; Briar, Burton, and Carter Creeks in southeastern Bryan; north of downtown and along Still Creek and its tributary; west and southwest Bryan along Turkey Creek and its tributary, west of downtown Bryan and along Cottonwood Creek and its tributary; and north and northwest Bryan along Thompson Creek, Thompson Branch, and their tributaries.

As noted above, such weather events have occurred in Bryan in the past resulting in power outages, downed trees, building damage, and street closures due to flooding and debris.

Following is a City of Bryan FEMA Flood Zone and Topography Map illustrating the flood prone locations noted above:



0 0.5 1 Miles

## Low to Moderate Income Areas



**Bryan LMI Areas and FEMA Flood Zones**

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The Strategic Plan (SP) provides direction for the City on the distribution of the Community Development Block Grant and Home Investment Partnerships Program Grant funds for the period of 2020-2024. The Plan incorporates priorities for categories of need based on analysis of housing, homelessness, and non-housing needs. Primary data such as surveys, consultations, interviews, focus groups, public meetings, and meetings held by other organizations, as well as secondary data like census information, housing market study, severity of housing problems and needs, and American Community Survey data were used to provide the City's Community Development Advisory Committee (CDAC) recommendations to consider, which were approved in the 5-Year Plan. High priorities will be considered for funding and/or technical assistance based on the availability of funds. Low priorities will mainly be provided technical assistance and, in most cases, received this rating due to other organizations and/or city departments being the primary provider of those services. The CP must address the HUD objectives of: **decent Housing, suitable living environment, and expand economic opportunities**, and activities undertaken must produce an outcome of: **availability/accessibility; affordability; or sustainability**. Each objective and outcome is satisfied by one, or more, of the following priority needs and associated goals:

#### **Housing Priority Needs – Associated Goals**

- Rental Assistance – TBRA or Deposit Assistance
- Production of Affordable Units - Homebuyer or Rental Housing
- Owner Housing Assistance - Rehabilitation, Demolition, Homebuyer
- Acquisition of Existing Units - Homebuyer Down-payment

#### **Homelessness Priority Needs – Associated Goals**

- Homelessness Services– Prevention, Outreach, Continuum of Care
- Homelessness Housing- Emergency Shelter and Transitional Housing

#### **Non-Housing Priority Needs – Associated Goals**

- Public Services – Healthcare
- Public Services – Youth and Families
- Public Services – Seniors or Special Needs
- Public Services - Other
- Public Facilities – Municipal or Non-Profit
- Public Infrastructure – Sidewalks, Streets, Utilities
- Economic Development – Business Support
- Economic Development – Job Creation

Code Enforcement / Slum and Blight  
Urgent Needs - Disasters, Pandemics, Emergencies  
Program Administration – Grant Compliance

**Housing Priority Needs** efforts consist of housing efforts for low-moderate income populations. The City does not prioritize housing needs geographically, but considers affordable housing a high priority and recognizes that very low-, low-, and moderate-income persons live throughout the City, and therefore provides assistance based on client's individual eligibility. Older neighborhoods requiring revitalization may receive special consideration and technical assistance for rental homes will be provided as needed to increase safe and affordable rental property when appropriate.

### **Priority Needs Continued**

**Homelessness Priority Needs** activities to include the homeless and those at risk. City staff participate in the area's homeless coalition - Brazos Valley Coalition for the Homeless (BVCH), which coordinates local Continuum of Care and related applications for federal funds in support of homeless services and facilities. Resources and services are also directed to meet needs by several local human services agencies utilizing funds from charitable fundraising, foundation grants, federal grants and even CDBG funds from the city's Joint Relief Funding Review allocation progress. Other ancillary funding to address homelessness occurs when the affordable housing or non-housing program efforts address health and human services conditions that sometimes result in homelessness (unsafe housing, rental increases, health crisis, job loss, abuse, etc.).

**Non-housing Priority Needs** are addressed by public service agency programs, public facility and infrastructure improvements, code enforcement, and economic development activities. Priority needs in this area (not area-based) include public services to address the needs of low- and moderate-income persons and special needs populations (victims of abuse, homeless, HIV/Aids, elderly, disabled etc.). Other non-housing priorities are directed toward particular areas within defined qualified service boundary areas (low- to moderate-income areas where at least 51% residents are within or below 80% of the area's median income – see following ***Low to Moderate Income Map***) such as infrastructure and/or facilities. Additional high priority needs addressed through administrative compliance efforts to ensure federal program statutes and directives are adhered to. Finally, technical assistance efforts include: reducing poverty through financial literacy/education (i.e., the City's Bank on Brazos Valley program and the United Way financial stability programs); educating residents and contractors on Section 3 compliance; affirmatively furthering fair housing; and reducing barriers to affordable housing. The City has established policies and procedures to provide guidance and ensure compliance with applicable regulations.



## SP-10 Geographic Priorities – 91.215 (a)(1)

### Geographic Area

Table 47 - Geographic Priority Areas

<b>1</b>	<b>Area Name:</b>	City Wide
	<b>Area Type:</b>	All inclusive types within city limits.
	<b>Other Target Area Description:</b>	All inclusive types within city limits.
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	There are no designated target areas within the City. CDBG / HOME projects and investments are allocated on a city-wide basis addressing housing, facilities, services, and infrastructure based on individual income eligibility and/or LMI area characteristics.
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
<b>Are there barriers to improvement in this target area?</b>		

### General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City of Bryan does not allocate investments geographically, but instead, makes all housing activities available on a citywide basis and allocates public facility, park, and infrastructure improvements based on LMI areas and service boundary areas (see map titled **Low- to Moderate-Income Areas** in Attachments –

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

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

Assistance for special needs populations (elderly people, disabled persons, persons with drug/alcohol addictions, persons with AIDS/HIV) is provided citywide, as these populations exist throughout the city. Public services are also not limited geographically. These services are expected to be readily available and accessible to targeted clients.

Public facilities and infrastructure improvements, such as park improvements, will be considered in areas of the city where 51% or more of the population meets low and moderate-income guidelines (within defined service boundary area) or where an organization's clients are at least 51% low to moderate income as defined by HUD. CDS staff serves on Bryan's Staff Housing Infill Committee to ensure that priority is assigned to livability issues when CIP projects are being considered.

Economic development activities are provided citywide (unless designated a spot slum/blighted location), recognizing that low-income individuals live throughout the city and that business location is often critical to its potential success.

The City of Bryan does not receive HOPWA or ESG funds.

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

Table 48 – Priority Needs Summary

1	<b>Priority Need Name</b>	Rehabilitation of Existing Units
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents
	<b>Geographic Areas Affected</b>	All inclusive types within city limits.
	<b>Associated Goals</b>	Rehabilitation of Existing Owner-occupied Units Rehabilitation of Existing Units, Rental Housing
	<b>Description</b>	Provide technical and/or financial support to low- and moderate-income homeowners to rehabilitate their property to standard condition and provide maintenance education to low- and moderate-income homeowners. Improve the supply of safe & affordable residential rental property through funding and/or technical assistance to non-profit or for-profit owners or developers of rental properties for low and moderate income residents, including special needs populations.
	<b>Basis for Relative Priority</b>	Priority based on surveys, consultations, stakeholder interviews, public hearing input, focus group meetings, and secondary data (i.e., housing market analysis and census data cost burden data).
2	<b>Priority Need Name</b>	Acquisition of Existing Units
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents
	<b>Geographic Areas Affected</b>	All inclusive types within city limits.
	<b>Associated Goals</b>	Acquisition Existing Units, Homebuyer Downpayment
	<b>Description</b>	Provide opportunities to low- and moderate-income persons to receive homebuyer education and downpayment assistance to expand the base of home owners within the city.
	<b>Basis for Relative Priority</b>	Priority based on surveys, consultations, stakeholder interviews, public hearing input, focus group meetings, and secondary data (i.e., housing market analysis and census data cost burden data).
<b>3</b>	<b>Priority Need Name</b>	Production of Affordable Units
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents
	<b>Geographic Areas Affected</b>	All inclusive types within city limits.
	<b>Associated Goals</b>	Production of Affordable Units, Homebuyer Production of Affordable Units, Rental Housing

	<b>Description</b>	Promote development of affordable homebuyer units to create opportunities for low- and moderate-income persons to become home owners thereby expanding homeownership within the city. Provide technical and/or funding in support of new construction to private/public developers and non-profit developers for rental properties. Continue partners with existing Community Housing Development Organizations (CHDO) by providing technical assistance and/or funding to provide for the development of new affordable single-family homes to low- and moderate-income renters.
	<b>Basis for Relative Priority</b>	Priority based on surveys, consultations, stakeholder interviews, public hearing input, focus group meetings, and secondary data (i.e., housing market analysis and census data cost burden data).
<b>4</b>	<b>Priority Need Name</b>	Rental Assistance
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents
	<b>Geographic Areas Affected</b>	All inclusive types within city limits.
	<b>Associated Goals</b>	Rental Assistance, TBRA or Deposit Assistance
	<b>Description</b>	Provide tenant based rental assistance and/or deposit assistance to low-income individuals and families, including special needs populations, to avoid homelessness due to economic hardships, particularly during economic downturns due to pandemics.
	<b>Basis for Relative Priority</b>	Priority based on surveys, consultations, stakeholder interviews, public hearing input, homeless coalition meetings and secondary data (i.e., including housing analysis and census data regarding cost burden).
<b>5</b>	<b>Priority Need Name</b>	Public Services
	<b>Priority Level</b>	High

<b>Population</b>	<p>Extremely Low  Low  Moderate  Large Families  Families with Children  Elderly  Public Housing Residents  Elderly  Frail Elderly  Persons with Mental Disabilities  Persons with Physical Disabilities  Persons with Developmental Disabilities  Persons with Alcohol or Other Addictions  Persons with HIV/AIDS and their Families  Victims of Domestic Violence</p>
<b>Geographic Areas Affected</b>	<p>All inclusive types within city limits.</p>
<b>Associated Goals</b>	<p>Public Services, Healthcare  Public Services, Youth and Families  Public Services, Seniors or Special Needs  Public Services, Other</p>
<b>Description</b>	<p>Provide technical assistance and/or funding to non-profit agencies providing essential direct services to low- and moderate-income persons including, but not limited to: transportation, health and dental services, counseling/case-management, youth and families, including at risk and vulnerable populations due to special needs elderly, disabled, or special needs persons including services meeting physical, mental, developmental, or addiction disorders for youth, adults, the disabled, and the elderly, and funding/technical assistance agencies that provide direct services for essential and needed services for low- and moderate-income persons including, but not limited to food, clothing, shelter, financial, education, transportation, utilities assistance, and case management.</p>
<b>Basis for Relative Priority</b>	<p>Priority based on surveys, consultations, stakeholder’s interviews, public meetings, homeless coalition meetings, provider focus groups, client focus groups, and secondary data (including housing analysis, Housing Point in Time Count/Analysis, American Community Survey).</p>

<b>6</b>	<b>Priority Need Name</b>	Homelessness Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	All inclusive types within city limits.
	<b>Associated Goals</b>	Homelessness Services, Prevention, Outreach, CoC Homelessness Housing, Emergency and Transitional Public Services, Healthcare Public Services, Youth and Families Public Services, Seniors or Special Needs Public Services, Other

	<b>Description</b>	Partner with and support organizations that participate in a Continuum of Care addressing homeless needs, including chronic homeless and special needs populations. Improve prevention and outreach of non-profit public programs for low- and moderate-income persons or special needs populations by providing funding and/or technical assistance annually through a grant application process for prevention and outreach to homeless and those at risk of homelessness.
	<b>Basis for Relative Priority</b>	Priority based on surveys, consultations, stakeholder’s interviews, public meetings, homeless coalition meetings, provider focus groups, client focus groups, and secondary data (including housing analysis, Housing Point in Time Count/Analysis, American Community Survey, United Way 211 data, Texas A&M Rural Public Health survey).
7	<b>Priority Need Name</b>	Homelessness Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	<b>Geographic Areas Affected</b>	All inclusive types within city limits.
	<b>Associated Goals</b>	Rental Assistance, TBRA or Deposit Assistance Homelessness Housing, Emergency and Transitional



	<b>Description</b>	Improve capacity of non-profit programs and facilities to ensure homeless populations receive shelter and supportive housing assistance by providing funding and/or technical assistance annually through a grant application process for emergency shelter and/or transitional housing assistance to the homeless and those at risk of homelessness.
	<b>Basis for Relative Priority</b>	Priority based on surveys, consultations, stakeholder’s interviews, public meetings, homeless coalition meetings, provider focus groups, client focus groups, and secondary data (including housing analysis, Housing Point in Time Count/Analysis, American Community Survey, United Way 211 data, Texas A&M Rural Public Health survey).
<b>8</b>	<b>Priority Need Name</b>	Public Facilities
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate
	<b>Geographic Areas Affected</b>	All inclusive types within city limits.
	<b>Associated Goals</b>	Public Facilities, Municipal or Non-profit
	<b>Description</b>	Provide technical assistance and/or funding, when available through, an annual grant application process to increase/improve access to municipal public facilities (i.e., parks) or non-profit facilities (i.e., health and human service facilities) for low- and moderate-income persons or special needs populations.
	<b>Basis for Relative Priority</b>	Priority based on surveys, consultations, stakeholder’s interviews, public meetings, homeless coalition meetings, provider focus groups, client focus groups, and secondary data (including housing analysis, Housing Point in Time Count/Analysis, American Community Survey, United Way 211 data, Texas A&M Rural Public Health survey).
<b>9</b>	<b>Priority Need Name</b>	Public Infrastructure
	<b>Priority Level</b>	Low

	<b>Population</b>	Extremely Low Low Moderate Non-housing Community Development
	<b>Geographic Areas Affected</b>	All inclusive types within city limits.
	<b>Associated Goals</b>	Public Infrastructure, Sidewalk, Street, Utility
	<b>Description</b>	Provide technical assistance and/or funding, when available through an annual application process to increase pedestrian mobility and safety by expanding and improving sidewalks to provide better accessibility through neighborhoods, to amenities to schools and public transportation, or to extend or improve public utility access to low- and moderate-income neighborhoods, or to increase vehicular mobility and safety by expanding or improving streets to provide better accessibility to or through low- and moderate-income neighborhoods.
	<b>Basis for Relative Priority</b>	Priority based on surveys, consultations, stakeholder’s interviews, public meetings, provider focus groups, client focus groups, and secondary data (including housing analysis, ADA report, City’s Capital Improvement Plan, Texas A&M Rural Public Health survey).
<b>10</b>	<b>Priority Need Name</b>	Economic Development
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate
	<b>Geographic Areas Affected</b>	All inclusive types within city limits.
	<b>Associated Goals</b>	Economic Development, Business Support Economic Development, Job Creation, Retention
	<b>Description</b>	Provide assistance to small businesses, micro-enterprise programs, and other businesses, such as Section 3 businesses to stabilize and enhance mixed use neighborhoods and create or retain job opportunities, or to businesses impacted by economic or natural disaster to help maintain low- and moderate-income employees.

	<b>Basis for Relative Priority</b>	Priority based on surveys, consultations, stakeholder’s interviews, public meetings, homeless coalition meetings, provider focus groups, client focus groups, and secondary data (Brazos Valley Council of Government Economic Development Plan and the City’s Economic Development Department, American Community Survey, United Way 211 data, Texas A&M Rural Public Health survey).
<b>11</b>	<b>Priority Need Name</b>	Code Enforcement
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate
	<b>Geographic Areas Affected</b>	All inclusive types within city limits.
	<b>Associated Goals</b>	Code Enforcement, Slum and Blight
	<b>Description</b>	Provide technical and/or funding assistance for projects and programs addressing and eliminating slum and blight influences, to include: dangerous and dilapidated vacant structures, health and safety violations, and other local code violations that cause blighting and/or public health concerns.
	<b>Basis for Relative Priority</b>	Priority based on surveys, consultations, stakeholder’s interviews, public meetings, homeless coalition meetings, provider focus groups, client focus groups, and secondary data (including Brazos Valley Council of Government Economic Development plan, the City’s Economic Development Department, American Community Survey, United Way 211 data, Texas A&M Rural Public Health survey).
<b>12</b>	<b>Priority Need Name</b>	Urgent Need
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	All inclusive types within city limits.
	<b>Associated Goals</b>	Urgent Need, Disaster, Pandemic, Emergency
	<b>Description</b>	Provide technical and/or funding assistance for actions, projects or programs addressing urgent needs such as economic, pandemic, or natural disasters as declared by local, state, or federal offices. Actions will be directed at the most vulnerable populations, and to other entities that partner with the City to address conditions that affect the lives of impacted persons.
	<b>Basis for Relative Priority</b>	Priority based on surveys, consultations, stakeholder’s interviews, public meetings, homeless coalition meetings, provider focus groups, client focus groups, and secondary data (Brazos Valley Council of Government Economic Development Plan and the City’s Economic Development Department, American Community Survey, United Way 211 data, Texas A&M Rural Public Health survey).
<b>13</b>	<b>Priority Need Name</b>	Program Administration
	<b>Priority Level</b>	High
	<b>Population</b>	Other

<b>Geographic Areas Affected</b>	All inclusive types within city limits.
<b>Associated Goals</b>	Program Administration, Grant Compliance
<b>Description</b>	On behalf of the City, provide administration and technical assistance to ensure the continued receipt and proper use of available state and/or federal funding to benefit the citizens of Bryan by promoting the U.S. Dept. of HUD's objectives of: decent Housing, suitable living environment, and expand economic opportunities, and ensuring the outcomes of: availability/accessibility; affordability; or sustainability.
<b>Basis for Relative Priority</b>	Priority based on surveys, consultations, stakeholder's interviews, public meetings, homeless coalition meetings, provider focus groups, client focus groups, and secondary data (Brazos Valley Coalition for the Homeless, Point in Time Count, City's Housing Analysis, American Community Survey, United Way 211 data, Texas A&M Rural Public Health survey).

**Narrative (Optional)**

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## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The availability of rental units where owners are willing to accept TBRA clients is a possible obstacle to TBRA clients. With well over 60,000 college students in the local community, demand for local rental units continues to be elevated. Many property owners market units specifically to students, thereby limiting the number of units available to TBRA households. Additionally, the student demand on rentals also drive up the median rental prices, thereby exhausting TBRA fund availability more quickly. Currently, BVCOGs Housing Choice Voucher Program is closed to new applicants due to funding availability.
TBRA for Non-Homeless Special Needs	In addition to the challenges listed above, special needs households using TBRA may also encounter the added difficulty of finding available and accessible units. Other special needs clients may need to find units near transit routes, so as to allow travel to needed services providers, to include those assisting with: employment services; indigent health providers; employment, and other such support services.
New Unit Production	New affordable housing construction is influenced by several market conditions, including: availability and cost of land; construction costs; competition for higher-end developments; interest rates; and lending requirements. While interest rates remain at historic lows, newly enacted lending requirements tightened mortgage underwriting, resulting in added difficulty for lower-income buyers. Additionally, high demand locally for land and construction resources hampers development of more affordable units. Continued involvement of the City, CHDOs, the States LIHTC program, and other entities like Habitat for Humanity and other non-profit developers, will be key to ensuring the production of new affordable units.
Rehabilitation	Rehabilitation of units is also impacted by demands on construction resources and material costs. It is also influenced by property condition, title ownership, and available resources, both from the owner and agencies providing assistance. Often, units are not feasible to rehabilitate due to significant structural and/or mechanical failures. Likewise, defects in title may also preclude rehabilitation. Tax liens and other liens against a property may also make rehabilitation difficult.

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Acquisition, including preservation	The current high demand for property, unimproved and improved, will drive up the cost of affordable housing development. Government and non-profit agency programs often target more difficult to develop properties - those with liens, title problems, vacant dilapidated structures so as to help eliminate slum and blight and to promote redevelopment. While development timelines are longer using these type properties, city and non-profit involvement and resources can be leveraged to make an otherwise unlikely projects feasible.

**Table 49 – Influence of Market Conditions**

## **SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)**

### **Introduction**

The City of Bryan anticipates receiving Community Development Block Grant (CDBG - \$841,095) and HOME Investment Partnerships Program (HOME - \$388,677) grant funding from the U.S. Department of Housing and Urban Development (HUD) on an annual basis through the duration of the 2020-24 Consolidated Plan period. Annual allocations are based on a HUD-established formula. These resources, along with those from other public, private, and nonprofit partners, establish a multi-faceted approach to addressing the goals and objectives identified in this Strategic Plan. There is also the possibility that additional allocations of CARES Act funding (CDBG-CV) may be available to address housing, economic, healthcare, and other public service needs resulting from the COVID-19 pandemic

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

The HOME program is dedicated solely to development of affordable housing opportunities for low-income households. The City of Bryan anticipates partnering with local non-profit and for-profit entities, to promote affordable housing for low-income persons locally. At least 15% of the grant must be set-aside to fund housing to be owned, developed, or sponsored by experienced, community-driven nonprofit groups designated as Community Housing Development Organizations (CHDOs), unless the City chooses to utilize applicable waivers lifting this requirement for the 2020-21 program year.



**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	841,095	19,000	0	860,095	3,440,3880	Expected amount for rest of Con Plan is Year 1 x 4.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	388,677	75,000	0	463,677	1,854,708	Expected amount for rest of Con Plan is Year 1 x 4.

**Table 50 - Anticipated Resources**

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

Federal funds will leverage additional resources through applicable property donations (city or other entities), non-profit resources such as sweat equity or funds available for partnerships such as Habitat for Humanity, or other non-profit developers for rehabilitation or construction of affordable housing. Additional leveraging includes down-payment assistance program leveraging resources at an anticipated \$1.6 million annually. Local financial institutions provide permanent financing to homebuyer's receiving down-payment assistance.

The City is utilizing the current HOME waivers allowed for the 2020-21 program year to lift HOME match requirements, per the April 10, 2020 HUD Memorandum from HUD's Acting Assistant Secretary for Community Planning and Development which outlined allowable waivers, to include HOME match relief. If said waivers were not available, the City anticipated that 50% of the City's PY2020 match requirement would be waived, therefore 25% of the HOME grant's project expenses (excluding administration and CHDO) would have to be matched with non-grant resources. If the 50% match level is maintained, housing project funds subject to match for PY2020 would be \$291,592.75, and the City would have to contribute 12.5 cents of match credit for every dollar of HOME funds expended, up to \$36,447.84 using some combination of eligible forms of match.

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

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

The City does not currently have available publically owned property for use of affordable housing, but the City does periodically have property donated that stipulates the property be used for affordable housing.

## Discussion

In the 2020 program year, the City uses CDBG, HOME, CDBG-CV, and other leveraged funds to address needs summarized in the Consolidated Plan. The City will receive \$841,095 of CDBG (plus anticipated program income of \$19,000) and \$388,677 of HOME (plus anticipated program income of \$75,000), and potentially utilize \$494,864 of CDBG Cares funding in ongoing expenditures. Prior year's resources anticipated to carry over from the PY2019 are estimated to be \$308,979 of CDBG and \$855,141 of HOME funds allocated. The City continues existing partnerships and seeks new ones to create additional momentum in reaching goals. Partnerships include non-profit and for-profit developers, the Home Builders Association, local housing committees, public service agencies, the *Bank on Brazos Valley* program, and the *Brazos Valley Coalition for the Homeless*.

## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
BRYAN	Government	Economic Development Non-homeless special needs Ownership Planning neighborhood improvements public facilities public services	Jurisdiction
Brazos Valley Council of Governments	Regional organization	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public services	Region
BRYAN HOUSING AUTHORITY		Public Housing	Jurisdiction
Brazos Valley Coalition for the Homeless	Continuum of care	Homelessness	Region
Brazos County	Government	Economic Development Non-homeless special needs Planning public facilities public services	Jurisdiction
BCS Habitat for Humanity	Non-profit organizations	Ownership	Jurisdiction

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
Texas A&M University	Public institution	Planning public services	State
BCS Chamber of Commerce	Non-profit organizations	Economic Development	Jurisdiction
TWIN CITY MISSION	Non-profit organizations	Homelessness	Jurisdiction
Elder-Aid	CHDO	Non-homeless special needs Ownership Rental	Jurisdiction
NO LIMITS IEDC	CHDO	Ownership Rental	Jurisdiction
Embrace Brazos Valley	CHDO	Ownership Rental	Jurisdiction
The Brazos Transit District	Regional organization	public services	Region
Research Valley Partnership	Regional organization	Economic Development	Region
BRAZOS VALLEY COMMUNITY ACTION AGENCY	Non-profit organizations	Non-homeless special needs Planning public services	Region
United Way of the Brazos Valley	Regional organization	Non-homeless special needs Planning public services	Region

**Table 51 - Institutional Delivery Structure**

### **Assess of Strengths and Gaps in the Institutional Delivery System**

The City's Community Development Services Department partners with multiple organizations in assessing and meeting local needs. The local institutional delivery system is well coordinated to address homeless, housing, non-housing and special needs. The above noted private and public organizations coordinate with the City, and other entities, in the identification, needs assessments and delivery of program assistance. Additionally, The Cities of Bryan and College Station (neighboring cities) also jointly manage the Joint Relief Funding Review Committee (JRFRC), a citizen committee appointed by both city councils, to better prioritize needs, evaluate agency programs, and recommend allocation of grant funds – all in an effort to promote efficiencies and eliminate duplication among health and human service

providers. The City also is member of the Community Partnership Board, a coalition of approximately 80 agencies service the health and human services needs of Bryan-College Station. Collectively, the local institutional delivery system is well coordinated and very effective in addressing local needs, providing information and referral services, and minimizing duplication of services.

Successful communities have strong collaborative partnerships with involvement from public and private organizations and government institutions. Bryan-College Station is privileged to experience cooperation among a wide variety of groups working to assist low-income and homeless persons in achieving self-sufficiency. Strengths of the local institutional delivery system include:

- A robust local real estate market
- Dedicated nonprofit service providers
- Coordination among City and other governmental, public, and private agencies

While there are strengths in the local delivery system, gaps do remain, including:

- Limited number of non-profit housing developers
- Aging infrastructure
- Limited availability of the local public transportation system
- CDBG cap limiting the amount of public service funding to meet needs
- Administrative burdens faced by some non-profit agencies to administer programs

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X		X
<b>Street Outreach Services</b>			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services	X	X	X
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	

Education	X	X	
Employment and Employment Training			
Healthcare	X	X	X
HIV/AIDS	X		X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
<b>Other</b>			

**Table 52 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

The City is a member of BVCH and involved in the CoC process and agency coordination serving homeless populations. The City provides technical assistance to the BVCH by providing Committee support for the CoC application and compliance process, including the Homeless Management Information System requirements and annual reports, and the Point-In-Time surveys. BVCH also collaborates with area agencies through the Community Partnership Board (over 80 members) to establish referral and outreach systems for homeless persons, especially those involved in local foster care, healthcare, mental healthcare, and correctional facilities regarding discharge policies to ensure clients are not discharged into homelessness. The BVCH also coordinates with the Workforce Board to address employment needs of the homeless and access to local employment programs. The City and BVCH will continue collaboration with agencies to expand housing opportunities for homeless clients, to include: The Brazos Valley Community Action Programs, Project Unity, BCS Habitat for Humanity, Bryan Housing Authority, Twin City Mission, Elder-Aid, Family Promise, and the Brazos Valley Council of Governments.

*Twin City Mission (TCM)'s Doug Weedon Shelter of Hope Case Manager/Client Assistance Program (formerly the Bridge) provides shelter/support services. Approximately 1,500 clients annually receive case management in preparation for permanent housing. TCM has 172 emergency shelter and 57 rapid-rehousing beds for individuals. Additional beds are designated for chronically homeless men and women needing permanent supportive housing. And additional units (24 beds) are designated for families to include several rooms are for the disabled. Through the shelter, TCM provides a variety of services to chronically homeless individuals. In addition to basic necessities, the shelter provides life skills, transportation, referral to medical services, and other supportive services and case management. TCM also partners with the HAVEN, a 24-unit housing apartment complex for previously homeless persons providing rental assistance for individuals and families. Phoebe's Home, a component of TCM's Domestic Violence Services program, serves women and children in need of emergency shelter or non-residential*

counseling assistance. TCM also maintains a Coordinated Access System (CAS) to provide information and referrals to clients for access to other community services. TCM's *Youth & Family Services* provides services through its *STAR* (Services to At-Risk Youth) program. *STAR* provides free family support, summer camp, and child abuse prevention services.

See following section for other services available locally.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The BVCH's efforts in planning and coordinating the identification of homeless and special needs, and ensuring delivery of services addressing those needs, is effective and comprehensive. The local institutional delivery system is well coordinated to address homeless and special needs and the above identified agencies coordinate on the identification, needs assessments and delivery of program assistance. As noted earlier, the Cities of Bryan and College Station also jointly manage the Joint Relief Funding Review Committee to better prioritize needs, evaluate agency programs, and recommend allocation of grant funds. Many of the programs recommend for funding each year, either directly or indirectly address needs of the homeless and/or special needs populations locally. Additionally, the Community Partnership Board's 80 agencies regularly re-assess the needs of lower-income and disadvantage populations, particularly the homeless, special needs and HIV/AIDS populations. Any identified gaps or insufficient program services levels would likely be a result of lack of funding, not any inefficiencies in collaborative planning efforts. Collectively, the local institutional delivery system is well coordinated and very effective in addressing local needs, providing information and referral services, and minimizing duplication of services. Other services available locally, but not listed above include:

*Family Promise*, supported by both Bryan and College Station and local churches, provide shelter and meals for homeless children and their families, with the goal of families remaining together and achieving self-sufficiency. Likewise, *The Emmanuel Lighthouse Mission (ELM)*, operated by the Emmanuel Baptist Church in Bryan, operates a transitional housing shelter for homeless single women. The ELM facility provides a safe environment for women seeking freedom from substance abuse. The shelter also serves as a transitional housing facility for women being discharged from prison. Women may stay at the shelter for up to one year. ELM serves approximately 15 women annually.

*Project Unity* receives contracts from Brazos Valley Council of Governments HIV/AIDS services, which funds case management for clients who are HIV/AIDS positive (*Ryan White Foundation; Texas Department of State Health Services; HOPWA* program funds; and private funds) and provides long-term assistance in the form of rental subsidies and utility and rental assistance. Through these programs, *Project Unity* provides case management services and HOPWA assistance to dozens of HIV/AIDS clients annually.



*Salvation Army* provides emergency rent/utility assistance using FEMA and donation funds. *The Mental Health Mental Retardation Authority of Brazos Valley* (MHMRABV) refers clients to agencies for specific housing needs. MHMRABV also provides a Mobile Crisis Outreach Team (MCOT) which partners trained county Sherriff's officers with MHMRABV workers who at times must find emergency housing for individuals - either through a referral to TCM. BVCH will continue to request McKinney-Vento Homeless Assistance CoC funds for housing and supportive services. Bryan ISD has *Project HOPE*, a program to ensure that un-accompanied youths receive needed shelter and supportive services.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

Continued education and collaboration among BVCH members will help to provide better public awareness on the myriad of needs facing homeless and special needs persons is the key to addressing these important needs. Bryan-College Station is a giving community and regularly demonstrates its generosity during fundraisers and through individual donation of time and money. Local charitable efforts, coupled with continued state and federal resources, will allow the community to continue to provide for the needs of our most disadvantaged citizens. The city's Community Development staff will:

- Continue to coordinate with other city departments on efforts to upgrade and improve infrastructure in older, lower-income neighborhoods.
- Through rehabilitation/reconstruction, continue to improve housing conditions for low-income homeowners.
- Continue outreach to non-profit service groups like UM Army to further assist Bryan's low-income residents.
- Continue outreach to home-builders and developers to encourage investment in older Bryan neighborhoods.
- Continue to seek additional funding resources for City and non-profit agency program efforts.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rehabilitation of Existing Owner-occupied Units	2020	2024	Affordable Housing	City Wide	Rehabilitation of Existing Units		Homeowner Housing Rehabilitated: 115 Household Housing Unit
2	Rehabilitation of Existing Units, Rental Housing	2020	2024	Affordable Housing	City Wide	Rehabilitation of Existing Units		Rental units rehabilitated: 2 Household Housing Unit
3	Acquisition Existing Units, Homebuyer Downpayment	2020	2024	Affordable Housing	City Wide	Acquisition of Existing Units		Direct Financial Assistance to Homebuyers: 50 Households Assisted
4	Production of Affordable Units, Homebuyer	2020	2024	Affordable Housing	City Wide	Production of Affordable Units		Other: 3 Other
5	Production of Affordable Units, Rental Housing	2020	2024	Affordable Housing	City Wide	Production of Affordable Units		Rental units constructed: 2 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Rental Assistance, TBRA or Deposit Assistance	2020	2024	Affordable Housing	City Wide	Rental Assistance Homelessness Housing		Tenant-based rental assistance / Rapid Rehousing: 10 Households Assisted
7	Public Services, Healthcare	2020	2024	Non-Housing Community Development	City Wide	Homelessness Services Public Services		Other: 5 Other
8	Public Services, Youth and Families	2020	2024	Non-Housing Community Development	City Wide	Homelessness Services Public Services		Other: 5 Other
9	Public Services, Seniors or Special Needs	2020	2024	Non-Housing Community Development	City Wide	Homelessness Services Public Services		Other: 5 Other
10	Public Services, Other	2020	2024	Non-Housing Community Development	City Wide	Homelessness Services Public Services		Other: 5 Other
11	Homelessness Services, Prevention, Outreach, CoC	2020	2024	Homeless	City Wide	Homelessness Services		Other: 5 Other
12	Homelessness Housing, Emergency and Transitional	2020	2024	Homeless	City Wide	Homelessness Services Homelessness Housing		Other: 5 Other
13	Public Facilities, Municipal or Non-profit	2020	2024	Non-Housing Community Development	City Wide	Public Facilities		Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
14	Public Infrastructure, Sidewalk, Street, Utility	2020	2024	Non-Housing Community Development	City Wide	Public Infrastructure		Other: 1 Other
15	Economic Development, Business Support	2020	2024	Non-Housing Community Development	City Wide	Economic Development		Other: 1 Other
16	Economic Development, Job Creation, Retention	2020	2024	Non-Housing Community Development	City Wide	Economic Development		Other: 10 Other
17	Code Enforcement, Slum and Blight	2020	2024	Non-Housing Community Development	City Wide	Code Enforcement		Other: 1 Other
18	Urgent Need, Disaster, Pandemic, Emergency	2020	2024	Non-Housing Community Development	City Wide	Urgent Need		Other: 1 Other
19	Program Administration, Grant Compliance	2020	2024	Program Administration, Grant Compliance	City Wide	Program Administration		Other: 2 Other

**Table 53 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Rehabilitation of Existing Owner-occupied Units
	<b>Goal Description</b>	Provide technical and/or financial support to low- and moderate-income homeowners to rehabilitate their property to standard condition and provide maintenance education to low- and moderate-income homeowners.
2	<b>Goal Name</b>	Rehabilitation of Existing Units, Rental Housing
	<b>Goal Description</b>	Provision of technical assistance and/or funding to non-profit and for-profit developers engaged in rental housing rehabilitation
3	<b>Goal Name</b>	Acquisition Existing Units, Homebuyer Downpayment
	<b>Goal Description</b>	Provide home buyer's counseling and down payment assistance to eligible persons including extremely low, low, moderate income and special needs populations.
4	<b>Goal Name</b>	Production of Affordable Units, Homebuyer
	<b>Goal Description</b>	Provide technical assistance and/or funding in support of new construction to private/public developers and non-profit developers of single-family properties affordable to low- and moderate-income persons to become home owners thereby expanding homeownership within the city. Potentially 3 units, only if eligible projects are proposed and if technical assistance or funding are available, eligible, applied for, and approved.
5	<b>Goal Name</b>	Production of Affordable Units, Rental Housing
	<b>Goal Description</b>	Provide technical and/or funding in support of new construction to private/public developers and non-profit developers for rental properties. Continue partners with existing Community Housing Development Organizations (CHDO) by providing technical assistance and/or funding to provide for the development of new affordable single-family homes to low- and moderate-income renters. Potentially 2 units completed if CHDO applies for funding, proposes eligible projects, and funding is available.

6	<b>Goal Name</b>	Rental Assistance, TBRA or Deposit Assistance
	<b>Goal Description</b>	Provide tenant based rental assistance and/or deposit assistance to low-income individuals and families, including special needs populations, to avoid homelessness due to economic hardships, particularly during economic down-turns due to pandemics.
7	<b>Goal Name</b>	Public Services, Healthcare
	<b>Goal Description</b>	Provide technical assistance and/or funding for up to 5 programs through an annual request for proposal process, to non-profit agencies providing essential or expanded direct services to low- and moderate-income persons including, but not limited to: transportation, health and dental services, housing and shelter, food support, counseling/case-management, and other health and social services.
8	<b>Goal Name</b>	Public Services, Youth and Families
	<b>Goal Description</b>	Provide technical assistance and/or funding for up to 5 programs through an annual request for proposal process, to non-profit agencies providing essential or expanded direct services to low- and moderate-income persons including, but not limited to: transportation, health and dental services, housing and shelter, food support, counseling/case-management, and other health and social services.
9	<b>Goal Name</b>	Public Services, Seniors or Special Needs
	<b>Goal Description</b>	Provide technical assistance and/or funding for up to 5 programs through an annual request for proposal process, to non-profit agencies providing essential or expanded direct services to low- and moderate-income persons including, but not limited to: transportation, health and dental services, housing and shelter, food support, counseling/case-management, and other health and social services.
10	<b>Goal Name</b>	Public Services, Other
	<b>Goal Description</b>	Provide technical assistance and/or funding for up to 5 programs through an annual request for proposal process, to non-profit agencies providing essential or expanded direct services to low- and moderate-income persons including, but not limited to: transportation, health and dental services, housing and shelter, food support, counseling/case-management, and other health and social services.

<b>11</b>	<b>Goal Name</b>	Homelessness Services, Prevention, Outreach, CoC
	<b>Goal Description</b>	Partner with and support organizations that participate in a Continuum of Care addressing homeless needs, including chronic homeless and special needs populations. Improve prevention and outreach of non-profit public programs for low- and moderate-income persons or special needs populations by providing funding and/or technical assistance for up to 5 programs through an annual request for proposal process to provide prevention and outreach services to homeless and those at risk of homelessness.
<b>12</b>	<b>Goal Name</b>	Homelessness Housing, Emergency and Transitional
	<b>Goal Description</b>	Partner with and support organizations through an annual request for proposal process for funding or technical assistance for up to 5 homeless provider programs to increase capacity of shelter, permanent housing and supportive services for homeless, including special needs populations, and potentially homeless.
<b>13</b>	<b>Goal Name</b>	Public Facilities, Municipal or Non-profit
	<b>Goal Description</b>	Provide technical assistance and/or funding, when available, through an annual grant application process to increase/improve access to municipal public facilities (i.e., parks) or non-profit facilities (i.e., health and human service facilities) for low- and moderate-income persons or special needs populations. 1 project if funds available and application submitted.
<b>14</b>	<b>Goal Name</b>	Public Infrastructure, Sidewalk, Street, Utility
	<b>Goal Description</b>	Provide technical assistance and/or funding, when available through an annual application process, to increase pedestrian mobility and safety by expanding and improving sidewalks to provide better accessibility through neighborhoods, to amenities to schools and public transportation, or to extend or improve public utility access to low- and moderate-income neighborhoods, or to increase vehicular mobility and safety by expanding or improving streets to provide better accessibility to or through low- and moderate-income neighborhoods. 1 project if funds available and application submitted to improve quality of life in lower-income areas, serving at least 51% low- and moderate-income persons.

15	<b>Goal Name</b>	Economic Development, Business Support
	<b>Goal Description</b>	Provide stabilization assistance to small businesses, micro-enterprise programs, and other businesses, such as Section 3 businesses to stabilize and enhance mixed use neighborhoods and create or retain job opportunities, or to businesses impacted by economic or natural disaster to help maintain low- and moderate-income employees. 1 business provided technical and/or funding if funding available and application submitted.
16	<b>Goal Name</b>	Economic Development, Job Creation, Retention
	<b>Goal Description</b>	Provide technical or funding assistance to small businesses, micro-enterprise programs, and other businesses, such as Section 3 businesses to stabilize and enhance mixed use neighborhoods and create or retain job opportunities, or to businesses impacted by economic or natural disaster to help maintain low- and moderate-income employees. If funding available and application received, help businesses retain or create 10 jobs.
17	<b>Goal Name</b>	Code Enforcement, Slum and Blight
	<b>Goal Description</b>	Provide technical and/or funding assistance for projects and/or programs addressing and eliminating slum and blight influences, to include: dangerous and dilapidated vacant structures, health and safety violations, and other local code violations that cause blighting and/or public health concerns. Only if needed, funding available, and application received.
18	<b>Goal Name</b>	Urgent Need, Disaster, Pandemic, Emergency
	<b>Goal Description</b>	Provide technical and/or funding assistance for actions, projects or programs addressing urgent needs such as economic, pandemic, or natural disasters as declared by local, state, or federal offices. Actions will be directed at the most vulnerable populations, and to other entities that partner with the City to address conditions that affect the lives of impacted persons. Only if needed, request made, and funding available.
19	<b>Goal Name</b>	Program Administration, Grant Compliance
	<b>Goal Description</b>	On behalf of the City, provide administration and technical assistance to ensure the continued receipt and proper use of available local, state and/or federal funding to benefit the citizens of Bryan by promoting the U.S. Dept. of HUD's objectives of: decent Housing, suitable living environment, and expand economic opportunities, and ensuring the outcomes of: availability/accessibility; affordability; or sustainability.



**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The City estimates it will provide affordable housing assistance to approximately 270 extremely low-income, low-income, and moderate-income families over the 2020-24 Consolidated Plan period, as follows:

- 100 homeowners receive minor home repairs
- 2 rental units constructed
- 15 owner-occupied homes rehabilitated
- 50 households receiving down payment assistance
- 100 persons educated on purchasing homes by City and other entities

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

Not applicable.

### **Activities to Increase Resident Involvements**

The Bryan Housing Authority continues to provide a variety of services to residents, to include: parenting Skills, dropout prevention, domestic violence and substance abuse prevention, health fairs and healthcare assistance, pregnancy outreach, budgeting, homeownership training, GED and higher education assistance, youth leadership development and computer classes. BHA is also initiating character building sessions during the summer for neighborhood youth, and fitness program for adults. BHA is currently working to initiate a neighbor association and involves residents by hosting appreciation dinners, facilitating support groups, and encouraging local service groups to mentor BHA youth.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

No

### **Plan to remove the ‘troubled’ designation**

Not applicable.

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

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

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

- The MU-1 zoning district was implemented as a transitional zoning type and was intended to be reevaluated;
- Manufactured homes depreciate in value and typically have higher interest rates for financing, even though initial purchasing costs are lower;
- Manufactured homes have the same utility demands as stick-built homes, but do not produce the same property taxes;
- The intention of this amendment is to begin to build neighborhoods that citizens deserve and allow residents to protect their assets;
- Concerns about the quality, appearance, durability, lack of price appreciation of manufactured housing, and the perceived negative impact these factors have on neighboring property values;
- Existing dilapidated manufactured housing units have, through normal wear and tear or lack of proper maintenance, passed the end of their service life but are still in use as dwellings;
- Continuing to allow the installation of manufactured homes on individual lots will create conditions having a long-term negative effect on the welfare of the public.

At the P&Z meeting, 27 citizens spoke against the proposal, with one in favor. At the City Council meeting, 24 citizens spoke against the proposal, with 4 in favor. Those against were primarily concerned about the lack of affordable housing in Bryan, and that removing manufactured housing as an option would further limit affordable housing development. This conversion rendered approximately 750 existing

manufactured homes a legal, grandfathered, non-conforming use. Existing manufactured homes in this district may be replaced once, and as those homes then reach the end of their useful life, will be required to be replaced with site-built homes. On properties formerly zoned MU-1 which do not have an existing manufactured home, this action had the immediate effect of removing manufactured housing as one affordable housing option, and rendered properties with fractured title which could have been developed with manufactured housing undevelopable. No formal survey or study of MU-1 property ownership or manufactured housing occupancy in this district was conducted prior to this conversion.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

Construction of new housing or renovation of existing units is inexpensive in terms of development and inspection fees, meaning that costs do not inhibit development of affordable units. Development standards facilitate the development of both market and affordable residential units. The city will regularly analyze its development standards to identify potential barriers to the production or maintenance of affordable housing. The city avoids duplication between local jurisdictions and ordinances are enforced solely by the City, eliminating redundant, steps that add to costs. Zoning allows for minimally sized lots to accommodate development of affordable housing.

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

Affordable rental units, to include HTC (Housing Tax Credit) projects, have been supported by the city over the last several years to promote the development of affordable rental units. When appropriate, the City will continue to review and support proposed private and public affordable developments. In spite of funding challenges, assistance for the elderly, disabled, HIV clients, and homeless continue. The City maintains partnerships with other inter-local agencies and interested citizens to encourage the development of accessible, special-needs housing. The city also continues to provide funding and technical assistance to its CHDOs to build additional local capacity for development of affordable and special needs housing.

Demand for higher cost housing diverts resources from affordable developments and reduces opportunities for lower-income buyers. To address this, technical assistance and home buyer counseling is being provided by the cities and local agencies. The Bryan and College Station Community Development Offices, Brazos Valley Affordable Housing Corporation, Habitat for Humanity, Brazos Valley Community Action Agency, and the city's CHDOs coordinate to streamline and promote programs assisting lower-income renters, homebuyers, and owners. Staff continues to encourage new and creative ways to ameliorate barriers to affordable housing. The City established an inter-department group - Bryan's first Rehabilitation Committee - that identifies obstacles and explores ways to enhance local development, including infill housing, infrastructure, demolition, and other affordable housing initiatives.

## **SP-60 Homelessness Strategy – 91.215(d)**

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

The City supports Twin City Mission and Project Unity on applications for ESG, HOPWA, and – more recently – CARES Act funds to prevent homelessness or meet homeless needs, and is also a member of the Brazos Valley coalition for the Homeless (BVCH). BVCH conducts regular homeless surveys to gather information on needs with which to do regular gaps analysis updates. The most recent Point-in-Time count was performed in January, 2020.

Bryan partners with other providers in service delivery to ensure needs are being met. Agencies include: Bryan Public Housing Authority, B/CS United Way, The Brazos Valley Community Action Programs, Project Unity, BCS Habitat for Humanity, Bryan Housing Authority, Twin City Mission, Elder-Aid, Emanuel Baptist Church, Family Promise, the Brazos Valley Council of Governments, Mental Health Mental Retardation Authority of Brazos Valley, the Salvation Army, and the Texas Department of Housing and Community Affairs. Actions taken to address CoC needs locally include:

Services to Homeless and Special Needs Populations: Services and direct assistance provided to homeless populations.

Increase Permanent Housing Options: Contact and assist agencies interested in applying for Public Housing (PH) funding.

Address Chronic Homelessness: Create addition beds for the chronically homeless.

I&R for Services: Increase support, case management, and public service referrals provided to clients in PH.

Eliminate Obstacles: Develop a support team to reduce obstacles to clients' success in PH.

Evaluate Programs: Evaluate temporary housing and contact agencies working with homeless to focus on maintaining successful practices.

Ensure Quality Case Management: Ensure case management services / support are adequate to help clients obtain and maintain PH.

Employment and Job Skills: Coordination with Workforce Board to address employment needs of homeless. Host job/skills training workshops.

Assist Families with Children: Expand housing opportunities to homeless families with children. Foster programs specifically targeting this population.

Expand HMIS and Satisfy Reporting: Expand HMIS through expansion grant funds. Satisfy CoC HMIS requirements by following HMIS policies, monitoring compliance, and reporting requirements in SuperNOFA and Annual Homeless Assessment Report (AHAR).

HEARTH Compliance: Incorporate Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act changes into by-laws

Point in Time Homeless Count: Coordinate with agencies to plan for and conduct Point-In-Time Homeless population and subpopulation counts.

Timely CoC Reporting: Provide for CoC quarterly achievement reports.

Evaluate policies, procedures, charter and by-laws, to ensure HUD CoC compliance.

### **Addressing the emergency and transitional housing needs of homeless persons**

The City of Bryan's Strategic Plan supports Twin City Mission and Project Unity as they apply for and administer Emergency Shelter Grant (ESG) and Housing for People With AIDS (HOPWA) grant funded programs to support local homeless populations. Other local entities provide emergency and/or transitional housing and supportive services, to include: Bryan Public Housing Authority, Emanuel Baptist Church, Family Promise, the Brazos Valley Council of Governments (Housing Choice Vouchers), Mental Health Mental Retardation Authority of Brazos Valley, and the Salvation Army.

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

Strategic Plan goals in the City of Bryan's Strategic Plan support the many local agencies that provide supportive services to local homeless populations that assist individuals and families in transitioning from emergency shelter to permanent housing. Through the City's participation in the Brazos Valley Coalition for the Homeless and CoC efforts, and its Public Service Agency funding, local agencies serving the unique needs of homeless persons can apply for grant funding of eligible programs helping homeless families, individuals, veterans and unaccompanied youth. Local partnering agencies providing services and counseling to help persons avoid or shorten homelessness, and avoid repeat homelessness, include:

Twin City Mission, Project Unity, Bryan Public Housing Authority, Emanuel Baptist Church, Family Promise, the Brazos Valley Council of Governments, Mental Health Mental Retardation Authority of Brazos Valley, Salvation Army, and others.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

The City of Bryan's Consolidated Plan includes goals encouraging inter-agency coordination to help low-income individuals and families avoid homelessness resulting from discharge from various programs and/or institutions. Local healthcare facilities maintain policies to ensure that persons discharged will receive case management assistance in obtaining appropriate housing placement. Facilities consult with the Brazos Valley Coalition for the Homeless to avoid having released patients discharged into homelessness but rather, to a state, federal, emergency or transitional facility. Local homeless service providers and other social service agencies 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.



## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

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

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

- Provide public information and education regarding lead-based paint.
- Integrate lead hazard evaluation and reduction activities into all housing activities.
- Provide training and certification opportunities for Community Development staff to manage lead-based paint impacted projects.
- Collaborate with Brazos County Health District to provide information to households where a child has dangerously high elevated blood levels of lead.
- Continue to promote the development of new, affordable, and safe housing locally.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

Data shows that the number of housing units in Bryan built prior to 1980, potentially where lead-based paint hazards might be found, include 39% of all owner housing and 31% of rental housing. About 26% of owner housing units and 21% of rental housing units built prior to 1980 are occupied by families with children present, a total of 4,853 housing units. As housing units and neighborhoods age, they are typically transferred from middle or moderate-income households to lower income households. As a result, it is reasonable to assume that many of the 3,075 units in Bryan built prior to 1980 are likely occupied by low-or moderate-income families. Bryan emphasizes lead-based paint (LBP) counseling and awareness in all its programs.

All housing program assistance for pre-1978 properties require LBP counseling as well as testing and remediation, when mandated by statutory requirements. The City maintains a continued focus on the hazards of lead-based paint and the need for lead-based paint testing and appropriate remediation actions on housing rehabilitation projects. Additionally, the City continues to work with public service agencies caring for or providing services to families with children to reduce lead-based hazards in the community. Based on the latest available data (2017 data from the Texas Department of State Health Services), 34 out of 1,502 Bryan children under the age of 15 years of age tested for elevated blood lead levels were found to have elevated levels ( $\geq 5$  micrograms per deciliter), as shown in the attached

chart. Note that Texas Department of State Health Services has recently begun reporting for  $\geq 5$  micrograms per deciliter as elevated, therefore comparing this data to pervious year reports using the  $\geq 10$  micrograms per deciliter range would not be fair comparisons.

### How are the actions listed above integrated into housing policies and procedures?

The city’s Community Development Services Department has staff members with years of experience and training related to the identification, planning, and remediation of lead-based paint hazards. Housing program activities have policies and procedures in place to, not only remediate lead-based paint hazards in existing structures, but to also promote and facilitate the development of new, affordable and safe housing units that will benefit the lower-income community for decades to follow.

Bryan, TX Zip Codes	Children Tested	Children w/ $\geq 5\mu\text{g}/\text{dL}$
77801	280	6
77802	233	6
77803	705	17
77805	19	0
77806	13	0
77807	116	<5
77808	136	<5
<b>Total</b>	<b>1,502</b>	<b>34</b>

Source: Texas Dept. of State Health Services – Childhood Lead Poisoning Program (2017 Data – latest available).  
Counts of 1-4 are expressed as “<5” to protect patient identity.

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,700	20%	4,369	28%
1980-1999	4,225	32%	5,640	36%
1950-1979	5,240	39%	4,810	31%
Before 1950	1,235	9%	705	5%
<b>Total</b>	<b>13,400</b>	<b>100%</b>	<b>15,524</b>	<b>100%</b>

Table – Year Unit Built

### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	6,475	48%	5,515	36%
Housing Units build before 1980 with children present	3,429	26%	1,424	9%

Table – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

### Lead Based Paint Informational Tables

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The City continues an antipoverty strategy the previous Consolidated Plan supported. The components are:

- Expand inventory of safe, decent, affordable dwellings available to low-income residents.
- Fund public service activities that enhance quality of life and encourage self-sufficiency for low-income residents.
- Ensure that support, shelter, and services are available to help citizens avoid homelessness, or to break free of homelessness and remain housed in permanent, safe and affordable housing.
- Create jobs by providing technical assistance to businesses creating jobs that target low-income persons, with an emphasis on living wage jobs.
- Fund activities allowing children to develop their maximum potential and leave the poverty environment.

The 2020-24 CP must address the HUD objectives of: decent Housing, suitable living environment, and expand economic opportunities, and activities undertaken must produce an outcome of: availability/accessibility; affordability; or sustainability. Each objective and outcome is satisfied by one, or more, of the following priority needs and associated goals: As part of the 2020-24 CP, Bryan will address the following Housing, Homelessness, and Non-housing needs and goals.

#### **Housing Priority Needs – Associated Goals**

Rental Assistance – TBRA or Deposit Assistance

Production of Affordable Units - Homebuyer or Rental Housing

Rehabilitation of Existing Units - Owner-occupied or Rental Housing

Acquisition of Existing Units - Homebuyer Down-payment

#### **Homelessness Priority Needs – Associated Goals**

Homelessness Services – Prevention, Outreach, Continuum of Care

Homelessness Housing- Emergency Shelter and Transitional Housing

#### **Non-Housing Priority Needs – Associated Goals**

Public Services – Healthcare

Public Services – Youth and Families

Public Services – Seniors or Special Needs

Public Services - Other  
Public Facilities – Municipal or Non-Profit  
Public Infrastructure – Sidewalks, Streets, Utilities  
Economic Development – Business Support  
Economic Development – Job Creation  
Code Enforcement / Slum and Blight  
Urgent Needs - Disasters, Pandemics, Emergencies  
Program Administration – Grant Compliance

Found in the Grantee Appendices is a 2020-21 Administration and Public Service Agency Map, showing the several agency programs, and locations, recommended in the first year of the CP for CDBG funding. Addressing and reducing poverty requires a comprehensive approach, and these programs, coupled with other local health and human service programs and housing programs, directly address poverty.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

The city's goals to reduce poverty directly link to its Housing Plan. Affordable, accessible, safe and efficient housing is important for household financial stability. Rehabilitation program efforts ensure that low-income households are not financially burdened by costly repairs, high utility bills and health risks associated with substandard housing. Likewise, housing voucher and utility assistance can help low-income households avoid being driven further into poverty, and provides opportunities to strengthen their financial situations and become more self-reliant. Similarly, by providing counseling and down-payment assistance, homebuyer programs help those ready to become homeowners do so, without jeopardizing their financial health.

## **SP-80 Monitoring – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

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

### Internal Review of City Programs:

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

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

### Sub-recipient Monitoring:

Monitoring provides a basis for assessing a program and identifying concerns. A secondary goal is to obtain data assess achievement. Evaluations summarize monitoring findings and program goals, and measure progress towards goals during program efforts. All sub-recipients are monitored at least once quarterly on-site and quarterly in-house, with a final onsite (after year-end), to ensure compliance before contract close-out. Bryan has responsibility for overall CDBG performance and Consolidated Plan compliance, including sub-recipient performance. Clear record keeping of sub-recipients is essential to grant accountability. Responsibility for maintaining many of the records is assigned to the sub-recipient, including documenting activities with special requirements. Bryan serves as the grantee and contracts

with sub-recipient organizations to provide services to low-income residents. The contract details the services provided and a concise statement of conditions, requirements, and performance criteria. The City Attorney, prior to execution, approves the contract as to form.

Review of Other Entities' Compliance with Consolidated Plan (CP) Strategies:

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

## Expected Resources

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

#### Introduction

The City of Bryan anticipates receiving Community Development Block Grant (CDBG - \$841,095) and HOME Investment Partnerships Program (HOME - \$388,677) grant funding from the U.S. Department of Housing and Urban Development (HUD) on an annual basis through the duration of the 2020-24 Consolidated Plan period. Annual allocations are based on a HUD-established formula. These resources, along with those from other public, private, and nonprofit partners, establish a multi-faceted approach to addressing the goals and objectives identified in this Strategic Plan. There is also the possibility that additional allocations of CARES Act funding (CDBG-CV) may be available to address housing, economic, healthcare, and other public service needs resulting from the COVID-19 pandemic

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

The HOME program is dedicated solely to development of affordable housing opportunities for low-income households. The City of Bryan anticipates partnering with local non-profit and for-profit entities, to promote affordable housing for low-income persons locally. At least 15% of the grant must be set-aside to fund housing to be owned, developed, or sponsored by experienced, community-driven nonprofit groups designated as Community Housing Development Organizations (CHDOs), unless the City chooses to utilize applicable waivers lifting this requirement for the 2020-21 program year.

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	841,095	19,000	0	860,095	3,440,380	Expected amount for rest of Con Plan is Year 1 x 4.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	388,677	75,000	0	463,677	1,854,708	Expected amount for rest of Con Plan is Year 1 x 4.

Table 54 - Expected Resources – Priority Table



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

Federal funds will leverage additional resources through applicable property donations (city or other entities), non-profit resources such as sweat equity or funds available for partnerships such as Habitat for Humanity, or other non-profit developers for rehabilitation or construction of affordable housing. Additional leveraging includes down-payment assistance program leveraging resources at an anticipated \$1.6 million annually. Local financial institutions provide permanent financing to homebuyer's receiving down-payment assistance.

The City is utilizing the current HOME waivers allowed for the 2020-21 program year to lift HOME match requirements, per the April 10, 2020 HUD Memorandum from HUD's Acting Assistant Secretary for Community Planning and Development which outlined allowable waivers, to include HOME match relief. If said waivers were not available, the City anticipated that 50% of the City's PY2020 match requirement would be waived, therefore 25% of the HOME grant's project expenses (excluding administration and CHDO) would have to be matched with non-grant resources. If the 50% match level is maintained, housing project funds subject to match for PY2020 would be \$291,592.75, and the City would have to contribute 12.5 cents of match credit for every dollar of HOME funds expended, up to \$36,447.84 using some combination of eligible forms of match.

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

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

The City does not currently have available publically owned property for use of affordable housing, but the City does periodically have property donated that stipulates the property be used for affordable housing.

**Discussion**

In the 2020 program year, the City uses CDBG, HOME, CDBG-CV, and other leveraged funds to address needs summarized in the Consolidated Plan. The City will receive \$841,095 of CDBG (plus anticipated program income of \$19,000) and \$388,677 of HOME (plus anticipated program income of \$75,000), and potentially utilize \$494,864 of CDBG Cares funding in ongoing expenditures. Prior year's resources anticipated to carry over from the PY2019 are estimated to be \$308,979 of CDBG and \$855,141 of HOME funds allocated. The City continues existing partnerships and seeks new ones to create additional momentum in reaching goals. Partnerships include non-profit and for-profit developers, the Home Builders Association, local housing committees, public service agencies, the *Bank on Brazos Valley* program, and the *Brazos Valley Coalition for the Homeless*.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rehabilitation of Existing Owner-occupied Units	2020	2024	Affordable Housing	City Wide	Rehabilitation of Existing Units	CDBG: \$496,712 HOME: \$151,508	Homeowner Housing Rehabilitated: 23 Household Housing Unit
2	Acquisition Existing Units, Homebuyer Downpayment	2020	2024	Affordable Housing	City Wide	Acquisition of Existing Units	HOME: \$65,000	Direct Financial Assistance to Homebuyers: 10 Households Assisted
3	Production of Affordable Units, Rental Housing	2020	2024	Affordable Housing	City Wide	Production of Affordable Units	HOME: \$58,302	Rental units constructed: 1 Household Housing Unit
4	Rental Assistance, TBRA or Deposit Assistance	2020	2024	Affordable Housing	City Wide	Rental Assistance	HOME: \$75,000	Tenant-based rental assistance / Rapid Rehousing: 15 Households Assisted
5	Public Services, Youth and Families	2020	2024	Non-Housing Community Development	City Wide	Public Services	CDBG: \$126,164	Other: 4 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Economic Development, Job Creation, Retention	2020	2024	Non-Housing Community Development	City Wide	Economic Development	CDBG: \$50,000	Jobs created/retained: 5 Jobs
7	Program Administration, Grant Compliance	2020	2024	Program Administration, Grant Compliance	City Wide	Program Administration	CDBG: \$168,219 HOME: \$38,868	Other: 1 Other
8	Code Enforcement, Slum and Blight	2020	2024	Non-Housing Community Development	City Wide	Code Enforcement	CDBG: \$0 HOME: \$0	Other: 1 Other

Table 55 – Goals Summary

### Goal Descriptions

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

4	<b>Goal Name</b>	Rental Assistance, TBRA or Deposit Assistance
	<b>Goal Description</b>	Provide tenant based rental assistance and/or deposit assistance to low-income individuals and families, including special needs populations, to avoid homelessness due to economic hardships, particularly during economic down-turns due to pandemics.
5	<b>Goal Name</b>	Public Services, Youth and Families
	<b>Goal Description</b>	Provide technical assistance and/or funding for up to 5 programs through an annual request for proposal process, to non-profit agencies providing essential or expanded direct services to low- and moderate-income persons including, but not limited to: transportation, health and dental services, housing and shelter, food support, counseling/case-management, and other health and social services.
6	<b>Goal Name</b>	Economic Development, Job Creation, Retention
	<b>Goal Description</b>	Provide technical and/or financial support to local business that create new job opportunities for lower income persons and retain existing jobs for currently employed lower-income employees.
7	<b>Goal Name</b>	Program Administration, Grant Compliance
	<b>Goal Description</b>	Provide administrative review, oversight, and compliance as required by municipal, state, federal, or other grant or charitable funds received by the City to benefit or meet citizen needs.
8	<b>Goal Name</b>	Code Enforcement, Slum and Blight
	<b>Goal Description</b>	Provide technical and/or funding assistance for projects and/or programs addressing and eliminating slum and blight influences, to include: dangerous or dilapidated, vacant structures, health and safety violations, and other local code violations that cause blighting and/or public health concerns. Only if needed,, funding available, and/or applications received.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

During the PY2020-21, the City of Bryan will administer approximately \$1,323,782 in federal grant funds and anticipated program income. The \$841,095 CDBG grant funding, coupled with approximately \$19,000 of program income, will be allocated for a variety of local health and human service program activities promoting a suitable living environment, and enhancing availability/accessibility of services. Those activities include: a recreation summer camp program for children; provide for mentoring opportunities for local youth; a case manager to assist youth transitioning out of foster care; and a supervised visitation program for court-ordered visitations between children, a poverty reduction program to prevent child abuse and neglect by identifying poverty related causes for such in families, and a workplace mentoring program helping youth to receive training and mentoring for future careers.

In addition, some of the CDBG funding allocation and program income will be used to promote decent and affordable housing, including: major rehabilitation/reconstruction; new affordable housing construction; minor repair; and down-payment assistance, volunteer demolition, acquisition, Tenant based Rental Assistance, and staff program delivery. The HOME grant funds, totaling \$388,677 plus approximately \$75,000 of projected program income, will also be allocated to several housing assistance activities promoting decent and affordable housing. Those activities include: major rehabilitation/reconstruction; new affordable housing construction; minor repair; Tenant Based Rental Assistance, and down-payment assistance. CHDOs will participate in the promotion of decent and affordable housing locally.

#### Projects

#	Project Name
1	Owner Housing Assistance - Rehab / Demo / Homebuyer - CDBG
2	Rehabilitation of Existing Units: Owner-occupied - HOME
3	Acquisition of Existing Units: Homebuyer Down-payment
4	Production of Affordable Units: Rental Housing - CHDO
5	Rental Assistance: Emergency Tenant Based Rental Assistance
6	Public Services: Big Brothers, Big Sisters of South Texas - Workplace Mentoring Program
7	Public Services: A Home Base for Transitioning Foster Youth, dba Unlimited Potential
8	Public Services: Bryan Parks and Recreation Summer Camp
9	Public Services: Project Unity dba Unity Partners Poverty Reduction Initiative Program
10	Economic Development: Job Creation and Retention
11	Program Administration: Grant Compliance - CDBG
12	Program Administration: Grant Compliance - HOME

**Table 56 – Project Information**

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

Allocations were determined based on needs as determined by the various input received through: public hearings, surveys, focus groups, consultation, and data research and analysis. Obstacles remain those typical in previous program years, to include: eligibility determination (i.e., clients producing documents necessary to prove clear title to properties, income eligibility, or some other statutory requirement). Additionally, the numbers and types of programs and services needed in the community during the Coronavirus pandemic have also stretch available non-profit and governmental capacity, to include staffing and funding.

**AP-38 Project Summary**  
**Project Summary Information**



<b>1</b>	<b>Project Name</b>	Owner Housing Assistance - Rehab / Demo / Homebuyer - CDBG
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Rehabilitation of Existing Owner-occupied Units Acquisition Existing Units, Homebuyer Downpayment Code Enforcement, Slum and Blight
	<b>Needs Addressed</b>	Rehabilitation of Existing Units Acquisition of Existing Units Code Enforcement
	<b>Funding</b>	CDBG: \$496,712
	<b>Description</b>	Provide funding and/or technical assistance to improve and increase affordable housing stock for very-low, low- and moderate -income households and special needs populations. Provide direct programs including: major rehabilitation/reconstruction 1 annually; minor repairs 20 annually (health/safety concerns and handicap accessibility), volunteer clearance/demolition funding, and homebuyer downpayment assistance funding. Includes approximately \$19,000 in program income which the City anticipates will be available for this project. Addresses the priorities of Rehabilitation of Existing Units, Demolition of Dilapidated units (Code Enforcement, slum/blight); downpayment assistance (acquisition), and program delivery, in Bryan's 2020-24 CP. 21 projects expected.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	21 households of very low-, low- and moderate-income households/families will benefit from these proposed activities, including 12 of these being households for elderly and disabled, including those of various races and ethnicities
	<b>Location Description</b>	To be determined.

	<b>Planned Activities</b>	Activities will provide up to 21 households housing assistance in the form of: infrastructure, new development, rehabilitation/replacement, handicap accessibility, minor repair, down payment assistance, acquisition, or demolition, and staff and other related costs necessary to carry out CDBG program activities for housing activities.
2	<b>Project Name</b>	Rehabilitation of Existing Units: Owner-occupied - HOME
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Rehabilitation of Existing Owner-occupied Units
	<b>Needs Addressed</b>	Rehabilitation of Existing Units
	<b>Funding</b>	HOME: \$151,508
	<b>Description</b>	Provide funding and/or technical assistance to improve and increase affordable housing stock for very-low, low- and moderate -income households and special needs populations. Provide direct programs including: major rehabilitation/reconstruction 1 annually; minor repairs 20 annually (health/safety concerns and handicap accessibility), volunteer clearance/demolition Funding includes approximately \$75,000 in program income which the City anticipates will be available for this project. Addresses the priority of Rehabilitation of Existing Units and Demolition of Dilapidated units (Code Enforcement, slum/blight); and program delivery, in Bryan's 2020-24 CP. 2 projects expected.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2 households of very low-, low- and moderate-income households/families will benefit from these proposed activities, including 1 of these being households for elderly or disabled, including those with of various races and ethnicities.
	<b>Location Description</b>	To be determined.

	<b>Planned Activities</b>	Activities will provide up to 2 households housing assistance in the form of: infrastructure, new development, rehabilitation/replacement, handicap accessibility, minor repair, down payment assistance, acquisition, or demolition, and staff and other related costs necessary to carry out CDBG program activities for housing activities.
<b>3</b>	<b>Project Name</b>	Acquisition of Existing Units: Homebuyer Down-payment
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Acquisition Existing Units, Homebuyer Downpayment
	<b>Needs Addressed</b>	Acquisition of Existing Units
	<b>Funding</b>	HOME: \$65,000
	<b>Description</b>	Down Payment assistance will be provided by assisting households to determine eligibility of the program including the application and counseling regarding purchasing of a home. 10 households are projected to receive HOME down payment assistance and the program provides for program delivery of staff oversight of each activity.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 10 households will be provided down-payment assistance including 2 at or below 60% AMI and 8 at or below 80% AMI, and including those with children and of various races and ethnicities.
	<b>Location Description</b>	To be determined.
	<b>Planned Activities</b>	Home Buyer's counseling and down-payment assistance to eligible and qualified households.
<b>4</b>	<b>Project Name</b>	Production of Affordable Units: Rental Housing - CHDO
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Production of Affordable Units, Rental Housing

	<b>Needs Addressed</b>	Production of Affordable Units
	<b>Funding</b>	HOME: \$58,302
	<b>Description</b>	Provide funding and/or technical assistance to improve and increase affordable housing stock for very-low, low- and moderate -income households and special needs populations. CHDO activities address production of affordable units, and program delivery. Development of 1 affordable rental unit expected.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	One eligible very-low, low- or moderate -income households and/or special needs client will benefit from this activity.
	<b>Location Description</b>	To be determined.
	<b>Planned Activities</b>	CHDO activities will be provided funding through a request for proposal project not less than every two years. Current CHDO's will be monitored for oversight of programmatic and administrative requirements. Activity addresses production of affordable units, and program delivery. Development of 1 unit is expected.
5	<b>Project Name</b>	Rental Assistance: Emergency Tenant Based Rental Assistance
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Rental Assistance, TBRA or Deposit Assistance
	<b>Needs Addressed</b>	Rental Assistance
	<b>Funding</b>	HOME: \$75,000
	<b>Description</b>	Rental and/or deposit assistance will be provided by assisting households to determine eligibility of the program and in need of assistance due to local economic slow-down, job loss, or other circumstances. 15 households are projected to receive assistance and the program provides for program delivery of staff oversight of each activity.

	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 15 households including those with children and of various races and ethnicities will be provided rental and/or deposit assistance including 5 at or below 60% AMI and 10 at or below 30% AMI.
	<b>Location Description</b>	To be determined.
	<b>Planned Activities</b>	Rental and/or deposit assistance will be provided by assisting households to determine eligibility of the program including the application and counseling regarding program assistance. 15 households are projected to receive rental and/or deposit assistance and the program provides for program delivery of staff oversight of each activity.
6	<b>Project Name</b>	Public Services: Big Brothers, Big Sisters of South Texas - Workplace Mentoring Program
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Public Services, Youth and Families
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$32,867
	<b>Description</b>	This program introduces local youth to jobs through a mentoring program in partnership with local businesses and offices and provides one-on-one training on work environments, educational requirements, career paths, and goal setting.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The activity will serve 48 local youth from low- and moderate-income households, and from a variety of racial, ethnic, and income categories.
	<b>Location Description</b>	Various office and job site locations throughout the community.

	<b>Planned Activities</b>	This program introduces youth to jobs through a mentoring program established with six local businesses (College Station PD, Bryan PD, A&M Hotel and Conference Center, Stylecraft Home Builders, CHI St. Joseph Hospital and Cognizant Technologies. Youth are provided one-on-one training on work environments, educational requirements, career paths, and goal setting.
<b>7</b>	<b>Project Name</b>	Public Services: A Home Base for Transitioning Foster Youth, dba Unlimited Potential
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Public Services, Youth and Families
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$30,000
	<b>Description</b>	This program provides for life skills training, a resource center, and mentoring to former foster youth. Program resources and case management are available to assist clients in becoming fully independent young adults.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This activity is anticipated to serve 25 former foster youth, including those of various racial, ethnic, and gender categories.
	<b>Location Description</b>	Services are provide throughout the community, to include the agency office at: 4001 E. 29th St, Suite #118, Bryan, TX 77802.
	<b>Planned Activities</b>	This activity is expected to assist 25 clients. The program provides for life skills training, provides a resource center, and provides mentoring to former foster youth. Other resources and case management will be provided to participants so as to assist them in becoming fully independent young adults.
<b>8</b>	<b>Project Name</b>	Public Services: Bryan Parks and Recreation Summer Camp
	<b>Target Area</b>	City Wide

	<b>Goals Supported</b>	Public Services, Youth and Families
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$33,677
	<b>Description</b>	This activity includes a public service eligible program for a summer camp. The program provides for educational and recreational activities for a 6-week period during the summer months, including onsite activities and field trips.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The activity will serve 600 local youth from low- and moderate-income households, and from a variety of racial, ethnic, and income categories.
	<b>Location Description</b>	The camp activities will take place throughout the community, particularly in 5 Bryan low- and moderate-income neighborhood parks.
	<b>Planned Activities</b>	This activity includes a public service eligible program for a summer camp. The program provides for educational, social, and recreational activities to approximately 600 youth during a 6-week period during the summer months, including onsite activities and field trips.
9	<b>Project Name</b>	Public Services: Project Unity dba Unity Partners Poverty Reduction Initiative Program
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Public Services, Youth and Families
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$29,620
	<b>Description</b>	This activity's mission is to prevent child abuse and/neglect by addressing poverty associated conditions that compromise the development of the brain, resulting in academic failure, poor self-regulation, negative social relationships, and risky behaviors such as violence and drug abuse.

	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This activity is anticipated to serve 400 family members from low- to moderate-income households, including those of various racial, ethnic, and gender categories.
	<b>Location Description</b>	4001, E. 29th St., Suite 114, Bryan, TX 77802
	<b>Planned Activities</b>	The program's goal is to prevent child abuse and/neglect by addressing poverty associated conditions that compromise the development of the brain, resulting in academic failure, poor self-regulation, negative social relationships, and risky behaviors such as violence and drug abuse. Counseling, education, case-management, and other intervention and/or services will be made available to program clients.
<b>10</b>	<b>Project Name</b>	Economic Development: Job Creation and Retention
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Economic Development, Job Creation, Retention
	<b>Needs Addressed</b>	Economic Development
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	Economic Development program providing business support to promote job creation and/or retention. Assistance will be provided to stabilize business, thereby allowing them to create or retain available jobs for low- to moderate-income employee due to local economic slow-down, pandemics, or declared disasters. It's expected that 5 lower-income persons will retain, or gain employment. The program provides for program delivery of staff oversight of the activity.
	<b>Target Date</b>	9/30/2021



	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It's expected that 5 lower-income persons will retain, or gain employment. It is estimated that 5 households, including those with children and of various races and ethnicities, will benefit from the retained or created employment opportunities.
	<b>Location Description</b>	To be determined.
	<b>Planned Activities</b>	Special economic development activities to stabilize local business by providing financial support and incentives for the business to create new, or retain existing job opportunities for low- to moderate-income workers. Budgeted funds also allow for program delivery for program delivery and oversight.
<b>11</b>	<b>Project Name</b>	Program Administration: Grant Compliance - CDBG
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Program Administration, Grant Compliance
	<b>Needs Addressed</b>	Program Administration
	<b>Funding</b>	CDBG: \$168,219
	<b>Description</b>	Management of CDBG funded projects including, but not limited to, public service activities, housing assistance programs, public facility or infrastructure activities, urgent need actions (declared economic or natural disasters), other special projects, as well as program reporting, plan development, and public outreach.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not applicable, see program activity estimates.
	<b>Location Description</b>	1803 Greenfield Plaza, Bryan, TX 77802

	<b>Planned Activities</b>	Administrative activities and expenditures related to the management of CDBG funded projects including, but not limited to, public service activities, housing assistance programs, public facility or infrastructure activities, urgent need actions (declared economic or natural disasters), other special projects, as well as program reporting, plan development, public outreach, and other necessary efforts in support of grant goals and objectives.
12	<b>Project Name</b>	Program Administration: Grant Compliance - HOME
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Program Administration, Grant Compliance
	<b>Needs Addressed</b>	Program Administration
	<b>Funding</b>	HOME: \$38,868
	<b>Description</b>	Management of HOME funded activities including, but not limited to, housing rehabilitation, down-payment assistance, Community Housing Development Organization (CHDO) projects, Tenant Based Rental Assistance (TBRA) activities, and other efforts to promote decent, safe, and affordable housing.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not applicable, see program activity estimates.
	<b>Location Description</b>	1803 Greenfield Plaza, Bryan, TX 77802
	<b>Planned Activities</b>	Administrative activities and expenditures related to the management of HOME funded projects including, but not limited to, housing rehabilitation, downpayment assistance, Community Housing Development Organization (CHDO) projects, Tenant Based Rental Assistance (TBRA) activities, as well as reporting, project development, program delivery, and other necessary efforts in support of grant goals and objectives.

## **AP-50 Geographic Distribution – 91.220(f)**

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

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

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

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

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

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

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
City Wide	100

**Table 57 - Geographic Distribution**

## **Rationale for the priorities for allocating investments geographically**

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

### **Discussion**

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

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

In the 2020-21 Program Year, the City of Bryan will provide rehabilitation/reconstruction assistance to 3 homeowners through the Home Owner Housing Assistance Program and minor repair assistance to another 20 low-income owner-occupied dwellings. The City also anticipates that one of its CHDOs will construct 1 new affordable single-family rental home. Also anticipated is that 10 lower-income, eligible applicants will purchase homes using the City of Bryan's Down-Payment Assistant Program, and that 15 lower-income households will received Tenant Based Rental Assistance (TBRA) from the City. It is expected that 14 of the 23 homeowners will be elderly and/or disabled.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	35
Special-Needs	14
Total	49

**Table 58 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	15
The Production of New Units	1
Rehab of Existing Units	23
Acquisition of Existing Units	10
Total	49

**Table 59 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

The above noted affordable housing activities are targeted toward low-income home owners, special needs renters, home buyers. While the City does not directly provide housing assistance to homeless populations, City of Bryan Community Development Services Department staff serve on the area CoC organization – Brazos Valley Coalition for the Homeless (BVCH), which addresses local homeless issues, apply for federal funds, and coordinates among local public services providers and other non-profit and governmental agencies to ensure that the needs of area homeless populations are identified and addressed.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

While no CDBG or HOME funds will be allocated to the local public housing authority, the Bryan Housing Authority (BHA), plans continued improvements to its 300 duplex and townhome style subsidized rental units. A variety of support services are made available to the residents to promote a healthy affordable living environment for all tenants, young and old. The Brazos Valley Community Action Agency will also make 10,000 to 12,000 Housing Choice Vouchers available throughout the Bryan-College Station community and, likewise, provide various support programs for person applying for and utilizing rental assistance vouchers.

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

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

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

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

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

Not applicable.

**Discussion**

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

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

### **Introduction**

In support of homeless and special needs activities, the City supports Twin City Mission and Project Unity on applications for ESG and HOPWA funds to meet homeless needs, and is also a member of the Brazos Valley Coalition for the Homeless (BVCH). BVCH will conduct regular homeless surveys to gather information on needs with which to do regular gaps analysis updates and to complete funds for CoC activities by service agencies meeting needs of the local homeless population

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City will coordinate with BVCH in service delivery to ensure needs are addressed. Agencies will include: Bryan Public Housing Authority, B/CS United Way, The Brazos Valley Community Action Programs, Project Unity, BCS Habitat for Humanity, Bryan Housing Authority, Twin City Mission, Elder-Aid, Emanuel Baptist Church, Family Promise, the Brazos Valley Council of Governments, Mental Health Mental Retardation Authority of Brazos Valley, the Salvation Army, and the Texas Department of Housing and Community Affairs.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

**Actions taken in the 2020-21 Program Year to address emergency shelter and transitional housing needs locally include:**

Services to Homeless and Special Needs Populations: The City will allocate \$30,000 of CDBG funds to Unlimited Potential, Inc., providing case management and client supportive services to youth transitioning out of foster care. An estimated 25 clients will be served.

Point in Time Homeless Count: The City will participate in BVCH's Point-In-Time Homeless population and subpopulation counts.

Address Chronic Homelessness: The City and BVCH will support homeless providers in efforts to provide additional beds for the chronically homeless.



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

**Actions taken in the 2020-21 Program Year to help persons transition to permanent housing include:**

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

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

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

Services to Homeless and Special Needs Populations: The City will allocate \$30,000 of CDBG funds to Unlimited Potential, Inc., providing case management and client supportive services to youth transitioning out of foster care.

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

**Actions taken in the 2020-21 Program Year to help individuals and families avoid homelessness include:**

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

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

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

Assist Families with Children: The City, in partnership with the BVCH, will promote housing opportunities to homeless families with children.

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

## **Discussion**

The City's collaboration with the BVCH member agencies ensures a comprehensive approach to identifying and meeting CoC needs locally. Many of the health and human service providers locally provide assistance directly addressing homelessness, or other services and support addressing the ancillary issues and needs of homeless individuals and families. Collectively, homeless clients have the means to receive shelter and services, and to be counseled as they plan their transition from homelessness to permanent affordable housing and increased self-reliance.

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

### **Introduction:**

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

One issue was examined in preparation of this plan, namely council actions to address substandard and dilapidated manufactured homes. Zoning changes were made that, in some cases, precluded replacement of those units in certain zoning districts. See the full discussion above in section SP-55 Barriers to affordable housing – 91.215(h).

Strong efforts continue locally to encourage development and preservation of affordable housing. Affordable undeveloped property, along with rising construction material and labor costs, are the main hindrance to development of affordable housing locally. Additionally, clouded or fragmented title to property often renders otherwise potential affordable housing developments infeasible. City of Bryan Community Development staff work regularly with property owners, taxing entities, for- and not-for profit developers (i.e. Habitat and CHDOs) and internal city departments on strategies to facilitate and expedite new affordable housing locally.

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

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

Building fees are kept as reasonable as possible. Those collected are generally less than those recommended by national advisory boards. As an example, the model codes recommend a plan review fee AND a permit fee, but the City has chosen NOT to collect plan review fees or building impact fees.

The City continues to assess fees and processes to ensure affordable housing is not hindered and allows flexibility in zoning and building requirements when appropriate. Bryan uses a single fee based on square footage. Building, plumbing, mechanical, and electrical permit cost are added together for a new home. In Bryan, the valuation is simply \$66 per square foot with one permit cost. Further, permit fees for City-sponsored affordable housing development are waived for participating non-profit developers, and outstanding city liens are also waived for nonprofit developers acquiring property which has outstanding liens for code enforcement actions such as mowing and demolition. Local development expenses are minimal in terms of housing construction and renovation costs. Goals will include collaborative efforts with private and public entities so that resources can be leveraged and benefits maximized.

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

In spite of funding challenges, assistance for the elderly, disabled, HIV clients, and homeless continue. The City maintains partnerships with inter-local agencies and interested citizens to encourage the development of accessible, special-needs housing. The city also continues funding and technical assistance to its CHDO to build additional capacity for development of affordable and special needs housing. Regarding supportive assistance, the Brazos Valley Council of Governments' (BVCOG) Housing Choice Voucher Program (HCVP) continues to administer the Family Self-Sufficiency (FSS) program. Depending on funding, HCVP will provide rental and utility assistance to families in Bryan. The Bryan Housing Authority manages 300 affordable duplex and townhome style units at five locations in Bryan.

The City established an inter-department group - Bryan's Staff Housing Infill Committee - that identifies obstacles and explores ways to enhance local development, including infill housing, infrastructure, demolition, and other affordable housing initiatives. The City also works with a local housing group, the Brazos County Repair Coalition, to address local issues in housing.

### **Discussion:**

Locally, a demand for higher cost housing is seen. This may divert resources from affordable single-family development and reduce opportunities for lower-income buyers. To address this, technical assistance and homebuyer counseling is being provided by the cities and local agencies. The Bryan and College Station Community Development Offices, Brazos Valley Affordable Housing Corporation, Habitat for Humanity, Brazos Valley Community Action Programs, and the city's CHDO coordinate to streamline and promote programs assisting lower-income renters, homebuyers, and owners. Staff continues to encourage new and creative ways to ameliorate barriers to affordable housing.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

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

### **Actions planned to address obstacles to meeting underserved needs**

As identified in the 2020-24 Consolidated Plan, an ongoing obstacle to meeting local housing and non-housing needs is lack of adequate funding. Accordingly, the City, and its many public and private partnering organizations, developed and maintain collaborative associations to ensure effective delivery of service. The Community Partnership Board meets regularly to ensure cross-agency communication and to eliminate duplication in services. Likewise, the Brazos Valley Coalition for the Homeless brings together CoC providers in an effort to leverage funding and program capacity. The City has also, over the years, created a portfolio of loans from past program activities, that is now producing program income that is allowing additional housing program accomplishments each year.

### **Actions planned to foster and maintain affordable housing**

The City continues a commitment of preserving and increasing its affordable housing. This is enhanced by Bryan's designation as an "Entitlement City" and "Participating Jurisdiction" - eligible in PY2020-21 to receive CDBG, HOME, and potentially, additional CARES Act funding if available, to specifically target housing activities for low-income persons and families. CDBG and HOME funds will be used to address needs identified in the 2020-24 Consolidated Plan through some or all of the following activities:

- Home Owner Housing Assistance - rehabilitation of substandard low-income owner-occupied homes including minor assistance.
- Home Buyers Program – includes counseling, closing cost, down payment, and technical assistance to homebuyers.
- Tenant Based Rental Assistance – to provide rent and/or deposit assistance to low- and

moderate-income households so as to mitigate potential homelessness.

- Public Facility and or Improvements - in low to moderate-income areas, including infrastructure improvements or repairs to streets, sidewalks, fire safety, and/or park equipment.
- Infrastructure and Technical Assistance - to the development of mixed income subdivisions located in a low to moderate-income neighborhoods.
- Community Housing Development Organization (CHDO) - funds for qualified organizations to undertake affordable housing activities.
- Technical Assistance - to assist private investors for rental rehabilitation or new construction.
- Volunteer Demolition – to facilitate the removal of dangerous and/or dilapidated structures and,
- Acquisition – to facilitate the development of additional affordable housing and/or economic redevelopment.
- Economic Development – to provide assistance to area business so as to create and/or retain jobs for low- and moderate-income workers.

2020-21 Program Year funds are allocated for down payment assistance, major and minor repair assistance, housing development and other affordable housing and related activities, including program delivery costs when applicable, with low to moderate income families targeted. Approximately \$94,000 of program income is also anticipated (\$19,000 from CDBG and \$75,000 from HOME). It is expected that the above mentioned funds will leverage approximately \$1,400,000 in other funds. The City will also continue to develop relationships with non-profit housing and service providers to improve the quality and quantity of affordable housing stock locally and to retain where feasible housing affordable to low-income families including the following local non-profit housing partners:

- BCS Habitat for Humanity – BCS Habitat serves families in Bryan and College Station who earn up to 60% of the median income and are in need of quality affordable housing.
- Twin City Mission, Unlimited Potential, Emanuel Baptist Church and Family Promise – permanent, transitional, and temporary housing stock for the homeless.
- Brazos Valley Council of Governments – Housing Choice Voucher Program for rental housing. Funding will allow an estimated 1,600 households to receive housing voucher assistance in the upcoming program year.
- Brazos Valley Community Action Programs – housing development, weatherization, and energy assistance programs.
- Elder-Aid – housing repairs and elderly rental housing development as a City of Bryan CHDO.
- Bryan Housing Authority - managing 300 units of low-income rental housing.

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

## **Actions planned to reduce lead-based paint hazards**

Bryan has emphasized lead-based paint (LBP) counseling and awareness in all its programs. All Down Payment and Closing Cost assistance for pre-1978 properties in the first time homebuyer program requires LBP counseling as well as testing and remediation. The City also maintains a continued focus on the hazards of lead-based paint and the need for lead-based paint testing of potential rehabilitation projects. Additionally, the City has continued to work with public service agencies caring for or providing services to children to reduce lead-based hazards in the community. The city's Community Development Services Department has staff members with years of experience and training related to the identification, planning, and remediation of lead-based paint hazards. Housing program activities have policies and procedures in place to, not only remediate lead-based paint hazards in existing structures, but to also promote and facilitate the development of new, affordable and safe housing units that will benefit the lower-income community for decades to follow.

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

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

See additional information in section SP-65 on local elevated blood lead levels and information on older housing with potential lead based paint, to include households with children potentially living in housing units with potential LBP hazards.

## **Actions planned to reduce the number of poverty-level families**

In the 2020-21 Program Year, the City continues to provide an antipoverty strategy that previous consolidated plans promoted. That strategy has the following components:

- Expand the inventory of safe, decent, affordable dwellings available to low-income residents.
- Provide Emergency Tenant Based Rental Assistance to ensure households struggling with rent or utilities can avoid eviction or loss of power.
- Fund public service activities that enhance quality of life and encourage self-sufficiency for low-income residents.
- Create jobs for low-income residents by providing technical assistance to businesses creating jobs that target low-income persons, with an emphasis on living wage jobs.
- Fund activities allowing children to develop their maximum potential and leave the poverty environment.

As part of the 2020-21 Action Plan, Bryan will fund the following activities to address these goals:

A portion of the **\$841,095 in CDBG grant funding**, coupled with approximately \$19,000 of program income, will be allocated for a variety of local health and human service program activities promoting a suitable living environment, and enhancing availability/accessibility of services. Those activities include: a recreation summer camp program for children; provide for mentoring opportunities for local youth; a case manager to assist youth transitioning out of foster care; and a supervised visitation program for court-ordered visitations between children and non-custodial parents (all funded agency programs include staff program delivery).

In addition, some of the CDBG funding allocation and program income will be used to promote decent and affordable housing, including: major rehabilitation/reconstruction; new affordable housing construction; minor repair; and down-payment assistance, volunteer demolition, acquisition, Tenant based Rental Assistance, and staff program delivery.

The **HOME grant funds, totaling \$388,677** plus an expected \$75,000 of projected program income, will also be allocated to several housing assistance activities promoting decent and affordable housing. Those activities include: major rehabilitation/reconstruction; new affordable housing construction; Tenant based Rental Assistance; and down-payment assistance. CHDOs will participate in the promotion of decent and affordable housing locally.

The City will also support local agency efforts to assist the unemployed/under-employed and will partners in job training, job creation and economic development, to include: Brazos Valley Council of Governments - Workforce Solutions, Blinn College, BCS Small Business Development Center, BCS Chamber of Commerce, and the Research Valley Partnership.

### **Actions planned to develop institutional structure**

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



of Bryan-College Station. Collectively, the local institutional delivery system is well coordinated and very effective in addressing local needs, providing information and referral services, and minimizing duplication of services.

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

The Community Development Services (CDS) Department of the City of Bryan is the lead agency for the Consolidated Plan and all subsequent Action Plans. CDS staff will work closely with all partnering housing and social services providers through the 2020-21 Action Plan to achieve the stated goals and objectives.

Housing Agencies: CDS staff will work with the Bryan Housing Authority, Texas Department of Housing and Community Affairs, U.S. Dept. of HUD, the Brazos Valley Community Action Programs, Habitat for Humanity, Brazos Valley Affordable Housing Corporation, the Brazos Valley Coalition for the Homeless, Brazos Valley Council of Governments, and other public and private entities to enhance program delivery. The City of Bryan will continue seeking qualified organizations to assist in becoming new CHDOs.

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

The City of Bryan will continue to partner with and serve on United Way's 2-1-1 information and referral system committee. Needs and gaps continue to be those identified previously by the Information and Referral Advisory Committee. These goals enhance coordination between public and private housing and social service agencies, and include:

- Create greater awareness of available information and referral services;
- Coordinate existing services and maintain a comprehensive central database of health and human services information;
- Coordinate funding sources to streamline funds into a collaborative network; and
- Provide educational presentations on the viable usage of 2-1-1.

The City's CDS Staff will also serve on the Unity Partners Executive Board as part of the Social Inclusion Team, which strives to incorporate local demographics into goals and objectives for low and moderate income families. The community-wide organization provides a forum for area non-profit providers to collaborate on reducing duplication of services, gain strength through collaborative grant writing efforts,

attend workshops and seminars, and provide case management to families to encourage self-sufficiency. CD staff also serves on United Way's Board and I&R Committee, Brazos Valley Coalition for the Homeless. Additionally, CD staff coordinates the city's "Bank On It" program and also serves on Texas A&M University's Cultural Diversity Committee.

**Discussion:**

Meeting obstacles, foster and maintaining affordable housing, reducing lead-based paint hazards, developing institutional structure, and enhancing coordination between local public and private housing and social service agencies are all advanced by the City's comprehensive network of partnering agencies. Agency resources are leveraged and duplication of services is avoided through a high level of coordination within the local housing and social service community. By these partnerships, 2020-24 Consolidated Plan priorities and 2020-21 Action Plan goals will be achieved.

## Program Specific Requirements

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

#### Introduction:

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

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

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

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

#### Other CDBG Requirements

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

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

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:
2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Corresponding with HOME funded Homebuyers Assistance of up to \$15,000 or less per purchase/client, the City will require a deferred loan with a 5-year owner-occupancy requirement and secured by a note and recorded deed of trust. Recapture of the amount of assistance provided with HOME funds will be required upon resale, failure to maintain as homestead, or transfer of ownership during the affordability period; to the extent proceeds are available from any sale. The HOME investment subject to recapture is based on the amount of HOME assistance that enabled the homebuyer to buy the dwelling unit. This is also the amount upon which the affordability period is based. This includes any HOME assistance that reduced the purchase price from fair market value to an affordable price, but excludes the difference between the total actual cost plus the market cost of producing the unit and the market value of the property (i.e., the development subsidy). The recaptured funds must be used to carry out HOME eligible activities.

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

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

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

- HOME funds used for projects not completed within 4 years of the commitment of funds will be considered terminated and all HOME project funds repaid to the city's HOME Investment Trust Fund. The City may request a 1 year extension by submitting information about the status of the project, steps taken to overcome obstacles, proof of adequate funding to complete the project, and

a schedule with milestones for completion of the project for HUD's review and approval.

- No HOME funds may be committed to any project involving acquisition, construction, or rehabilitation of rental or homebuyer projects, unless the participating jurisdiction certifies that it has conducted an underwriting review, assessed developer capacity and fiscal soundness, and examined neighborhood market conditions to ensure adequate need for each project.
  - Any homeownership units funded with HOME funds which cannot be sold to an eligible homeowner within 6 months of project completion shall be rented to an eligible tenant.
  - No HOME funds may be awarded for development activities to a community housing development organization that cannot demonstrate that it has staff with demonstrated development experience.
4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

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

The City of Bryan has adopted housing program guidelines to support the development and maintenance of safe, efficient, accessible and affordable housing for its lower-income citizens. While incorporating provisions to guide the acquisition, construction and/or rehabilitation of affordable housing, the guidelines also ensure that CDBG and HOME requirements are satisfied. The City's goal is to ensure that local and federal funds are used as efficiently and effectively as possible, and that recaptured and/or leveraged resources are reinvested to further promote affordable housing locally. The City also intends to utilize HOME Waivers identified in the April 10, 2020 HUD Memorandum from HUD's Acting Assistant Secretary for Community Planning and Development which outlined allowable waivers to participating jurisdictions. As such, the City intends to avail itself to the following HOME Program waivers:

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

## Attachments

## **CITIZEN PARTICIPATION COMMENTS**

**Public participation related to the 2020-24 Consolidated Plan, 2020 Annual action plan, 2020-24 Analysis of Impediments, and/or CARES Act related amendments:** Comments received by: public hearings, emails, virtual hearings, online surveys, and various other media/marketing outreach.

On April 16, 2020 and May 6, 2020 the City's Community Development Advisory Committee (CDAC) provided online, virtual public forums for discussion and public hearings on the City's 2020-24 Consolidated Plan (CP), 2020 Annual Action Plan (AAP), and 2020-24 Analysis of Impediments (AI) and consideration of substantially amending its 2019 AAP to address local needs resulting from the COVID-19 pandemic and newly allocated federal CARES Act funding. Virtual hearings were announced on the City of Bryan's Community Development Services Department homepage, the City's YouTube and Facebook pages, on local television and radio, in the local newspaper, and various other venues like United Way of the Brazos Valley and the local Community Partnership Board.

Staff presentations during the public hearings included overviews of CDBG and HOME eligible programs specific to the city's grant programs, the 2020-24 CP development, the proposed substantial amendment to the 2019 AAP, and potential uses of re-budgeted PY2019 funding allocations. Presentations regarding Fair Housing issues and the 2020-24 AI were also provided as part of the hearings.

Comments and survey results were considered as part of the planning and amendment processes and amendment recommendations for the above mentioned plans. On May 18, 2020 the Bryan City Council held a virtual public meeting where the Bryan 2019 AAP CARES Act Substantial Amendment was approved and adopted. On June 25, 2020 CDAC held virtual public hearings to present the proposed 2020-24 CP, 2020 AAP, and the 2020-24 AI for public comment. On July 14, 2020, the Bryan City Council held a virtual meeting and approved the 2020-24 CP, 2020 AAP, and the 2020-24 AI. The City Manager was designated by City Council as the authorized signature authority for all related and required documents.

**Citizen & stakeholder comments received on 2020-24 Consolidated Plan, 2020 Annual Action Plan and/or CARES Act funding follow:**

April 16 and May 6, 2020, Virtual Public Hearings:

There were over 850 viewers for these two virtual, online public hearings with comments received during the public hearing comment periods listed below. Sixty citizens responded to the City of Bryan COVID-19 Impact Survey. Of the ten need options listed, those ranked as "important" or "most important" by at least 70% of the respondents were, in order: food distribution, food delivery, testing and diagnosis, increased health services, economic assistance for businesses and employees, and rental assistance.

Comments received in response to April 16 and May 6, 2020, Virtual Public Hearings:

**The Executive Director of Project Unity (via email)** indicated that, based on their assessment, the top five community needs are related to: employment, education, housing, support services, and prevention of child abuse and neglect.

Comments received in response to June 25, 2020, Virtual Public Hearings:

**The Executive Director of The Prenatal Clinic (via email)** thanked the City and said the Clinic had benefited from CDBG funding and that funds are invaluable in providing medical care and health education to low-income pregnant women, and that without the funding they would be limited ability to purchase vital medical supplies, laboratory/ultrasound testing, and medicines and vitamins that are critical to providing medical services to their clients.

**The Executive Director of the MHMR Authority of Brazos Valley (via email)** thanked the City, the CDAC and JRFRC committee members, and the Community Development Office for its participation with the CDBG Grant and confirmed his support for the proposed 2020 AAP and its funding recommendations. He also encouraged the city to continue to make the maximum allowed 15% of CDBG grant to be designated for Public Services, noting that needed programs would have to be reduced or eliminated otherwise.

**One additional online/emailed respondent** said they would like to see funds set aside for residence in Wheeler Ridge affected by the tornado in May 2016, and that many people still struggle with repairs not covered by insurance, FEMA, or SBA.

## **COMMENTS RECEIVED IN RESPONSE TO VARIOUS SURVEYS**

### **PUBLIC SERVICE SURVEY COMMENTS**

- A commenter supports efforts to expand support services: housing, health care, food, and water - basic rights the City should actively support to promote well-being and dignity of all citizens regardless of means.

### **HOUSING NEEDS SURVEY COMMENTS**

- A commenter said affordable housing is needed close to where we work, and walkable neighborhoods are very important to us.
- One commenter thanked the City for the survey opportunity.
- A commenter said more affordable housing for seniors and permanent residents is needed.
- One commenter said the library is an important existing asset that needs continually support.
- A commenter said there are few affordable starter homes not needing major repair work to be move-in ready. New homes are too expensive (\$200k+). Also, despite overbuilding of rentals, rent is still expensive making it hard to save to buy a home.



- One commenter said there is a need for assistance to repair large historic homes – those having to be brought up to code which is expensive. The commenters' home is old and they need assistance.
- One commenter noted that Code Enforcement is complaint driven which pits neighbor against neighbor and creates stressful situations. They recommended changes to avoid adverse situation with neighbors.
- A commenter recommended having a comment section after each question section. They also said federal requirements and City overhead cost more than necessary and there is no fair way for the City to help others. At best, it provide services paid for by users of those services, but costing more than private sector services and at best the city should not impede organizations helping others. The commenter also explained why they believe that city support of housing programs for local homeless persons is counterproductive, arguing that it simply promotes more homelessness and removes incentives to work. They argued it is also unfair to taxpayers. The commenter recommend that, instead, rental assistance vouchers be available, and that the City should remove obstacles to affordable housing development and also allow owners more liberty regarding household size and rental restrictions on private residential properties.
- A commenter said there are too many baseball fields and recommended not building the baseball complex at Travis Park. They requested leaving the park a large green space and build a play-scape to allow places to escape from urban sprawl.
- One commenter noted their household cannot afford local housing and that the cost of renting is beyond their ability as low-income persons. They indicated that initial costs approximate 4 times the monthly income with, application fees, first and last month rent, and deposits and that is why many citizens live with family members instead.
- A commenter said that Bryan should have as many, or more, senior program activities and that it was lagging behind College Station in terms of programs for senior citizens.
- One commenter indicated that the Bryan Community Development Services Dept. does an amazing job with the small amount of money available to them and would like to see the City of Bryan provide more funding for their programs.
- A commenter stated that, in spite of its problems, they like the City of Bryan.
- One commenter said there is no need for a super park and that, instead, more green spaces are needed. They encouraged the City not to spend millions on a park because there is no need for it.
- A commenter suggested that Bryan businesses should maintain and beautify their landscapes because many are poorly maintained and very unsightly.
- One commenter stated there were a number of local issues of which they knew nothing about, but should. They did questioned if funding of homeless shelters was warranted if there was little need.
- A commenter thanked the City for its efforts to utilize federal grant funds to improve Bryan.

## FAIR HOUSING SURVEY COMMENTS

- One commenter suggesting the City had discriminated against lower-income households with newer planning ordinance precluding manufactured homes (more affordable than site-built) outside designated zoning districts.

## COVID-19 IMPACT SURVEY COMMENTS (by category)

### Food, meal assistance

- Many times the folks that access food at community centers and food banks, are at-risk AND don't have the stamina to stand outside in the elements - 6ft apart. That involves a lot of extra time and walking.
- Only necessary if family/neighbors/friends/community volunteers cannot fill need.
- The Food Bank does a great job.
- Very important to help our citizens with vulnerabilities.
- This helps the people who are not home bound but still have needs.
- Yes for those quarantined but not to medical vulnerabilities because you'd be feeding most of the people because most have major medical vulnerabilities.

### Training, equipment, support for healthcare workers

- Health workers were already lacking in numbers. However, working conditions should also be addressed to retain them.
- I know several health care workers on reduced hours.
- Job training for health workers - we are treating the disease not the cause.

### Facilities for healthcare

- Local hospitals have easily dealt with the situation so far.
- I've never considered this option before but since we don't have an official "end" and the likelihood of an insurgence this may be needed.
- Identify an on-demand biocontainment facility (such as the old Med hospital). this can be done by re-purposing existing venues in times of crisis rather than spending limited resources on capital projects.
- Just use a vacant building. It doesn't have to be crazy special because we are hoping it is temporary.

### Rental or mortgage assistance

- Landlords need money and people need a place to live. This may be an opportunity to convince landlords that working with Housing Choice Vouchers is a good thing!

- This is not sustainable for extended time period – rental mortgages.
- Unemployment benefits provide income – mort and rent assist.
- Mortgage assistance least important - they signed the notes for the big house/cars etc.

#### Business support, job training

- People need to work in jobs that are not temp jobs.
- I'm worried that the amount being paid for unemployment is greater than employees earn from working.
- Creating jobs are important, but not as important as safety and wellness of the citizens.
- Is not the role of the city government.
- Lift the restrictions and jobs will be coming back.

#### Healthcare supplies, equipment, testing, etc.

- I would say specifically Personal Care Attendants to help people be able to stay in their own homes instead of congregate living.
- Without personal safety equipment people are dying.
- Some of us delivering essential services cannot get in the supply chain for masks, disinfectants, etc.
- Testing is needed to properly manage the pandemic and should be offered free of charge.
- Help with services for people who are vulnerable to be able to get prescription medications. Encourage stores to expand pick up options temporarily.
- Healthcare workers still haven't been offered testing. How can we commit the most and best of ourselves, unreservedly, if we are constantly neurotic about whether we are taking it home to our spouse and kids?
- The current health systems in the area could likely do testing more effectively and efficiently.
- We are doing this already.
- Personal protective equipment availability is most important. We still do not have a 90-day supply of PPE should there be additional waves. I've used the same three surgical masks since March 26th.

#### General comments

- I hope Bryan is looking to help stimulate the local economy by using the CARES Act funds to give residents another stimulus check.
- From my comments, I am not in favor of doling out more money so many have to pay for it later or it may never be paid. The flu will always affect the elderly, the obese, the diabetics, the people with heart conditions etc. This is no exception.
- We need to be equipped to handle the next health issue.

- The Regional Advisory Council is toothless--titles and authority without power. Make it more robust to centralize and coordinate area resources. The Brazos Valley needs a biocontainment playbook and facility. If we have an identified local, we can share staffing resources to man it.
- We need this to keep from spreading in different places.
- Government need to think very carefully before opening the cities up. The lives of citizens are more important than citizens lifestyles.
- Whatever the city can do to reduce regulatory and tax burdens on businesses that are starting to rebuild their businesses and staff at this time would be of the greatest value to the community. The more the government gets out of the way, the faster business and employment will grow.
- Need to chart cases on google map like app so citizen know what places to avoid visit.
- Week of April 23-30 we had 16 new cases. Week of May 1-7 (first week of eased restrictions) we had 39 new cases. Am wondering if a volunteer task force could be assembled to conduct periodic welfare checks on elderly/shut ins? Make sure they are ok/give them info on free delivery services. Good job with televised Health Department updates.
- Consider closing back down for longer.
- Lower income individuals should be the target beneficiaries of everything that is done.
- As a recent Public Health graduate, I am proud the way Bryan and College Station have worked together to flatten the curve. I know it will get worse but my public health services should be in place before college students come back into town.
- Cross-privilege staff to share the work burden on rotating shifts
- Stockpile a 90-day supply of supplies and centralize distribution to the area biocontainment facility.
- We need to go back to less than 25% capacities. Our numbers are rising and people are not wearing masks. Couples bringing their little kids into the store with no masks and touching everything. Employees everywhere feel unsafe.
- No new programs, hemorrhaging money. Open businesses and let's get to work! - jobs and businesses.
- Mental wellness is being completely overlooked. People suffering from mild cases of anxiety are overwhelmed. Kids are anxious and overwhelmed. The press conferences from elected officials I will equate to parents scolding children. For children to watch, it increases anxiety levels. Facts and requests should be delivered in a calm and compassionate way.
- I believe in 2 weeks we will see an explosion in cases by opening up. People are acting normal as before; but it will never be 'normal' again for some time.

## **JANUARY 15, 2020 LOCAL PASTORS FOCUS GROUP MEETING**

### General comments (includes those by BISD Representative)

- It was recommend by pastors to provide information at Sunday services, and request interested congregants to complete surveys
- BISD has a faith-based *Read-by-3* group meeting regularly that may be an opportunity for outreach. The majority of attending families are Spanish Speaking, so a Spanish version of survey is needed.
- It was recommended that staff provide a survey and information presentation either before or after the regularly scheduled weekday meeting.
- It was noted that the Carver Kemp Neighborhood Association Meeting is on Feb. 15<sup>th</sup> and City staff will be presenting information related to the 2020-24 Consolidated Plan and 2020-21 Annual Action Plan.

**NOTE: In “Grantee Unique Appendices” following, also find tables providing additional public input gathered on needs and used in preparation of the 2020-24 Consolidated Plan, 2020 Annual Action Plan, 2020-24 Analysis of Impediments, and Coronavirus relief actions.**

**GRANTEE UNIQUE APPENDICES**

## CITY OF BRYAN CITIZEN PARTICIPATION PLAN

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

### SECTION I. ENCOURAGING PARTICIPATION

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

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

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

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

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

## SECTION II. MINIMUM REQUIREMENTS

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

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

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

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

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

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



### **SECTION III. AMENDMENTS**

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

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

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

### **SECTION IV. PERFORMANCE REPORTS**

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

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

### **SECTION V. PUBLIC HEARINGS**

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

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

In the event of local, state, or national environmental, economic, health, or other unforeseen disasters, pandemics or other catastrophes and in accordance to HUD guidance the City may elect to hold online and/or broadcast “Virtual Public Hearings” (VPH) to ensure opportunities for citizens to provide comment and input on Consolidated Plans, Annual Action Plans, Consolidated Annual Performance and Evaluation Reports, plan amendments, and any other publication requiring public input and/or review. Virtual public hearings can be used if 1) national /local health authorities recommend social distancing and limiting public gathers for public health reasons; and 2) virtual hearings provide for reasonable notification and access for citizens in accordance with the grantee’s certifications, timely response for local officials to all citizens questions, issues, and public access to all questions and responses. The public will be notified of VPHs through the traditional public notice methods (newspaper notices, radio, television, internet, etc.), and accommodations for other means of participating and commenting will be provided for those lacking computer, internet, phone, or other equipment or service requirements. In these circumstances, the public notification will be abbreviated to a reasonable period of notification as determined by the City (72 hours) and a reasonable opportunity to comment of no less than 5 days.

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

## **SECTION VI. MEETINGS**

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

## **SECTION VII. AVAILABILTY TO THE PUBLIC**

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

## **SECTION VIII. ACCESS TO RECORDS**

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

## **SECTION IX. TECHNICAL ASSISTANCE**

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

## **SECTION X. COMPLAINTS**

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

## **SECTION XI. USE OF PLAN**

The City of Bryan will follow its citizen participation plan.

## **SECTION XII. JURISDICTION RESPONSE**

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

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

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

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

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

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

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

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

## **Consultation and Community Outreach** (Tables Follow)

The CP process was organized within HUD's online *eCon Suite* software using its pre-populated Comprehensive Housing Affordability Strategy (CHAS) and American Community Survey (ACS) data was utilized along with data from various other sources applicable to needs assessment and market analysis efforts. Previous consultation with local entities was also used and, where appropriate, follow-up consultation was directly made by staff either by personal visit, direct mail, or telephone. Specific consultations were completed with: Brazos Valley Council of Governments; Brazos County Judge, Brazos County Health Dept.; Brazos Transit District; Bryan Housing Authority; Brazos Valley Affordable Housing Corporation; Mayor of Bryan, Brazos Valley Coalition for the Homeless; Twin City Mission; Bryan Independent School District, Unity Way of the BV, B/CS Habitat for Humanity, and other entities (see following table titled "Public Services, Educational, and Governmental Providers and Organizations Consulted" Table-1).

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

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

In the 4<sup>th</sup> and final table below, results and responses for the City of Bryan Corona Virus Impact Survey are presented. The survey was made available online and 60 citizens responded. Of the ten "need options" listed, those ranked as "important" or "most important" by at least 70% of the respondents were, in order: food distribution, food delivery, testing and diagnosis, increased health services, economic assistance for businesses and employees, and rental assistance. For detailed survey results see the COVID-19 Impact Survey results table following, Table-4.

**Table – 1**

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

**Table – 2**

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

**Table – 3 Service Providers Ranking of Needs**

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

**Table – 4**

City of Bryan Coronavirus Impact Survey - May 2020									
	Least Important	Somewhat Important	Neutral	Important	Most Important	TOTAL RESPONSES	Important + Most Important	Percent Important / Most Important	Importance Rank
Provide food for pantry distribution	2	1	2	33	17	55	50	90.91%	1
Deliver meals on wheels to quarantined individuals or those with medical vulnerabilities.	2	3	3	26	21	55	47	85.45%	2
Provide testing, diagnosis and other services at a fixed location	2	1	5	24	23	55	47	85.45%	3
Increase capacity and availability of targeted health services for infectious disease	1	2	9	22	20	54	42	77.78%	4
Provide an Economic Development Program to enable business job creation/retention for low/moderate income employees	4	3	6	28	14	55	42	76.36%	5
Provide rent assistance	3	5	6	24	16	54	40	74.07%	6
Construct or rehabilitate a facility to establish an infectious disease treatment clinic	9	4	4	27	11	55	38	69.09%	7
provide equipment, supplies, and materials to carry out a public service	2	6	9	25	2	44	27	61.36%	8
Job Training to expand the number of health care workers available to treat disease	5	10	8	19	13	55	32	58.18%	9
Provide mortgage assistance	5	5	14	25	6	55	31	56.36%	10
<b>Total Surveys Received: 60</b>									



**Publications, Affidavits, and Documentation on the Bryan 2020-24 CP, 2020 AAP, 2020-24 AI,  
and 2019 AAP CARES Act Substantial Amendment**

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**May 6<sup>th</sup> Public Hearing Notice – (published on April 28<sup>th</sup> - affidavit and notice follow**

**Affidavit for May 6<sup>th</sup>, 2020 Virtual Public Hearing Notice**

# The Eagle

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

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

MAY - 4 2020  
City of Bryan Finance

**Account Number**  
1034600

**Date**  
April 29, 2020

Date	Category	Description	Ad Size	Total Cost
05/04/2020	Municipal Notices	Coronavirus Aid, Relief and Economic Security Act	3 x 0.00 IN	537.68

**Proof of Publication**


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


04/28/2020

**The First insertion being given ... 04/28/2020**


**Newspaper reference: 0000640704**

**Sworn to and subscribed before me this Wednesday, April 29, 2020**

  
 Brenda Garcia  
Clerk

  
 Kathy Brewer  
Notary

State of Texas  
Brazos County  
My Commission expires 8/19/2022



**KATHY BREWER**  
453763-6  
Notary Public, State of Texas  
My Commission Expires  
August 19, 2022

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

**May 6<sup>th</sup>, 2020 Virtual Public Hearing Notice – Electronic Copy for Readability (actual published ad follows)**

**PUBLIC NOTICE**

In accordance with 24 CFR 91.05(c)(2) and subpart B of the federal regulations relative to citizen participation for Community Planning and Development Programs and applicable waivers made available to those requirements through the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), the City of Bryan, Texas is making four amendments. These are 1) to revise the Citizen Participation Plan to include the use of virtual public meetings, reasonable notice to the public, and shortened public comment period as allowed by HUD; 2) to amend the 2015-2019 5- Year Consolidated Plan by adding a Disaster/Pandemic Recovery plan as a goal; 3) to amend the 2019 Annual Action Plan (AAP) to provide for additional funding from the CDBG CARES Act, and 4) to amend the 2019 Annual Action Plan through a Substantial Amendment which adds a HOME Investment Partnerships Program (HOME) Tenant Based Rental Assistance program by reallocating funds from the major rehabilitation/reconstruction program.

Public Comment Period and Process:

The Citizen’s Plan amendment and the 2019 Annual Action Plan for CDBG CARES and HOME funds are available for a 5-day public review and comment period from May 6, 2020 to May 11, 2020. Citizens wishing to submit written comments during the public review and comment period may mail them, postmarked no later than May 11, 2020, to the following: City of Bryan Community Development Services, P.O. Box 1000, Bryan Texas 77805 or email [communitydevelopmentweb@bryantx.gov](mailto:communitydevelopmentweb@bryantx.gov). Persons may also call in during the public meeting to make comment at 979-209-5175.

Amendments:

**#1: Substantial Amendment** - Revises and updates the Citizen Participation Plan to include additional language regarding current and future disasters and pandemics as defined by HUD, reducing the public notice and public comment periods, and provides for the use of virtual public meetings for social distancing when appropriate. In addition, to increase the amount of funds which can be reallocated from 10% to 15% before a substantial amendment is required.

**#2 - Substantial Amendment** – Revises the City of Bryan’s 2015-2019 5-Year Consolidated Plan to include as a goal statement a Disaster/Pandemic Response Plan, including policies and procedures to address local impact of these types of catastrophes as allowed by HUD guidance, waivers and/or streamlined regulations.

**#3 Substantial Amendment**- Revises the City of Bryan’s 2019 Annual Action Plan to enable Bryan, Texas to receive and administer \$494,864, in Community Development Block Grant Coronavirus (CDBG-CV) funding from the U.S. Department of Housing and Urban Development (HUD). Eligible CDBG activities may include, but are not limited to, assisting low- and moderate-income households with rental assistance for no more than three months, food programs, business assistance to retain employees that are low- and moderate-income, and support of other COVID-19 response services. This funding and any additional CDBG funding which may be made available to the City by HUD through the CARES Act will be used for the same purposes of the initial allocations, which is to prevent the spread of coronavirus 19 (COVID-19) and facilitate assistance to eligible businesses, agencies, households, and persons economically impacted by COVID-19.

Further, as of the date the CARES Act was signed on March 27, 2020, eligible expenses previously paid with nonfederal funds may be repaid with CDBG funding, including those made under the CARES Act. These pre-award costs will meet all HUD requirements applicable to CDBG, including those under the CARES Act. Unless waived by HUD, CDBG pre-award costs for FY 2019/2020 and 2020/2021 program years will not exceed 25% of the grant and will be used for the CDBG eligible activity.

**#4 Amendment**- The City intends to reprogram \$75,000 of FY 2019-2020 HOME major rehabilitation/reconstruction program funding as needed to establish a new FY 2019/2020 Tenant Based Rental Assistance program in response to COVID-19 and utilize HOME waivers for the funded program. All substantial amendments subject to City Council approval and HUD approval.

**COMMUNITY DEVELOPMENT ADVISORY COMMITTEE AGENDA  
May 6, 2020 3:00 PM  
VIRTUAL PUBLIC MEETING**

- I. Welcome and Introduction
- II. Review and Approval of Minutes from the February 13, 2020 CDAC public meeting
- III. Recognition of Affidavits filed in Responses to State Law on Disclosure of Local Official’s Conflict of Interest
- IV. Call to Order the Public Hearings
  - A. Public Hearing 1: Substantial Amendment the City’s Citizen Plan Presentation:
    - A. Changes reflect current and future disasters and pandemics language
    - B. Updated percentage cap for substantial amendments
    - C. Comments
    - D. Close Hearing
  - V. Public Hearing 2: Substantial amendment to the 2015-2019 5-Year Plan to include A Disaster/Pandemic Response Plan Goal Presentation

- A. Comments
- B. Close Hearing
- VI. Public Hearing #3 –Substantial Amendment, 2019 Annual Action Plan for the additional funding and waivers for CDBG CARES (\$494,864) presentation:
  - A. Special Economic Development Program (estimated \$346,405)
  - B. Public Service Agency Funding ( estimated \$148,459)
  - C. Comments
  - D. Close Hearing
- VII. Public Hearing #4 – Substantial amendment to the 2019 Annual Action Plan for the reallocation of HOME funding (\$75,000) from Major Rehabilitation/Reconstruction to new program Tenant Based Rental Assistance
  - A. Comments
  - B. Close Hearing
- VIII. Regular Public Meeting
  - A. Presentation and Possible Action: Update 5-Year Plan and 2020 CDBG and HOME Funding Recommendations
  - B. Presentation and Possibly Action on Community Development Programs
    - i. Housing DPA and Minor Repair
    - ii. Housing Rehabilitation/Reconstruction
    - iii. Public Agency Process
    - iv. Administration and Planning
- IX. Adjournment

Public notices regarding amendments to the 2019 Annual Action Plan will be printed in local newspapers and posted online at the Community Development Services website: <https://www.bryantx.gov/community-development> . For more information call (979) 209-5175 or email [communitydevelopmentweb@bryantx.gov](mailto:communitydevelopmentweb@bryantx.gov). Information on the June public hearing/public meeting for the 2020 Annual Action Plan will be available in the near future via the City’s Communication Department and Community Development’s website.

**Supplemental Notice:** Notice is hereby given that members of the City of Bryan Community Development Advisory Committee will participate in this meeting via teleconference or video conference as allowed by Governor’s Order due to the COVID-19 pandemic. As allowed by this Order, a quorum will not be present in a physical location. Because of the COVID-19 pandemic, in-person testimony cannot be accommodated. Citizens wishing to submit comments regarding items on this agenda for the CDAC members to review should submit their comments in writing via email before May 6, 2020 at 3:00 PM to [communitydevelopmentweb@bryantx.gov](mailto:communitydevelopmentweb@bryantx.gov). **Public comments will be accepted during the meeting at this email or by phone at (979) 209-5175. After the meeting, comments will be accepted by email, phone or mail until May 11, 2020.**

**Additional Information**

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

**Information Additional**

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

# May 6<sup>th</sup>, 2020 Virtual Public Hearing Notice – Actual Legal Ad Print Copy

## PUBLIC NOTICE

In accordance with 24 CFR 91.05(c)(2) and subpart B of the federal regulations relative to citizen participation for Community Planning and Development Programs and applicable waivers made available to those requirements through the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), the City of Bryan, Texas is making four amendments. These are 1) to revise the Citizen Participation Plan to include the use of virtual public meetings, reasonable notice to the public, and shortened public comment period as allowed by HUD; 2) to amend the 2015-2019 5-Year Consolidated Plan by adding a Disaster/Pandemic Recovery plan as a goal; 3) to amend the 2019 Annual Action Plan (AAP) to provide for additional funding from the CDBG CARES Act; and 4) to amend the 2019 Annual Action Plan through a Substantial Amendment which adds a HOME Investment Partnerships Program (HOME) Tenant Based Rental Assistance program by reallocating funds from the major rehabilitation/reconstruction program.

### Public Comment Period and Process

The Citizen's Plan amendment and the 2019 Annual Action Plan for CDBG CARES and HOME funds are available for a 5-day public review and comment period from May 6, 2020 to May 11, 2020. Citizens wishing to submit written comments during the public review and comment period may mail them, postmarked no later than May 11, 2020, to the following: City of Bryan Community Development Services, P.O. Box 1000, Bryan, Texas 77805 or email [communitydevelopment@bryantx.gov](mailto:communitydevelopment@bryantx.gov). Persons may also call in during the public meeting to make comment at 979-209-5175.

### Amendments

#1 - Substantial Amendment - Revises and updates the Citizen Participation Plan to include additional language regarding current and future disasters and pandemics as defined by HUD, reducing the public notice and public comment periods, and provides for the use of virtual public meetings for social distancing when appropriate. In addition, to increase the amount of funds which can be reallocated from 10% to 15% before a substantial amendment is required.

#2 - Substantial Amendment - Revises the City of Bryan's 2015-2019 5-Year Consolidated Plan to include as a goal statement a Disaster/Pandemic Response Plan, including policies and procedures to address local impact of these types of catastrophes as allowed by HUD guidance, waivers and/or streamlined regulations.

#3 Substantial Amendment - Revises the City of Bryan's 2019 Annual Action Plan to enable Bryan, Texas to receive and administer \$194,864, in Community Development Block Grant Coronavirus (CDBG-CV) funding from the U.S. Department of Housing and Urban Development (HUD). Eligible CDBG activities may include, but are not limited to, assisting low- and moderate-income households with rental assistance for no more than three months, food programs, business assistance to retain employees that are low- and moderate-income, and support of other COVID-19 response services, such as medical health related services. This funding and any additional CDBG funding which may be made available to the City by HUD through the CARES Act will be used for the same purposes of the annual allocations, which is to prevent the spread of coronavirus 19 (COVID-19) and facilitate assistance to eligible businesses, agencies, households, and persons economically impacted by COVID-19.

Further, as of the date the CARES Act was signed on March 27, 2020, eligible expenses previously paid with nonfederal funds may be repaid with CDBG funding, including those made under the CARES Act. These pre-award costs will meet all HUD requirements applicable to CDBG, including those under the CARES Act. Unless waived by HUD, CDBG pre-award costs for FY 2019/2020 and 2020/2021 program years will not exceed 25% of the grant and will be used for the CDBG eligible activity.

#4 Substantial Amendment - The City intends to reprogram \$75,000 of FY 2019-2020 HOME major rehabilitation/reconstruction program funding as needed to establish a new FY 2019/2020 Tenant Based Rental Assistance program in response to COVID-19 and utilize HOME waivers for the funded program. All substantial amendments subject to City Council approval and HUD approval.

## COMMUNITY DEVELOPMENT ADVISORY COMMITTEE AGENDA

May 6, 2020 3:00 PM

### VIRTUAL PUBLIC MEETING

- I. Welcome and Introduction
- II. Review and Approval of Minutes from the February 13, 2020 CDAC public meeting
- III. Recognition of Affidavits filed in Responses to State Law on Disclosure of Local Official's Conflict of Interest
- IV. Call to Order the Public Hearings
  - A. Public Hearing 1-Substantial Amendment the City's Citizen Plan Presentation
    - A. Changes reflect current and future disasters and pandemics language
    - B. Updated percentage cap for substantial amendments
    - C. Comments
    - D. Close Hearing
  - V. Public Hearing 2: Substantial amendment to the 2015-2019 5-Year Plan to include A Disaster/Pandemic Response Plan Goal Presentation
    - A. Comments
    - B. Close Hearing
  - VI. Public Hearing 3 – Substantial Amendment, 2019 Annual Action Plan for the additional funding and waivers for CDBG CARES (\$194,864) presentation:
    - A. Special Economic Development Program (estimated \$346,405)
    - B. Public Service Agency Funding (estimated \$148,459)
    - C. Comments
    - D. Close Hearing
  - VII. Public Hearing #4 – Substantial amendment to the 2019 Annual Action Plan for the reallocation of HOME funding (\$75,000) from Major Rehabilitation/Reconstruction to new program Tenant Based Rental Assistance
    - A. Comments
    - B. Close Hearing
- VIII. Regular Public Meeting
  - A. Presentation and Possible Action: Update 5-Year Plan and 2020 CDBG and HOME Funding Recommendations
  - B. Presentation and Possible Action on Community Development Programs
    - i. Housing DPA and Minor Repair
    - ii. Housing Rehabilitation/Reconstruction
    - iii. Public Agency Process
    - iv. Administration and Planning
- IX. Adjournment

Public notices regarding amendments to the 2019 Annual Action Plan will be printed in local newspapers and posted online at the Community Development Services website: <https://www.bryantx.gov/community-development>. For more information call (979) 209-5175 or email [communitydevelopment@bryantx.gov](mailto:communitydevelopment@bryantx.gov). Information on the June public hearing public meeting for the 2020 Annual Action Plan will be available in the near future via the City's Communication Department and Community Development's website.

Supplemental Notice. Notice is hereby given that members of the City of Bryan Community Development Advisory Committee will participate in this meeting via teleconference or video conference as allowed by Governor's Order due to the COVID-19 pandemic. As allowed by this Order, a person will not be present in a physical location. Because of the COVID-19 pandemic, in-person testimony cannot be accommodated. Citizens wishing to submit comments regarding items on this agenda for the CDAC members to review should submit their comments in writing via email before May 6, 2020 at 3:00 PM to [communitydevelopment@bryantx.gov](mailto:communitydevelopment@bryantx.gov). Public comments will be accepted during the meeting at this email or by phone at (979) 209-5175. After the meeting, comments will be accepted by email, phone or mail until May 11, 2020.

### Additional Information

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

### Information Additional

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

## Local Television News Coverage of May 6, 2020 Virtual Public Hearing

CDAC Public Hearings for Public Comment on CP / AAP / Citizen Participation Plan Amendments and Funding (Virtual Meeting on May, 6, 2020 - <https://www.kbtv.com/content/news/Bryan-CDAC-asks-for-feedback-on-COVID-related-amendments-570241981.html>)



### Bryan CDAC asks for feedback on COVID-related amendments



By [Kathleen Witte](#) |

Posted: Wed 11:43 AM, May 06, 2020



**BRYAN, Tex. (KBTX)** - The City of Bryan is looking for feedback on pandemic-related program changes.

The Community Development Advisory Committee is hearing public comment at a 3 p.m. virtual meeting Wednesday. Residents can email comments ahead of that time to [communitydevelopmentweb@bryantx.gov](mailto:communitydevelopmentweb@bryantx.gov) to be considered during the meeting.

CDAC is collecting public comment on the following "substantial amendments" per the city's website:

**Revising and updating the Citizen Participation Plan** to include additional language regarding current and future disasters and pandemics as defined by the U.S. Department of Housing and Urban Development (HUD); reducing the public notice and public comment periods; and providing for the use of virtual public meetings for social distancing, when appropriate. This amendment also increases the amount of funds that can be reallocated before a substantial amendment is required from 10 percent to 15 percent.

**Revising the City of Bryan's 2015-2019 5-Year Consolidated Plan** to include as a goal statement the creation of a disaster/pandemic response plan, including policies and procedures to address the local impact of these types of catastrophes, as allowed by HUD guidance, waivers and/or streamlined regulations.

**Revising the City of Bryan's 2019 Annual Action Plan** to enable the city to receive and administer \$494,864 in Community Development Block Grant Coronavirus (CDBG-CV) funding from HUD. Eligible activities could include assistant low- and moderate-income households with rental assistance for up to three months, food programs, business assistance to retain low- and moderate-income employees, and support of other COVID-19 response services.

This funding and any additional CDBG funding that may be available to the city by HUD through the CARES Act will be used for the same purposes of the initial allocations – to prevent the spread of COVID-19 and facilitate assistance to eligible businesses, agencies, households and people economically impacted by the virus.

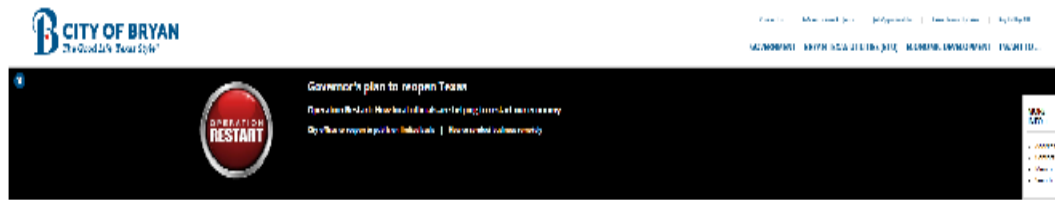
**Reprogramming \$75,000 of FY 2019-2020 HOME major rehabilitation/reconstruction program funding** to establish a new FY 2019-2020 tenant-based rental assistance program in response to COVID-19 and use HOME waivers for the funded program.

No votes will happen today. All of these amendments are subject to the approval of the Bryan City Council and the Dept. of Housing and Urban Development.

The CDAC will participate in the meeting via teleconference due to the COVID-19 pandemic, and in-person comments cannot be accommodated. Members of the public can submit comments in the following ways:

- Before the meeting: Submit comments regarding agenda items only in writing via email to [communitydevelopmentweb@bryantx.gov](mailto:communitydevelopmentweb@bryantx.gov). CDAC members will review these comments during the meeting.
- During or after the meeting: Submit comments for the public hearings on the substantial amendments by calling (979) 209-5175 or emailing [communitydevelopmentweb@bryantx.gov](mailto:communitydevelopmentweb@bryantx.gov) through May 11.

## City Website Notice for May 6<sup>th</sup> Remote Public Hearing. Notice ran April – May 2020



April 28, 2020

[Home](#) / [Articles](#) / [Community Development](#) / [CDAC meeting features public hearings to assist with COVID-19 relief](#)

### [CDAC meeting features public hearings to assist with COVID-19 relief](#)

What: Community Development Advisory Committee regular public meeting / When: 3 p.m., May 6, 2020 / Where: Via teleconference  
Agenda will be posted at [bryantx.gov/community-development](http://bryantx.gov/community-development)

The City of Bryan's Community Development Advisory Committee will hold its regular public meeting, which will include four public hearings to address federal regulations relative to citizen participation for Community Planning and Development Programs; applicable waivers made available to those requirements through the Coronavirus Aid, Relief, and Economic Security Act (CARES Act); and to reallocate funding from the 2019 Community Development Block Grant and Home Investment Partnership programs.

Public hearings will be held on the following substantial amendments:

- **Revising and updating the Citizen Participation Plan** to include additional language regarding current and future disasters and pandemics as defined by the U.S. Department of Housing and Urban Development (HUD); reducing the public notice and public comment periods; and providing for the use of virtual public meetings for social distancing, when appropriate. This amendment also increases the amount of funds that can be reallocated before a substantial amendment is required from 10 percent to 15 percent.
- **Revising the City of Bryan's 2015-2019 5-Year Consolidated Plan** to include as a goal statement the creation of a disaster/pandemic response plan, including policies and procedures to address the local impact of these types of catastrophes, as allowed by HUD guidance, waivers and/or streamlined regulations.
- **Revising the City of Bryan's 2019 Annual Action Plan** to enable the city to receive and administer \$494,864 in Community Development Block Grant Coronavirus (CDBG-CV) funding from HUD. Eligible activities could include assistant low- and moderate-income households with rental assistance for up to three months, food programs, business assistance to retain low- and moderate-income employees, and support of other COVID-19 response services.  
This funding and any additional CDBG funding that may be available to the city by HUD through the CARES Act will be used for the same purposes of the initial allocations – to prevent the spread of COVID-19 and facilitate assistance to eligible businesses, agencies, households and people economically impacted by the virus.
- **Reprogramming \$75,000 of FY 2019-2020 HOME major rehabilitation/reconstruction program funding** to establish a new FY 2019-2020 tenant-based rental assistance program in response to COVID-19 and use HOME waivers for the funded program.

All of the substantial amendments are subject to approval by the Bryan City Council and HUD.

#### How to give feedback

The CDAC will participate in the meeting via teleconference due to the COVID-19 pandemic, and in-person comments cannot be accommodated. Members of the public can submit comments in the following ways:

- **Before the meeting:** Submit comments regarding agenda items only in writing via email to [communitydevelopmentweb@bryantx.gov](mailto:communitydevelopmentweb@bryantx.gov). CDAC members will review these comments during the meeting.
- **During or after the meeting:** Submit comments for the public hearings on the substantial amendments by calling 979.209.5175 or emailing [communitydevelopmentweb@bryantx.gov](mailto:communitydevelopmentweb@bryantx.gov) through May 11, 2020.

Members of the public are also encouraged to take a survey on the impact of COVID-19. You can [fill out the survey online](#) or download it and mailing it to: City of Bryan Community Development, P.O. Box 1000, Bryan, Texas 77805.

## Local Newspaper eNews Coverage of May 2020 COVID-19 Related Issues

The Eagle News Obituaries Sports E-Edition Buy & Sell

BREAKING Morning virus brief: Trading floor of New York Stock Exchange reopens; WHO warns first wave not over

### Bryan, College Station leaders seek feedback on virus response

Eagle staff report May 7, 2020

Bryan and College Station leaders are looking for resident feedback on COVID-19 relief efforts.

At the Bryan Community Development Advisory Committee teleconference meeting Wednesday, there were four public hearings to address federal regulations relative to citizen participation for Community Planning and Development Programs. According to a city press release, hearings addressed substantial amendments to update the citizen participation plan, revisions for the city's 2015-2019 five-year consolidated plan and the 2019 annual action plan. The final public hearing addressed a proposed amendment to reprogram \$75,000 of HOME major rehabilitation program funding to create a tenant-based rental assistance program in response to COVID-19. All amendments are subject to approval by the city council and HUD.

Residents who didn't submit comments prior to the meeting can call 209-5175 or email [communitydevelopmentweb@bryantx.gov](mailto:communitydevelopmentweb@bryantx.gov) to provide their feedback through Monday. There also is a coronavirus impact survey available at [survey.monkey.com/r/BryanCOVID](https://survey.monkey.com/r/BryanCOVID).

More information on the proposed amendments is available at [bryantx.gov](http://bryantx.gov).

## Screenshot Showing Online Link to City of Bryan Survey on COVID-19 Related

### Screenshot of COVID-19 Impact Survey link posted on Community Development homepage - May 2020

City of Bryan: The Good Life, Texas Style.

Contact Us | Infrastructure Projects | Job Opportunities | Latest News Updates | Pay Utility Bill

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

### Please take our COVID-19 Impact Survey

We need your feedback regarding the socioeconomic and health impacts to our community caused by the COVID-19 pandemic.

We're reviewing opportunities to re-allocate federal funding (Community Development Block Grant and Home Investment Partnerships program) for the current year when possible, as well as allocating additional funding through the Coronavirus Aid, Relief, and Economic Security Act (CARES Act). Your response is greatly appreciated.

- Take the COVID-19 Impact Survey online
- Download a PDF of the COVID-19 Impact Survey

In addition, public hearings are scheduled for May 6, 2020, at 3 p.m. to receive public comments on this issue. More information on the public hearings will be forthcoming. If you have any questions, please call (979) 209-5175.

### We've Moved!

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

- Community Development Services  
1803 Greenfield Plaza  
Bryan, TX 77802

MORE INFO >

- Addresses
- Contact Us
- Menus
- Search

April 16<sup>th</sup> Virtual Public Hearing Notice – (published on March 24<sup>th</sup> - affidavit follows)

Affidavit for April 16<sup>th</sup>, 2020 Virtual Public Hearing Notice

# The Eagle

Bryan, Brazos County, Texas  
Affidavit of Publication

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

Account Number

1034600

Date

March 24, 2020

Received  
MAR 31 2020  
City of Bryan Finance

Date	Category	Description	Ad Size	Total Cost
03/30/2020	Municipal Notices	Community Development Department Hearings	3 x 0.00 IN	537.68

**Proof of Publication**

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

03/24/2020

The First insertion being given ... 03/24/2020

Newspaper reference: 0000635770

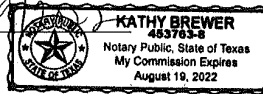
Sworn to and subscribed before me this Tuesday, March 24, 2020

*B.G. Garcia*  
Brenda Garcia  
Clerk

*Kathy Brewer*  
Kathy Brewer  
Notary

State of Texas  
Brazos County  
My Commission expires

8/19/22



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



## April 16<sup>th</sup>, 2020 Virtual Public Hearing Notice

### PUBLIC NOTICE

The City of Bryan Community Development Department will conduct three public hearings on April 16, 2020 at 1:00 pm at the Community Development Office, 1803 Greenfield Plaza, Bryan, Texas 77802. Due to the impact of the corona virus and the local declaration of disaster, all public comments will follow local emergency guidelines. The public hearing video will be on Channel 16, the City of Bryan's local public information channel. The Public can make comments by phone (979-209-5175) or by email at [communitydevelopmentweb@bryantx.gov](mailto:communitydevelopmentweb@bryantx.gov) during the video hearings. The first hearing includes a presentation on the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funding received from the U.S. Dept. of Housing and Urban Development (HUD). Staff will explain the 2020-24 Consolidated Plan (CP) and 2020 Annual Action Plan (AAP) required by HUD to receive CDBG and HOME funds and will solicit public input regarding local needs. The second hearing provides information on Fair Housing and the City's Fair Housing Plan/Affirmative Marketing Plan and the Analysis of Impediments to Fair Housing. The third hearing provides a summary of a proposed substantial amendment to the city's 2019 Annual Action Plan reallocating \$150,000 of Home Owner Housing Assistance funding (CDBG) to a Special Economic Development program to support low/moderate income employees' job retention for businesses affected by the corona virus impact in the community. The development and implementation of this program relates to the economic development goals as stated in the 2015-2019 Year Consolidated Plan goals - Economic Development/Financial Capacity and Economic Development Business. Information on the City Council date for presentation will be available in the near future, posted on the City Council's agenda and the Community Development website. At the end of all presentations, the public can make comments regarding each topic. After the public hearings' presentations, the public may make comment immediately, as stated above, or continue to make comments up until the 30-day comment period ends either via email, phone or survey monkey <https://www.surveymonkey.com/r/Bryan2020comment>, which for all three hearings will be May 15, 2020 at 5:00 pm.

### AGENDA

1. Introduction of Community Development staff
2. Call to Order the Public Hearings
  - A. Public Hearing I- Planning and Development of the 2020-24 Consolidated Plan (CP) and the 2020 Annual Action Plan (AAP) for Community Development Block Grant and Home Investment Partnerships Program funds
  - B. Public Hearing II - Fair Housing/Affirmative Marketing Plan and 2020-24 Analysis of Impediments: Presentation by Community Development Staff
  - C. Public Hearing III - Proposed substantial amendment to the city's 2019 Annual Action Plan reallocating \$150,000 of Home Owner Housing Assistance funding (CDBG) to proposed Special Economic Development (Infectious Disease) program, Goal - Economic Development/Financial Capacity
  - D. Provide for Public Comments
3. Adjournment

Not less than 70% of CDBG funds must be used to benefit low- and moderate-income (LMI) persons. The City expects to meet or exceed HUD's minimum required LMI benefit. CDBG funds must be used to meet at least one of HUD's three national objectives: Benefit Low- to Moderate-Income Individuals; Eliminate Slum or Blight; or Meet an Urgent Community Need. Performance is evaluated against HUD's three statutory goals: Decent Housing, A Suitable Living Environment, and Expanded Economic Opportunities. HOME funds must promote decent and affordable housing and help States and local governments design and implement strategies for achieving adequate supplies of decent, affordable housing.

Funding applications will be available to organizations interested in funds for public facility and/or infrastructure projects beginning April 16, 2020 at the Community Development Services website at [www.bryantx.gov/community-development](http://www.bryantx.gov/community-development) (or request by email). Completed applications must be returned to the CDS Office by 5:00 p.m., Friday, May 8, 2020 to be considered.

A final CDAC public hearing meeting on the draft 2020-24 CP and the 2020 AAP on or about June 25 2020 (time and location to be determined). Both CDAC and JRFRC recommendations will be included in the 2020 Annual Action plan. Both the 5 Year (2020-2024) Consolidated Plan and 2020 AAP will be presented to the Bryan City Council for action on or about July 14, 2020 City Council Meeting and submitted to HUD no later than August 15, 2020. Contingent upon City Council and HUD approvals of the 2020-24 Consolidated Plan and 2020 Annual Action Plan, the 2020 funds become available for use on October 1, 2020. The 30-day comment period ends July 24, 2020 for the draft plans. All comments on the draft plans will be included in the plans.

For more information view our website at <https://www.bryantx.gov/community-development/>, call (979-209-5175) or email us [communitydevelopmentweb@bryantx.gov](mailto:communitydevelopmentweb@bryantx.gov). Information on the May public meeting and June public hearing will be available in the near future via the City's Communication Department and Community Development's website.

#### Additional Information

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#### Información Adicional

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

## Virtual Public Hearing information for April 16, 2020 public hearings

# Virtual public hearing scheduled for Community Development 5-Year Consolidated Plan

What: Virtual public hearing

When: 1 to 2 p.m., Thursday, April 16, 2020.

Where: Online – on the city's [Youtube channel](#) and [Facebook page](#).

The City of Bryan's Community Development Department will hold a public hearing on the department's 5-Year Consolidated plan, fair housing and changes to the 2019 Annual Action Plan. Public comment during the public hearing is encouraged.

The hearing will consist of:

- A presentation on the federal funds the Community Development Department receives, what the funds are used for, eligible activities, current programs and target populations. It will also include information on how the 5-Year Consolidated Plan is developed and implemented.
- A presentation on fair housing, why it is important, what to know if you have been affected by housing discrimination practices and what you can do.
- A presentation providing information on a potential substantial amendment to the current 2019 Annual Action Plan, which proposes transferring \$150,000 from the Housing Assistance program to a new special economic development program to assist businesses affected by the coronavirus in retining low and moderate income employees.

The public hearings will be broadcast on the city's Youtube and Facebook pages, but in order for public comments to be recorded, they must be made by calling 979.209.5175, emailing [communitydevelopmentweb@bryantx.gov](mailto:communitydevelopmentweb@bryantx.gov) or submitting an [online comment form](#). The public hearing will close at 2 p.m., but comments will be accepted until May 15, 2020.

For more information, please call 979.209.5175 or visit the [Community Development Department's webpage](#).

## Virtual Public Hearing – April 16, 2020

Community Development Public Hearings: April 16, 2020  
Posted by City of Bryan - Government  
848 Views

### City of Bryan

#### Public Hearings Agenda Thursday, April 16, 2020 1:00 PM

- I. Introduction of Community Development staff
- II. Call to Order the Public Hearings
  - A. Planning and Development of the 2020-24 Consolidated Plan (CP) and the 2020 Annual Action Plan (AAP) for Community Development Block Grant and Home Investment Partnerships Program funds
  - B. Public Hearing II - Fair Housing/Affirmative Marketing Plan and 2020-24 Analysis of Impediments: Presentation by Community Development Staff
  - C. Public Hearing III - Proposed substantial amendment to the city's 2019 Annual Action Plan reallocating \$150,000 of Home Owner Housing Assistance funding (CDBG) to proposed Special Economic Development (Infectious Disease) program, Goal - Economic Development/Firm Capacity
- III. Provide for Public Comments
- IV. Adjournment

# The Eagle


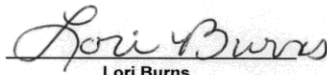


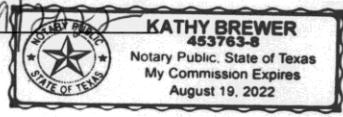
Bryan, Brazos County, Texas  
Affidavit of Publication

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

Account Number  
1034600

Date  
June 22, 2020

Date	Category	Description	Ad Size	Total Cost
06/28/2020	Municipal Notices	Community Development Services Action Plan	4 x 0.00 IN	752.20

	<b>Proof of Publication</b>
	<p>On said day, personally, appeared before me, the undersigned a Notary Public in and for said county and state, Lori Burns, of The Eagle, a newspaper published in Bryan, Brazos County, Texas, and generally circulated in Brazos, Burleson, Grimes, Lee, Leon, Madison, Milam and Robertson Counties, and that the notice, a copy of which is hereto attached, was published in said newspaper on the following named dates:</p> <p style="text-align: center;">06/22/2020</p> <p>The First insertion being given ... 06/22/2020</p> <p>Newspaper reference: 0000649840</p> <p>Sworn to and subscribed before me this Monday, June 22, 2020</p> <p style="text-align: center;"> Lori Burns Clerk</p> <p style="text-align: center;"> Kathy Brewer Notary</p> <p>State of Texas Brazos County My Commission expires </p> <div style="border: 1px solid black; padding: 5px; text-align: center;"></div>

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

PUBLIC NOTICE

The City of Bryan Community Development Services (CDS) Dept. has prepared its draft 2020-24 Consolidated Plan (CP), 2020 Annual Action Plan (AAP), and 2020-24 Analysis of Impediments to Fair Housing Choice (AI). The City will hold virtual public hearings to satisfy CR AAP and AI requirements for the Community Development Block Grant (CDBG) and Home Investment Partnerships Program (HOME). A second Public Hearing will be held to solicit input regarding fair housing/affirmative marketing issues and provide for comments on the draft 2020-24 AI. These Public Hearings will be held Thursday, June 25, 2020 in accordance with 24 CFR 91.05(c)(2) and subpart B of the federal regulations relative to citizen participation for Community Planning and Development Programs and applicable waivers made available to those requirements through the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), the City of Bryan, Texas is holding two public hearings as listed below under Agenda.

The 2020-24 CR, 2020 AAP, and 2020-24 AI will be submitted to the Bryan City Council for action at its tentatively scheduled July 14, 2020 meeting, Council Chambers, Bryan Municipal Building, 300 S. Texas Avenue, and to the U.S. Department of Housing and Urban Development no later than August 15, 2020. The 2020-21 projects and activities will be funded after October 1, 2020.

Public Comment Period and Process:

The 2020-24 CR, 2020 AAP, and 2020-24 AI for CDBG and HOME funds are available for a 5-day public review and comment period from June 25, 2020 through June 29, 2020. Citizens wishing to submit written comments during the public review and comment period may mail them, postmarked no later than June 29, 2020, to the following: City of Bryan Community Development Services, P.O. Box 1000, Bryan Texas 77805 or email to communitydevelopmentweb@bryantx.gov. Persons may also call during the public comment period to make comment at 979-209-5175.

COMMUNITY DEVELOPMENT ADVISORY COMMITTEE (CDAC) AGENDA
June 25, 2020 6:00 PM
VIRTUAL PUBLIC MEETING

- I. Welcome and Introduction
II. Review and Approval of Minutes from the May 6, 2020 CDAC public meeting
III. Recognition of Affidavits filed in Responses to State Law on Disclosure of Local Officials Conflict of Interest
IV. Call to Order the Public Hearings
V. Open Public Hearing 1
A. Summary of Draft 2020-24 CP and 2020 AAP for Community Development Block Grant and HOME Investment Partnership
B. Program funds. Presentation by Community Development Staff
C. Public Comments
D. Committee Comments
E. Close Hearing
VI. Open Public Hearing 2
A. Fair Housing, Planning and Development of Affirmative Marketing Plan, and Summary of 2020-24 AI. Presentation by Community Development Staff
B. Public Comments
C. Committee Comments
D. Close Hearing
VII. Presentation, Discussion, and Possible Action on Community Development Services Department's Programs: Presentation by Community Development Staff
A. Minor Repair
B. Major Rehabilitation/Reconstruction
C. Housing Developments
D. Homebuyer's Assistance
E. Public Services and Public Facilities/Infrastructure
VIII. Adjournment

Supplemental Notice: Notice is hereby given that members of the CDAC will participate in this meeting via teleconference or video conference as allowed by Governor's Order due to the COVID-19 pandemic and applicable U.S. Dept of HUD waivers. As allowed by this Order, a quorum will not be present in a physical location. Because of the COVID-19 pandemic, in-person testimony cannot be accommodated. Citizens wishing to submit comments regarding items on this agenda for the CDAC members to review should submit their comments in writing via email before June 25, 2020 at 6:00 PM to communitydevelopmentweb@bryantx.gov. Public comments will be accepted during the meeting at this email or by phone at (979) 209-5175. After the meeting, comments will be accepted by email, phone or mail through June 29, 2020.

Drafts of the 2020-24 CR, 2020 AAP and 2020-24 AI will be available to view online at https://www.bryantx.gov/community-development. For more information call (979) 209-5175 or email communitydevelopmentweb@bryantx.gov. The 2020 AAP was developed through a community participation process and in response to prioritized needs described in the City's proposed 2020-24 CP. The CP was developed through a community participation process including public hearings, public meetings, needs surveys, and consultations with public service organizations, government entities, private enterprise, focus group, and the general public. Proposed funding allocations and activities for CDBG and HOME follow:

City of Bryan 2020 Annual Action Plan
Proposed Projects/Activities

CDBG

Bryan's 2020 CDBG allocation is \$841,233.00. It is anticipated that \$19,000.00 in program income will also be available during the 2020 program year from the grantee. Funds will become available October 1, 2020. Because the City of Bryan is a HOME Entitlement City, proposed uses of those funds are listed separately. The 2020 AAP proposes the following projects.

Proposed CDBG Projects

- 1. Homeowner Housing Assistance (\$496,802.00) - addresses the priority of Rehabilitation of Existing Units, Acquisition of Existing Units (Homebuyer Assistance), Demolition of Dilapidated units (Code Enforcement, slum/blight); and program delivery in Bryan's 2020-24 CP (Outcome objective: decent housing availability/accessibility, affordability; and suitable living environment/sustainability).
2. Special Economic Development (\$50,000.00) - addresses the priority of Economic Development, Business Support - Job Creation or Retention and program delivery in Bryan's 2020-24 CP (Outcome objective: economic opportunities/availability/accessibility).
3. Administration (\$168,246.00) - Administrative expenses related to administration of CDBG and HOME programs.
4. Public Service Agency Funding (\$126,185.00) - addresses the priority of Public Services - Youth and Families, in Bryan's 2020-24 CP (Outcome objective codes: suitable living environment, availability/accessibility).
a. Big Brothers, Big Sisters of South Texas - \$32,867.00
b. A Home Base for Transitioning Foster Youth, dba Unlimited Potential - \$30,000.00
c. Bryan Parks and Recreation Summer Camp Program (interdepartmental funding) - \$33,698.00
d. Project Unity, dba Unity Partners Safe Harbor Co-Parenting Supervised Visitation Program - \$29,620.00

HOME

Bryan's 2020 HOME allocation is \$388,777.00 it is anticipated that \$70,000.00 in program income will also be available during the 2020 program year from the grantee. Funds will become available October 1, 2020. The 2020 AAP proposes the following projects.

Proposed HOME Projects

- 1. Homeowner Housing Assistance (\$151,582.80) - addresses the priority of Rehabilitation of Existing Units, and program delivery in Bryan's 2020-24 CP (Outcome objective: decent housing availability/accessibility).
2. Homebuyer Down-payment Assistance (\$65,000.00) - addresses the priority of Acquisition of Existing Units, and program delivery in Bryan's 2020-24 CP (Outcome objective: decent housing availability/accessibility).
3. Emergency Tenant Based Rental Assistance (\$75,000.00) - addresses the priority of Rental Assistance, and program delivery in Bryan's 2020-24 CP (Outcome objective: decent housing availability/accessibility) and utilizing applicable waivers.
4. Community Housing Development Organizations (CHDO) (\$58,316.50) - addresses Production of Affordable Units, and program delivery in the Housing Plan of Bryan's 2020-24 CP (Outcome objective: decent housing/affordability).
5. Administration (\$38,877.70) - Administrative expenses related to administration of HOME programs.

Additional Information

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

Information Additional

Para informacion en la interpretacion de lenguaje por señas, TDD o otra informacion de traduccion o accesibilidad, por favor contacte la Oficina de la Secretaria de la Ciudad de Bryan al 979-209-5002 por lo menos 48 horas antes del tiempo planificado de la reunion para que su peticion pueda ser acomodada.

## Resolution 3884 of City Council Approval for the Bryan 2020-24 Consolidated Plan and 2020 Annual Action Plan

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### RESOLUTION NO. 3884

**A RESOLUTION THAT DESIGNATES THE CITY MANAGER OR HIS DESIGNEE TO ACT AS THE CITY OFFICIAL TO EXECUTE THE CITY OF BRYAN'S COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME INVESTMENT PARTNERSHIPS PROGRAM FUNDS 2020/2024 5-YEAR CONSOLIDATED PLAN, ANNUAL ACTION PLANS, AND ALL OTHER DOCUMENTS AND TO PERFORM OTHER DUTIES AS REQUIRED BY THE UNITED STATES HOUSING AND URBAN DEVELOPMENT DEPARTMENT IN ORDER TO IMPLEMENT THE PROJECTS IDENTIFIED IN THE 2020/2024 5-YEAR CONSOLIDATED PLAN AND THE 2020-2024 ANNUAL ACTION PLANS; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO SUBMIT THE CITY OF BRYAN'S 2020/2024 5-YEAR CONSOLIDATED PLAN AND THE 2020 ANNUAL ACTION PLAN, FOR \$841,233 IN COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS AND \$388,777 IN HOME INVESTMENT PARTNERSHIP FUNDS, TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, APPROVING THE PROPOSED USE OF THESE FUNDS; AUTHORIZING HUD REPRESENTATIVES AND THE FEDERAL COMPTROLLER GENERAL TO EXAMINE RECORDS RELATIVE TO THE PROGRAMS; APPOINTING THE CITY MANAGER OR HIS DESIGNEE AS THE RESPONSIBLE LOCAL OFFICIAL AND ACCEPTING THE JURISDICTION OF THE FEDERAL COURTS; AND PROVIDING AN EFFECTIVE DATE.**

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

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;

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

WHEREAS, the Community Development staff has prepared the 2020/2024 5-Year Consolidated Action Plan (5-Year Plan) and the 2020 Annual Action Plan for submission to the U.S. Department of Housing and Urban Development (HUD);

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;

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

WHEREAS the priorities, objectives, and goals in the 5-Year Plan and the 2020 Annual Action Plan were developed through surveys, consultations, focus groups, public meetings and public hearings;

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 2020 Plan describes how the City of Bryan intends to utilize \$841,233 in CDBG funds and \$388,777 in HOME funds.

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

Section 1.

The City Manager of the City of Bryan is hereby authorized to sign and submit to HUD, as the official act of the City, the 2020/2024 5-Year Plan and the 2020 Annual Action 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 2020 Plan, and program certifications, all of which items are hereby approved.

Section 2.

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

Section 3.

The City Council of the City of Bryan hereby approves the allocation of CDBG and HOME funds as stated in the 2020 Annual Action Plan, and further incorporates the 2020 Annual Action Plan into this Resolution by reference for all purposes.

Section 4.

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

Section 5.

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

Section 6.

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

Section 7.

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

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

APPROVED AND ADOPTED at the regular City Council meeting on this 14th day of July 2020.

ATTEST:

CITY OF BRYAN

*Mary L. Stratta*  
Mary Lynne Stratta, City Secretary

*Andrew Nelson*  
Andrew Nelson, Mayor

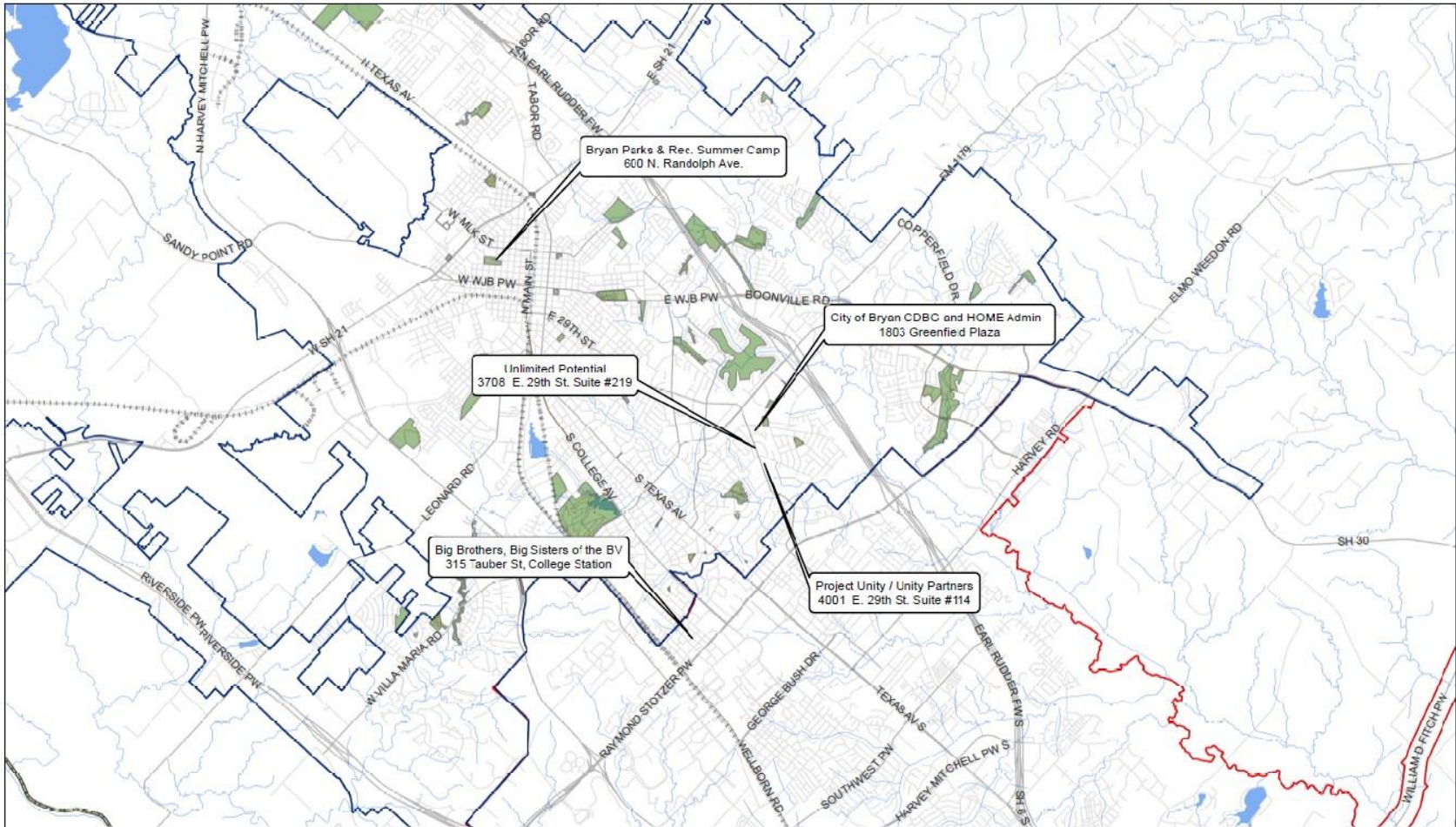
APPROVED AS TO FORM:

*J. K. Hampton*  
Janis K. Hampton, City Attorney









1 in = 1 mile

2020-21 Administration and Public Service Agency Program Map



## Glossary of Terms and Acronyms

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

**BVCH:** Brazos Valley Coalition for the Homeless.

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

**CDAC:** Community Development Advisory Committee.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**JRFR:** Joint Relief Funding Review Committee.

**Jurisdiction:** A state or unit of general local government.

**Lead-Based Paint Hazard:** Any condition that causes exposure to lead from lead-contaminated dust, soil, and paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects.

**LIHTC:** Low Income Housing Tax Credit

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## Disaster / Pandemic Response Plan



Community Development Services Department  
City of Bryan, Texas

### Disaster / Pandemic Response Plan Summary

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

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

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



## Affirmative Marketing Policy and Implementing Procedures

### Statement of Policy

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

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

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

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

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

The City will:

- Inform the general public by placing a special news release in The Eagle.
- Inform potential tenants or purchasers by providing informational materials about the program to the B/CS Association of Realtors for membership distribution.
- Inform owners, builders and developers by providing information materials to the Home Builders Association for membership distribution to those who may participate in the City programs.

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

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

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

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

The City will make information about available properties known by:

- Advertising to the general public in The Eagle which is the newspaper of general circulation.
- We will advertise after special outreach efforts to inform persons otherwise not likely to apply proves unsuccessful.
- Providing public notice at the Community Development Advisory Committee (CDAC) meeting.

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

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

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

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

4 **Record Keeping**

The City will keep records of the following:

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

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

5. **Assessment and Corrective Actions**

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

**a) To determine if good faith efforts have been made:**

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

**b) To determine results:**

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

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

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

### **Affirmative Marketing Techniques**

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

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

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

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

#### **Affirmative Marketing Mailing List**

Brazos Valley Affordable Housing Corporation  
3971 E. 29<sup>th</sup> Street  
Bryan, Texas 77802

Brazos Valley Council of Governments  
3991 E. 29<sup>th</sup> Street  
Bryan Texas 77802

Housing Authority of Bryan  
1306 Beck Street  
Bryan, Texas 77803

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



Lone Star Legal Aid  
1714 E. 29<sup>th</sup> Street  
Bryan, Texas 77802

Brazos Valley Community Action Programs  
1500 University Dr. East  
College Station, Texas 77802

Habitat for Humanity  
119 Lake  
Bryan, Texas 77801

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

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

**SECTION 3 COMPLIANCE PLAN**  
**for**  
**Applicable City of Bryan Programs and Projects**

Section 3 is a provision of the Housing and Urban Development Act of 1968. Section 3 is intended to ensure that when employment or contracting opportunities are generated because a federally-funded project necessitates the employment of additional persons or the awarding of contracts for work, preference must be given to low- and very low-income persons or business concerns residing in the community where the project is located. Section 3 applies to the department as a recipient of HUD funds for any projects, in which the HUD investment is \$200,000 or more, and contractors or subcontractors receiving \$100,000 or more in covered funds.

I. PURPOSE

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

- A. Definitions:
1. Section 3-Covered Project - A Section 3-Covered project involves the construction or rehabilitation of housing (including reduction of lead-based paint hazards), or other public construction such as street repair, sewage line repair or installation, updates to building facades, etc. which is funded by HUD, and in which contractors or subcontractors receive \$100,000 or more in covered funds.
  2. Section 3 Resident - A "section 3 resident" is: 1) a public housing resident; or 2) a low- or very low-income person residing in the metropolitan area or Non-metropolitan County in which the Section 3 covered assistance is expended.
  3. Section 3 Business Concern - Section 3 business concerns are businesses that can provide evidence that they meet one of the following: 51 percent or more owned by Section 3 residents; or at least 30 percent of its full time employees include persons that are currently Section 3 residents, or within three years of the date of first employment with the business concern were Section 3 residents; or provides evidence, as required, of a commitment to subcontract in excess of 25 percent of the dollar award of all subcontracts to be awarded to business concerns that meet the qualifications above.
  4. Race and Gender Neutral - Section 3 is both race and gender neutral. The preferences provided under this regulation are based on income-level and location. The Section 3 regulations were designed to encourage recipients of HUD funding to direct new employment and contracting opportunities to low-income residents, and the businesses that employ these persons, within their community regardless of race and/or gender.
- B. Numerical Goals: The department shall meet, and ensure that covered contractors and subcontractors meet the minimum numerical goals set forth at 24 CFR Part 135.30:
1. 30 percent of the aggregate number of new hires shall be Section 3 residents; and
  2. 10 percent of all covered construction contracts shall be awarded to Section 3 business concerns.
  3. At least three (3) percent of the total dollar amount of all other section 3 covered contracts.
  4. In accordance with 24 CFR § 135.30, if these minimum requirements are not met, sufficient documentation must be kept to provide reasoning and justification for non-compliance. This documentation should include evidence of all Section 3 outreach efforts.
  5. In order to meet these goals, the department shall maintain a certification process for Section 3 business concerns.
- C. The following clause shall be included (verbatim) in bid documents and all contracts for projects in which the amount of federal investment exceeds \$100,000.

24 CFR § 135.38 Section 3 clause.

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

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

B. The parties to this contract agree to comply with HUD's regulations in 24 CFR part 135, which implement section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the part 135 regulations.

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

D. The contractor agrees to include this section 3 clause in every subcontract subject to compliance with regulations in 24 CFR part 135, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR part 135. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR part 135.

E. The contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR part 135 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR part 135.

F. Noncompliance with HUD's regulations in 24 CFR part 135 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.

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

D. UTILIZATION OF SECTION 3 AREA RESIDENTS AND BUSINESSES

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

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

II. **CONTRACTOR OR SUBCONTRACTOR AFFIRMATIVE ACTION PLAN**

All competitive bidders and negotiated contractors, subject to 24 CFR Part 135 regulations (contracts over \$100,000) will submit to the City of Bryan utilization goals. Evaluation of each bid and negotiated contract will include the determination of responsiveness by evaluation of the proposed goals and provisions to achieve these objectives of Section 3 regulations. The following submittal, or similar, updated document, will be required of each construction contractor:

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

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

Section 3 Resident - A “section 3 resident” is: 1) a public housing (HUD) resident; or 2) a low- or very low-income person residing in the College Station-Bryan Metropolitan Statistical Area (MSA). The preferences provided under this regulation are based on income-level and location, and are race and gender-neutral. The following income limits apply to the households of those considered Section 3 residents based upon income: valiant

**2020-21 City of Bryan Income Limits for Consideration as Low- to Moderate-Income.**

Household #	1	2	3	4	5	6	7	8
Max. Income ('20-'21)	<b>\$36,750</b>	<b>\$42,000</b>	<b>\$47,250</b>	<b>\$52,500</b>	<b>\$56,700</b>	<b>\$60,900</b>	<b>\$65,100</b>	<b>\$69,300</b>

Section 3 Business Concern - Section 3 business concerns are businesses which can provide evidence that they meet one of the following: 51 percent or more owned by Section 3 residents; or at least 30 percent of its full time employees include persons that are currently Section 3 residents, or within three years of the date of first employment with the business concern were Section 3 residents; or provides evidence, as required, of a commitment to subcontract in excess of 25 percent of the dollar award of all subcontracts to be awarded to business concerns that meet the qualifications above..

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

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

- CATEGORY B SECTION 3 BUSINESS CONCERN (WORKFORCE):**  
Full-time, permanent workforce of the business currently includes 30% or more Section 3 eligible residents, or within three years of the date of first employment with the business concern were Section 3 residents (attach a list of all employees with Section 3 employees so designated, along with an Affidavit of Section 3 employee status from each Section 3 employee.)
  
- CATEGORY C SECTION 3 BUSINESS CONCERN (SUBCONTRACT):**  
The bidder hereby commits to subcontract at least 25% of the total amount of subcontracts to Category A or B Section 3 businesses. **Attach on separate sheets the name, address, phone number, amount of subcontract and Section 3 Business Concern category (A or B) for each intended Section 3 Business Concern subcontractor, and attach satisfactory documentation of the subcontractor's Section 3 status.**

**SECTION 3 NARRATIVE AFFIRMATIVE ACTION PLAN**

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

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

- Ads placed with local advertising media such as newspapers
  
- Sign at the project site
  
- Notification of Public Housing Agencies, Employment or Workforce Commissions, Rehabilitation Commissions, Manpower Services, Community Action Agencies, Commission for the Blind, Veteran's Outreach Programs, and any other appropriate entities.
  
- Other \_\_\_\_\_
  
- No new hires are anticipated for this project; however, if hiring becomes necessary, an amended plan will be submitted.

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

- Ads placed with local advertising media such as newspapers
- Sign at the project site
- Contact a list of Section 3 certified Subcontractors as maintained by the local Community Development office, and/or HUD if available.
- Other \_\_\_\_\_
- No subcontracts are anticipated for this project; however, if subcontracting becomes necessary, a revised plan will be submitted.

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

- Maintain copies of ads placed with local advertising media such as newspapers
- Maintain photos of signage at the project site
- Maintain copies of letters or internet search results requesting a list of Section 3 certified Subcontractors as maintained by the local Community Development office, and/or HUD if available.
- Other \_\_\_\_\_
- No subcontracts are anticipated for this project; however, if subcontracting becomes necessary, a revised plan will be submitted.

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

E.

Provide selections from the list of resources below or list other resources to be used in recruiting Section 3 employees. Upon contracting, a completed "Preliminary Statement of Work Force Needs" shall be provided by the contractor to each organization contacted. Check all applicable boxes.

Resource List:

- Public Housing Agency
- Manpower Services/Employment Agencies
- Brazos Valley Community Action Agency
- Other \_\_\_\_\_
- Workforce Commission
- Texas Commission for the Blind
- No new hires are anticipated for this project; however, if hiring becomes necessary, an amended plan will be submitted.

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

- Business has no employees other than the owner(s).
- Business is currently fully staffed, and has existing capacity for the proposed project.
- Other \_\_\_\_\_

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

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

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

G. Subcontractors: Subcontractors will be informed of their requirement to submit a Section 3 Action Plan and certifications to the City.



### Section 3 Clause

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

B. The parties to this contract agree to comply with HUD's regulations in 24 CFR part 135, which implement Section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the part 135 regulations.

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

D. The contractor agrees to include this Section 3 clause in every subcontract subject to compliance with regulations in 24 CFR part 135, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this Section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR part 135. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR part 135.

E. The contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR part 135 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR part 135.

F. Noncompliance with HUD's regulations in 24 CFR part 135 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.

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



## 2020 Fair Housing Narrative Statement In Support of the Analysis of Impediments

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### Overview

Through its 2020-21 Annual Action Plan (AAP), the City continues a commitment of preserving and maintaining the existing housing stock of affordable housing. A total of \$846,521 in grant funds (\$496,712 of CDBG and \$349,809 of HOME, including: housing rehabilitation, TBRA, CHDO developments, and homebuyer assistance) is allocated for down payment assistance, major and minor repair assistance, housing development, Emergency TBRA, and other affordable housing and related activities, including program delivery costs when applicable, with low- and moderate-income families targeted (see specific allocations) from a total grant allocation of \$841,095 (CDBG) and \$388,677 (HOME). It is expected these funds will leverage approximately \$1,400,000 in other funds. HOME funds are specifically allocated to affordable housing activities for lower-income households. This is the city's twentieth year to be designated a Participating Jurisdiction. 2020 CDBG and HOME funds will be used to address these needs and those identified in the 2020-21 (CP) Consolidated Plan through some or all of the following activities:

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

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

- BCS Habitat for Humanity – BCS Habitat for Humanity began building homes in 1989 on scattered sites throughout Bryan and College Station. Scattered-site homes are planned as suitable property becomes available. BCS Habitat serves families in Bryan and College Station, Texas, who earn up to 60% of the median income and are in need of quality affordable housing.

- Twin City Mission, Emanuel Baptist Church, and Family Promise – permanent, transitional, and temporary housing stock for the homeless.
- Brazos Valley Council of Governments – Housing Choice Voucher Program for rental housing is authorized for approximately 1,900 individual vouchers (multiplied by each month of use is approximately 19,000 for the entire region). Available program funding will allow an estimated 1,500 to 1,700 households to receive voucher assistance in the upcoming program year.
- Brazos Valley Community Action Agency – housing development, weatherization, and energy assistance programs.
- Elder-Aid – housing repairs and elderly rental housing development as a City of Bryan CHDO.
- Brazos Valley Community Action Programs – a certified CHDO for the City of College Station, and has applied (but not yet approved) to become a certified CHDO for the City of Bryan.
- Bryan Housing Authority - managing 300 units of low-income rental housing.
- Ministers Alliance – specializing in low- and moderate-income neighborhood needs.

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

### **Nexus to Affirmatively Further Fair and Affordable Housing**

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

<b>DATE</b>	<b>OUTREACH EFFORT / EVENT</b>	<b>AVAILABLE TO:</b>	<b>MEDIA or VENUE</b>
Available 24/7 online	Online FHEO information, local ordinance, and addresses, phone numbers, and email links to HUD and Texas Workforce complaint offices	Public	<a href="https://www.bryantx.gov/community-development/">https://www.bryantx.gov/community-development/</a>
1/15/2020	Local Pastors Meeting on 2020-24 Con Plan input and included FHEO information	Local Pastors	Bryan Community Development Office
1/21/2020	CDAC Public Meeting regarding 2020-24 Con Plan and included FHEO slides and information	Public	Bryan Municipal Building
2/13/2020	CDAC Public Meeting regarding 2020-24 Con Plan and included FHEO slides and information	Public	Bryan Municipal Building
2/15/2020	Carver Kemp Neighborhood Assoc. Meeting on input for 2020-24 Con Plan and included FHEO	Association Members	Hope Crossing Building
3/3/2020	Public Notice Legal Ad Referencing FHEO Info	Public	Bryan-College Station Eagle Newspaper
Mar. 2020	City Twitter media post on input opportunities for 2020-24 Con Plan and FHEO	Public	<a href="https://twitter.com/CityofBryan/status/1234870104577409024">https://twitter.com/CityofBryan/status/1234870104577409024</a>
Mar. 2020	City Facebook media post on input opportunities for 2020-24 Con Plan and FHEO	Public	<a href="https://www.facebook.com/events/198081271402973/">https://www.facebook.com/events/198081271402973/</a>

Feb. – Mar. 2020	Online Fair Housing Survey Providing Info and receiving input on Fair Housing	Public	<a href="https://www.surveymonkey.com/r/BryanFairHousing2020">https://www.surveymonkey.com/r/BryanFairHousing2020</a>
Feb. – Mar. 2020	Online Longform Questionnaire Providing Info and receiving input on Fair Housing	Public	<a href="https://www.surveymonkey.com/r/2020-24Questionnaire">https://www.surveymonkey.com/r/2020-24Questionnaire</a>
Feb. – Mar. 2020	Television and City Website Public Service Announcements – <b>English</b> Referencing FHEO Info	Public	<a href="https://www.bryantx.gov/channel16/">https://www.bryantx.gov/channel16/</a>
Feb. – Mar. 2020	Television and City Website Public Service Announcements – <b>Spanish</b> Referencing FHEO Info	Public	<a href="https://www.bryantx.gov/channel16/">https://www.bryantx.gov/channel16/</a>
Feb. – Mar. 2020	YouTube Public Service Announcement – <b>English</b> Referencing FHEO Info	Public	<a href="https://www.youtube.com/watch?v=UTgLVdZ3yc&amp;t=0s">https://www.youtube.com/watch?v=UTgLVdZ3yc&amp;t=0s</a>
Feb. – Mar. 2020	YouTube Public Service Announcement – <b>Spanish</b> Referencing FHEO Info	Public	<a href="https://www.youtube.com/watch?v=ho-h8JMICE0&amp;t=0s">https://www.youtube.com/watch?v=ho-h8JMICE0&amp;t=0s</a>
Feb. – Mar. 2020	Public Service Announcement through Texas-211 Referencing FHEO Info	Texas-211 Subscribers	Texas-211 Network and email subscribers
Feb. – Mar. 2020	Public Service Announcement through Community Partnership Board (CPB) Referencing FHEO Info	CPB Agencies	CPB Network and email subscribers
4/16/2020	Virtual CDAC Public Hearing on 2020-24 Con Plan and 2020 Action Plan input and included FHEO information	Public	<a href="https://www.bryantx.gov/community-development/">https://www.bryantx.gov/community-development/</a>
4May 2020	CD Week – Mailed info to Contractors on FHEO and sent Section 3 Packets	Developers and Contractors	Bryan Community Development Office
5/6/2020	Virtual CDAC Public Hearing on 2020-24 Con Plan and 2020 Action Plan input and included FHEO information	Public	<a href="https://www.bryantx.gov/community-development/">https://www.bryantx.gov/community-development/</a>
6/22/2020	Public Notice Legal Ad Referencing FHEO and Analysis of Impediments	Public	Bryan-College Station Eagle Newspaper and City Online portal
June 2020	PSA Notices to Texas-211 and Community Partnership Board for agency notification	Public	Texas-211 and Community Partnership Board
6/25/2020	CDAC Public Hearing on 2020-24 Con Plan and Fair Housing and Affirmative Marketing	Public	BVirtual Public Hearing <a href="mailto:communitydevelopmentweb@bryantx.gov">communitydevelopmentweb@bryantx.gov</a>
7/14/2020	City Council Regular Meeting 2020-24 Con Plan and Analysis of Impediments	Public	Bryan Municipal Building

Local FHEO activities that the city's CDS Office anticipates pursuing in the upcoming program year (PY2020-21) include the following:

- Provide notices and market affordable housing programs, properties, and services in Spanish language newspapers, radio, social media and/or television.
- Make Fair Housing and Affirmative Marketing information available to the public by holding multiple public hearings at public meetings during the program year.
- Hold all public meetings in ADA accessible facilities and ensure that housing projects comply with FHEO and ADA accessibility requirements.

- Make housing program information available to the disabled and non-English speakers by utilizing ADA accessible facilities and making translation and sign language services available.
- Make information on housing programs available to local churches, churches and civic groups that serve lower income persons and/or protected classes.
- When necessary, provide virtual/online opportunities for citizens to view and participate in public hearings.
- Contact local mortgage lenders and making FHEO information available to them as they carry out CRA programs and activities.
- Market available affordable units to lower income persons and/or protected classes by providing information to local churches, civic groups and agencies that serve them.
- Host a Contractor's Breakfast promoting FHEO topics during the NCDCA CDBG week.
- Distribute Fair Housing posters to partnering entities, such as: city funded Public Service Agencies; the Council of Governments, etc.
- Provide FHEO information and/or materials to local neighborhood associations.
- Partner with Texas A&M's Center on Disability and Development, Brazos Valley Council of Governments, City of College Station, Brazos Valley Affordable Housing Corporation, and others, in the promotion of Fair Housing.
- The City will disseminate Fair Housing Brochures and/or literature to local Realtors through the local Realtors Association.
- Prepare and provide Fair Housing Information and materials to be made available at various events and locations.
- Hold presentations with public and private employers, in conjunction with HR orientations.
- Host Fair Housing events with other local public and/or private organizations.
- Development standards will be as accommodating as possible to facilitate development of both market and affordable residential units.
- The City will avoid duplication between local jurisdictions regarding development-related processes and procedures.
- The City's building fees will be kept as reasonable as possible to ensure that affordable housing is not hindered.
- The City will apply flexibility in zoning and building requirements when appropriate to promote fair and affordable housing.
- Permit fees for City-sponsored affordable housing development are waived for participating non-profit developers, and outstanding city liens are also.
- Local development expenses are kept to a minimum in terms of housing construction and renovation costs.
- Technical assistance and home buyer counseling is being provided by the city and local agencies to promote programs assisting lower income home buyers.
- When appropriate, support affordable rental units, to include HTC (Housing Tax Credit) projects and privately owned properties to promote the development of affordable rental units.
- Continue partnerships with other inter-local agencies and interested citizens to encourage the development of accessible, special-needs housing, and provides funding and technical assistance to its CHDO's for development of affordable housing.
- Staff will continue to track time spent on FHEO activities to quantify time and funds expended.

## Analysis of Impediments to Fair Housing

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

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

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

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

To address this issue, the City provides down-payment assistance and home buyer counseling and partners with other organizations offering similar services (i.e., Habitat for Humanity, BV Affordable Housing Corp., etc.). The City also partners with the *Brazos Valley Affordable Housing Corporation* to provide financial coaching through the Financial Fitness Center, as well as coordinating a local *Bank on Brazos Valley* program. This program is a collaborative effort among local financial institutions and other entities interested in furthering financial security of our most vulnerable populations.

While the City's 2020 AAP does not allocate funds for specific Fair Housing activities, the administrative budgets do facilitate activities promoting Fair Housing, to include: Fair Housing seminars; brochures and literature; public presentations and hearings on Fair Housing, responding to citizens' fair housing inquiries, and; development and maintenance of the city's Fair Housing Plan and Analysis of Impediments.

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

In promotion of Fair Housing and to provide a nexus between the 2020 AAP and the issues and needs identified in the city's current Analysis of Impediments, see the following Fair Housing Action Work Plan.

## Fair Housing Action Work Plan

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Recommendation 2:** Continue to promote Homebuyer Counseling Training to minority applicants  
Completion Date: September 30, 2021 (ongoing, thereafter), with quarterly assessments.  
Source of Funds: Community Development Budget CDBG – Administrative funds.

**Recommendation 3:** Continue to engage local mortgage lenders through local committees such as the *Bank on Brazos Valley* program, organizations, and other appropriate venues to promote lending to minority applicants.  
Completion Date: September 30, 2021 (ongoing, thereafter), with quarterly assessments.  
Source of Funds: Community Development Budget CDBG – Administrative funds / General funds.

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

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

Completion Date: September 30, 2021 (ongoing, thereafter), with quarterly assessments.  
Source of Funds: Community Development Budget CDBG – Administrative funds, and HOME housing project funds (Down Payment Assistance).

**Recommendation 2:** Continue to promote Homebuyer Counseling Training to minority applicants  
Completion Date: September 30, 2021 (ongoing, thereafter), with quarterly assessments.  
Source of Funds: Community Development Budget CDBG – Administrative funds.

**Recommendation 3:** Continue to engage local mortgage lenders through local committees such as the *Bank on Brazos Valley* program, organizations, and other appropriate venues to promote lending to minority applicants  
Completion Date: September 30, 2020 (ongoing, thereafter), with quarterly assessments.  
Source of Funds: Community Development Budget CDBG – Administrative funds / General funds.

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

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

Completion Date: September 30, 2021 (ongoing, thereafter), with quarterly assessments.  
Source of Funds: Community Development Budget CDBG – Administrative funds, and HOME housing project funds (Down Payment Assistance).

**Recommendation 2:** Continue to promote Homebuyer Counseling Training to minority applicants  
Completion Date: September 30, 2021 (ongoing, thereafter), with quarterly assessments.  
Source of Funds: Community Development Budget CDBG – Administrative funds.

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

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

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

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

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

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

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

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

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

## **Affirmative Marketing Policy**

In accordance with the regulations of 24 CFR 92.351(a) of the Home Program and in furtherance of the City of Bryan's commitment to non-discrimination and equal opportunity in housing, the City of Bryan has established procedures to affirmatively market units constructed or rehabilitated through the City's affordable housing programs. The City of Bryan believes that individuals of similar economic levels in the same housing market area should have available to them a like range of housing choices regardless of their race, color, religion, sex, and national origin. The City of Bryan is committed to the goals of affirmative marketing which will be implemented in our affordable housing programs through a specific set of steps that the City and participating owners will follow. These goals will be reached through the following procedures:

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

## **Affirmative Marketing Techniques**

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

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

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

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

## **Program Monitoring**

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

### Internal Review of City Programs:

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

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

### Sub-recipient Monitoring:

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

## Categories of Eligible HOME Applicants and Application Processes

### **Homebuyer Down Payment Assistance (DAP) (HOME)**

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

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

#### Applicant Requirements:

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

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

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

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

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

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

### **Housing Development Program**

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

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

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

### **Community Housing Development Organization (CHDO) Program**

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

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

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




# REVISED GRANTEE SF-424'S AND CERTIFICATION(S)

OMB Number: 4040-0004  
Expiration Date: 12/31/2022


Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input type="checkbox"/> New <input type="checkbox"/> Continuation <input checked="" type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text" value="B: Decrease Award"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text" value="12/18/2020"/>	4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text" value="B-20-MC-48-0006"/>	
<b>State Use Only:</b>		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
<b>8. APPLICANT INFORMATION:</b>		
* a. Legal Name: <input type="text" value="City of Bryan"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="74-6000441"/>	* c. Organizational DUNS: <input type="text" value="1710967830000"/>	
<b>d. Address:</b>		
* Street1: <input type="text" value="300 S. Texas Ave."/>	<input type="text"/>	
Street2: <input type="text"/>	<input type="text"/>	
* City: <input type="text" value="Bryan"/>	<input type="text"/>	
County/Parish: <input type="text" value="Brazos"/>	<input type="text"/>	
* State: <input type="text" value="TX: Texas"/>	<input type="text"/>	
Province: <input type="text"/>	<input type="text"/>	
* Country: <input type="text" value="USA: UNITED STATES"/>	<input type="text"/>	
* Zip / Postal Code: <input type="text" value="77803-3937"/>	<input type="text"/>	
<b>e. Organizational Unit:</b>		
Department Name: <input type="text" value="Community Development Services"/>	Division Name: <input type="text"/>	
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>		
Prefix: <input type="text" value="Mrs."/>	* First Name: <input type="text" value="Alsie"/>	<input type="text"/>
Middle Name: <input type="text"/>	<input type="text"/>	
* Last Name: <input type="text" value="Bond"/>	<input type="text"/>	
Suffix: <input type="text"/>	<input type="text"/>	
Title: <input type="text" value="Community Development Services Manager"/>		
Organizational Affiliation: <input type="text"/>		
* Telephone Number: <input type="text" value="979-209-5175"/>	Fax Number: <input type="text" value="979-209-5184"/>	
* Email: <input type="text" value="abond@bryantx.go"/>		

Application for Federal Assistance SF-424	
<p><b>* 9. Type of Applicant 1: Select Applicant Type:</b></p> <input type="text" value="C: City or Township Government"/> <p>Type of Applicant 2: Select Applicant Type:</p> <input type="text"/> <p>Type of Applicant 3: Select Applicant Type:</p> <input type="text"/> <p>* Other (specify):</p> <input type="text"/>	
<p><b>* 10. Name of Federal Agency:</b></p> <input type="text" value="U.S. Department of Housing and Urban Development"/>	
<p><b>11. Catalog of Federal Domestic Assistance Number:</b></p> <input type="text" value="14.218"/> <p>CFDA Title:</p> <input type="text" value="Community Development Block Grant"/>	
<p><b>* 12. Funding Opportunity Number:</b></p> <input type="text" value="Not Applicable"/> <p>* Title:</p> <input type="text" value="Not Applicable"/>	
<p><b>13. Competition Identification Number:</b></p> <input type="text"/> <p>Title:</p> <input type="text"/>	
<p><b>14. Areas Affected by Project (Cities, Counties, States, etc.):</b></p> <input type="text"/> <div style="display: flex; justify-content: space-around;"> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/> </div>	
<p><b>* 15. Descriptive Title of Applicant's Project:</b></p> <input type="text" value="Enhancing the community by providing: safe, decent, and affordable housing; improved infrastructure; support services; and a suitable living environment, principally for low-moderate income residents."/>	
<p>Attach supporting documents as specified in agency instructions.</p> <div style="display: flex; justify-content: space-around;"> <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/> </div>	

Application for Federal Assistance SF-424	
<b>16. Congressional Districts Of:</b>	
* a. Applicant	TX-017
* b. Program/Project	TX-017
Attach an additional list of Program/Project Congressional Districts if needed.	
	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
<b>17. Proposed Project:</b>	
* a. Start Date:	10/01/2020
* b. End Date:	09/30/2021
<b>18. Estimated Funding (\$):</b>	
* a. Federal	841,095.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	19,000.00
* g. TOTAL	860,095.00
<b>* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?</b>	
<input type="checkbox"/> a.	This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/>
<input type="checkbox"/> b.	Program is subject to E.O. 12372 but has not been selected by the State for review.
<input checked="" type="checkbox"/> c.	Program is not covered by E.O. 12372.
<b>* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)</b>	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If "Yes", provide explanation and attach	
	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
<p>21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)</p>	
<input checked="" type="checkbox"/> ** I AGREE	
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.	
<b>Authorized Representative:</b>	
Prefix:	Mr.
* First Name:	Kean
Middle Name:	
* Last Name:	Register
Suffix:	
* Title:	City Manager
* Telephone Number:	979-209-5100
Fax Number:	979-209-5106
* Email:	kregister@Bryantx.gov
* Signature of Authorized Representative:	
* Date Signed:	12/21/2020

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input type="checkbox"/> New <input type="checkbox"/> Continuation <input checked="" type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text" value="B: Decrease Award"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text" value="12/18/2020"/>	4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text" value="M-20-MC-48-0229"/>	
<b>State Use Only:</b>		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
<b>8. APPLICANT INFORMATION:</b>		
* a. Legal Name: <input type="text" value="City of Bryan"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="74-6000441"/>	* c. Organizational DUNS: <input type="text" value="1710867830000"/>	
<b>d. Address:</b>		
* Street1: <input type="text" value="300 S. Texas Ave."/>	Street2: <input type="text"/>	
* City: <input type="text" value="Bryan"/>	County/Parish: <input type="text" value="Brazos"/>	
* State: <input type="text" value="TX: Texas"/>	Province: <input type="text"/>	
* Country: <input type="text" value="USA: UNITED STATES"/>	* Zip / Postal Code: <input type="text" value="77803-3937"/>	
<b>e. Organizational Unit:</b>		
Department Name: <input type="text" value="Community Development Services"/>	Division Name: <input type="text"/>	
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>		
Prefix: <input type="text" value="Mrs."/>	* First Name: <input type="text" value="Alsie"/>	
Middle Name: <input type="text"/>	* Last Name: <input type="text" value="Bond"/>	
Suffix: <input type="text"/>	Title: <input type="text" value="Community Development Services Manager"/>	
Organizational Affiliation: <input type="text"/>		
* Telephone Number: <input type="text" value="979-209-5175"/>	Fax Number: <input type="text" value="979-209-5184"/>	
* Email: <input type="text" value="abond@bryantx.go"/>		

Application for Federal Assistance SF-424		
<b>* 9. Type of Applicant 1: Select Applicant Type:</b> <input type="text" value="C: City or Township Government"/> Type of Applicant 2: Select Applicant Type: <input type="text"/> Type of Applicant 3: Select Applicant Type: <input type="text"/> * Other (specify): <input type="text"/>		
<b>* 10. Name of Federal Agency:</b> <input type="text" value="U.S. Department of Housing and Urban Development"/>		
<b>11. Catalog of Federal Domestic Assistance Number:</b> <input type="text" value="14.239"/> CFDA Title: <input type="text" value="HOME Investment Partnerships Program"/>		
<b>* 12. Funding Opportunity Number:</b> <input type="text" value="Not Applicable"/> * Title: <input type="text" value="Not Applicable"/>		
<b>13. Competition Identification Number:</b> <input type="text"/> Title: <input type="text"/>		
<b>14. Areas Affected by Project (Cities, Counties, States, etc.):</b> <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>		
<b>* 15. Descriptive Title of Applicant's Project:</b> <input type="text" value="Programs to expand the supply of safe, decent, and affordable housing for low- to moderate-income residents through public private and non-profit partnerships."/>		
Attach supporting documents as specified in agency instructions. <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/>		

Application for Federal Assistance SF-424	
<b>16. Congressional Districts Of:</b>	
* a. Applicant	TX-017
* b. Program/Project	TX-017
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
<b>17. Proposed Project:</b>	
* a. Start Date:	10/01/2020
* b. End Date:	09/30/2021
<b>18. Estimated Funding (\$):</b>	
* a. Federal	388,677.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	75,000.00
* g. TOTAL	463,677.00
<b>* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?</b>	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/> .	
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
<b>* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)</b>	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes", provide explanation and attach	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
<b>21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)</b>	
<input checked="" type="checkbox"/> ** I AGREE	
<b>** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.</b>	
<b>Authorized Representative:</b>	
Prefix:	Mr.
* First Name:	Kean
Middle Name:	
* Last Name:	Register
Suffix:	
* Title:	City Manager
* Telephone Number:	979-209-5100
Fax Number:	979-209-5106
* Email:	kregister@Bryantx.gov
* Signature of Authorized Representative:	
* Date Signed:	12/21/2020

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009  
Expiration Date: 02/28/2022

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

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

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

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

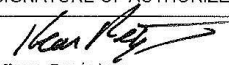
1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give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

Previous Edition Usable

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Standard Form 424D (Rev. 7-97)  
Prescribed by OMB Circular A-102

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

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

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

CDBG



ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009  
Expiration Date: 02/28/2022

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

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


1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
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13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
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18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
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SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL  Kean Register	TITLE City Manager
APPLICANT ORGANIZATION City of Bryan, Texas	DATE SUBMITTED 08/12/2020

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

HOME

**CERTIFICATIONS**

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

**Affirmatively Further Fair Housing** --The jurisdiction will affirmatively further fair housing.

**Uniform Relocation Act and Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

**Anti-Lobbying** --To the best of the jurisdiction's knowledge and belief:

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

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

**Consistency with plan** --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 135.

  
Signature of Authorized Official

8/10/2020  
Date

Kean Register - City Manager  
Name Title

### Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

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

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

**Following a Plan** -- It is following a current consolidated plan that has been approved by HUD.

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

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) PY2020 - 12 Months [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

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

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** -- It has adopted and is enforcing:

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

**Compliance with Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

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

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

  
\_\_\_\_\_  
Signature of Authorized Official

8/10/2020  
Date

Kean Register - City Manager  
Name Title

**OPTIONAL Community Development Block Grant Certification**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

  
\_\_\_\_\_  
Signature of Authorized Official

8/10/2020  
Date

Kean Register - City Manager  
Name Title

**Specific HOME Certifications**

The HOME participating jurisdiction certifies that:

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

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

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

  
\_\_\_\_\_  
Signature of Authorized Official

8/10/2020  
Date

Kean Register - City Manager  
Name Title

**APPENDIX TO CERTIFICATIONS**

**INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:**

**Lobbying Certification**

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.



### Drug Free Workplace Certifications

The Entitlement Community will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about -
  - a) The dangers of drug abuse in the workplace;
  - b) The grantee's policy of maintaining a drug-free workplace;
  - c) Any available drug counseling, rehabilitation, and employee assistance programs; and
  - d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employees in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
  - a) Abide by the terms of the statement; and
  - b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of each conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted -
  - a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
  - b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

  
Signature / Authorized Official

8/10/2020  
Date

Kean Register - City Manager

## Appendix - Alternate/Local Data Sources

1	<p><b>Data Source Name</b></p> <p>Housing Condition Survey and Analysis</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>City of Bryan Community Development Services Department in partnership with the Brazos County Appraisal District.</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Brazos County Appraisal District (BCAD) data sets sorted to determine number and locations of substandard residential units. Sorting was accomplished using a variety of available property characteristics from BCAD data, to include: quality of construction, year built, depreciation factors and maintenance or upgrade adjustments.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>To determine number and locations of substandard residential units so as to more accurately identify needs and create strategies for the 2020-24 Consolidated Plan.</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>July 2019.</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>Brazos County Appraisal District (BCAD) data sets were sorted using applicable property characteristics (e.g. quality of construction, year built, depreciation factors and maintenance or upgrade adjustments). A determination was made as to the categories and values assigned to properties and, based on those results, which properties were likely substandard. Results were then calculated and tested to ensure accuracy</p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>Single family residential and residential rental properties within the Bryan city limits.</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>Approximately 30,000 single family and multi-family residential units located within the Bryan city limits.</p>
2	<p><b>Data Source Name</b></p> <p>Community Needs Assessment (Client Questionnaire)</p>

	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>The survey was made available to the public in public meetings and online by the City of Bryan Community Development Services Department (CDS) staff.</p> <hr/> <p><b>Provide a brief summary of the data set.</b></p> <p>Bryan CDS staff conducted a needs assessment survey of residents to help identify needs and to set priorities for the use of CDBG and HOME funds. The survey asked questions regarding housing needs, health and human services, fair-housing and discrimination issues, special needs, infrastructure and public facility needs, and economic development needs.</p> <hr/> <p><b>What was the purpose for developing this data set?</b></p> <p>Development of the data provides the CDS staff, Community Development Advisory Committee, and Bryan City Council public input to complement other available data in the development of the 2020-24 Consolidated Plan and 2020 Consolidated Action Plan.</p> <hr/> <p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>Data was collected during February and March of 2020.</p> <hr/> <p><b>Briefly describe the methodology for the data collection.</b></p> <p>The Community Needs Assessment (Client Questionnaire) available in public meetings and also available online on the City of Bryan’s website. Various types of notices and announcement methods were employed to raise public awareness of the survey (public service announcements, radio and television advertisements, etc.)</p> <hr/> <p><b>Describe the total population from which the sample was taken.</b></p> <p>All Bryan citizens were encouraged to participate in the survey.</p> <hr/> <p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>The Community Needs Assessment Survey received approximately 120 responses. Demographics were not collected on the questionnaire.</p>
3	<p><b>Data Source Name</b></p> <p>Service Provider Survey</p> <hr/> <p><b>List the name of the organization or individual who originated the data set.</b></p> <p>The survey was made available to local public service assistance providers in focus group meetings / workshops held by the Cities of Bryan and College Station.</p> <hr/> <p><b>Provide a brief summary of the data set.</b></p> <p>Bryan and College Station CDS staff conducted a priority needs assessment survey of local service providers to help identify needs of agency clients and to set priorities for the use of CDBG and HOME funds. The survey asked questions regarding primary, personal, health, and family needs.</p>

	<p><b>What was the purpose for developing this data set?</b></p> <p>Development of the data provides the CDS staff, Community Development Advisory Committee, and Bryan City Council public input to complement other available data in the development of the 2020-24 Consolidated Plan and 2020 Consolidated Action Plan.</p> <p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>Data was collected at two focus group workshops during the week of February 10th, 2020.</p> <p><b>Briefly describe the methodology for the data collection.</b></p> <p>The Service Provider Survey was collected at focus group meetings / workshops held by the Cities of Bryan and College Station for local agency service representatives.</p> <p><b>Describe the total population from which the sample was taken.</b></p> <p>Approximately 20 local public service assistance providers representatives.</p> <p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>The Service Provider Survey had approximately 20 agency representatives participate in the workshop meetings. Demographics were not collected on the attendees.</p>
4	<p><b>Data Source Name</b></p> <p>Priority Needs Survey</p> <p><b>List the name of the organization or individual who originated the data set.</b></p> <p>The survey was made available to public service agencies electronically and online by the City of Bryan Community Development Services Department (CDS) staff.</p> <p><b>Provide a brief summary of the data set.</b></p> <p>Bryan CDS staff conducted the Priority Needs Survey to help identify and prioritize needs and to set priorities for the use of CDBG and HOME funds. The survey asked questions regarding housing needs, health and human services, special needs, and infrastructure and public facility needs.</p> <p><b>What was the purpose for developing this data set?</b></p> <p>Development of the data provides the CDS staff, Community Development Advisory Committee, and Bryan City Council public input to complement other available data in the development of the 2020-24 Consolidated Plan and 2020 Consolidated Action Plan.</p> <p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>Data was collected during February and March of 2020.</p>

	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>The Priority Needs Survey was made available electronically and in an online format created and hosted by the City of Bryan Community Development Services Dept., via links on the City website and made available through public service announcements to local public service agency providers.</p> <p><b>Describe the total population from which the sample was taken.</b></p> <p>All public service agency providers were encouraged to participate in the survey.</p> <p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>The Priority Needs Survey was made available to approximately 80 local agencies to determine need priorities and approximately 33 responses were received. Demographics were not collected on the survey.</p>
5	<p><b>Data Source Name</b></p> <p>Housing and Economic Development Survey</p> <p><b>List the name of the organization or individual who originated the data set.</b></p> <p>The survey was made available to the public online by the City of Bryan Community Development Services Department (CDS) staff.</p> <p><b>Provide a brief summary of the data set.</b></p> <p>Bryan CDS staff conducted the Housing and Economic Development Survey to help identify and prioritize needs and to set priorities for the use of CDBG and HOME funds. The survey asked questions regarding housing and economic development needs.</p> <p><b>What was the purpose for developing this data set?</b></p> <p>Development of the data provides the CDS staff, Community Development Advisory Committee, and Bryan City Council public input to complement other available data in the development of the 2020-24 Consolidated Plan and 2020 Consolidated Action Plan.</p> <p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>Data was collected during February and March of 2020.</p> <p><b>Briefly describe the methodology for the data collection.</b></p> <p>The Housing and Economic Development Needs Survey was made available in an online format created and hosted by the City of Bryan Community Development Services Dept., via links on the City website and made available through public service announcements to the public.</p> <p><b>Describe the total population from which the sample was taken.</b></p> <p>All Bryan citizens were encouraged to participate in the survey.</p>

	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>The Housing and Economic Development Survey received approximately 93 responses. Demographics were not collected on the questionnaire.</p>
6	<p><b>Data Source Name</b></p> <p>Fair Housing Survey</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>The survey was made available to the public online by the City of Bryan Community Development Services Department (CDS) staff.</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Bryan CDS staff conducted the Fair Housings Survey to help identify and prioritize needs and to set priorities for the use of CDBG and HOME funds. The survey asked questions regarding housing needs and fair access to housing. The survey also asked about occurrences of discrimination in housing opportunities or services locally.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>Development of the data provides the CDS staff, Community Development Advisory Committee, and Bryan City Council public input to complement other available data in the development of the 2020-24 Consolidated Plan and 2020 Consolidated Action Plan.</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>Data was collected during February and March, 2020.</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>The Fair Housing Survey was made available electronically and in an online format created and hosted by the City of Bryan Community Development Services Dept., via links on the City website and made available through public service announcements to local public service agency providers.</p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>All Bryan citizens were encouraged to participate in the survey.</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>The Fair Housing Survey received approximately 6 responses. Demographics were not collected on the questionnaire.</p>
7	<p><b>Data Source Name</b></p> <p>COVID-19 Impact Survey</p>

	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>The survey was made available to the public online by the City of Bryan Community Development Services Department (CDS) staff.</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>This data provides comprehensive review of the various public service, health, housing, medical, economic, employment, and counseling needs identified by the respondents as being impacted by the 2020 Coronavirus pandemic.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>This product was prepared to allow both private and public organizations the ability to review real property data, thereby allowing informed and strategic decision making possible. The data is helpful to private developers, lenders, researchers, and local, state and federal agencies.</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>The survey data was collected in May of 2020.</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>The COVID-Impact Survey was made available electronically and in an online format created and hosted by the City of Bryan Community Development Services Dept., via links on the City website and made available through public service announcements to local public service agency providers.</p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>All Bryan citizens were encouraged to participate in the survey.</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>The COVID-Impact Survey received approximately 60 responses. Demographics were not collected on the questionnaire.</p>
<p><b>8</b></p>	<p><b>Data Source Name</b></p> <p>2020 Point-In-Time Homeless Count Data</p> <hr/> <p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Brazos Valley Coalition for the Homeless (BVCH)</p> <hr/> <p><b>Provide a brief summary of the data set.</b></p> <p>2020 Point-in-Time data provides a snap-shot of persons in the community experiencing homelessness and defines and surveys both sheltered and unsheltered homeless families and individuals in the region. It was collected on January 22, 2015, by members of the Brazos Valley Coalition for the Homeless.</p>

	<p><b>What was the purpose for developing this data set?</b></p> <p>HUD requires all Continuums of Care to collect data each year on homelessness at a single point-in-time during the last week of January. This information is used by the local homeless providers and other partnering service agencies for development of short- and long-term strategies to alleviate homelessness and meet currently homeless health and human service needs.</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>Information was collected throughout the service area of the BVCH, which includes a seven county region (Brazos, Burleson, Grimes, Robertson, Madison, Leon, and Milam counties).</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>The data represents a point-in-time count, conducted on January 30, 2020.</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete.</p>
<b>9</b>	<p><b>Data Source Name</b></p> <p>2020 Brazos Valley CoC Inventory List</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Brazos Valley Coalition for the Homeless (BVCH).</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>This inventory list of homeless facilities is categorized by emergency, transitional, and permanent housing beds.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>The goal was to provide an up-to-date and accurate assessment of housing resources available to area homeless populations.</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>The data is comprehensive, and based on eCon Suite guidelines and parameters.</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>This is updated information for 2020.</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete.</p>
<b>10</b>	<p><b>Data Source Name</b></p> <p>The Real Estate Center Housing Affordability Index</p>



	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>The Real Estate Center at Texas A&amp;M.</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>An analysis of the ratio of median family income to the income required to qualify for a fixed-rate mortgage loan at an 80% loan to value to purchase the median-priced home; the higher the affordability index, the more affordable the Multiple Listing Service (MLS) Area.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>To analyze the affordability of local housing, based on local housing cost and the area median incomes. The purpose was to identify the needs of low- and moderate-income households so as to better determine the programmatic needs of clients and to allow the City's CDBG and HOME program staff and other local non-profit and for-profit housing partners in meeting affordable housing needs locally.</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>2015-2019.</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>The data was collected by the Real Estate Research Center through data collected through multiple sources, to include: Census data, federal and state labor agencies, municipalities, lenders, realtors, associations, and appraisal districts.</p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>The data includes data on the population of Bryan, College Station, Brazos County, and Texas.</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>The demographics, units of measure, numbers of respondents, or data received were not available to the City of Bryan.</p>
<b>11</b>	<p><b>Data Source Name</b></p> <p>Housing Authority of the City of Bryan</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Bryan Housing Authority (BHA).</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Updates to the default populated data for the BHA public housing unit inventory</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>To ensure an accurate accounting of the current public housing units and residents.</p>

	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>The updated public housing unit and resident data was requested and received directly from the BHA and accounts for all of their properties in the City of Bryan at five separate locations.</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>Program year 2019-20.</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete</p>